CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, October 21, 2021 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **Call to Order**

2. **Roll Call**

3. **New Business:**

   a. Site Plan, Design Review, & Conditional Use - Flagship Storage - St. James & US Highway 1

   b. Site Plan & Design Review - Dollar General - 1915 N. US Highway 1

   c. Site Plan & Design Review - Aldi-Chipotle - Okeechobee & Jenkins Road

   d. Minor Amendment to Site Plan - Chick-Fil-A - 5560 Okeechobee Road

4. **Public Comments**

5. **Staff Comments**

6. **Adjournment**

Technical Review Committee **3. a.**

Meeting Date: 10/21/2021

REQUESTED ACTION

Site Plan, Design Review, & Conditional Use - Flagship Storage - St. James & US Highway 1

LOCATION

St. James & US1

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 10/06/2021 07:26 PM

Final Approval Date: 10/06/2021

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, Cond. Use
TRC Date:		October 21st, 2021

Site Plan & Design Review, Conditional Use – Flagship Storage (St. James & S. US 1)

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location US 1 - TBD

Parcel ID #(s) 2434-501-0019-000-3

Project description Construction of one (1) three story and four (4) single story self storage buildings with associated site improvements.

Fraternia Corporation	Brad Currie, Vice President, Engineering Design &
Property Owner(s)	**Applicant/Representative, Title, Company**
3400 Hanson Court	10250 SW Village Parkway, Suite 201
Street Address	Street Address
La Crosse WI 34987	Port St. Lucie FL 34987
City State Zip	City State Zip
608-397-5787	772-462-2455
Phone Number	Phone Number
wlalaw2000@yahoo.com	bradcurrie@edc-inc.com
Email Address	Email Address

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

(Auth. Agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 9th day of August, 20 21, by Bradley J. Currie who is personally known to me or has produced _____ as identification.

Patricia M. Sesta

Signature of Notary

(seal) Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/10/2024

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 105,133 sf Residential: Proposed Units:_____

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

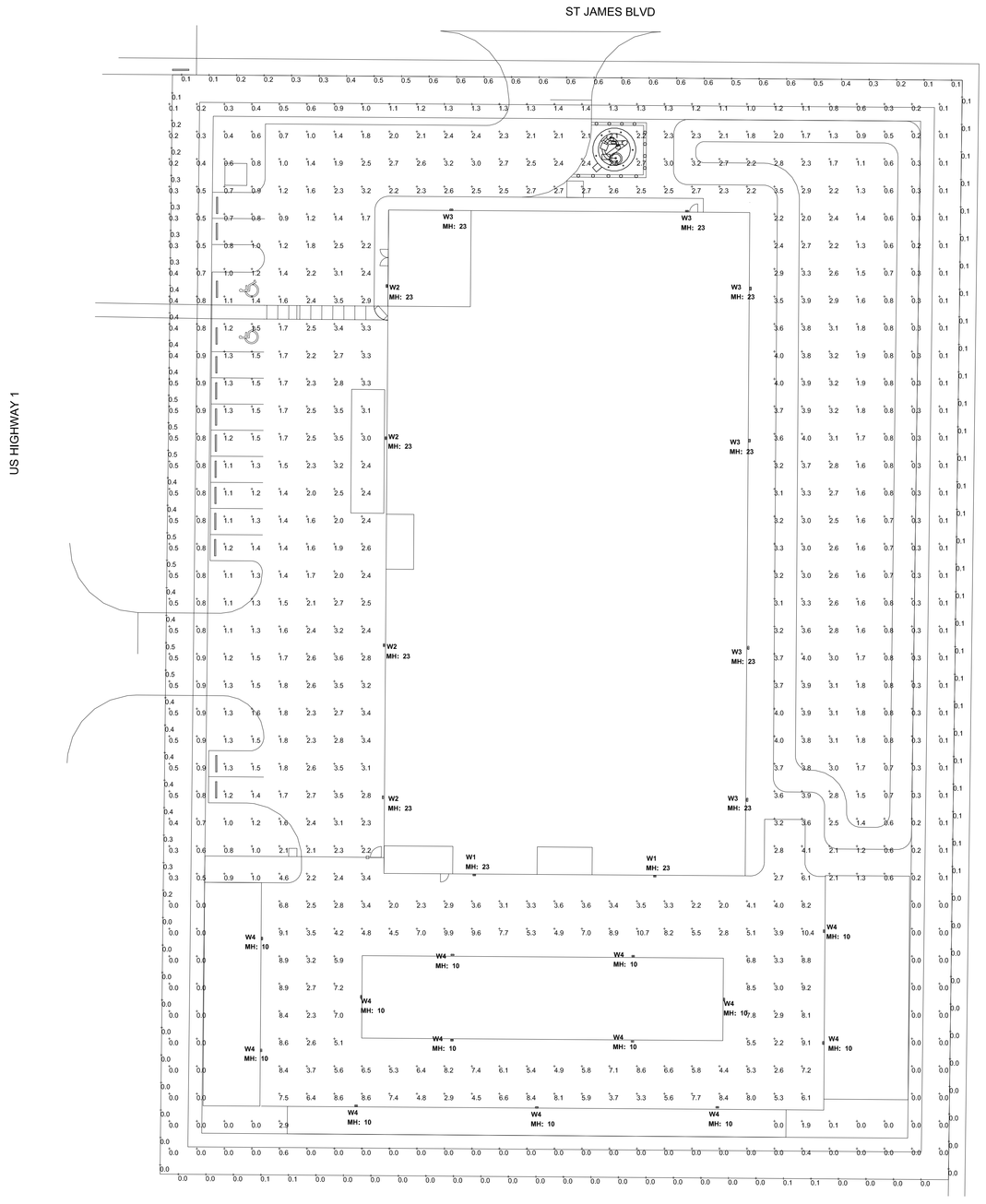
North	South	East	West
Undeveloped	Undeveloped	ROW / Residential	ROW / Commercial

Application Outlook

Site Plan submittal requirements:

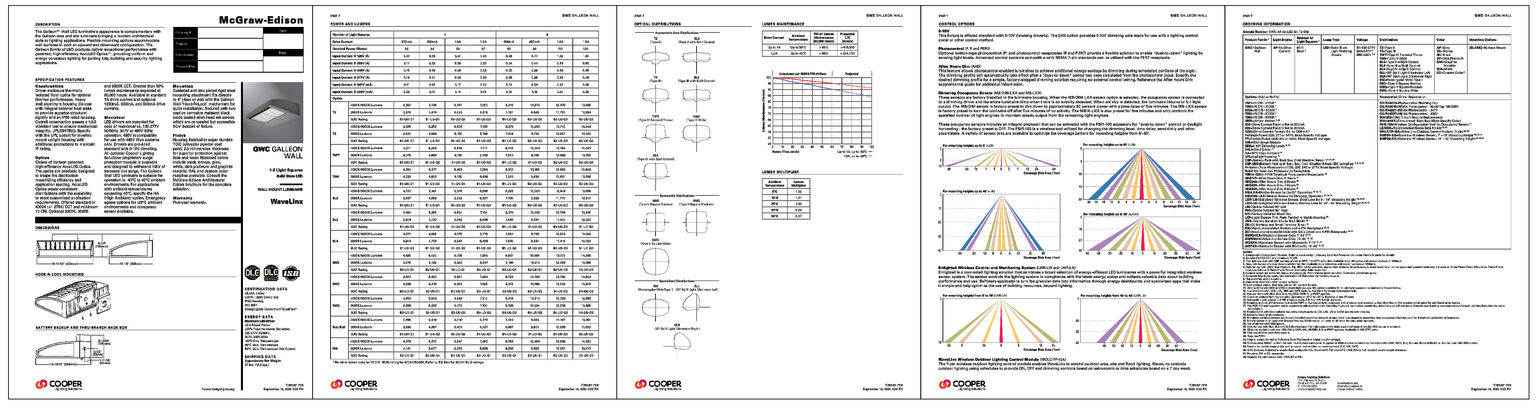
Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

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



Lighting Partners of CF Luminaire Schedule								
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	[MANUFAC]	Part Number	BUG Rating
▭	2	W1	113	12619	0.912	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-AF-02-LED-E1-T-4AW	B2-U0-G3
▭	4	W2	113	12784	0.912	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-AF-02-LED-E1-T-4FT	B2-U0-G3
▭	6	W3	113	12710	0.912	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-AF-02-LED-E1-T-73	B2-U0-G2
▭	13	W4	59	6381	0.912	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-AF-01-LED-E1-T-72	B1-U0-G2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.20	0.6	0.0	N.A.	N.A.
SITE LIGHTING	Illuminance	Fc	2.14	10.7	0.0	N.A.	N.A.



LIGHTING PARTNERS OF CENTRAL FLORIDA, INC

4063 N. GOLDENROD RD. SUITE 200
WINTER PARK, FL 32792

(407) 852-7171
CHANDLER BRICKENDEN
chandler@lightingpartnerscf.com

ST. JAMES STORAGE
PHOTOMETRIC SITE PLAN

CLIENT:
FLAGSHIP COMPANIES GROUP, LLC.

PROJECT #:

DATE:
08 SEPTEMBER 2021

REVISIONS:
-
-
-
-
-

SCALE:
1/2" = 1' - 0"

DESIGN AND DRAWING:
C. BRICKENDEN

LIGHTINGPARTNERS
of Central Florida, Inc.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location US 1 - TBD
Parcel ID #(s) 2434-501-0019-000-3
Project Description _____

Fraternia Corporation Property Owner(s)	Brad Currie, Vice President, Engineering Design & Const., Inc. Applicant/Representative, Title, Company
3400 Hanson Court Street Address	10250 SW Village Parkway, Suite 201 Street Address
La Crosse WI 54603 City State Zip	Port St. Lucie, FL 34987 City State Zip
608-397-5787 Phone Number	772-462-2455 Phone Number
wlalaw2000@yahoo.com Email Address	bradcurrie@edc-inc.com Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 9th day of August, 20 21, by Bradley J. Currie who is personally known to me or has produced _____ as identification.

Patricia M. Desta
Signature of Notary

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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

PERSPECTIVE: NORTH

N.T.S.

ST JAMES STORAGE DEVELOPMENT

FLAGSHIP DEVELOPMENT

FT PIERCE, FL

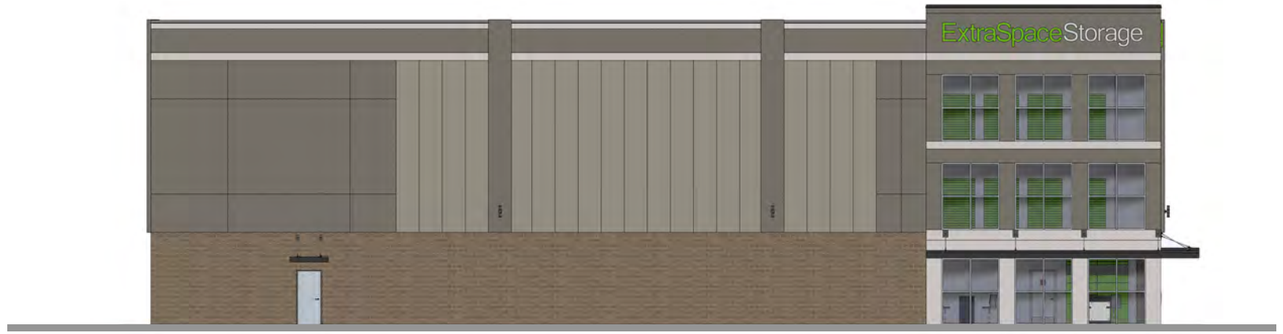
A-001 PERSPECTIVE VIEW 08-31-2021

ELEVEN 18 ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE

41'-6"

39'-0"



NORTH ELEVATION

1/16" = 1'-0"

ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT. PIERCE, FL
A-002 NORTH ELEVATION
08-31-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

41’-6”

39’-0”

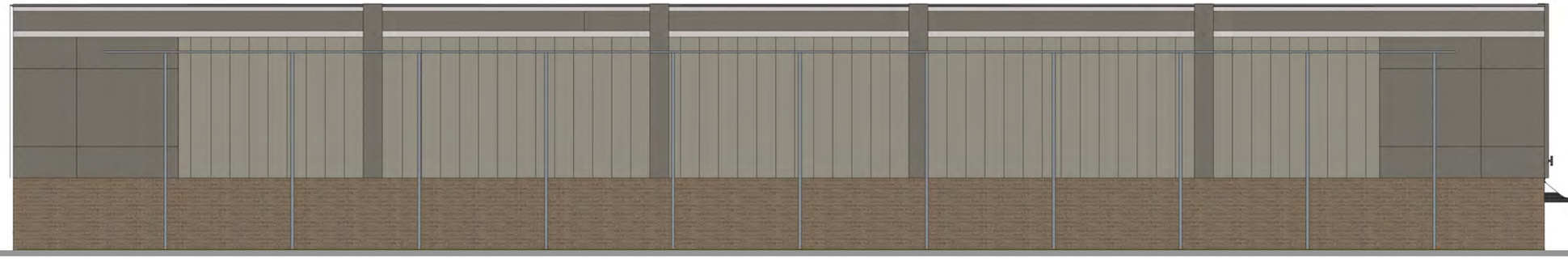
SOUTH ELEVATION

1/16” = 1’-0”

ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT. PIERCE, FL
A-003 SOUTH ELEVATION 08-31-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

39'-0"



EAST ELEVATION

1/16" = 1'-0"

ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT. PIERCE, FL
A-004 EAST ELEVATION 08-31-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

WEST ELEVATION

1/16” = 1’-0”

ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT. PIERCE, FL
A-005 WEST ELEVATION 08-31-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE

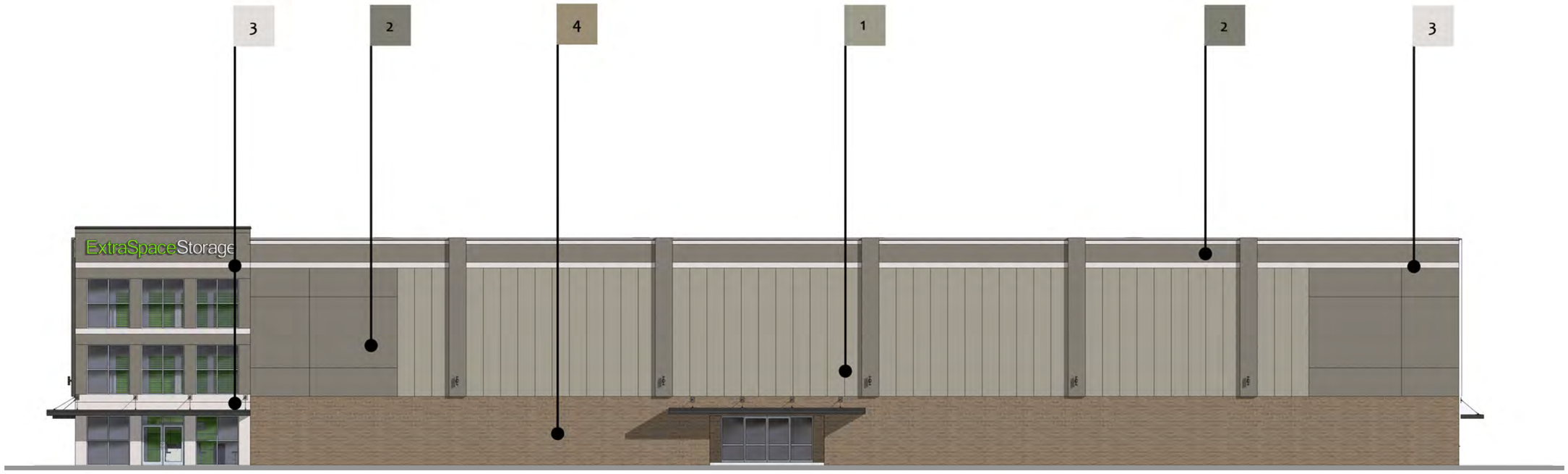
1. INSULATED PANEL
   - PANEL: CF ARCHITECTURAL
   - FINISH: LIGHT GRAY

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

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

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

5. AWNINGS
   - FINISH: CHARCOAL POWDER COAT



MATERIAL OUTLINE

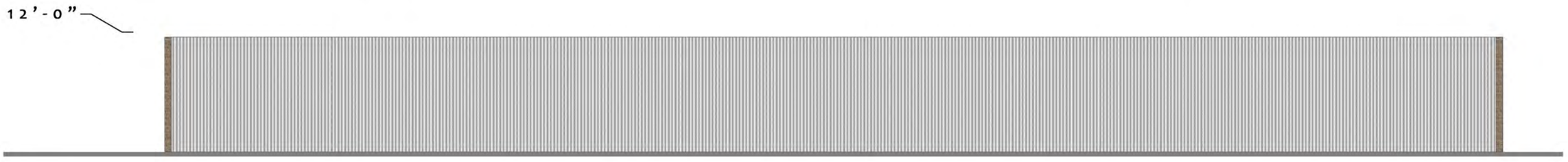
1/16" = 1'-0"

ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT PIERCE, FL
A-006 MATERIAL OUTLINE 08-31-2021

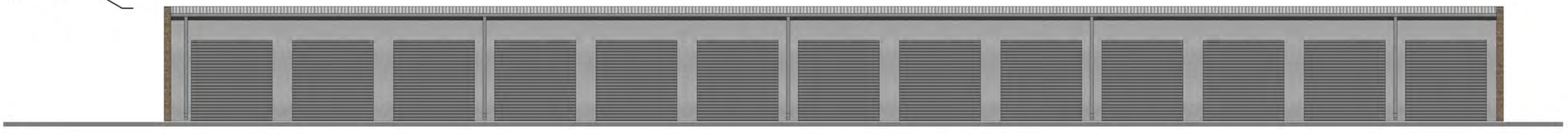
ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

WEST ELEVATION
NTS

EAST ELEVATION
NTS



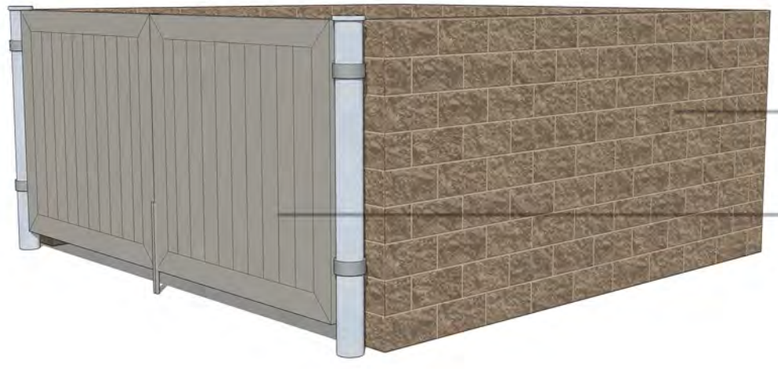
REAR ELEVATION
NTS



FRONT ELEVATION
NTS

ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT. PIERCE, FL
A-007 EXTERIOR STORAGE 08-31-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE



TOP OF BLOCK 6’

SPLIT FACE BLOCK, COLOR TO MATCH BUILDING

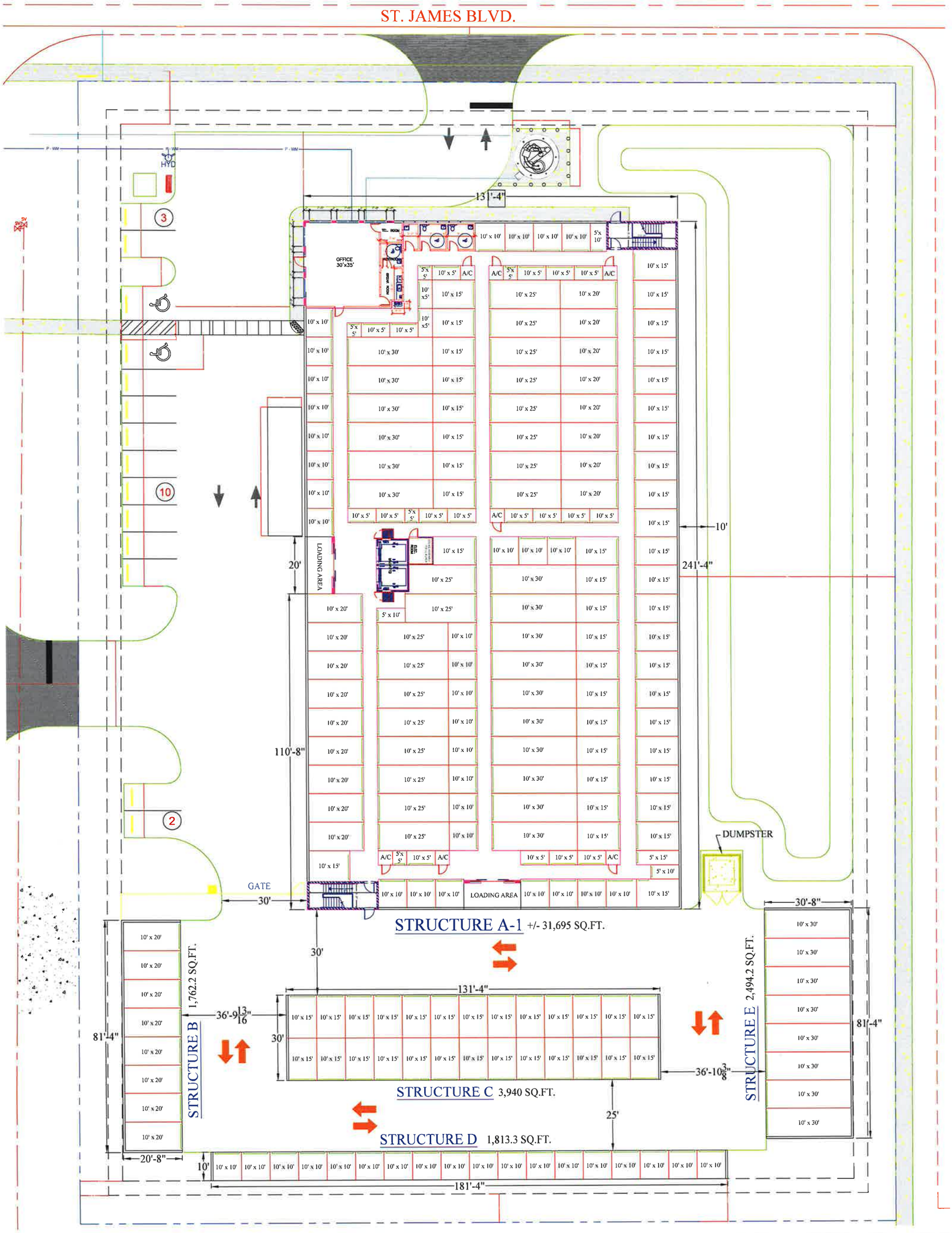
NVP SWING GATES (OR EQUAL) SLATE GRAY. VINYL MOUNTED OVER GALVANIZED FRAME

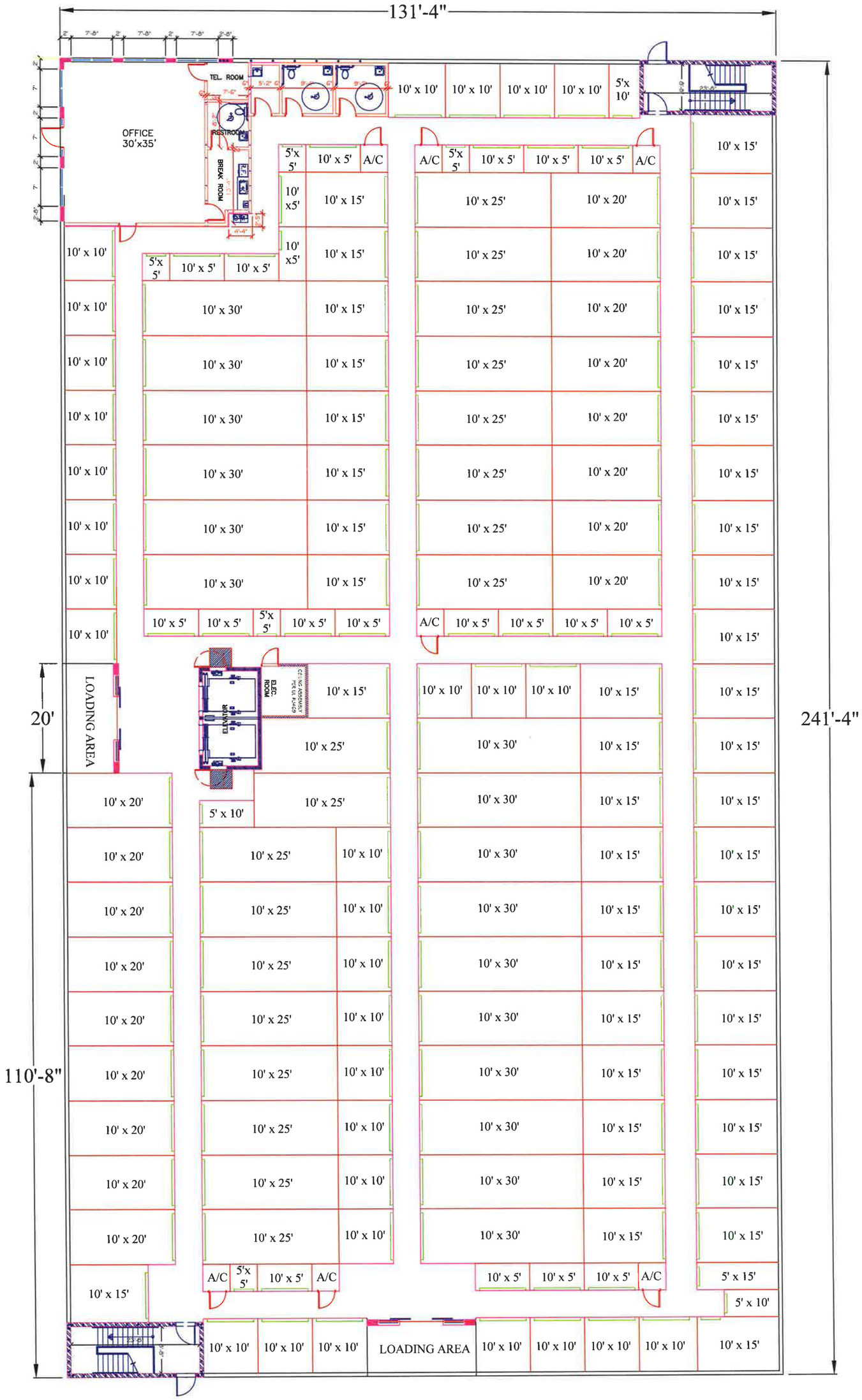
DUMPSTER ENCLOSURE

N.T.S.

ST. JAMES STORAGE
FLAGSHIP DEVELOPMENT
FT PIERCE, FL
A-008 EXTERIOR STORAGE 08-31-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE


ST. JAMES BLVD.
OFFICE 30'x35'
LOADING AREA
GATE
DUMPSTER
131'-4"
241'-4"
110'-8"
81'-4"
181'-4"
STRUCTURE A-1 +/- 31,695 SQ.FT.
STRUCTURE B 1,762.2 SQ.FT.
STRUCTURE C 3,940 SQ.FT.
STRUCTURE D 1,813.3 SQ.FT.
STRUCTURE E 2,494.2 SQ.FT.



STRUCTURE A-1

+/- 31,695 SQ.FT.

STRUCTURE A-2

+/- 31,695 SQ.FT.

STRUCTURE A-3

+/- 31,695 SQ.FT.

August 23, 2021

Re: Flagship Self Storage – St. James Blvd. Ft. Pierce

Design Narrative

The design for building integrates various architectural elements to sub-divide the massing and scale of the self-storage use.

The main entrance at the corner is emphasized with height and glass to portray a clear landmark for patrons and display the colorful doors within. The awning projection wraps around the corner and provides cover.

Beyond the corner entry, the length of wall includes split face block at the first level with textured panels above and EIFS (stucco look) finish at the parapet level. The split face block relates to a human scale and texture at the first floor. The textured panels are a vertical orientation that span the two upper levels. The EIFS finish at the top continues as a horizontal banding.

The pilasters project out from the face and rise above the main parapet level, providing depth, shadow and breaking up the length of the façade. The light fixtures located on these pilasters further highlight the rhythm.

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

Adjacent Architectural Context

The neighboring uses around the site are similar to this proposed self-storage building. The following images show examples of architecture within close proximity;

ELEVEN18 ARCHITECTURE, PL
407-745-5300
Mail: 424 E. Central #542 Orlando FL 32801
Physical: 1011 E. Colonial #307 Orlando FL 32803
www.eleven18architecture.com

Google Maps 3704 E South Market Ave

Image capture: May 2019 © 2021 Google

Fort Pierce, Florida

Google

Street View

Google Maps 3753 FL-5

Image capture: Mar 2021 © 2021 Google

Fort Pierce, Florida

Google

Street View

Google Maps 3821 S US Hwy 1

Image capture: Mar 2021 © 2021 Google

Fort Pierce, Florida

Google

Street View

Google Maps 3832 St Francis Dr

Image capture: Mar 2015 © 2021 Google

Fort Pierce, Florida

Google

Street View

Google Maps 3921 FL-5

Image capture: Mar 2021 © 2021 Google

Fort Pierce, Florida

Google

Street View

Google Maps 3953 FL-5

Image capture: Mar 2021 © 2021 Google

Fort Pierce, Florida

Google

Street View

Google Maps 3953 FL-5

Image capture: Mar 2021 © 2021 Google

Fort Pierce, Florida

Google

Street View

Google Maps St James Blvd

Image capture: Mar 2015 © 2021 Google

Fort Pierce, Florida

Google

Street View

Google Maps St James Blvd

Image capture: Mar 2015 © 2021 Google

Fort Pierce, Florida

Google

Street View

Google Maps St James Blvd

Image capture: May 2019 © 2021 Google

Fort Pierce, Florida

Google

Street View

TRAFFIC IMPACT ANALYSIS

For

Flagship Storage – US1 at St James Blvd

Prepared By: Marci Chandler, PE

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

September 2021

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

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Introduction:

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

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

Project Description:

The project is located on parcel 2434-501-0019-000-3, and approximately 2,100' south of the signalized intersection of US 1 and Farmers Market Road and 3,600' north of the signalized intersection of US 1 and Weatherbee Road with a total site area of 2.63 AC. The proposed project consists of 5 self-storage buildings, the gross square footage is 105,133 S.F. Please see Exhibit 2 for the proposed site plan.

Existing Condition:

The existing lot is undeveloped and is located on the corner of US 1 and St James Blvd. US 1 is a four-lane state road with center right/left turn lane, running North with a speed limit of 45 mph. St James is a two-lane local road running East with a speed limit of 25 mph. The proposed project site is connecting to an existing access with a center right/left turn lane on US 1 and an existing access on St James Blvd. All existing traffic was collected by St. Lucie County TPO Traffic Counts and Level of Service Report (Fall/Winter 2019/2020)

Trip Generation:

To properly estimate the trip generation the Institute of Traffic Engineers' (ITE) Report, Trip Generation (10th edition) was used to produce Daily Average, A.M Peak, and P.M. Peak Hour Trips. The proposed development is a self-storage location with an overall ±104,083 S.F. of storage space (151 ITE Code) and ±1,050 S.F. of Office Space (712 ITE Code)

FLAGSHIP STORAGE									
Institute of Transportation Engineers: Trip Generation, 10th Edition									
WEEKDAY: DAILY AVERAGE									
Land Use	**ITE Code**	**Intensity**	**Units**	**Trip Generation Rate**	**Directional Split**		**Gross Trips**		
					IN	**OUT**	**IN**	**OUT**	**TOTAL**
Mini -Warehouse	151	104,083	S.F.	T=1.51(X/1000)	50%	50%	79	79	157
Small Office	712	1,050	S.F.	T=16.19(X/1000)	50%	50%	8	8	17
						Total	**87**	**87**	**174**
WEEKDAY: A.M. PEAK HOUR TRIPS									
Land Use	**ITE Code**	**Intensity**	**Units**	**Trip Generation Rate**	**Directional Split**		**Gross Trips**		
					IN	**OUT**	**IN**	**OUT**	**TOTAL**
Mini -Warehouse	151	104083	S.F.	T=0.20(X/1000)	50%	50%	10	10	21
Small Office	712	1,050	S.F.	T=3.26(X/1000)	60%	40%	2	1	3
						Total	**12**	**12**	**24**
WEEKDAY: P.M. PEAK HOUR TRIPS									
Land Use	**ITE Code**	**Intensity**	**Units**	**Trip Generation Rate**	**Directional Split**		**Gross Trips**		
					IN	**OUT**	**IN**	**OUT**	**TOTAL**
Mini -Warehouse	151	104083	S.F.	T=0.20(X/1000)	51%	49%	11	10	21
Small Office	712	1,050	S.F.	T=3.73(X/1000)	46%	54%	2	2	4
						Total	**12**	**12**	**25**

Internal Capture:

This project contains no internal capture

Pass-by Trip Capture:

This project contains no internal capture

Traffic Distribution:

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

North = 50%
South = 50%

Table A. Radius of Impact for Transportation Concurrency Management System

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

Level of Service & Build-out Analysis

The effected roads are analyzed at the predicted build out year (2023) using the St. Lucie TPO growth rate, with the peak hour capacity. The proposed project trips are compared to predicted build out road capacity and compared to the Road's Level of Service(LOS) capacity to confirm no negative impacts are created by development. Please find the attached LOS Analysis in Exhibit 4. If a growth rate for a particular road segment was not available, a 2.5% growth rate was assumed.

Intersection/Driveway Analysis

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

Conclusion:

In conclusion the proposed self-storage development with a total area of ±105,000 S.F. and has a net change in traffic of 174 daily trips with 24 AM Peak Hour Trips, and 25 PM Peak Hour Trips. Analysis of the distribution of trips along the major roads were presented with no LOS exceeded with the exception of road segments where LOS is already currently exceeded. EDC recommends these segments be evaluated for possible LOS improvements. All roads analyzed were projected to the proposed build out date with the roads growth rate provided by St. Lucie TPO or assumed at 2.5% if not available. Because of this, it is EDC's belief that this development will have no adverse effects on the surrounding roads.

Exhibit 1: Location Map

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\ENGINEERING\AutoCAD\DWGs\21-287 ST JAMES US1 R4.dwg, Location Map w Aerial, 8/12/2021 9:21:13 AM, James, EDC, Inc.
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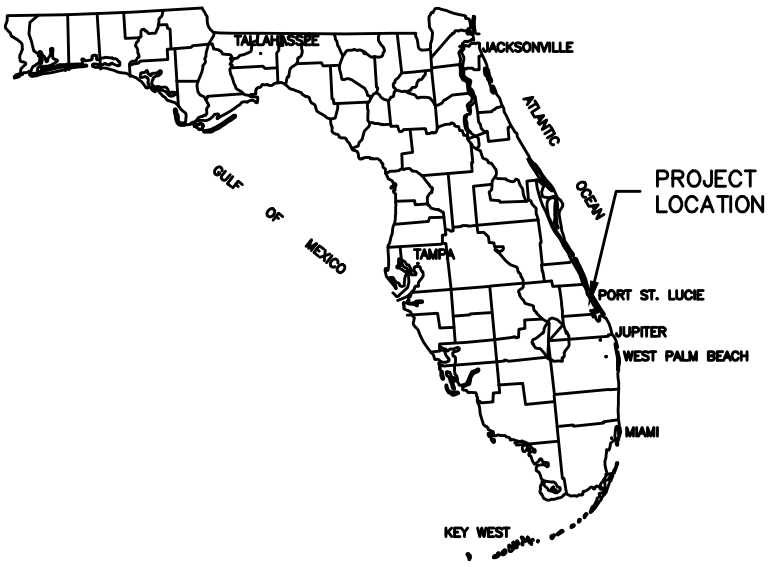
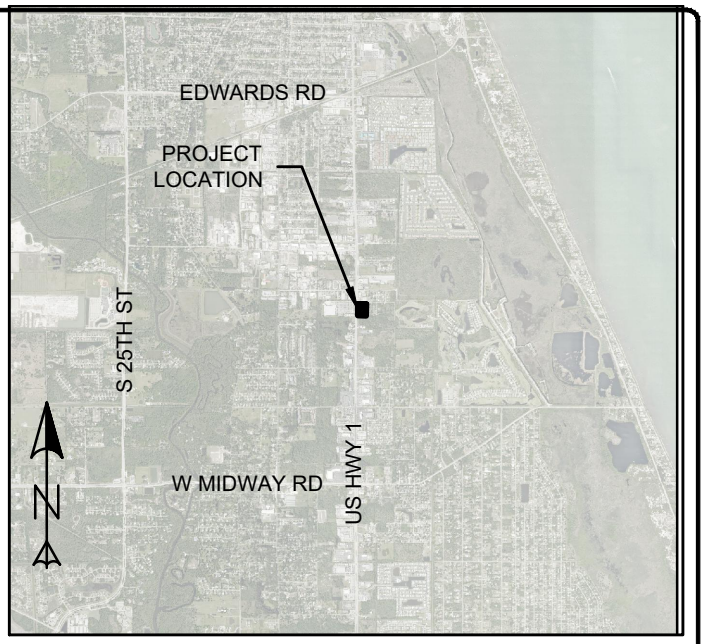
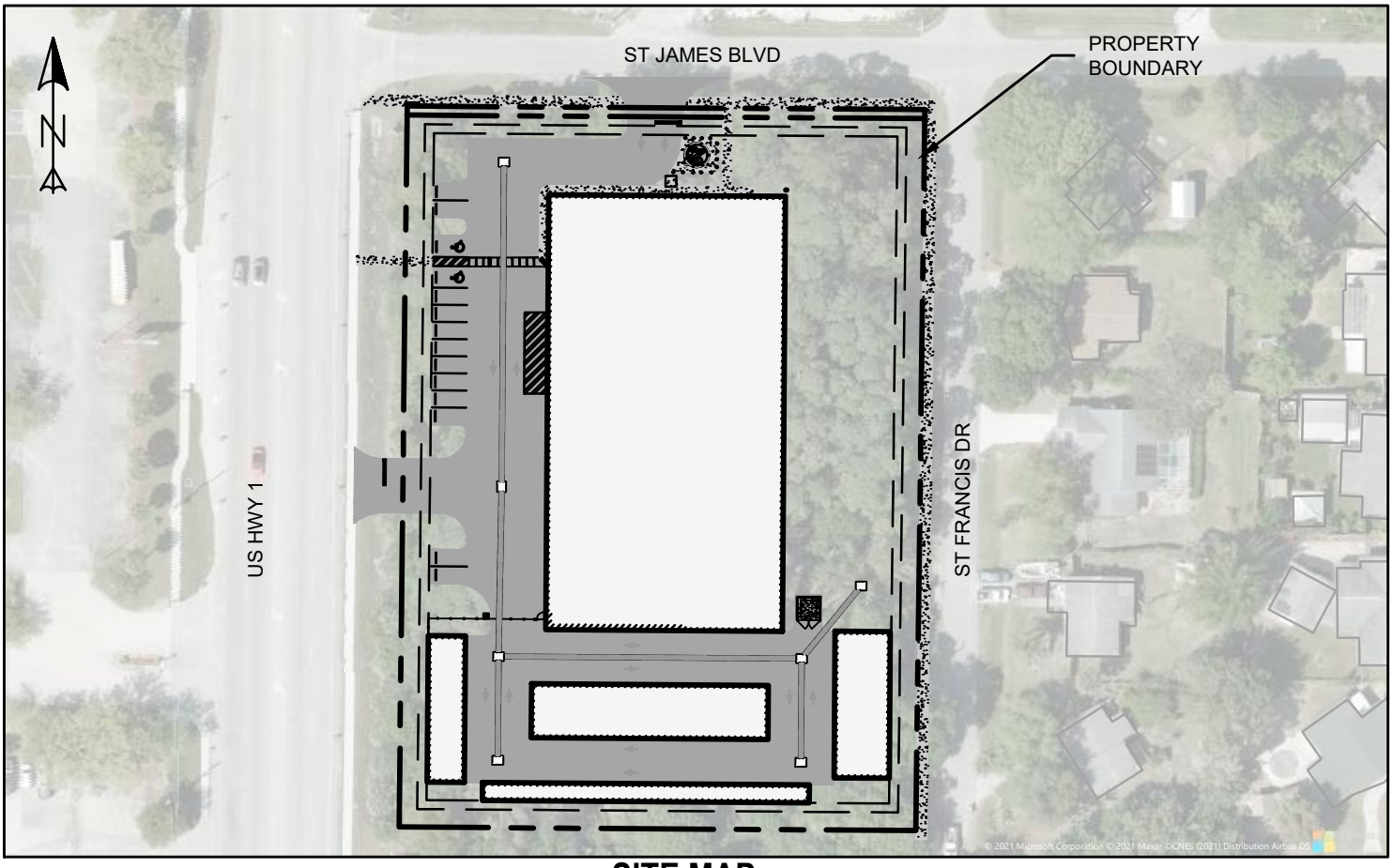
LOCATION MAP





VICINITY MAP

N.T.S.



SITE MAP

SCALE: 1"=100'

21-287

1 OF 1

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FLAGSHIP STORAGE

LOCATION MAP
WITH AERIAL PHOTOGRAPH

FORT PIERCE FLORIDA

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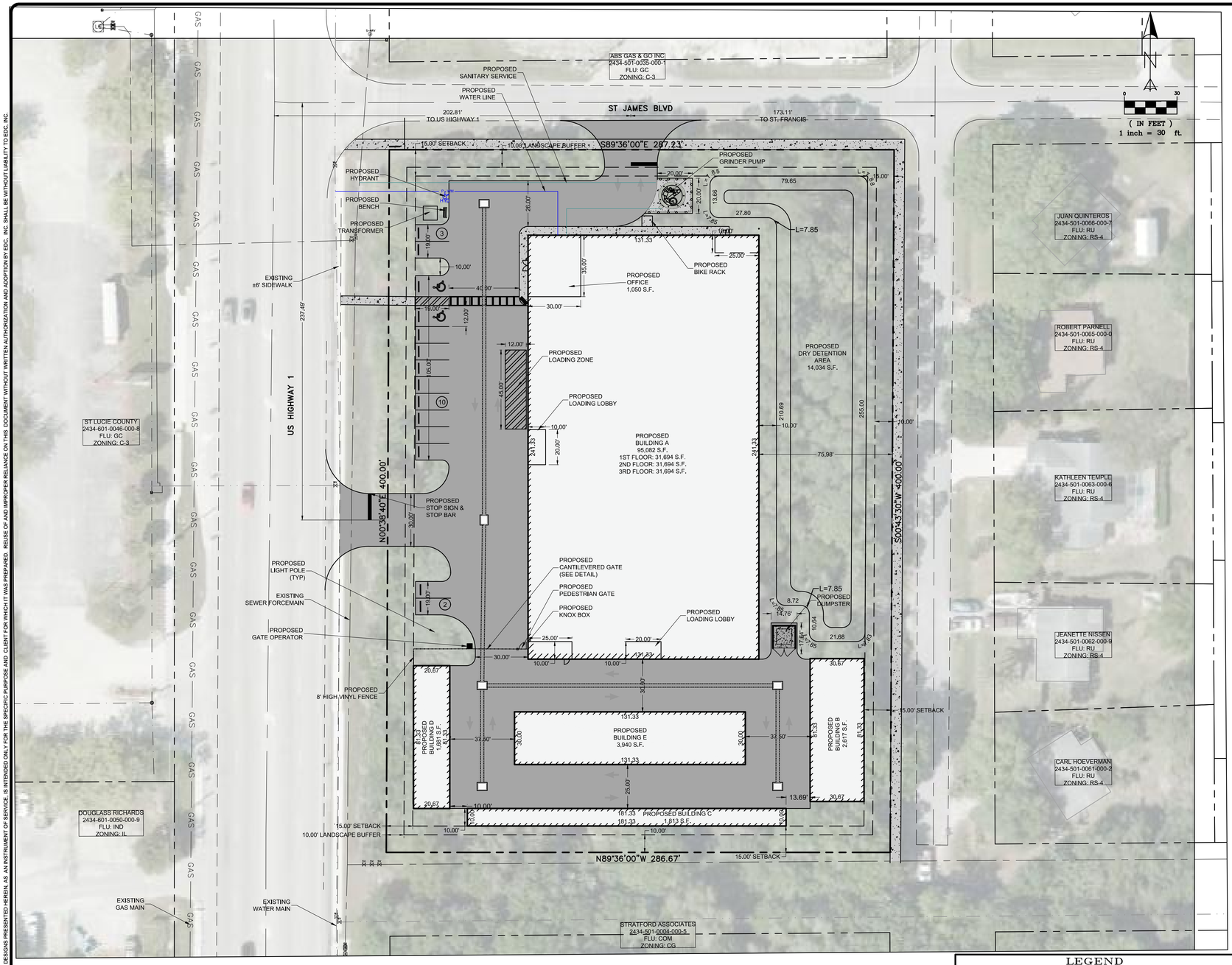
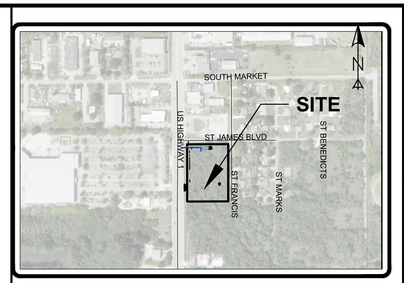
Exhibit 2: Site Plan





LOCATION MAP

SCALE: 1:500

LEGAL DESCRIPTION
ST JAMES PARK BLK 2 LOTS 1 TO 8 INCL-LESS W 45 FT- AND ALL LOTS 9 TO 16 INCL (OR 1723-949)
(REF: ST. LUCIE COUNTY PROPERTY APPRAISER)

PARCEL ID #: 2434-501-0019-000-3

PROJECT NAME: FLAGSHIP STORAGE

OWNER: FRATERNIA CORP
3400 HANSON CT
LA CROSSE, WI 54603

FUTURE LAND USE: COM COMMERCIAL
ZONING: CG COMMERCIAL GENERAL

BUILDING DATA

GROSS BLDG SQUARE FOOTAGE	**105,133 S.F. (2.43 AC)**		
MAIN BUILDING A	**95,082 S.F.**		
1ST FLOOR	31,694 S.F.		
-OFFICE	1,050 S.F.		
-SELF STORAGE	30,644 S.F.		
2ND FLOOR	31,694 S.F.		
3RD FLOOR	31,694 S.F.		
BUILDING B	2,617 S.F.		
BUILDING C	1,813 S.F.		
BUILDING D	1,681 S.F.		
BUILDING E	3,940 S.F		
PROPOSED BUILDING HEIGHT:	(1 AND 3 STORIE(S))		
MAXIMUM BUILDING HEIGHT:	65'(780") 3 STORY		
MAXIMUM BUILDING COVERAGE:	80%		
TOTAL BUILDING COVERAGE:	36.37%		
SETBACKS:	FRONT: 25'	SIDE: 10'	REAR: 25'

SITE DATA

PERVIOUS/IMPERVIOUS DATA	114,778 S.F.	(2.63 AC)	100.00%
2434-501-0019-000-3	114,778 S.F.	(2.63 AC)	100.00%
IMPERVIOUS AREA	**73,723 S.F.**	**(1.69 AC)**	**64.23%**
PROPOSED PAVING	31,564 S.F.	(0.72 AC)	27.50%
PROPOSED BUILDING(GND)	41,745 S.F.	(0.96 AC)	36.37%
PROPOSED CONCRETE	414 S.F.	(0.01 AC)	00.36%
PERVIOUS AREA	**41,055 S.F.**	**(0.94 AC)**	**35.77%**
OPEN SPACE	27,021 S.F.	(0.62 AC)	23.54%
DRY DETENTION AREA	14,034 S.F.	(0.32 AC)	12.23%
USEABLE OPEN SPACE AREA:			
REQUIRED = 27,021 S.F. @ 0.5%	= 1,351 S.F.		
PROPOSED	= 1,351 S.F.		
OFF-SITE			
ASPHALT	1,648 S.F.	(0.38 AC)	
CONCRETE SIDEWALK	4,176 S.F.	(0.10 AC)	

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: TIC
SOLID WATES: WASTE PRO

PARKING DATA

PARKING REQUIRED		
OFFICE**(710)**	(1,050 S.F.) (1 SPACES/ 300 S.F)	4 SPACES
MINI-WAREHOUSE**(151)**	(95,082 S.F.) (1 SPACES/10,000 S.F)	10 SPACES
TOTAL REQUIRED PARKING SPACES		**14 SPACES (1 HC)**
PARKING PROVIDED		
STANDARD PARKING PROVIDED		14 SPACES (2 HC)

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

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

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

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

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

TRAFFIC STATEMENT
--

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

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

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

LEGEND

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

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DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-287 st james us1 r3.dwg
LAYOUT	CSP
AS SHOWN	
SCALE	
DATE	20JULY2021

REVISION COMMENTS

DATE

FLAGSHIP
ST JAMES & US1

SITE PLAN

FLORIDA

FORT PIERCE

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1 OF 2

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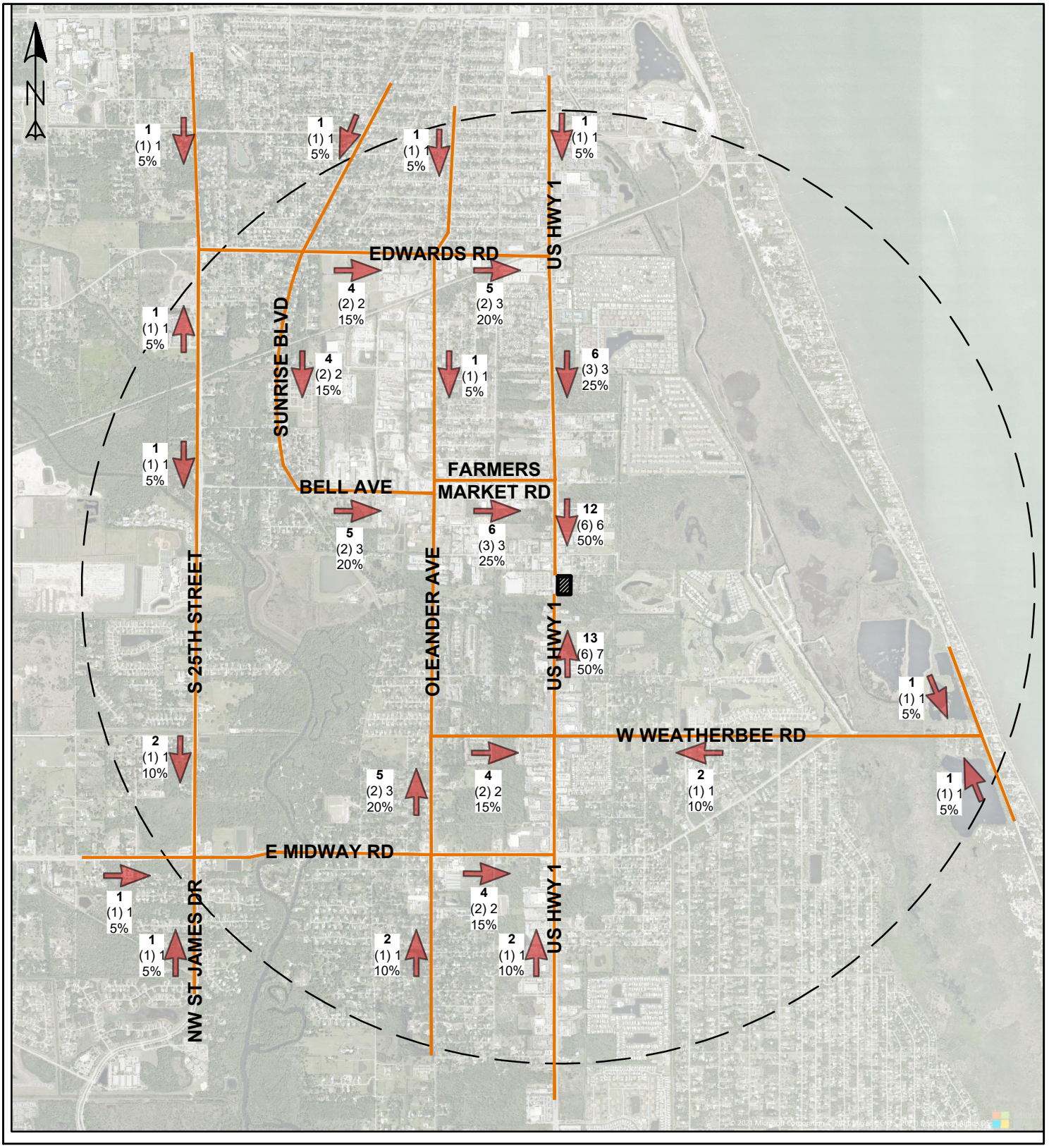
Exhibit 3: Distribution Map



P.M. PEAK HOUR TRIPS: 25
(IN=12) OUT=13

TRIP DISTRIBUTION MAP

SCALE: 1:3,000

21-287

1 OF 1

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FLAGSHIP STORAGE

TRIP DISTRIBUTION MAP

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Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\ENGINEERING\AutoCAD\DWGs\21-287 ST JAMES US1 R4.dwg, Trip Distribution Map, 8/13/2021 11:47:25 AM, James, EDC, Inc.
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Exhibit 4: LOS Analysis

Trip Distribution LOS Analysis

ROW Segment	From	To	LOS	Peak Hr Service Capacity	Exist Peak Hr Peak Direction	Annual Growth Rate*	Build Out Year 2023 Projected Traffic	Adopted LOS Exceeded at Build Out?	Peak Hr Project Volume	% project of LOS Capacity	Total Peak Hr Volume	Adopted LOS to be Exceeded
Edwards Road	**S 25th St**	**Sunrise Blvd**	**D**	**1630**	**867**	2.81%	916	NO	**2**	0%	918	NO
	Sunrise Blvd	**Oleander Ave**	**D**	**1630**	**735**	-1.07%	719	NO	**4**	0%	723	NO
	Oleander Ave	**US 1**	**C**	**1630**	**460**	0.36%	463	NO	**5**	0%	468	NO
Farmers Market Rd	**Oleander Ave**	**US 1**	**C**	**750**	**127**	0.35%	128	NO	**6**	1%	134	NO
Bell Ave	**S 25th St**	**Sunrise Blvd**	**C**	**790**	**326**	6.36%	367	NO	**1**	0%	368	NO
	Sunrise Blvd	**Oleander Ave**	**C**	**600**	**223**	5.61%	248	NO	**5**	1%	253	NO
E Midway Rd	*** S Indian River Dr**	**US 1**	**C**	**920**	**325**	2.50%	341	NO	**2**	0%	343	NO
W Midway Rd	**S 25th St**	**Sunrise Blvd**	**F******	**790**	**942**	2.50%	989	YES	**4**	1%	993	YES
	*** Sunrise Blvd**	**Oleander Ave**	**F******	**790**	**942**	2.50%	989	YES	**5**	1%	994	YES
	Oleander Ave	**US 1**	**E**	**790**	**800**	-0.74%	788	NO	**4**	1%	792	YES
S 25th St	**Elizabeth Ave**	**Edwards Rd**	**C**	**2100**	**1053**	0.77%	1069	NO	**1**	0%	1070	NO
	Elizabeth Ave	**Bell Ave**	**C**	**2100**	**1053**	1.73%	1089	NO	**1**	0%	1090	NO
	Bell Ave	**Midway Rd**	**C**	**2100**	**1270**	1.60%	1311	NO	**2**	0%	1313	NO
St James Dr	**Scepter Dr**	**Midway Rd**	**C**	**2100**	**1173**	-0.25%	1167	NO	**1**	0%	1168	NO
Sunrise Blvd	**Jacobs Rd**	**Edwards Rd**	**C**	**750**	**286**	0.63%	290	NO	**1**	0%	291	NO
	*** Jacobs Rd**	**Bell Ave**	**C**	**750**	**286**	2.50%	300	NO	**4**	1%	304	NO
Oleander Ave	**Edwards Rd**	**Farmers Market Rd**	**D**	**750**	**647**	1.17%	662	NO	**1**	0%	663	NO
	***Farmers Market Rd**	**S Market Ave**	**F******	**540**	**647**	1.17%	662	YES	**1**	0%	663	YES
	Midway Rd	**Weatherbee Rd**	**D**	**750**	**421**	-2.10%	403	NO	**4**	1%	407	NO
US 1	**Edwards Rd**	**St James Blvd**	**C**	**2000**	**1569**	-1.22%	1531	NO	**12**	1%	1543	NO
	Ulrich Rd	**St James Blvd**	**C**	**2000**	**1569**	-1.61%	1518	NO	**13**	1%	1531	NO
S Indian River Dr	**(From north)**	**Midway Rd**	**C**	**854** **	**536** **	0.91%	546	NO	**1**	0%	547	NO
	(From south)	**Midway Rd**	**C**	**854**	**536**	2.50%	563	NO	**1**	0%	564	NO
St James Blvd	**US1**	**St Francis Dr**	**C**	**854**	**40** ***	2.50%	42	NO	**1**	0%	43	NO

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

** Per FDOT generalized service volume

*** 35 houses on St James per aerial count

****See St Lucie TPO TIP for future road construction. No future road work approved. Suggest these roads be evaulated by county for LOS improvements.

Exhibit 5: Driveway Map

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\ENGINEERING\AutoCAD\DWGs\21-287 ST JAMES US1 R4.dwg, DRIVEWAY MAP, 8/13/2021 12:10:08 PM, James, EDC, Inc.
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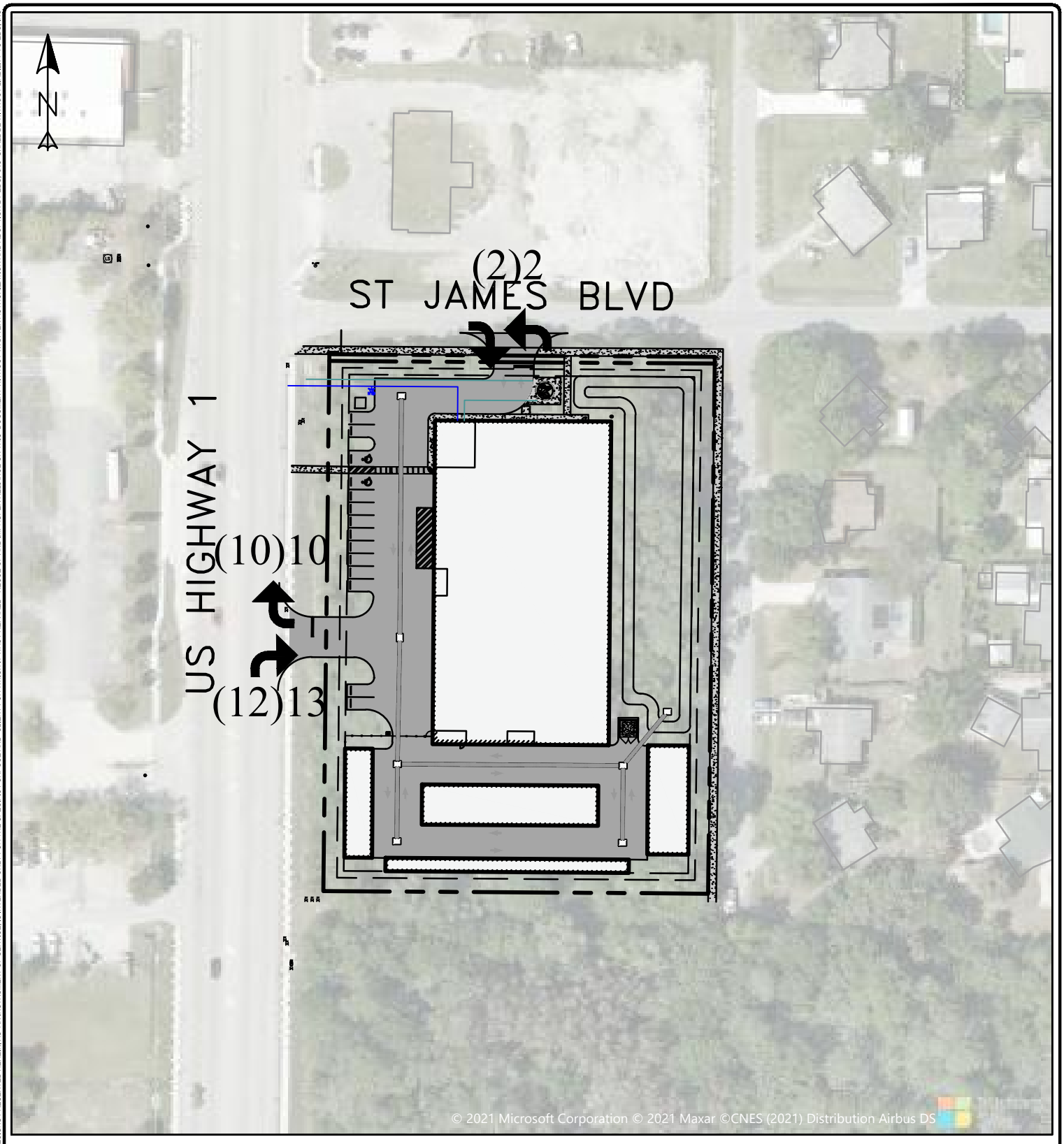

A.M. PEAK HOUR TRIPS: 24
P.M. PEAK HOUR TRIPS: 25

DRIVEWAY/ INTERSECTION MAP

N.T.S.

21-287

1 OF 1

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DRIVEWAY/INTERSECTION MAP

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Supporting Documents

St. Lucie Transportation Planning Organization

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

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

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

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

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

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

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SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,079	2019	670	68	B	0.309	83	B	0.377
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,000	2019	790	931	F	1.108	971	F	1.156
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,600	2019	920	715	C	0.822	716	C	0.823
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2020	2,000	558	C	0.641	621	C	0.714
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,100	2019	920	435	C	0.500	478	C	0.549
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,400	2019	920	269	C	0.309	241	C	0.277
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,500	2019	700	418	C	0.633	336	C	0.509
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,300	2019	600	448	D	0.747	536	D	0.893
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,900	2019	600	791	F	1.236	827	F	1.292
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,900	2019	790	791	E	0.942	827	E	0.985
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,900	2019	1,550	655	C	0.949	592	C	0.858
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,900	2019	1,710	655	C	0.851	592	C	0.769
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	16,500	2020	2,100	1,129	C	0.562	1,088	C	0.541
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	19,000	2020	2,100	1,345	C	0.669	1,301	C	0.647
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	16,500	2020	1,800	1,129	C	0.656	1,088	C	0.633
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	19,500	2020	2,100	1,188	C	0.591	1,173	C	0.584
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,750	2017	790	279	C	0.715	275	C	0.705
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	KEEN RD to 25TH ST	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	5,600	2019	750	287	C	0.776	291	C	0.786
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,600	2019	790	287	C	0.736	291	C	0.746
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	13,500	2019	700	662	D	0.946	683	D	0.976
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831

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

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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	TIFFANY AVE to WALTON RD	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537
US 1	WALTON RD to VILLAGE GREEN DR	945150	46,500	2019	3,020	2,519	C	0.857	2,258	C	0.768
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	52,500	2019	3,170	2,789	C	0.903	2,611	C	0.845
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	52,500	2019	3,170	2,789	C	0.903	2,611	C	0.845
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	36,000	2019	3,170	1,665	C	0.539	1,639	C	0.530
US 1	RIO MAR DR to KITTERMAN RD	940266	35,000	2019	3,170	1,711	C	0.554	1,549	C	0.501
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	35,000	2019	3,020	1,711	C	0.582	1,549	C	0.527
US 1	S OF SAEGER AVE to EASY ST	940266	35,000	2019	3,170	1,711	C	0.554	1,549	C	0.501
US 1	EASY ST to MIDWAY RD	945156	31,000	2019	3,170	1,445	C	0.468	1,405	C	0.455
US 1	MIDWAY RD to WEATHERBEE RD	940012	33,000	2019	2,100	1,551	C	0.772	1,569	C	0.781
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	33,000	2019	2,000	1,551	C	0.812	1,569	C	0.821
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	33,000	2019	2,000	1,551	C	0.812	1,569	C	0.821
US 1	EDWARDS RD to SAVANNAH RD	945002	30,000	2019	2,000	1,375	C	0.720	1,348	C	0.706
US 1	GARDENIA AVE to VIRGINIA AVE	945002	30,000	2019	2,000	1,375	C	0.720	1,348	C	0.706
US 1	SAVANNAH RD to GARDENIA AVE	945002	30,000	2019	2,000	1,375	C	0.720	1,348	C	0.706
US 1	VIRGINIA AVE to OHIO AVE	945003	28,500	2019	2,000	1,372	C	0.718	1,383	C	0.724
US 1	OHIO AVE to GEORGIA AVE	945003	28,500	2019	1,630	1,372	D	0.842	1,383	D	0.848
US 1	GEORGIA AVE to DELAWARE AVE	945008	36,500	2019	1,630	1,882	F	1.107	1,799	F	1.058
US 1	DELAWARE AVE to CITRUS AVE	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	CITRUS AVE to ORANGE AVE	940118	25,000	2019	1,630	1,244	D	0.763	1,122	D	0.688
US 1	ORANGE AVE to AVENUE A	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	AVENUE A to AE BACKUS AVE	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	AE BACKUS AVE to AVENUE D	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	AVENUE D to SR A1A SOUTH	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	SR A1A SOUTH to AVENUE H	715	33,500	2020	2,100	1,766	C	0.879	1,742	C	0.867

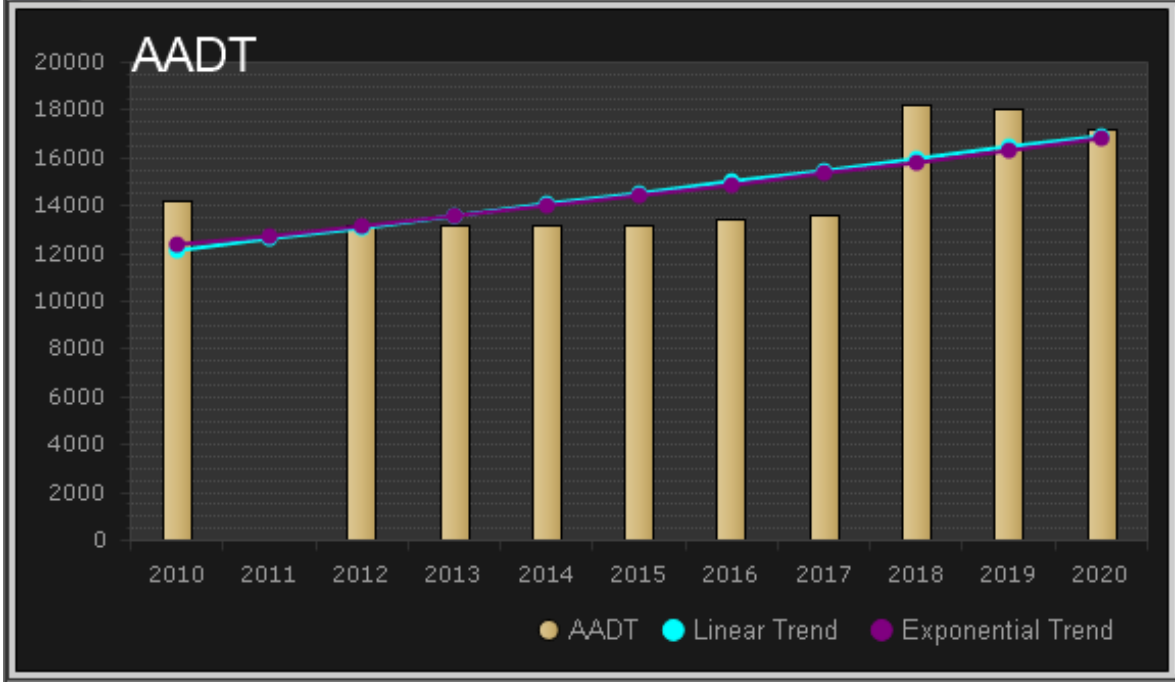
* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT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

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=947007

Count Station Summary | Count Data Detail

Print



Station 947007
ON EDWARDS RD - W. OF SUNRISE BLVD (COUNTY 108)

Upload Count

Trend	Growth Rate
Linear	2.81%
Exp	3.02%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

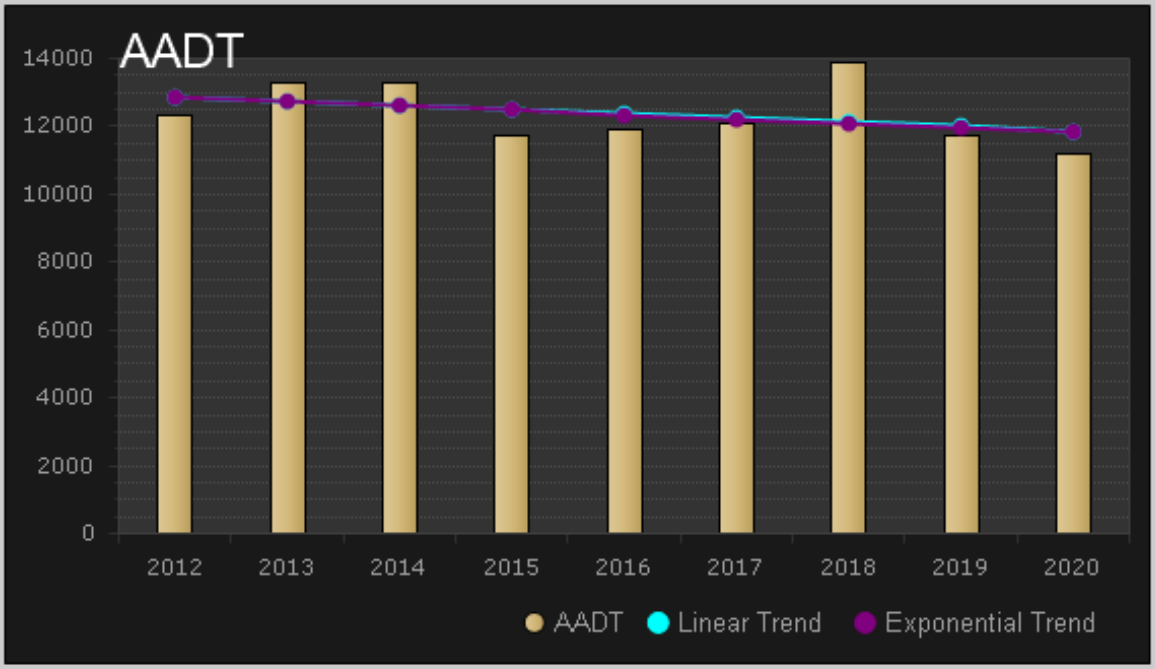
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947007-ON EDWARDS RD - W. OF SUNRISE BLVD (COUNTY 108)								
View Details	2020	947007	17200		0.51	-1		
View Details	2019	947007	18000		51			
View Details	2018	947007	18200		51.3			
View Details	2017	947007	13600		50.9			
View Details	2016	947007	13400		50.9			
View Details	2015	947007	13200		51			

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=948543

Count Station Summary | Count Data Detail

Print



Station 948543
EDWARDS RD/CR 611B FROM S 25 ST TO OLEANDER AVE (

Upload Count

Trend	Growth Rate
Linear	-1.07%
Exp	-1.07%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

		Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 948543-EDWARDS RD/CR 611B FROM S 25 ST TO OLEANDER AVE (									
☑	View Details	2020	948543	11200		0.51	-1		
☑	View Details	2019	948543	11700		51			
☑	View Details	2018	948543	13900		51.3			
☑	View Details	2017	948543	12100		50.9			
☑	View Details	2016	948543	11900		50.9			
☑	View Details	2015	948543	11700		51	5.08		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=173

Count Station Summary | Count Data Detail

Print

Station 173
EDWARDS RD 245 FEET WEST OF US-1

Upload Count

Trend	Growth Rate
Linear	0.36%
Exp	0.37%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

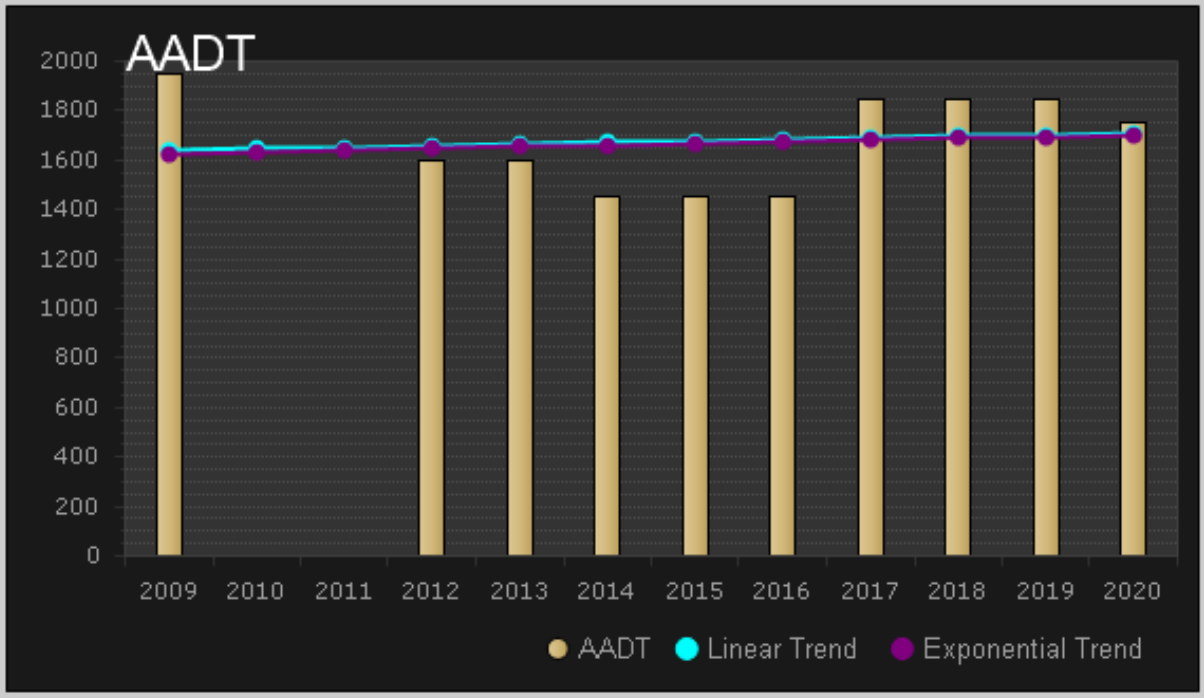
		Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 173-EDWARDS RD 245 FEET WEST OF US-1									
☑	View Details	2019	173	10500	0.095	0.506	0	783	906
☑	View Details	2015	173	9200	0.093	0.519	0	768	789
☑	View Details	2013	173	8500			0	713	756
☑	View Details	2010	173	8900	0.098	0.531	0	755	797
☑	View Details	2008	173	8400	0.099	0.525		741	776
☑	View Details	2007	173	9000	0.103	0.519		799	860

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=947010

Count Station Summary | Count Data Detail

Print



Station 947010
ON FARMER'S MARKET RD - W. OF US 1 SOUTH (COUNTY 112)

Upload Count

Trend	Growth Rate
Linear	0.35%
Exp	0.41%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

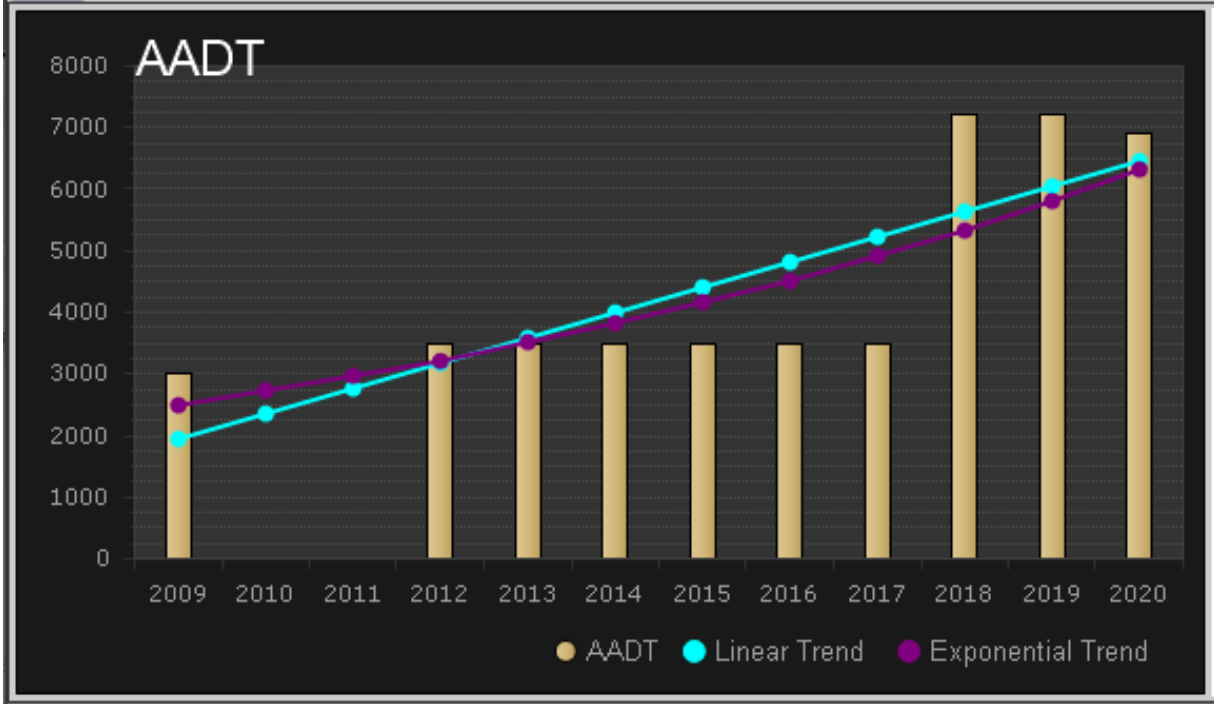
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947010-ON FARMER'S MARKET RD - W. OF US 1 SOUTH (COUNTY 112)								
View Details	2020	947010	1750		0.51	-1		
View Details	2019	947010	1850		51			
View Details	2018	947010	1850		51.3			
View Details	2017	947010	1850		50.9			
View Details	2016	947010	1450		50.9			
View Details	2015	947010	1450		51			

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=947003

Count Station Summary | Count Data Detail

Print



Station 947003
ON BELL AVE - W. OF SUNRISE BLVD (COUNTY 104)

Upload Count

Trend	Growth Rate
☑ Linear	6.36%
☑ Exp	8.09%

Graphs

- ◉ AADT
- ○ AM Peak Hour
- ○ PM Peak Hour

Refresh AADT

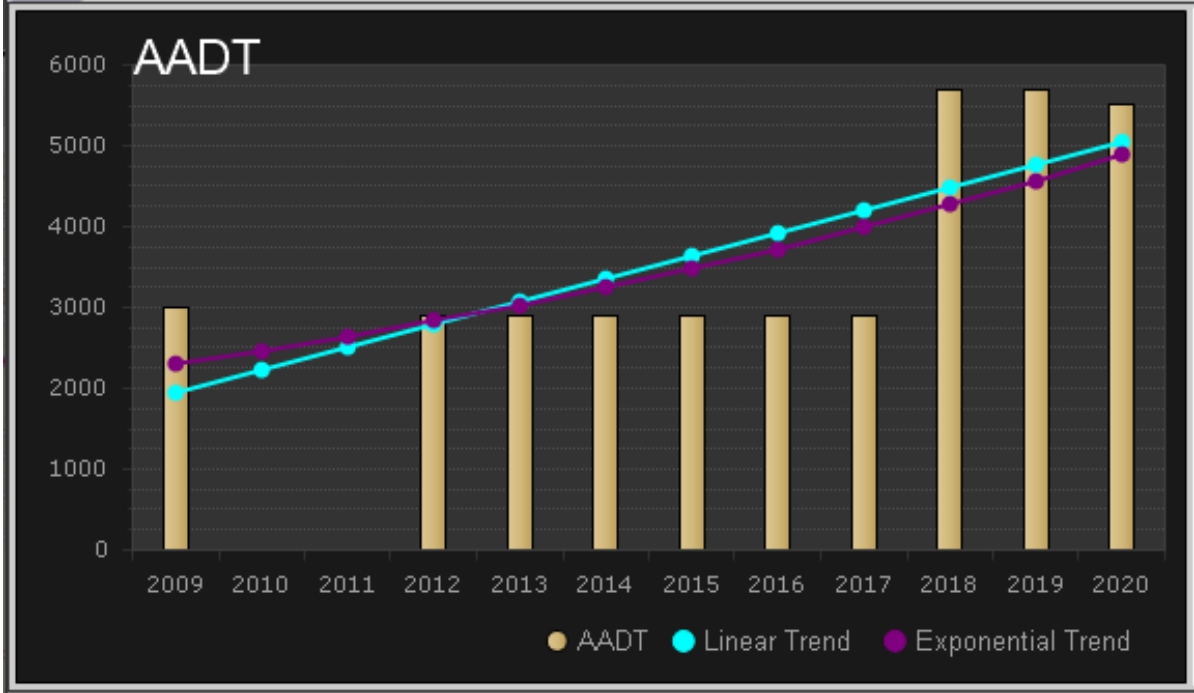
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947003-ON BELL AVE - W. OF SUNRISE BLVD (COUNTY 104)								
☑ View Details	2020	947003	6900		0.51	-1		
☑ View Details	2019	947003	7200		51			
☑ View Details	2018	947003	7200		51.3			
☑ View Details	2017	947003	3500		50.9			
☑ View Details	2016	947003	3500		50.9			
☑ View Details	2015	947003	3500		51			

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=947002

Count Station Summary | Count Data Detail

Print



Station 947002
ON BELL AVE - E. OF SUNRISE BLVD (COUNTY 102)

Upload Count

Trend	Growth Rate
Linear	5.61%
Exp	6.60%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

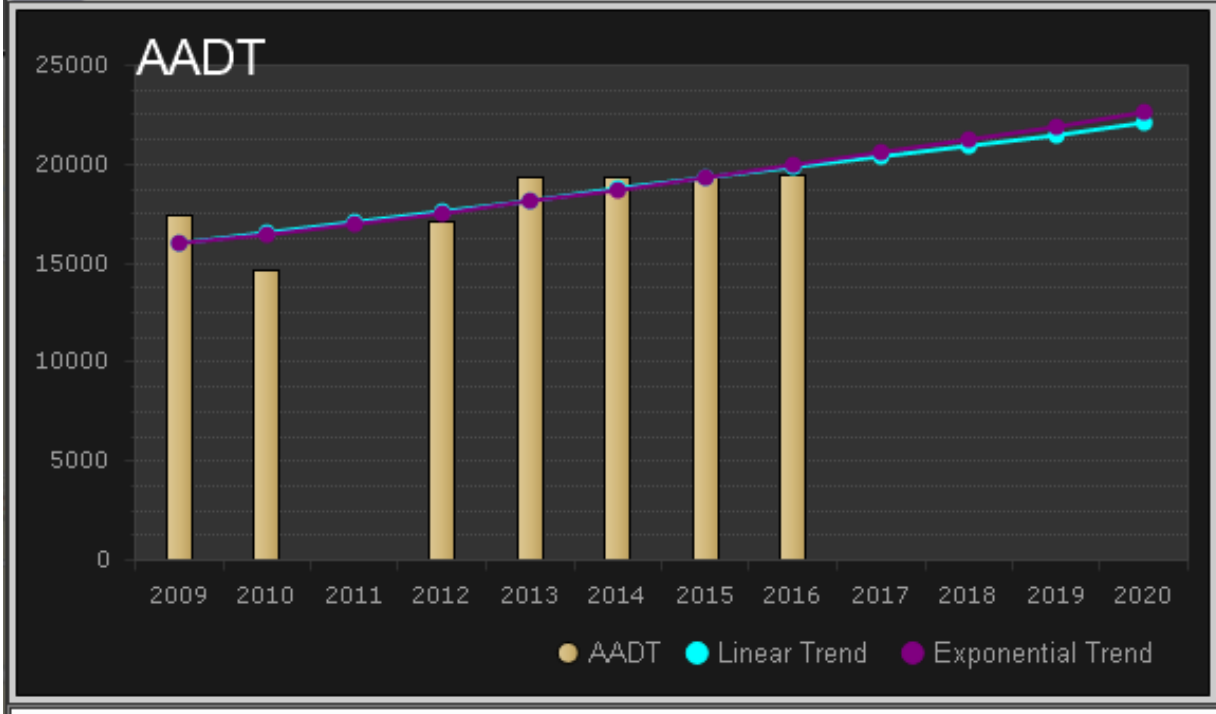
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947002-ON BELL AVE - E. OF SUNRISE BLVD (COUNTY 102)								
View Details	2020	947002	5500		0.51	-1		
View Details	2019	947002	5700		51			
View Details	2018	947002	5700		51.3			
View Details	2017	947002	2900		50.9			
View Details	2016	947002	2900		50.9			
View Details	2015	947002	2900		51			

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=947025

Count Station Summary | Count Data Detail

Print



Station 947025

ON MIDWAY RD WEST - W. OF SUNRISE BLVD (COUNTY 130)

Upload Count

Trend	Growth Rate
Linear	2.50%
Exp	3.11%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

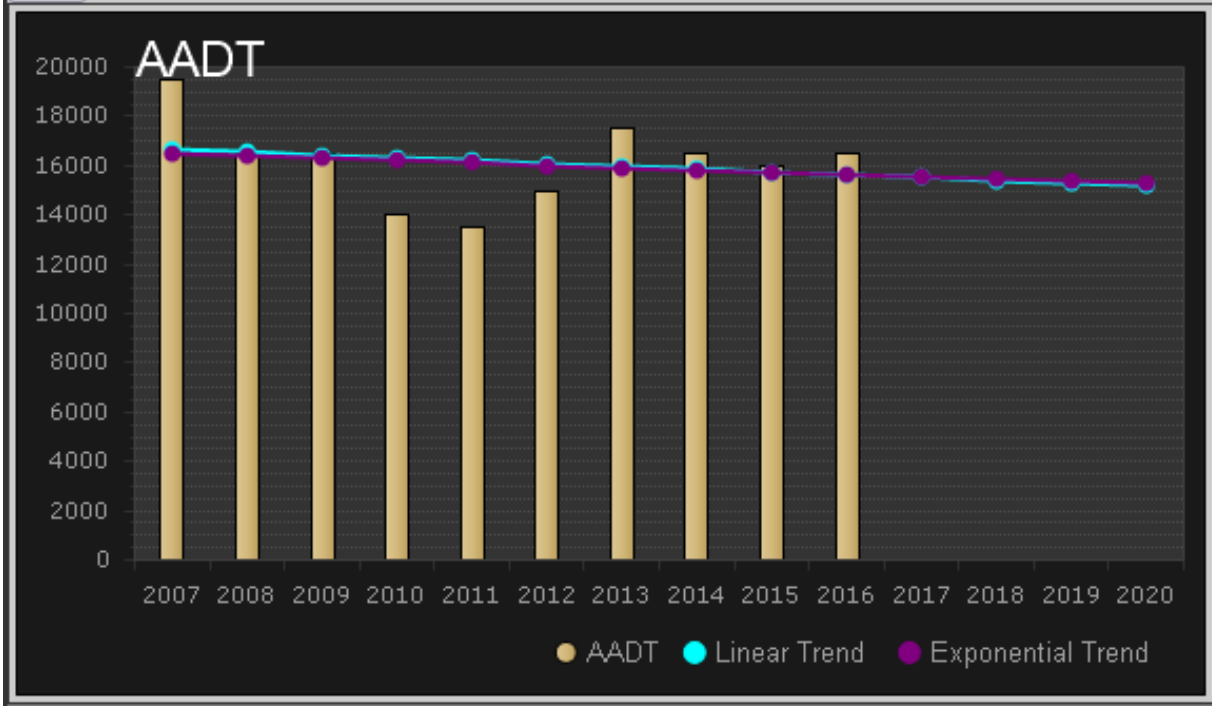
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947025-ON MIDWAY RD WEST - W. OF SUNRISE BLVD (COUNTY 130)								
View Details	2016	947025	19400		50.9			
View Details	2015	947025	19300		51			
View Details	2014	947025	19300		50.8			
View Details	2013	947025	19300		50.8			
View Details	2012	947025	17100		56.8	5.87		
View Details	2010	947025	14600			0	1291	1402

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=242

Count Station Summary | Count Data Detail

Print



Station 242

MIDWAY RD 365 FEET WEST OF US-1

Upload Count

Trend	Growth Rate
Linear	-0.74%
Exp	-0.57%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

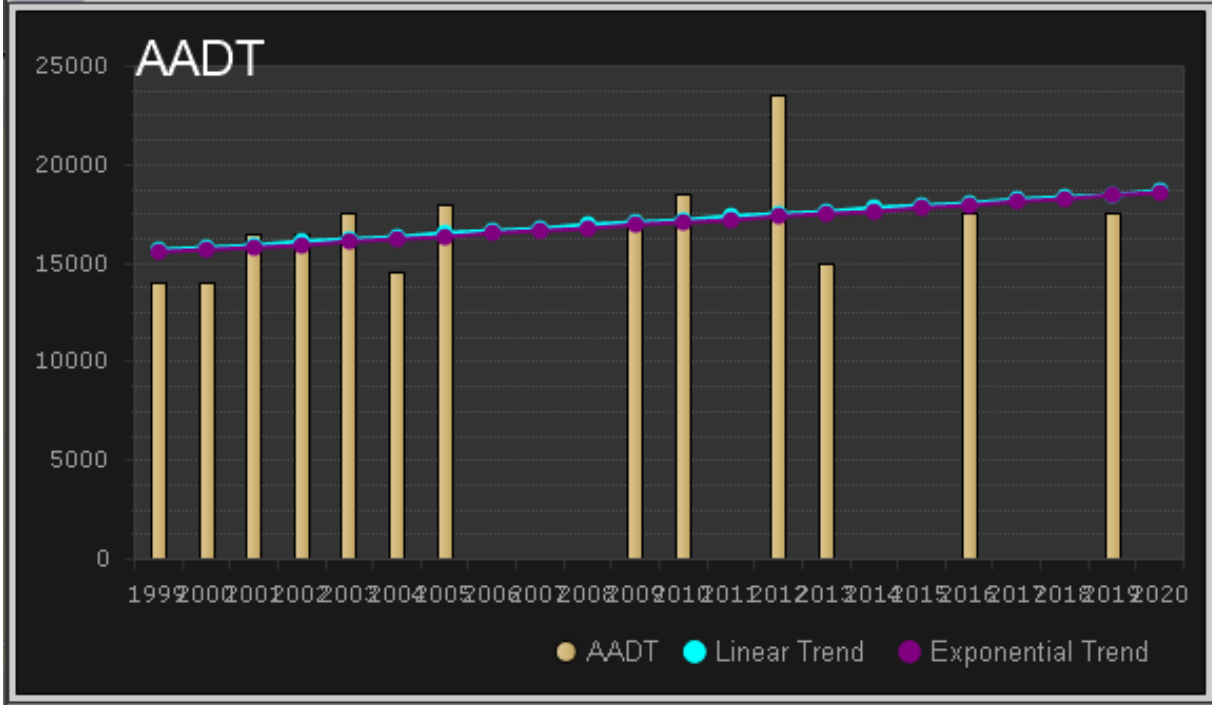
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 242-MIDWAY RD 365 FEET WEST OF US-1								
View Details	2016	242	16500	0.101	0.5175	0	1235	1516
View Details	2015	242	16000	0.098	0.5595	0	1217	1455
View Details	2014	242	16500	0.1	0.523	0	1268	1541
View Details	2013	242	17500			0	1442	1585
View Details	2012	242	15000	0.092	0.5155	8.2	1088	1249
View Details	2011	242	13500	0.094	0.516	7.81	1004	1186

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=159

Count Station Summary | Count Data Detail

Print



Station 159
25TH ST 315 FEET SOUTH OF EDWARDS RD

Upload Count

Trend	Growth Rate
Linear	0.77%
Exp	0.84%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

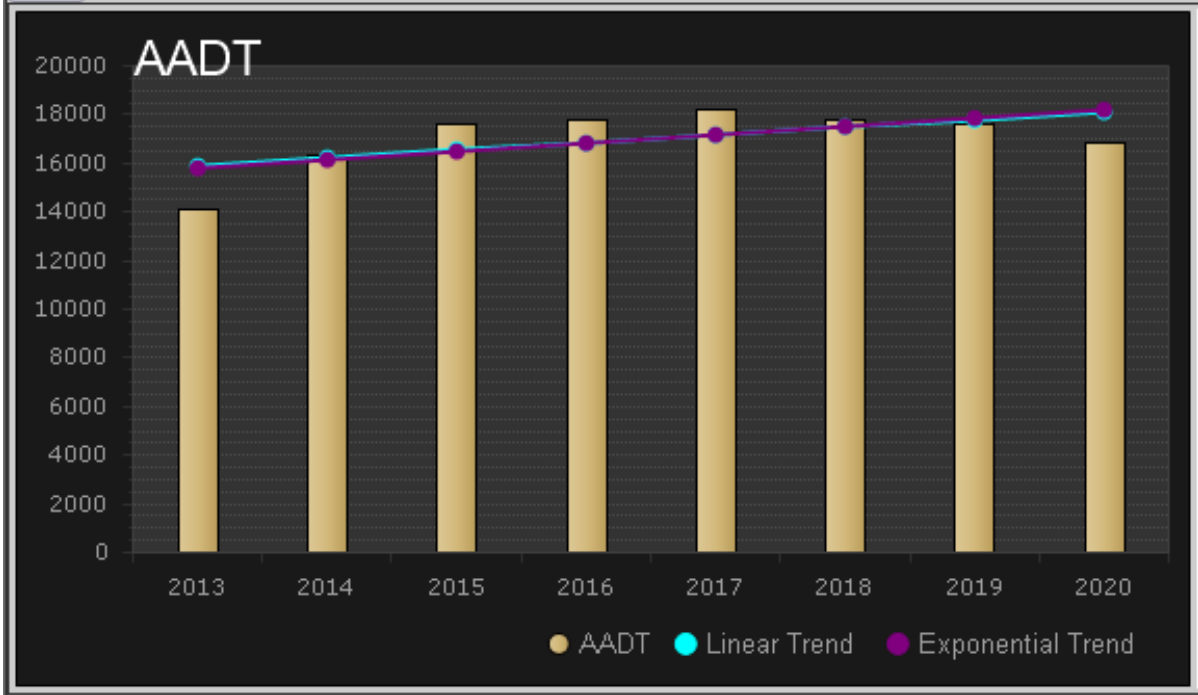
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 159-25TH ST 315 FEET SOUTH OF EDWARDS RD								
View Details	2021	159	17500	0.097	0.6035	0		
View Details	2019	159	17500	0.097	0.5705	10.87	1553	1488
View Details	2016	159	17500	0.097	0.58	6.85	1578	1519
View Details	2013	159	15000			8.05	1371	1269
View Details	2012	159	23500	0.107	0.538	0	2227	2312
View Details	2010	159	18500	0.103	0.581	0	1737	1777

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=948549

Count Station Summary | Count Data Detail

Print



Station 948549

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

Upload Count

Trend	Growth Rate
Linear	1.73%
Exp	1.96%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

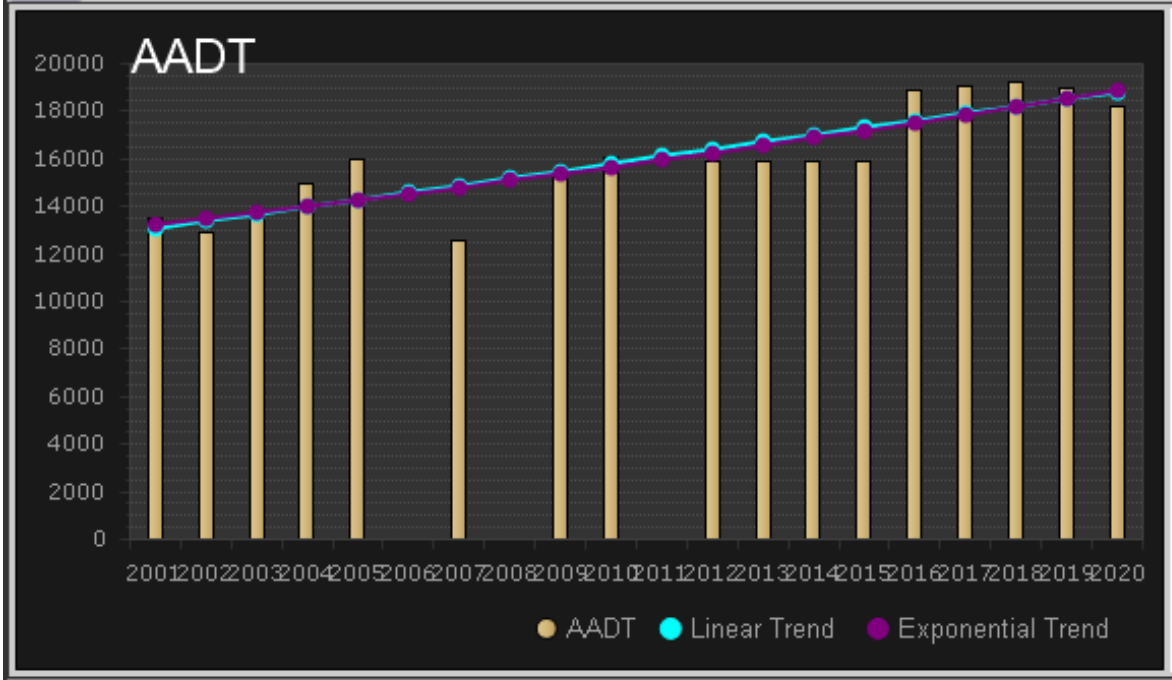
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 948549-S 25TH ST (CR 615) - N OF DADE RD (HPMS)								
View Details	2020	948549	16800		0.51	-1		
View Details	2019	948549	17600		51			
View Details	2018	948549	17800		51.3			
View Details	2017	948549	18200		50.9			
View Details	2016	948549	17800		50.9			
View Details	2015	948549	17600		51	5.1		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940016

Count Station Summary | Count Data Detail

Print



Station 940016

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

Upload Count

Trend	Growth Rate
Linear	1.60%
Exp	1.86%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

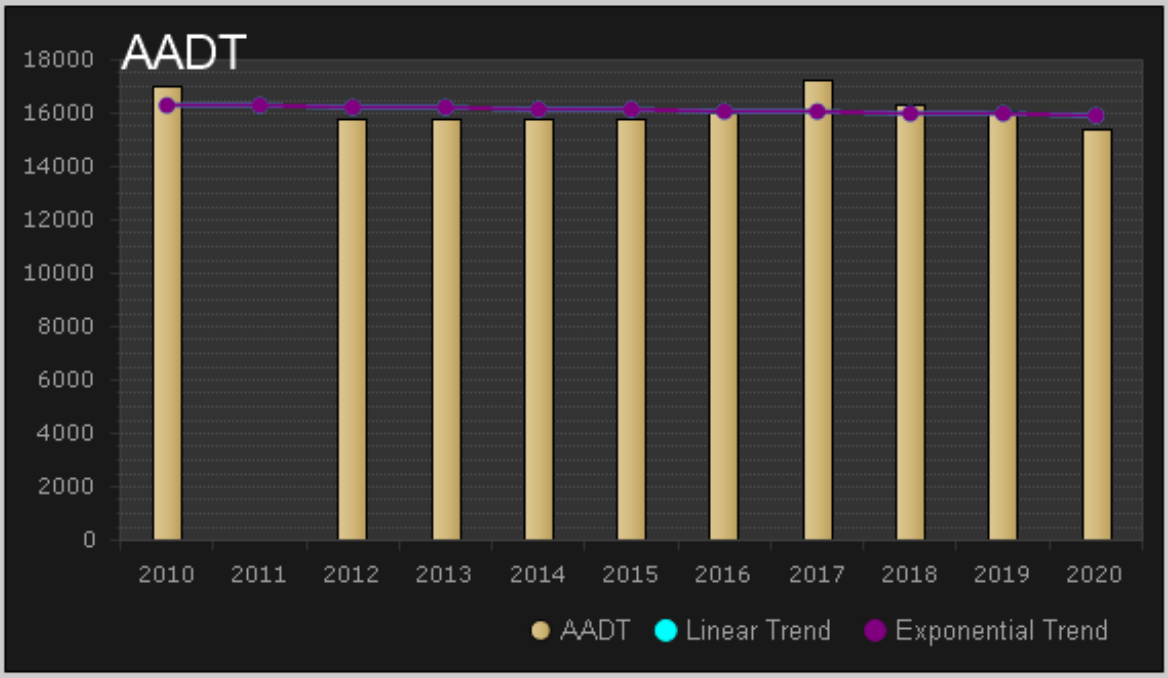
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940016-CR 615 / 25 ST S - N OF CR 712/MIDWAY RD (COUNTY 171 AND 16)								
View Details	2020	940016	18200		0.51	-1		
View Details	2019	940016	19000		51			
View Details	2018	940016	19200		51.3			
View Details	2017	940016	19100		50.9			
View Details	2016	940016	18900		50.9			
View Details	2015	940016	15900		51			

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=947055

Count Station Summary | Count Data Detail

Print



Station 947055
ON 25TH STREET SOUTH/ST. JAMES DR - S. OF MIDWAY RD WEST (COUNTY 172)

Upload Count

Trend	Growth Rate
Linear	-0.25%
Exp	-0.24%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

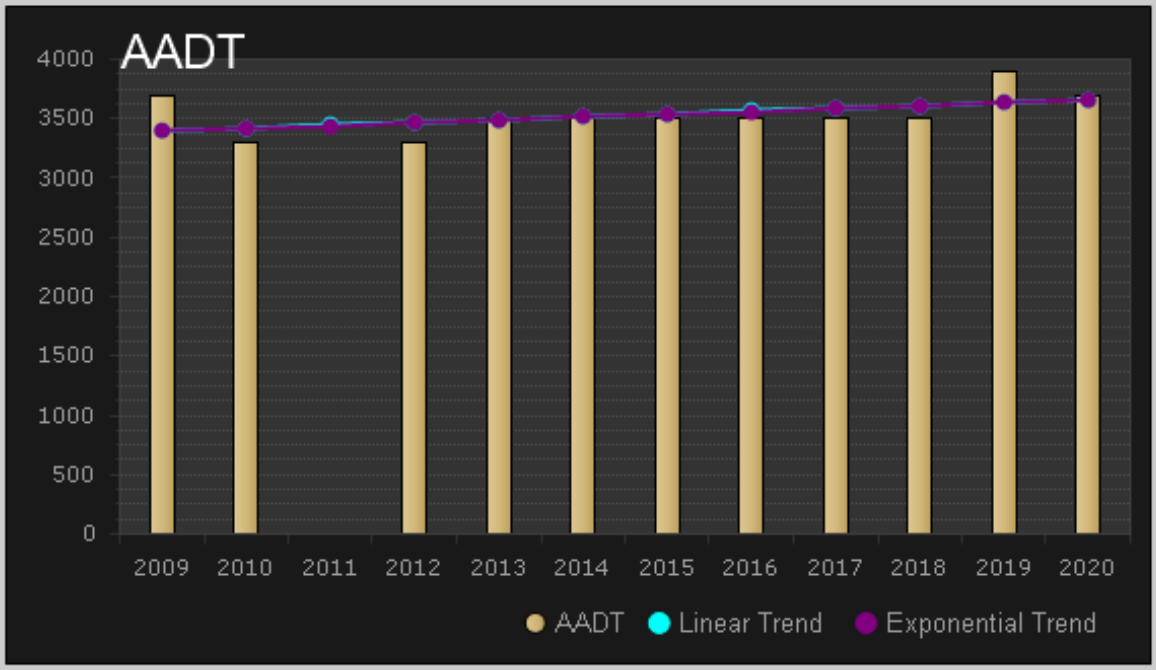
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947055-ON 25TH STREET SOUTH/ST. JAMES DR - S. OF MIDWAY RD WEST (COUNTY 172)								
View Details	2020	947055	15400		0.51	-1		
View Details	2019	947055	16100		51			
View Details	2018	947055	16300		51.3			
View Details	2017	947055	17200		50.9			
View Details	2016	947055	16000		50.9			
View Details	2015	947055	15800		51			

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=947041

Count Station Summary | Count Data Detail

Print



Station 947041
ON SUNRISE BLVD - S. OF EDWARDS RD (COUNTY 153)

Upload Count

Trend	Growth Rate
Linear	0.63%
Exp	0.66%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

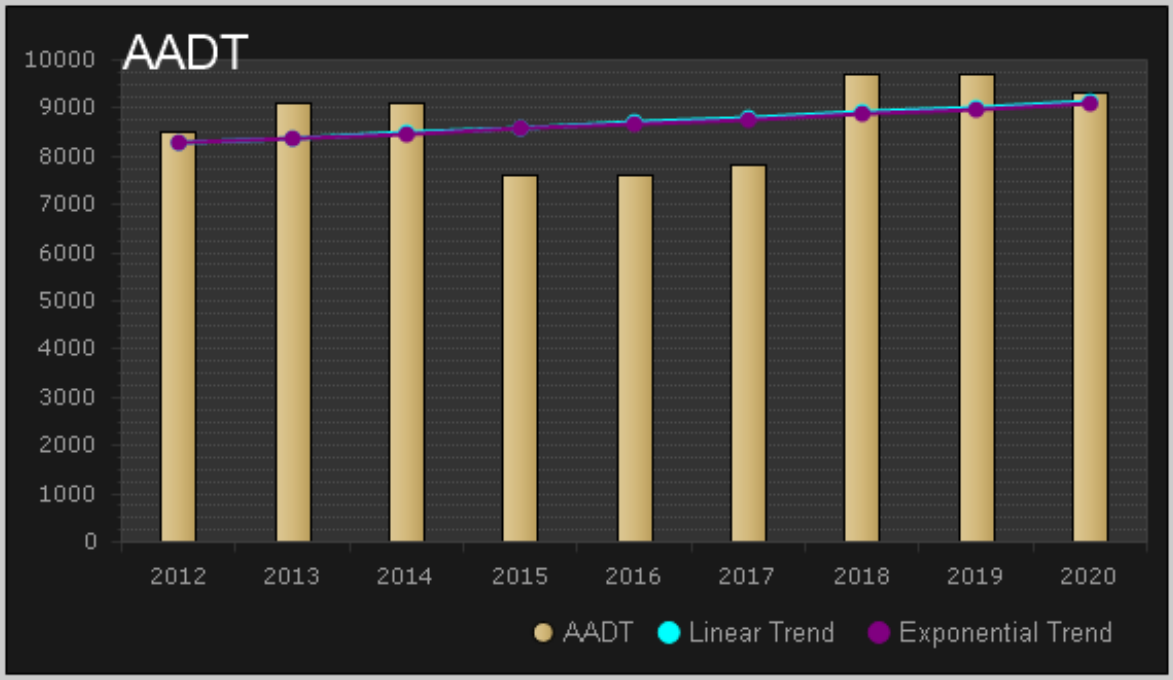
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947041-ON SUNRISE BLVD - S. OF EDWARDS RD (COUNTY 153)								
View Details	2020	947041	3700		0.51	-1		
View Details	2019	947041	3900		51			
View Details	2018	947041	3500		51.3			
View Details	2017	947041	3500		50.9			
View Details	2016	947041	3500		50.9			
View Details	2015	947041	3500		51			

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=948541

Count Station Summary | Count Data Detail

Print



Station 948541
OLEANDER AVE FROM FARMER MARKET RD TO KANNER DR (H

Upload Count

Trend	Growth Rate
Linear	1.17%
Exp	1.18%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

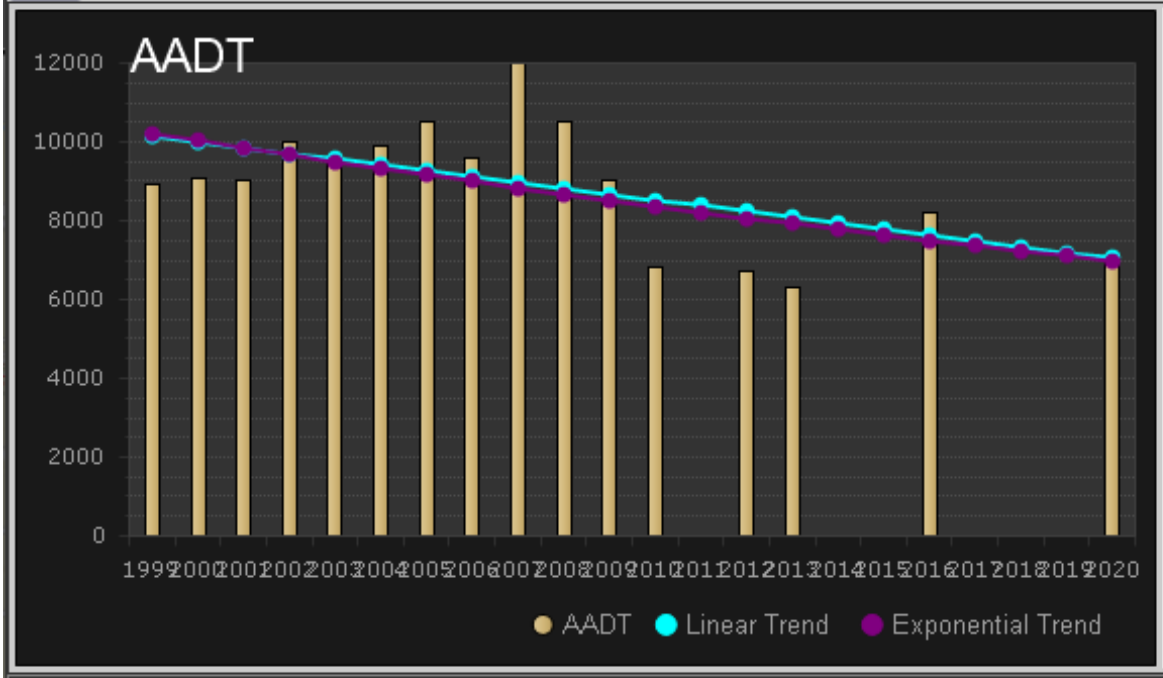
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 948541-OLEANDER AVE FROM FARMER MARKET RD TO KANNER DR (H								
View Details	2020	948541	9300		0.51	-1		
View Details	2019	948541	9700		51			
View Details	2018	948541	9700		51.3			
View Details	2017	948541	7800		50.9			
View Details	2016	948541	7600		50.9			
View Details	2015	948541	7600		51	2.97		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=139

Count Station Summary | Count Data Detail

Print



Station 139
OLEANDER AVE 510 FEET NORTH OF MIDWAY RD
Upload Count

Trend	Growth Rate
Linear	-2.10%
Exp	-1.82%

Graphs
- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

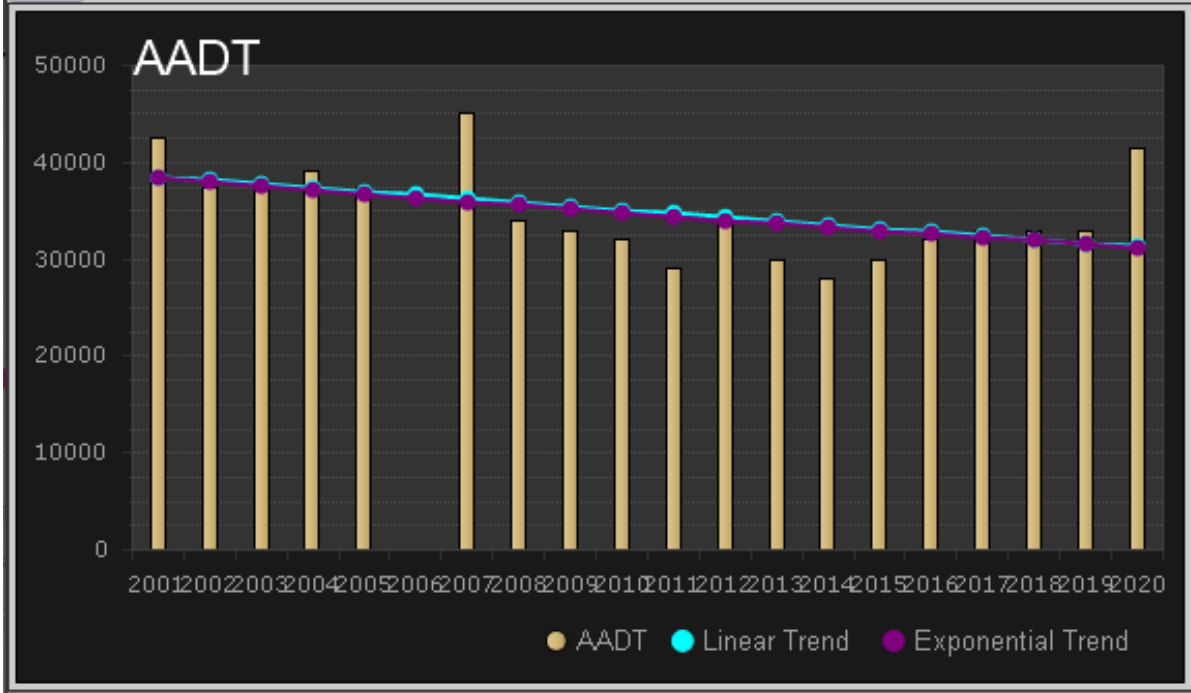
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 139-OLEANDER AVE 510 FEET NORTH OF MIDWAY RD								
View Details	2020	139	7100	0.107	0.5545	0	581	656
View Details	2016	139	8200	0.106	0.532	0	715	795
View Details	2013	139	6300			0	545	639
View Details	2012	139	6700	0.113	0.594	4.45	581	687
View Details	2010	139	6800	0.111	0.632	9.26	589	689
View Details	2009	139	9000	0.104	0.537		790	857

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940012

Count Station Summary | Count Data Detail

Print



Station 940012
SR 5/US 1 - S OF CR 611/EDWARDS RD (COUNTY 12)

Upload Count

Trend	Growth Rate
Linear	-1.22%
Exp	-1.08%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

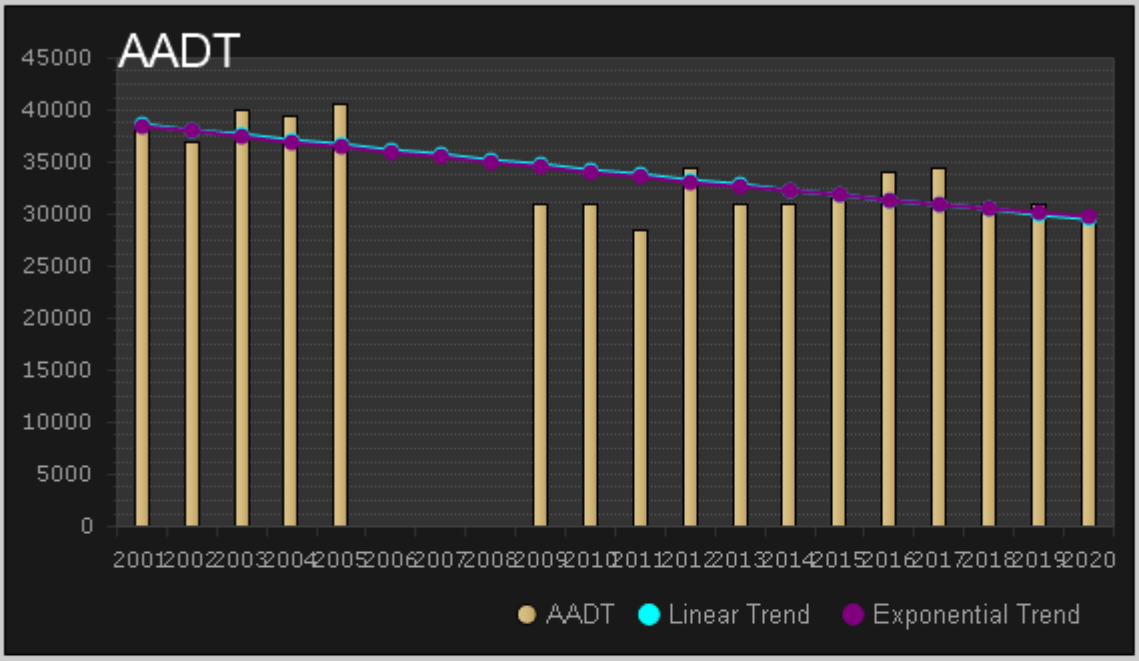
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940012-SR 5/US 1 - S OF CR 611/EDWARDS RD (COUNTY 12)								
View Details	2020	940012	41500		0.525	-1		
View Details	2019	940012	33000		52.5			
View Details	2018	940012	33000		52.4			
View Details	2017	940012	33000		52			
View Details	2016	940012	32000		52.3			
View Details	2015	940012	30000		52.7	0.34		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=945156

Count Station Summary | Count Data Detail

Print



Station 945156

SR 5/US 1 - S OF CR 712/MIDWAY RD,FT PIERCE (COUNTY 5156)

Upload Count

Trend	Growth Rate
Linear	-1.61%
Exp	-1.37%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

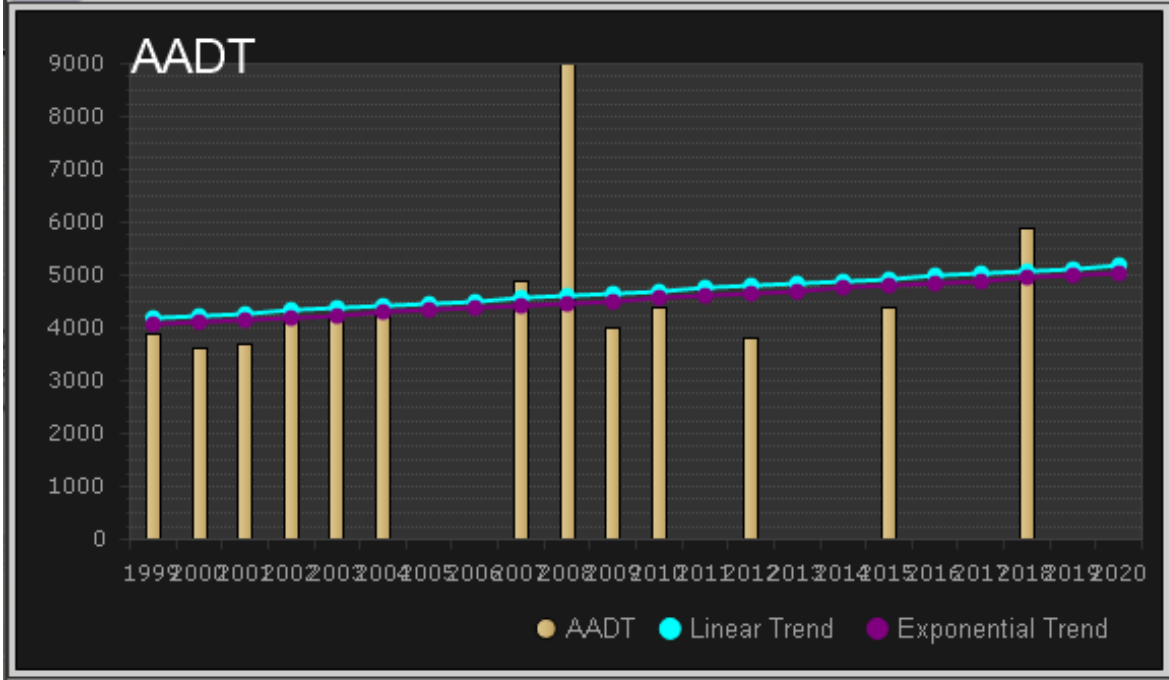
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 945156-SR 5/US 1 - S OF CR 712/MIDWAY RD,FT PIERCE (COUNTY 5156)								
View Details	2020	945156	29500		0.525	-1		
View Details	2019	945156	31000		52.5			
View Details	2018	945156	31000		52.4			
View Details	2017	945156	34500		52			
View Details	2016	945156	34000		52.3			
View Details	2015	945156	31500		52.7	1.78		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=123

Count Station Summary | Count Data Detail

Print



Station 123
INDIAN RIVER DR 350 FEET NORTH OF MIDWAY RD

Upload Count

Trend	Growth Rate
Linear	0.91%
Exp	1.03%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 123-INDIAN RIVER DR 350 FEET NORTH OF MIDWAY RD								
View Details	2021	123	4200	0.124	0.6215	0		
View Details	2018	123	5900	0.129	0.589	2.57	602	772
View Details	2015	123	4400	0.125	0.6375	3.43	462	535
View Details	2012	123	3800	0.137	0.659	2.67	416	513
View Details	2010	123	4400	0.139	0.68	2.4	479	598
View Details	2009	123	4000	0.14	0.679		468	554

TABLE 6

Generalized **Peak Hour Two-Way** Volumes for Florida's Rural Undeveloped Areas **and** Developed Areas Less Than 5,000 Population[1]

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Lanes	Median	B	C	D	E
2	Undivided	*	1,220	1,350	**
4	Divided	*	2,790	2,890	**
6	Divided	*	4,300	4,350	**

Non-State Signalized Roadway Adjustments
(Alter corresponding state volumes by the indicated percent.)
Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

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

One-Way Facility Adjustment
Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

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

Rural Undeveloped

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	120	190	300
50-84%	100	200	310	1,010
85-100%	250	370	1,760	>1,760

Developed Areas

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	220	460	1,480
50-84%	170	430	1,270	>1,760
85-100%	560	1,760	>1,760	**

PEDESTRIAN MODE[2]

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

Sidewalk Coverage	B	C	D	E
0-49%	*	*	220	840
50-84%	*	120	780	1,390
85-100%	320	940	1,560	>1,820

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	3,650	5,040	5,950	6,640
6	5,130	7,250	8,670	9,950
8	6,600	9,490	11,380	13,270

Freeway Adjustments
Auxiliary Lanes
Present in Both Directions
+ 1,800

UNINTERRUPTED FLOW HIGHWAYS

Rural Undeveloped

Lanes	Median	B	C	D	E
2	Undivided	440	820	1,330	2,710
4	Divided	2,960	4,270	5,290	5,960
6	Divided	4,450	6,420	7,930	8,950

Developed Areas

Lanes	Median	B	C	D	E
2	Undivided	980	1,490	2,020	2,710
4	Divided	2,780	4,020	5,130	5,850
6	Divided	4,180	6,040	7,710	8,780

Passing Lane Adjustments
Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length

Uninterrupted Flow Highway Adjustments

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

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

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

* Cannot be achieved using table input value defaults.

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

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

48 Hour Traffic Volume Summary

St. Lucie TPO

Count Station: 123

Location: INDIAN RIVER DR 350 FEET NORTH OF MIDWAY RD

Summary Begin Date: March 23, 2021

Hour Ending	Day 1		Day 2	
	North	South	North	South
01:00	13	2	9	10
02:00	2	6	2	3
03:00	2	4	1	5
04:00	1	2	12	3
05:00	23	6	28	6
06:00	70	25	69	27
07:00	130	87	141	96
08:00	251	124	235	122
09:00	158	111	140	108
10:00	115	114	140	105
11:00	135	127	168	147
12:00	140	125	161	153
13:00	165	125	161	202
14:00	156	156	189	194
15:00	182	221	176	203
16:00	152	294	189	283
17:00	203	305	201	362
18:00	170	222	173	219
19:00	111	148	108	134
20:00	74	106	61	108
21:00	46	63	46	70
22:00	33	42	36	36
23:00	20	24	23	32
24:00	13	10	7	8
Totals:	2,365	2,449	2,476	2,636

Average			Hour Ending
North	South	Total	
11	6	17	01:00
2	4	6	02:00
1	4	5	03:00
6	2	8	04:00
25	6	31	05:00
69	26	95	06:00
136	92	228	07:00
243	123	366	08:00
149	110	259	09:00
128	110	238	10:00
152	137	289	11:00
151	139	290	12:00
163	164	327	13:00
173	175	348	14:00
179	212	391	15:00
171	289	460	16:00
202	334	536	17:00
172	221	393	18:00
110	141	251	19:00
67	107	174	20:00
46	66	112	21:00
34	39	73	22:00
21	28	49	23:00
10	9	19	24:00
2,421	2,544	4,965	

Day 1: Tuesday, March 23, 2021

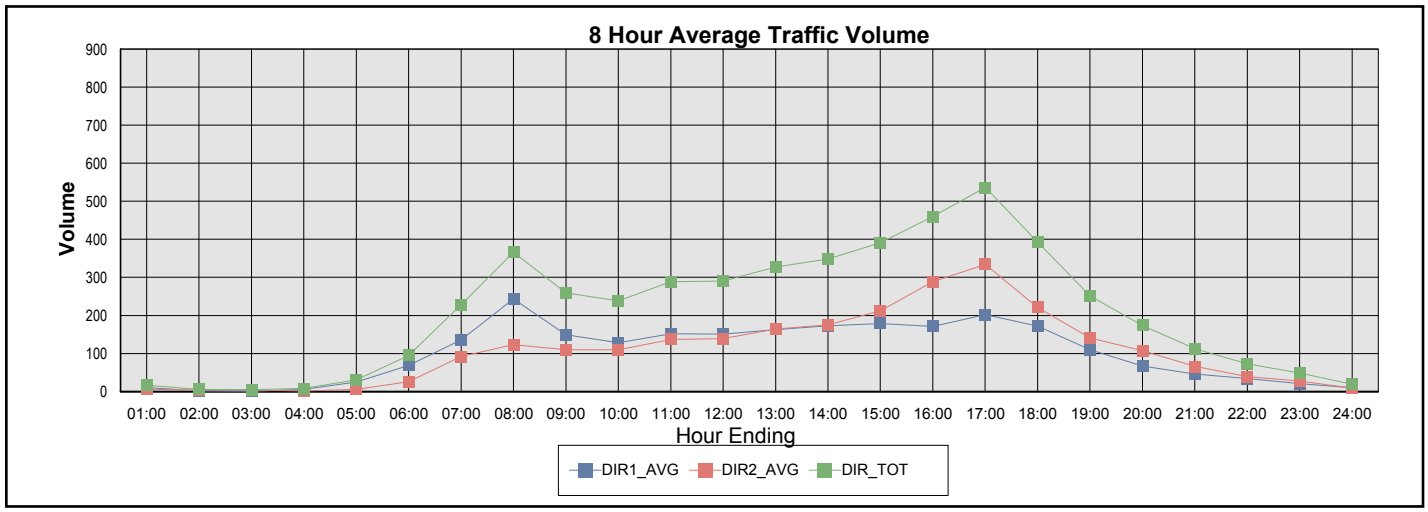
Day 2: Wednesday, March 24, 2021

03/23/21 - 03/24/21	Tuesday	Wednesday	Average
AM P:D:	0.080	0.070	0.075
AM DFac:	0.65	0.53	0.59
AM Pk Hr Begins:	0645	1145	n/a
PM P:D:	0.110	0.110	0.108
PM DFac:	0.60	0.64	0.62
PM Pk Hr Begins:	1600	1600	n/a

AM Peak Hr Peak Season Vol	
PM Peak Hr Peak Season Vol	

P:D	MOCF	K100
0.108		

ADT	SF	AADT
4,965	0.85	4,200



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW followed by Vacant Land	(FP) - GC	(FP) - C-3
South	Undeveloped ROW followed by Vacant Land	(SLC) - COM	(SL) - CG
East	ROW followed by Single Family Residential	(SLC) - RU	(SLC) - RS-4
West	ROW followed by Commercial	(FP) - GC	(FP) - C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	(SLC) - COM	(SLC) - CG	50% lot coverage	2.64	X
****Proposed**	(FP) - GC	(FP) - C-3	FAR - 1.0	2.64	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 7,187.40 gpd
**Proposed Zoning/FLU	Total gallons per day 13,141.63 gpd
**Change in Demand	Total gallons per day increase of 5,954.23

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 7,187.40 gpd
**Proposed Zoning/FLU	Total gallons per day 13,141.63 gpd
**Change in Demand	Total gallons per day increase of 5,954.23 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

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

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	N/A	N/A

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	Maximum Buildout: 57,499.20 x 0.05 = 2,874.96 cy
****Proposed Zoning/FLU**	Maximum Buildout: 105,133 x 0.05 = 5,256.65 cy
***Change in Demand**	increase of 2,381.69 cy

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

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

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	27,080	2,931 AM / 2,953 PM
****Proposed Zoning/FLU**	159	21 AM / 21 PM
***Change in Demand**	Trips 26,921.00 (decrease)	Trips 2,910 AM / 2,932 PM (decrease)
Impact to Capacity	decrease in impacts	

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): 105,133 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)					

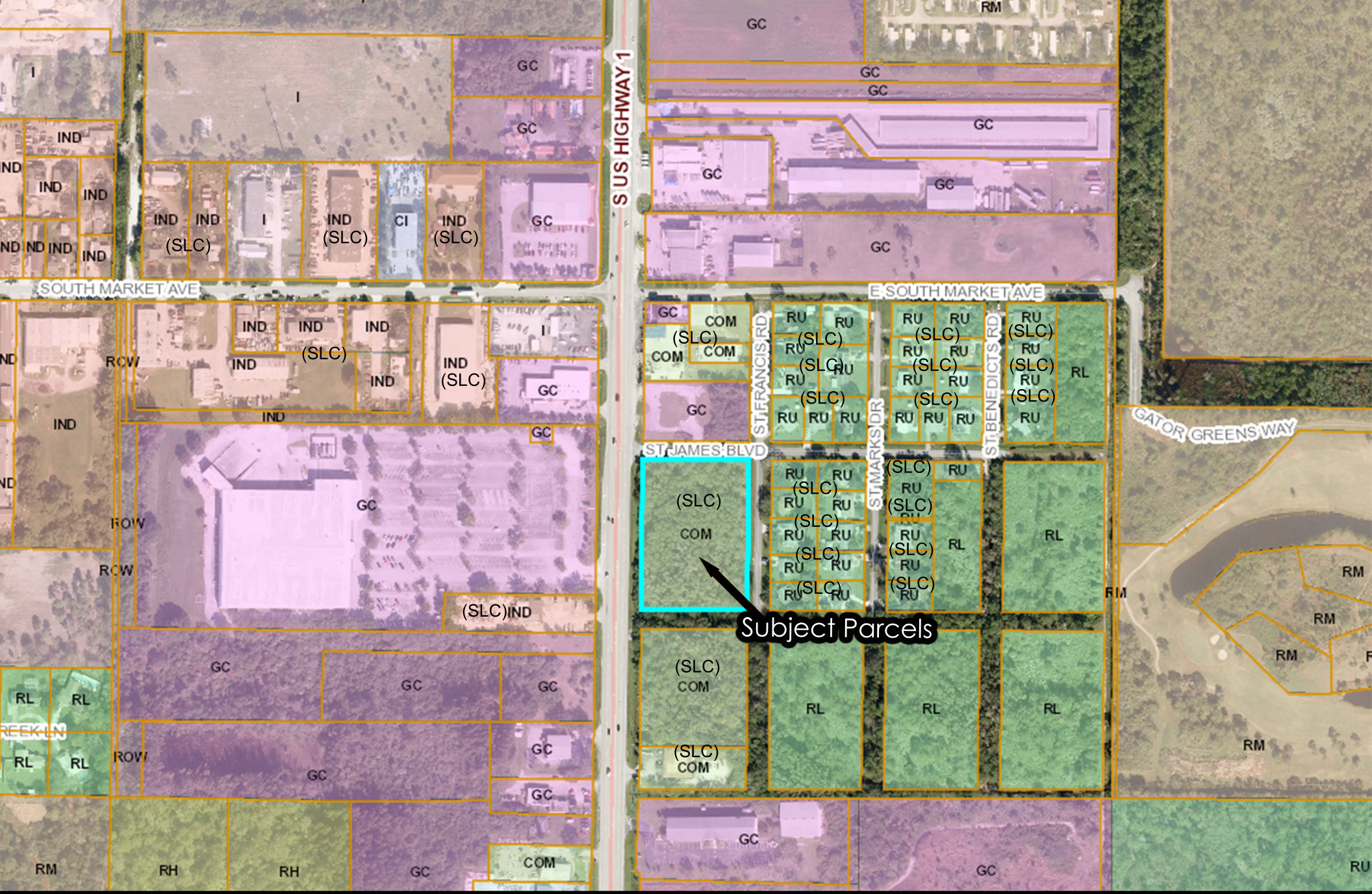
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Self Storage	1	105,133 sf	2.64	2022	2023

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

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

C. Exemptions Requested:

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

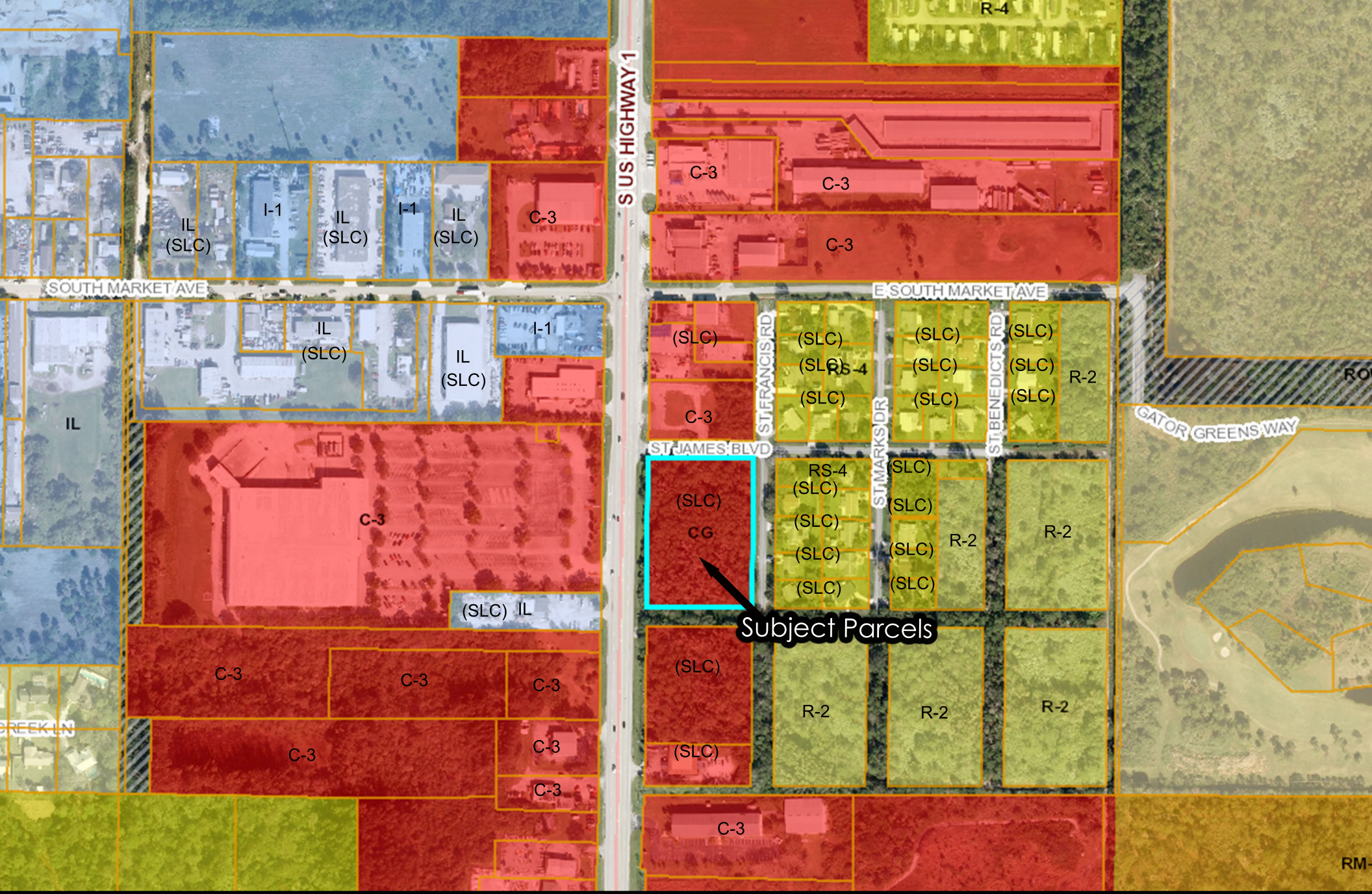


Flagship - US 1 & St. James

Future Land Use Map

St. Lucie County, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL



Flagship - US 1 & St. James

Zoning Map

St. Lucie County, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2211825 OR BOOK 1723 PAGE 949
Recorded:05/30/03 13:59

* Doc Assump: $ 0.00
* Doc Tax : $ 1,403.50
* Int Tax : $ 0.00

Prepared by and return to:
Heather D. Adams
Legal Assistant
MARC R. GAYLORD, P.A.
9307-B SE Olympus Street
Hobe Sound, FL 33455

File Number: **230115**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **6th** day of **May, 2003** between **Edwin J. Nelson, Betty Adderhold, Deborah Leigh Hardesty and Melanie M. Gusmus** whose post office address is **370 W. Riverside Drive, Jupiter, FL 33469**, grantor, and **Fraternia Corp., a Wisconsin corporation** whose post office address is **3400 Hanson Court, La Crosse, WI 54603**, grantee:

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

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

Lots 1 to 8, inclusive, less the West 45 fet and Lots 9 to 16, inclusive, Block 2, ST. JAMES PARK, according to the map or plat thereof as recorded in Plat Book 5, Page 58, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2434-501-0019-000/3

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2002**.

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

Signed, sealed and delivered in our presence:

Witness Name: ~~ROSEMARY BENSINGER~~ MARIE F. AYERS

Witness Name: Heather Adams

Edwin J. Nelson (Seal)
Edwin J. Nelson

Witness Name: ~~ROSEMARY BENSINGER~~

Witness Name: ~~JOHN R. HARDESTY~~

Betty Adderhold (Seal)
Betty Adderhold

Witness Name: ROSEMARY BENSINGER

Witness Name: ~~JOHN R. HARDESTY~~

Deborah Leigh ~~Hardesty~~ (Seal)
Deborah Leigh Hardesty

Witness Name: ROSEMARY BENSINGER

Witness Name: ~~JOHN R. HARDESTY~~

Melanie M. Gusmus (Seal)
Melanie M. Gusmus

DoubleTime®

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 6th day of May, 2003 by Edwin J. Nelson, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Marc R. Gaylord
MY COMMISSION # DD094952 EXPIRES
March 8, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public

Printed Name: Marc Gaylord

My Commission Expires: _____

State of Alabama
County of Jefferson

The foregoing instrument was acknowledged before me this 3rd day of May, 2003 by Betty Adderhold, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Roger P. Mayfield

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 12, 2004

State of Alabama
County of Jefferson

The foregoing instrument was acknowledged before me this 3rd day of May, 2003 by Deborah Leigh Hardesty, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Roger P. Mayfield

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 12, 2004

State of Alabama
County of Jefferson

The foregoing instrument was acknowledged before me this 3rd day of May, 2003 by Melanie M. Gusmus, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Roger P. Mayfield

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 12, 2004

Fraternia Corp
3400 Hanson Court
La Crosse, WI 54603

AGENT CONSENT FORM

Project Name: Flagship Storage US-1 & St. James

Parcel ID: 2434-501-0019-000-3

BEFORE ME THIS DAY PERSONALLY APPEARED Wayne L. As Foor,
WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Phillip C. Hollis, as Agent for Flagship Companies Group, LLC to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of these applications for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14 day of MAY, 2021, by Wayne L. As Foor (Name of Person Acknowledging) who is personally known to me or who has produced Driver License (type of identification) as identification and who ~~did~~ (did not) take an oath.

Notary Signature

Justin T Reineking
Printed Name of Notary

NOTARY PUBLIC JUSTIN T REINEKING STATE OF WISCONSIN

4/10/2023
My commission expires

Wayne L. As Foor
Owner's Signature

Wayne L. As Foor
Owner's Name Fraternia Corp. Pres.

3400 Hanson Ct.
Street Address

La Crosse, Wisc. 54603
City, State, Zip

608 397 5787 WLALAW 2000 @ Yahoo.com
Telephone / Email

Flagship
COMPANIES GROUP

AGENT CONSENT FORM

Project Name: St. James & US 1 - 3870 S US Highway 1, Ft. Pierce, FL 34981– 2.64 +/- acres

Parcel ID: 2434-501-0019-000-3

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

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 30th day of June, 2021 by Phillip C. Hollis (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Carly S. Ervin
Printed Name of Notary

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

October 17, 2022
My commission expires

Phillip C. Hollis
Owner's Agent Signature

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

1190 Business Center Drive #2000
Street Address

Lake Mary, FL 32746
City, State, Zip

phillip@pmjs.com; 407-832-6444
Telephone / Email

LEGAL DESCRIPTION

FLAGSHIP – US 1 & ST. JAMES

Parcel # 2434-501-0019-000-3

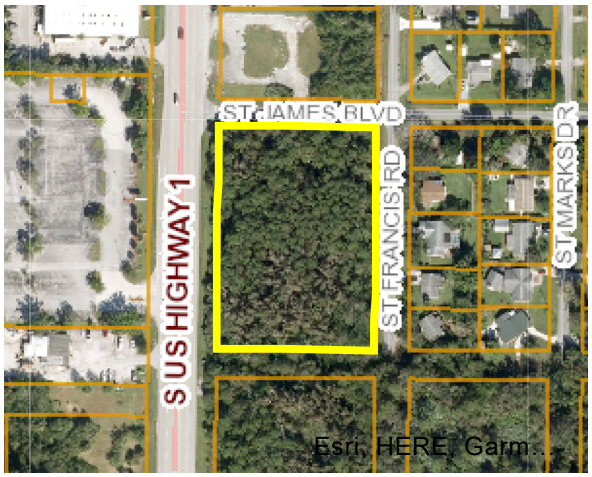
LOTS 1 TO 8, INCLUSIVE, LESS THE WEST 45 FEET AND LOTS 9 TO 16, INCLUSIVE, BLOCK 2, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.64 ACRES, MORE OR LESS.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, June 11, 2021

Parcel Report



Parcel

PARCELNO:	2434-501-0019-000-3
Property ID:	33360
Owner1:	Fraternia Corp
SiteAddress:	US HIGHWAY 1

Owner

Owner1:	Fraternia Corp
Owner2:	
Owner3:	
MailingAddress:	3400 Hanson Ct La Crosse, WI 54603-1094

Overview

PrimaryLandUse:	1000 - Vac Comm
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	St James Park
Just/Market Value:	$401,800
FinishedArea:	
Acres:	2.635
TotalArea:	114,800

Legal Description

LegalDescription: ST JAMES PARK BLK 2 LOTS 1 TO 8 INCL-LESS W 45 FT- AND ALL LOTS 9 TO 16 INCL (OR 1723-949)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2020	$401,800	$0	$401,800	$0	$401,800	$0	$401,800	$0	$0
2019	$401,800	$0	$401,800	$0	$401,800	$0	$401,800	$0	$0
2018	$401,800	$0	$401,800	$0	$401,800	$0	$401,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Improvements

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

Land Lines

Line Number	Units	Unit Type
1	114,800	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/06/2003	$200,500	XX00	WD	Nelson Edwin J	1723-949	Clerk of Courts
02/10/1993	$1,000	XX02	CT	ST JAMES ASSOC LTD	829-1068	Clerk of Courts
04/08/1989	$100	XX02	WD	VESTRON PROP INC	635-2188	Clerk of Courts
05/01/1987	$650,000	XX02	CV		545-2276	Clerk of Courts

Photos

PROJECT NARRATIVE & COVER LETTER
Flagship – St. James & US 1
Development Review, Condition Use & Concurrency
August 5, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval for Development, Design, Conditional Use and Concurrency review for a 2.64 +/- acre parcel currently located in St. Lucie County, Florida for a proposed self-storage development with associated site improvements. The subject parcel is noted below and east of S. US Highway 1 and south of St. James Boulevard in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. US Highway 1 and south of St. James Boulevard in St. Lucie County, Florida. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:
2434-501-0019-000-3	US Highway 1 (TBD)	2.64

This parcel is currently in the jurisdiction of St. Lucie County and has an existing Future Land Use designation of Commercial (COM) and an underlying Zoning designation of Commercial, General (CG). The applicant has an application under review for the annexation of this project into the City of Fort Pierce which would then assign a City of Fort Pierce Future Land Use designation of Commercial (COM) and Zoning designation of General Commercial Zone (C-3).

To the north of the subject parcel lies the right-of-way of St. James Boulevard, a St. Lucie County owned and maintained right-of-way. Following the right of way is an undeveloped commercial parcel that is located in the City of Fort Pierce. This parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Future Land Use designation of Commercial (COM) and an underlying zoning designation of Commercial, General (CG).

East of the subject property lies the right-of-way of St. Francis Road, a St. Lucie County owned and maintained right-of-way. East of the right-of-way are developed residential homes. These parcels have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential, Single-Family-4 (RS-4).

West of the subject property lies the right-of-way of S. US Highway 1, an FDOT owned and maintained right-of-way. Following the right-of-way, lies a developed commercial building owned by St. Lucie County. This parcel is located in the City of Fort Pierce and has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

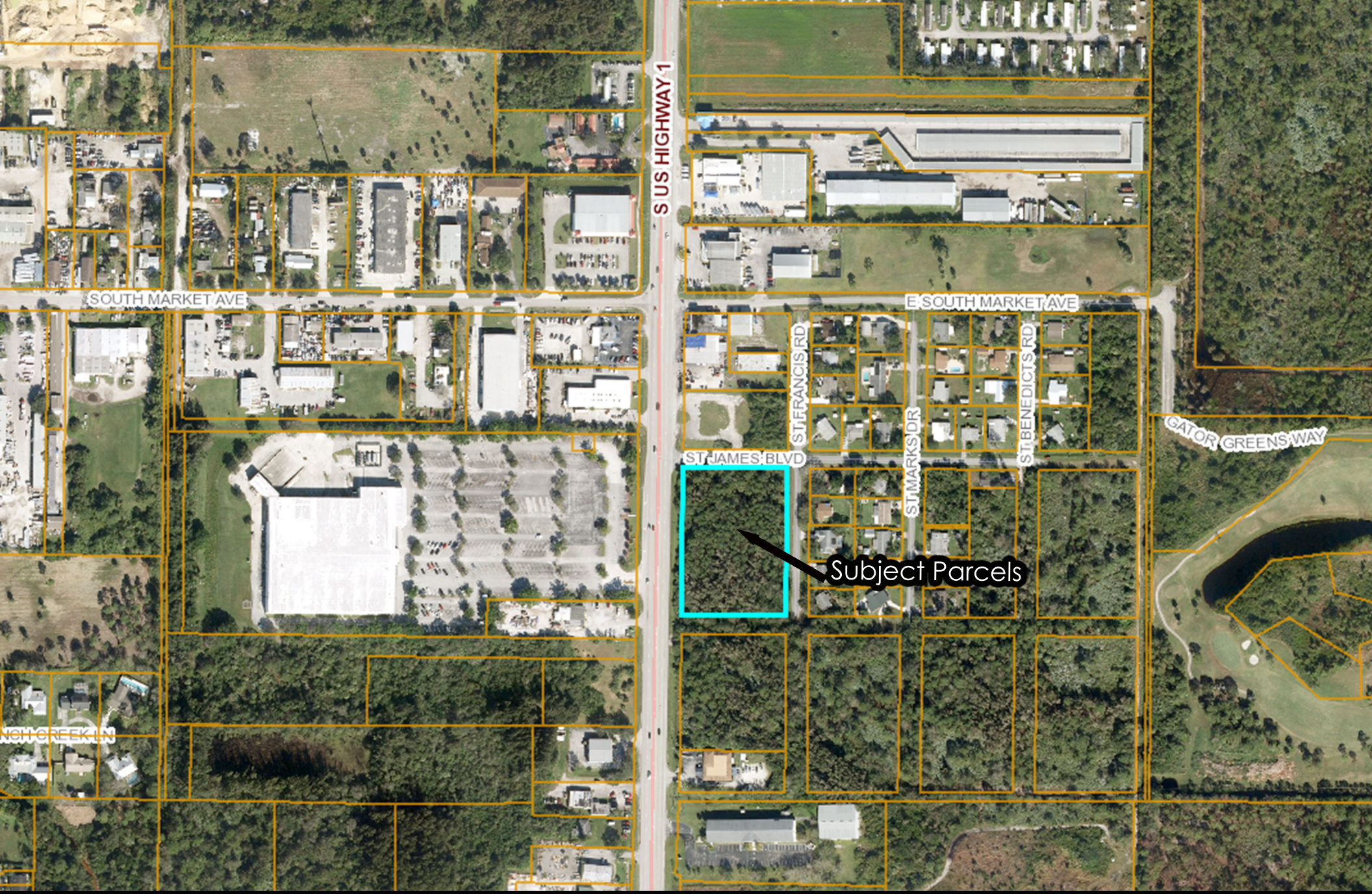
Section 125-313 of the City of Fort Pierce Land Development Code outlines the requirements for review and approval of Major or Minor Site Plan Applications. As outlined in section 125-313(a)(1) of the City of Fort Pierce Land Development Code, the proposed development will be considered a major site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

A pre-application meeting to discuss the project was held with the City of Fort Pierce on June 23, 2021. This submittal includes the all-applicable documents required for a major site plan submittal. The subject property is not located in an area where beach / dune system protection plans are required. Due to this, a beach / dune system protection plan is not included with this submittal.

Section 125-187 of the City of Fort Pierce Land Development Code outlines the allowed uses within the General Commercial (C-3) zoning designation. Self-Service Storage facilities are allowed as a conditional use. Section 125-236 of the City of Fort Pierce Land Development Code outlines the procedures for approval of a conditional use application. The development review application includes the request for approval of a conditional use application to allow for Self-Service Storage on the subject parcel.

Based on the above justification and attached information, the Petitioner respectfully requests approval of these applications.

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-08-05_City_FP_Flagship_US_1_St_James_Dev_CU_Concurrency_Review_Justification_21-287.docx



Flagship - US 1 & St. James

Location Map

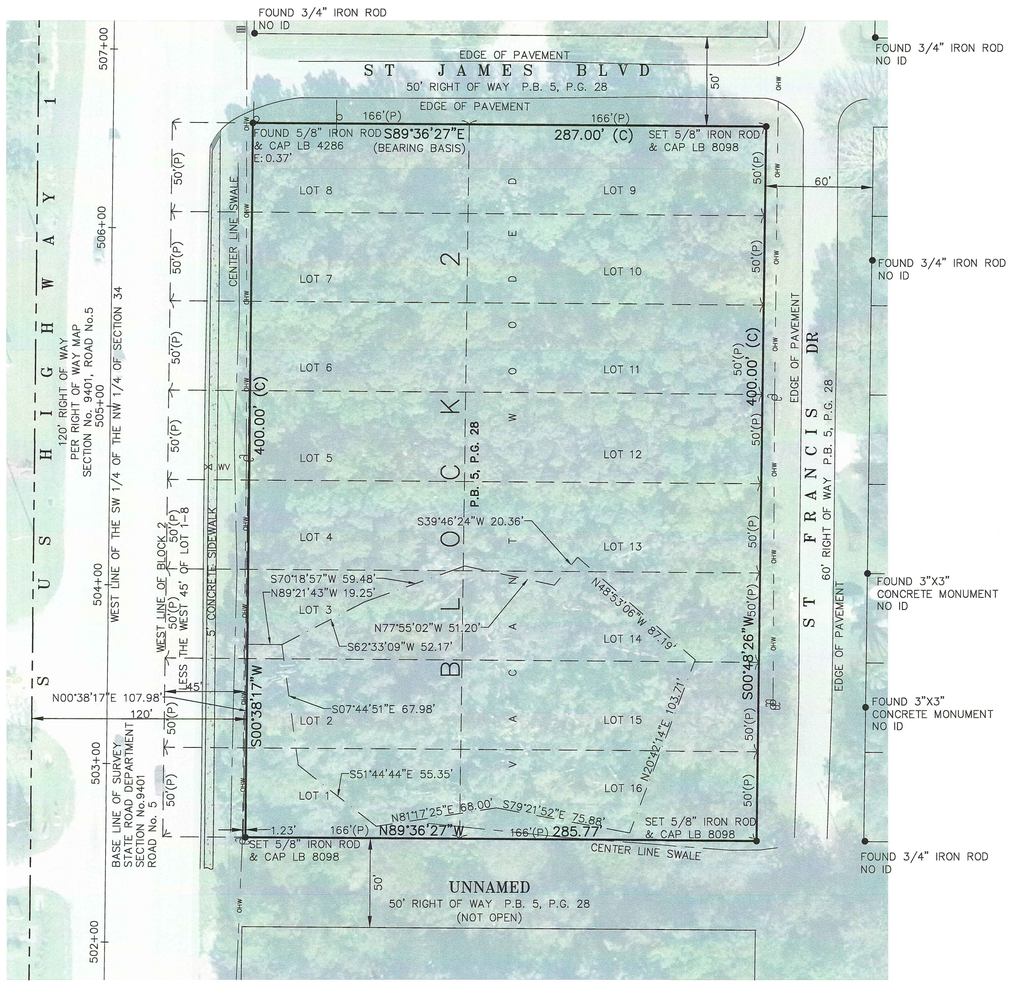
St. Lucie County, FL

NORTH

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

BOUNDARY SURVEY

FOR: FRATERNIA CORP.

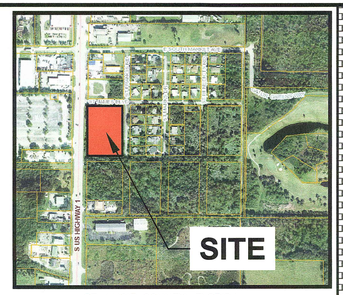


NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

S.L.C.	ST. LUCIE COUNTY		STREET SIGN
STA	STATION	TSR	TELEPHONE RISER BOX
	STORMWATER DRAINAGE MANHOLE	TOE	TOE OF SLOPE
	STREET SIGN	TOB	TOP OF BANK/BERM
TSR	TELEPHONE RISER BOX	T.O.N.	TOP OF NUT
TOE	TOE OF SLOPE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
TOB	TOP OF BANK/BERM	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
T.O.N.	TOP OF NUT	TWNSHP	TOWNSHIP
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		TRAFFIC HANDHOLD
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)	TSCB	TRAFFIC SIGNAL CONTROL BOX
TWNSHP	TOWNSHIP	TYP	TYPICAL
	TRAFFIC HANDHOLD	U.E.	UTILITY EASEMENT
TSCB	TRAFFIC SIGNAL CONTROL BOX	UNK	UNKNOWN
TYP	TYPICAL	UNKN	UNKNOWN HANDHOLD
U.E.	UTILITY EASEMENT	RISER BOX	UNKNOWN RISER BOX
UNK	UNKNOWN		UNKNOWN TYPE MANHOLE
UNKN	UNKNOWN HANDHOLD	VCP	VITRIFIED CLAY PIPE
RISER BOX	UNKNOWN RISER BOX	WM	WATER METER
	UNKNOWN TYPE MANHOLE		WATER SERVICE METER (WM)
VCP	VITRIFIED CLAY PIPE	WV	WATER VALVE (WV)
WM	WATER METER		WELL
	WATER SERVICE METER (WM)	W	WEST
WV	WATER VALVE (WV)	WF	WOOD FENCE
	WELL		WOOD POLE STREET LIGHT
W	WEST		WOOD POWER POLE
WF	WOOD FENCE		
	WOOD POLE STREET LIGHT		
	WOOD POWER POLE		

LEGAL DESCRIPTION:

LOTS 1 TO 8, INCLUSIVE, LESS THE WEST 45 FEET AND LOTS 9 TO 16, INCLUSIVE, BLOCK 2, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.64 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JULY 19, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J–17.050–053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
6. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0189K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE: 9-17-21
FLORIDA REGISTRATION #5556

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA

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

DRAWN BY	LS
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	21-287.DWG
SCALE	AS SHOWN
DATE	JULY 14, 2021

DATE	REVISION COMMENTS
08/20/21	ADDED WETLAND AND EXTRA TOPOGRAPHIC INFORMATION
07/23/21	ADDED TOPOGRAPHIC & TREE INFORMATION

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR: FRATERNIA CORP.
RECORD INFORMATION
SEC. 34, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST LUCIE COUNTY, FLORIDA

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

21-287

1 OF 3

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\SURVEY\Dwg - PDP\Survey21-287 Calc Base file&.dwg, 8/9/2021 10:43 AM
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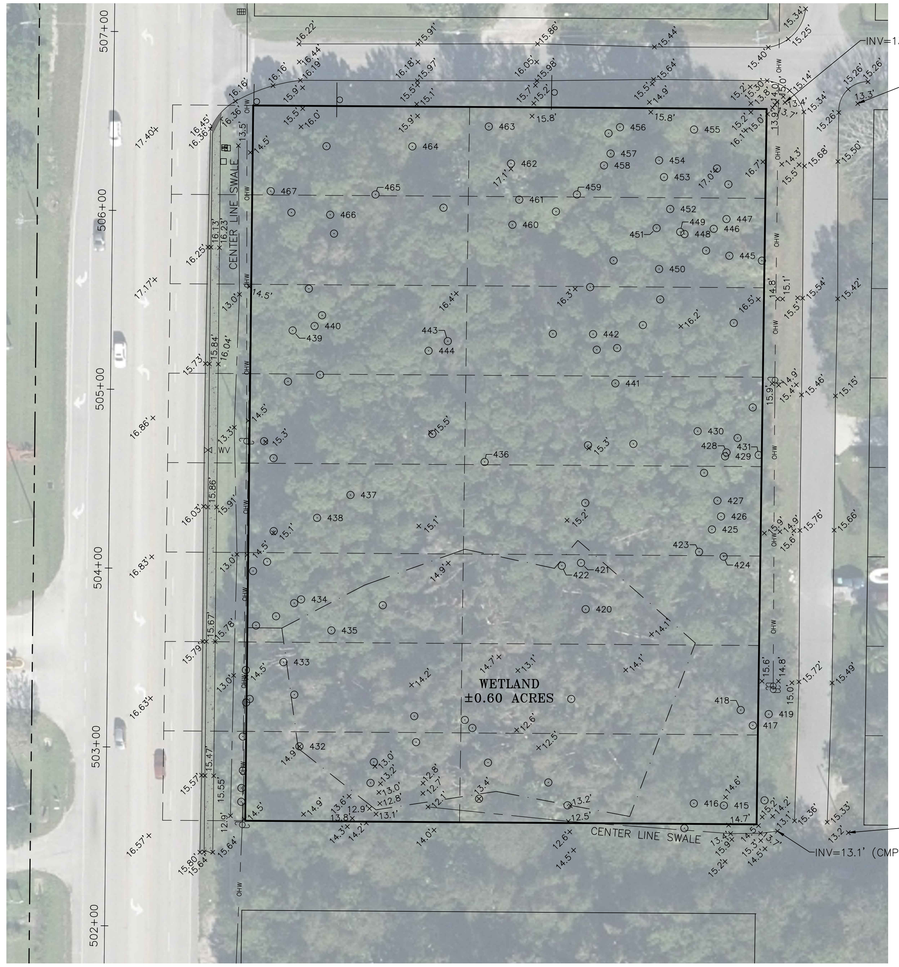
TOPOGRAPHIC & TREE SURVEY

FOR: FRATERNIA CORP.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

TREE TABLE

TREE NAME	DIAMETER (IN)	TAG #
OAK	37	415
OAK	12	416
OAK	19	417
OAK	14	418
OAK	33	419
PINE	13	420
PINE	12	421
PINE	12	422
OAK	30	423
PINE	13	424
OAK	14	425
OAK	13	426
PINE	13	427
PINE	12	428
PINE	12	429
PINE	13	430
PINE	12	431
OAK	18	432
PINE	12	433
PINE	12	434
PINE	12	435
PINE	14	436
PINE	13	437
OAK	20	438
PINE	12	439
PINE	12	440
PINE	12	441
PINE	12	442
OAK	18	443
PINE	12	444
PINE	15	445
OAK	12	446
OAK	13	447
PINE	13	448
PINE	12	449
PINE	12	450
PINE	13	451
PINE	14	452
PINE	13	453
PINE	12	454
PINE	14	455
PINE	16	456
PINE	12	457
PINE	13	458
PINE	12	459
PINE	14	460
PINE	12	461
PINE	12	462
OAK	13	463
OAK	14	464
PINE	14	465
PINE	14	466
PINE	16	467
CAB PALM	–	
CAB PALM	–	
CAB PALM	–	

CAB PALM	–	
CAB PALM	–	
CAB PALM	–	

TOPOGRAPHIC CONTOUR

FOR: FRATERNIA CORP.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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LS	DRAWN BY
MTO	CHECKED BY
SV	FIELD CREW
21-287.DWG	FILENAME
AS SHOWN	SCALE
July 14, 2021	DATE

DATE	REVISION COMMENTS
08/2021	ADDED WETLAND AND EXTRA TOPOGRAPHIC INFORMATION
07/2021	ADDED TOPOGRAPHIC & TREE INFORMATION

BOUNDARY, TOPOGRAPHIC
& TREE SURVEY

FOR: FRATERNIA CORP.

RECORD INFORMATION
SEC. 34, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST LUCIE COUNTY, FLORIDA

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

21-287

3 OF 3

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\SURVEY\Dwg - PDF\Survey\21-287 Calc Base field.dwg, 9/17/2021 2:51 PM
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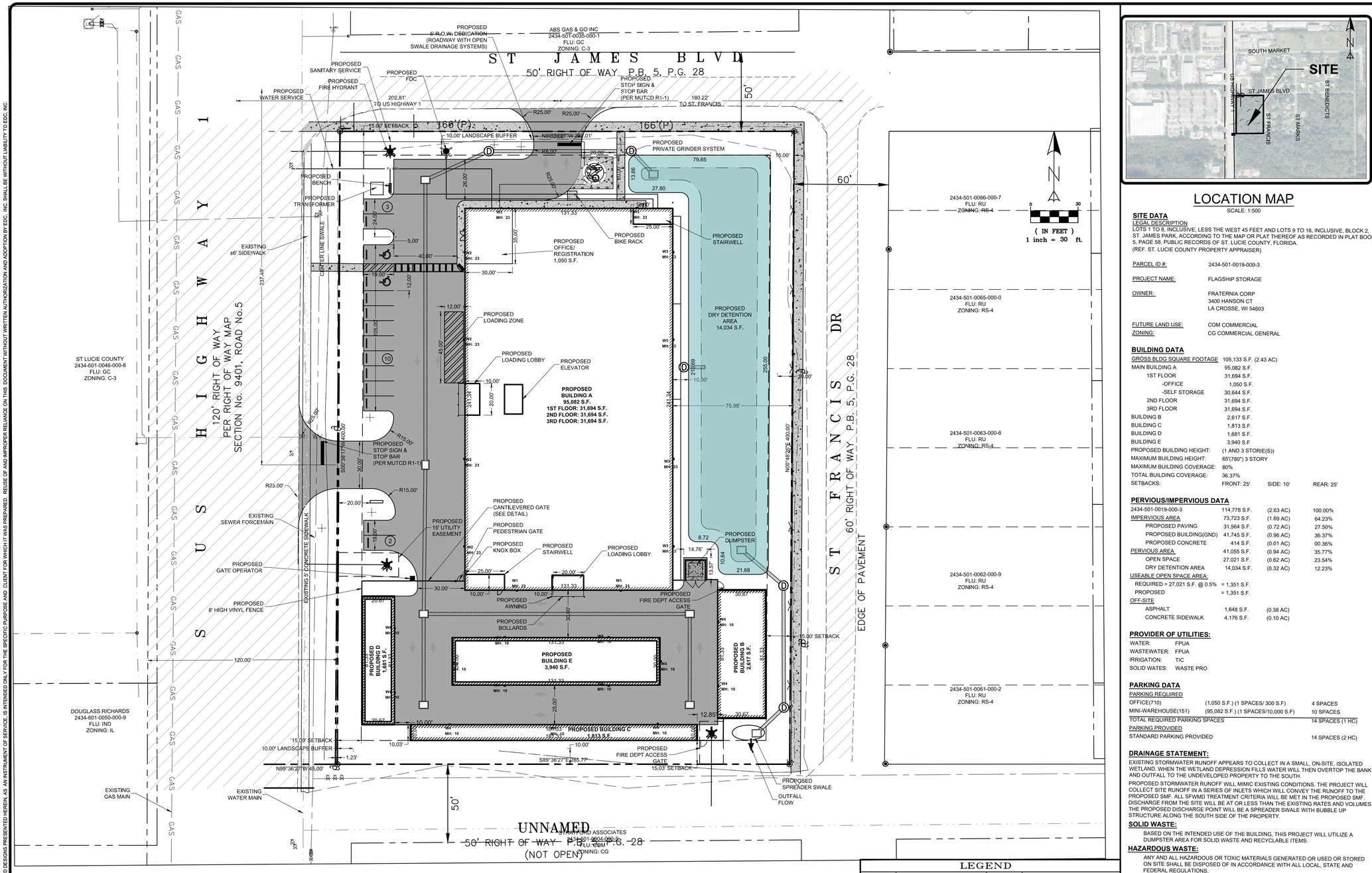
ON ANY ELECTRONIC FORMAT. ANY REUSE OF ANY MARKINGS REMAINING ON THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND COMPENSATION TO EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



VERTICAL DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

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

LEGEND

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

LOCATION MAP

SCALE: 1:500

SITE DATA

LEGAL DESCRIPTION
LOTS 1 TO 8, INCLUSIVE, LESS THE WEST 45 FEET AND LOTS 9 TO 16, INCLUSIVE, BLOCK 2, ST. JAMES PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(REF. ST. LUCIE COUNTY PROPERTY APPRAISER)

PARCEL ID #:	2434-501-0019-000-3
PROJECT NAME:	FLAGSHIP STORAGE
OWNER:	FRATERNIA CORP 3400 HANSON CT LA CROSSE, WI 54603
FUTURE LAND USE:	COM COMMERCIAL
ZONING:	CG COMMERCIAL GENERAL

BUILDING DATA

GROSS BLDG SQUARE FOOTAGE	105,133 S.F. (2.43 AC)		
MAIN BUILDING A	95,082 S.F.		
1ST FLOOR	31,694 S.F.		
-OFFICE	1,050 S.F.		
-SELF STORAGE	30,644 S.F.		
2ND FLOOR	31,694 S.F.		
3RD FLOOR	31,694 S.F.		
BUILDING B	2,617 S.F.		
BUILDING C	1,813 S.F.		
BUILDING D	1,681 S.F.		
BUILDING E	3,940 S.F		
PROPOSED BUILDING HEIGHT:	(1 AND 3 STORIE(S))		
MAXIMUM BUILDING HEIGHT:	65'(780") 3 STORY		
MAXIMUM BUILDING COVERAGE:	80%		
TOTAL BUILDING COVERAGE:	36.37%		
SETBACKS:	FRONT: 25'	SIDE: 10'	REAR: 25'

PERVIOUS/IMPERVIOUS DATA

2434-501-0019-000-3	114,778 S.F.	(2.63 AC)	100.00%
IMPERVIOUS AREA	73,723 S.F.	(1.69 AC)	64.23%
PROPOSED PAVING	31,564 S.F.	(0.72 AC)	27.50%
PROPOSED BUILDING(GND)	41,745 S.F.	(0.96 AC)	36.37%
PROPOSED CONCRETE	414 S.F.	(0.01 AC)	00.36%
PERVIOUS AREA	41,055 S.F.	(0.94 AC)	35.77%
OPEN SPACE	27,021 S.F.	(0.62 AC)	23.54%
DRY DETENTION AREA	14,034 S.F.	(0.32 AC)	12.23%
USEABLE OPEN SPACE AREA:			
REQUIRED = 27,021 S.F. @ 0.5%	= 1,351 S.F.		
PROPOSED	= 1,351 S.F.		
OFF-SITE			
ASPHALT	1,648 S.F.	(0.38 AC)	
CONCRETE SIDEWALK	4,176 S.F.	(0.10 AC)	

PROVIDER OF UTILITIES:

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	TIC
SOLID WATES:	WASTE PRO

PARKING DATA

PARKING REQUIRED		
OFFICE(710)	(1,050 S.F.) (1 SPACES/ 300 S.F)	4 SPACES
MINI-WAREHOUSE(151)	(95,082 S.F.) (1 SPACES/10,000 S.F)	10 SPACES
TOTAL REQUIRED PARKING SPACES		14 SPACES (1 HC)
PARKING PROVIDED		
STANDARD PARKING PROVIDED		14 SPACES (2 HC)

DRAINAGE STATEMENT:

EXISTING STORMWATER RUNOFF APPEARS TO COLLECT IN A SMALL, ON-SITE, ISOLATED WETLAND. WHEN THE WETLAND DEPRESSION FILLS WATER WILL THEN OVERTOP THE BANK AND OUTFALL TO THE UNDEVELOPED PROPERTY TO THE SOUTH.

PROPOSED STORMWATER RUNOFF WILL MIMIC EXISTING CONDITIONS. THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO THE PROPOSED SMF. ALL SFWMD TREATMENT CRITERIA WILL BE MET IN THE PROPOSED SMF. DISCHARGE FROM THE SITE WILL BE AT OR LESS THAN THE EXISTING RATES AND VOLUMES. THE PROPOSED DISCHARGE POINT WILL BE A SPREADER SWALE WITH BUBBLE UP STRUCTURE ALONG THE SOUTH SIDE OF THE PROPERTY.

SOLID WASTE:

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

HAZARDOUS WASTE:

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

LANDSCAPE:

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

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

TRAFFIC STATEMENT

--

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

ENGINEERS & SURVEYORS ENVIRONMENTAL

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

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

DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-287 st james us1 r6.dwg
LAYOUT	CSP
AS SHOWN	AS SHOWN
SCALE	
DATE	04/AUGUST/2021

REVISION COMMENTS

DATE

FLAGSHIP
ST JAMES & US1

SITE PLAN

FORT PIERCE FLORIDA

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

21-287

1 OF 2

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

Z:\EDC-2021\21-287 - Flagship - US 1 & St. James\ENGINEERING\AutoCAD\DWG\21-287 ST JAMES US1 R6.dwg, CSP, 9/17/2021 1:25:17 PM, James, EDC, Inc.

US HIGHWAY 1

ST FRANCIS DRIVE

ST. JAMES BLVD

PROPOSED 5' R.O.W. DEDICATION (ROADWAY WITH OPEN SWALE DRAINAGE SYSTEMS)

PROPOSED SANITARY SERVICE

PROPOSED HYDRANT

PROPOSED BENCH

PROPOSED TRANSFORMER

PROPOSED WATER LINE

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

EXISTING ±6' SIDEWALK

FPL Plant the right tree in the right place 30' and 50' offsets from overhead utilities

PROPOSED OFFICE/ REGISTRATION 1,050 S.F.

PROPOSED GRINDER PUMP

PROPOSED BIKE RACK

PROPOSED LOADING ZONE

PROPOSED DRY DETENTION AREA

FPL Plant the right tree in the right place 30' and 50' offsets from overhead utilities

PROPOSED DUMPSTER

PROPOSED LOADING LOBBY

Mulch Bed (Typ.)

OUTFALL FLOW

EXISTING WATER MAIN

Sod-1

Sod

W1 MH: 23

W2 MH: 23

W3 MH: 23

W4 MH: 10

MYR 150

ILV 115

ILV 150

MYR 535

LI 29

BS 2

IE 4

PE 3

QV 14

TD 14

MYR 24

JUAN QUINTEROS
2434-501-0066-000-7
FLU: RU
ZONING: RS-4

ROBERT PARNELL
2434-501-0065-000-0
FLU: RU
ZONING: RS-4

KATHLEEN TEMPLE
2434-501-0063-000-6
FLU: RU
ZONING: RS-4

JEANETTE NISSEN
2434-501-0062-000-9
FLU: RU
ZONING: RS-4

CARL HOEVERMAN
2434-501-0061-000-2
FLU: RU
ZONING: RS-4

Landscape Plan

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

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

Flagship Storage

St. James & US1

City of Fort Pierce, Florida

City Project Number:

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

Job No. 21-0403
Drawn By JWS
Submittal Dates 8-26-2021
9-15-2021

Revision Dates
New Base 9-15-2021

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

Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade, No filling will be permitted around trunks or stems, Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
2	BS*	BURSERA SIMARUBA	GUMBO LIMBO	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
4	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
29	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
3	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
14	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
14	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
265	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 1' x 1'	2' O.C.	FULL & THICK
685	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
24	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

* = Florida Native

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

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 1,363'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,363 l.f. x 10' = 13,630 s.f. / 300 = 45 Trees
Provided = 45 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,363 l.f. / 2' o.c. = 682 Shrubs
Provided = 682 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per 15 s.f. of vehicular use area (31,564 s.f./15 = 2,104.26 s.f.)
Landscape Area Provided = 2,206 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
31,546 s.f./15 = 2,206 s.f. / 100 = 21 Trees
Trees Provided = 21 (Note: some tree relocated to dry retention area to enhance water quality)

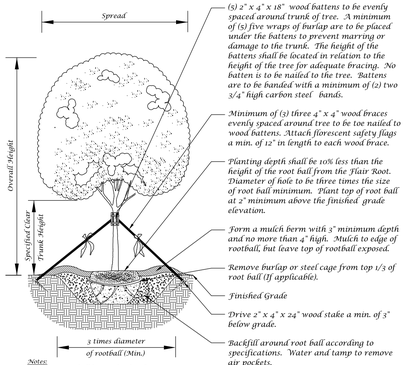
Total Trees Required = 66 Trees
Total Trees Provided = 66 Trees

Total Trees Required = 66 Trees
Total Native Trees Provided = 37 (56%)

Total Palms Required = 0
Total Native Palms Provided = 0

Total Shrubs Required = 705
Total Native Shrubs Provided = 705 (100%)

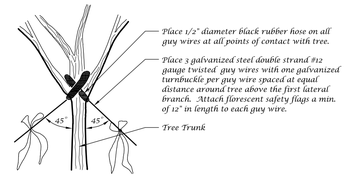
Landscape Details



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

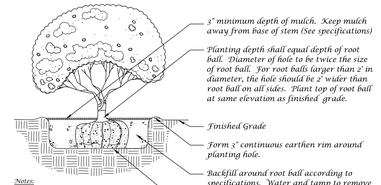
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



Guy Wire Attachment Detail

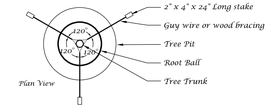
Not to Scale



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

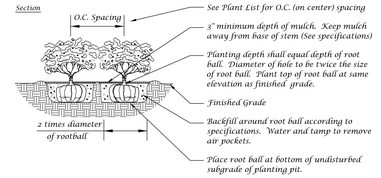
Shrub Detail

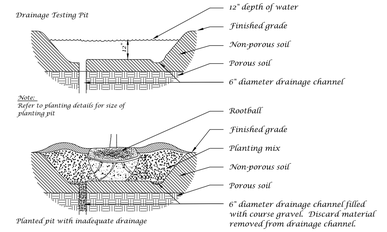
Not to Scale



Staking Detail

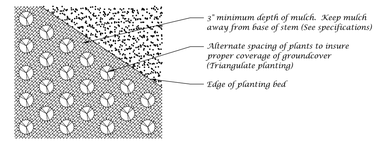
Not to Scale





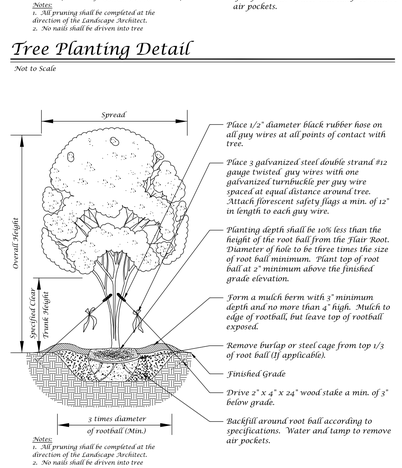
Drainage Testing Detail

Not to Scale



Ground Cover Detail

Not to Scale



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

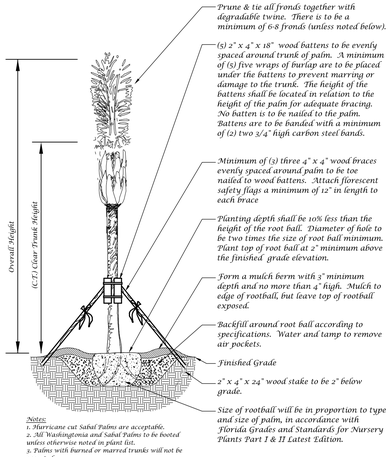
Tree Planting Detail

Not to Scale

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

Multi-Trunk Tree Planting Detail

Not to Scale



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

Palm Planting Detail

Not to Scale

Landscape Plan

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

Flagship Storage

St. James & US1
City of Fort Pierce, Florida

City Project Number:

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

Job No.	21-0403
Drawn By	JWS
Submittal Dates	8-26-2021
	9-15-2021
Revision Dates	
New Base	9-15-2021

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

ENGINEERS SURVEYORS
ENVIRONMENTAL

June 23, 2021

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

VIA Email: phillip@pmjs.com

Reference: **Environmental Assessment**
US-1/St. James
Fort Pierce, St. Lucie County, FL 34982
Parcel ID(s)# 2434-501-0019-000-3

Dear Mr. Hollis,

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

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

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

Respectfully submitted,
EDC, Inc.

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

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel IDs: 2434-501-0019-000-3
US-1/St. James Boulevard
Fort Pierce, FL 34981

Date: June 23, 2021
Project # 21-287

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

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

The subject property evaluated as part of this Environmental Assessment consists of one (1) tax parcels (Parcel ID #2434-501-0019-000-3) totaling 2.64 acres. The property is classified by the St, Lucie County Property Appraiser with a current Land Use Designation of 1000 – Vacant Commercial. The parcel is located just east of US-1, south of St. James Blvd., in St. Lucie County, Florida. The subject property is further located within Section 34, Township 35 South, and Range 40 East, St. Lucie County, Florida.

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

VEGETATION:

It is the opinion of EDC that there is native upland habitat located on site. Habitat associations were determined via onsite analysis and were classified according to the Florida Department of Transportation (FDOT) geographic mapping section known as the Florida Land Use, Cover and Forms Classification System (FLUCCS). The FDOT mapping serves as a uniform land classification system compatible with regional and local permitting agencies. The habitat on the subject parcel consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 411 – Pine Flatwoods and 424 - Melaleuca. (See attached FLUCCS map for estimated acreages.) It is important to note that while there is non-native vegetation present, the native vegetation has significant associations greater than 50% and is therefore considered to be native habitat.

Common Name	Species Name
Slash Pine	*Pinus elliottii*
Laurel Oak	*Quercus laurifolia*
Saw Palmetto	*Serenoa repens*
Cabbage Palm	*Sabal palmetto*
Dahoon Holly	*Ilex cassine*
Grapevine*	*Vitus rotundifolia*
Brazilian Pepper**	*Schinus terebithifolia*
Earleaf Acacia**	*Acacia auriculiformis*
Guava**	*Psidium guajava*
Shoebutton Ardisia**	*Ardisia elliptica*
Snake Plant**	*Sansevieria spp.*

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

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

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were found in conjuction during the field reconnaissance on the property. Please see attached FLUCCS map for estimated acreage.

Common Name	Species Name
Swamp Fern	*Blechnum serrulatum*
Giant Swordfern	*Nephrolepsis biserrata*
Melaleuca**	*Melaleuca quinquinervia*

Table 2: This table lists a representative sample of wetland vegetative species observed during the site visit.

WILDLIFE EVALUATION:

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

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

SOIL COMPOSITION:

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

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

Pomona sands – The Pomona series consists of very deep, poorly and very poorly drained soils that formed in sandy and loamy marine sediments. Pomona soils are on flats and flatwoods on marine terraces. Slopes range from 0 to 2 percent. Under natural conditions Pomona soils are used for water quality and wildlife habitat. Cultivated areas are used for truck crops and tame pasture. Potential native vegetation consists of slash pine, longleaf pine, and south Florida slash pine with an understory of sawpalmetto, waxmyrtle, gallberry, creeping bluestem, chalky bluestem, indiangrass, and pineland threeawn.

Tantile – The Tantile series consists of very deep, poorly drained, slowly or very slowly permeable soils on broad areas in the flatwoods of Peninsular Florida. They formed in sandy and loamy marine sediments. Slopes range from 0 to 2 percent. Soil reaction ranges from very strongly acid to moderately acid throughout. Most areas of Tantile soils are used for rangeland with lesser acreage planted to citrus, improved pasture grasses, and vegetables. Some areas are used for

community development. The principal vegetation is longleaf pine and slash pine with an understory of saw palmetto, running oak, pineland threeawn, and Florida threeawn. Inkberry and fetterbush are in some places.

SITE HISTORY:
After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, this site has remained undeveloped. Due to its proximity to US-1, it has been disturbed by the local homeless population, as well as landscape debris.

Available aerials do not show any development efforts on the property. According to the St. Lucie County Property Appraiser, the most recent sale was May 6, 2003.

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

From the City of Fort Pierce Comprehensive Plan:

4.8 Objective:
Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.

The City of Fort Pierce does not have any additional regulations regarding site development in and around wetlands. State F.A.C. 62-340 will determine limits of development.

From the City of Fort Pierce Code of Ordinances:

Sec. 123-64. Permit required.
(a) *Tree removal permit.* No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit.

The City of Fort Pierce will need a Tree Survey showing trees that will be impacted, as well as a mitigation plan for the impacts.

Sec. 123-65. Conditions for issuing permits.
(2) *Land-clearing permit.* No land-clearing permit shall be issued unless the department finds that each of the following criteria is satisfied:

a. The land clearing or grubbing is necessary to make those certain site improvements authorized by an improved site plan, subdivision approval or land development permit. In the event the area to be cleared is the minimum necessary for such work or in the event the aforementioned approvals are not required by law for the intended use of the property, that the proposed clearing is the minimum necessary for the proposed use or improvement;

b. The applicant provides a written erosion control plan describing methods to control erosion which may be expected to occur as a result of the proposed clearing or grubbing;

c. The applicant is complying with all other provisions of this article and specific codes such as section 18-1, open burning of trash, garbage, etc., or as appropriate;

d. A land clearing permit does not authorize the damage, removal, relocation or destruction of protected trees.

The first step will be obtaining approval via an approved site plan, subdivision approval, or land development permit. A Land Clearing Permit will be a requirement for this project, and it will require and erosion control plan as part of the application.

Sec. 123-66. - Tree protection and mitigation.
(d) Mitigation shall be required for the loss of any native tree at least 14 inches DBH (except for palms which shall have a minimum clear trunk of ten feet) and shall include the following:

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

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

a. Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;
b. Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.

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

SUMMARY:
It is the professional opinion of EDC that there is native upland habitat located on site. The upland habitat on-site is identified as FLUCCS Code 411 – Pine Flatwoods. The site consists of 2.64 acres designated with a Land Use Code of 1000 – Vacant Commercial.

It is our professional opinion that there are wetlands located on the subject parcel, identified as FLUCCS Code 424 - Melaleuca.

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

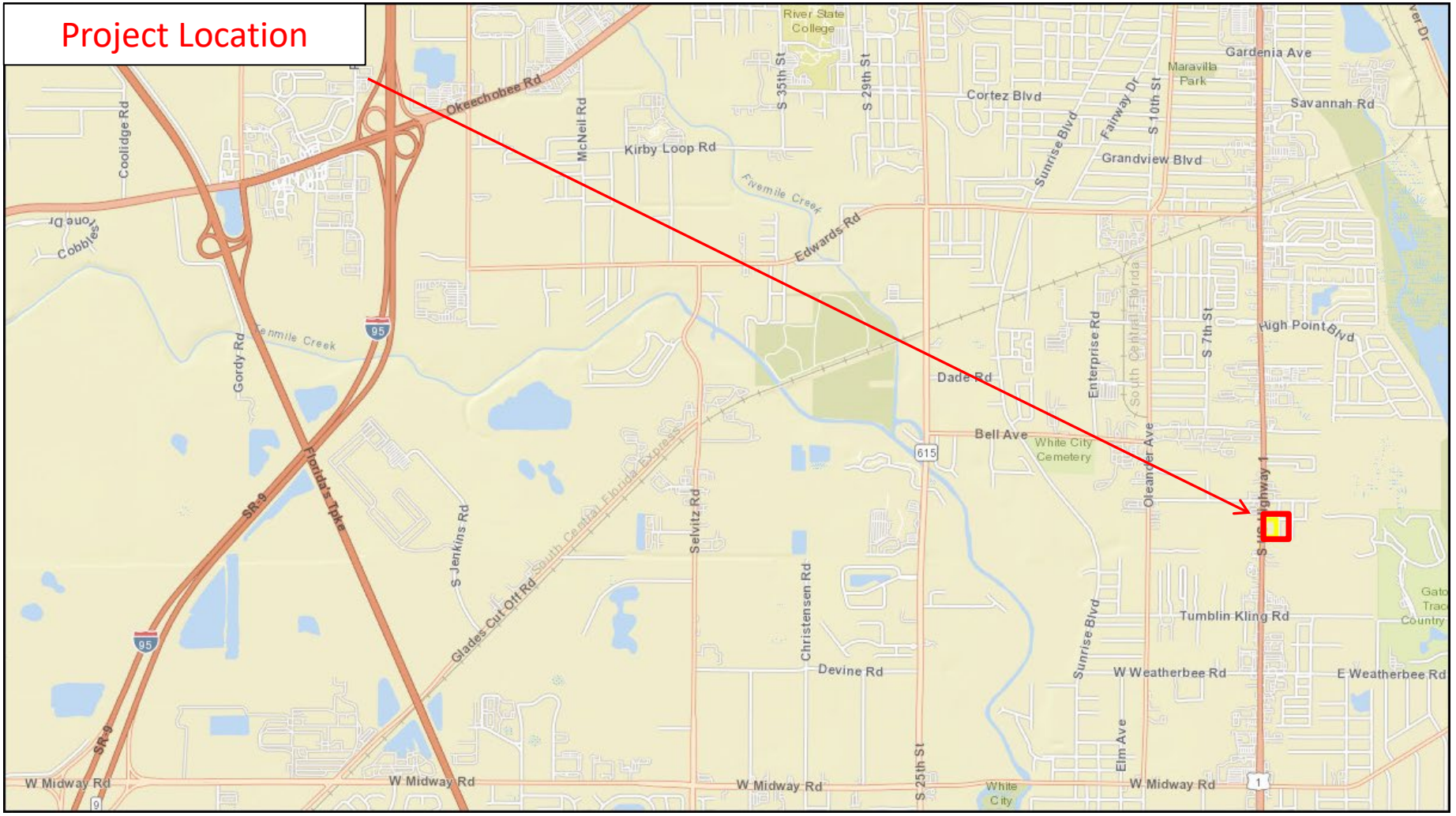
Environmental Assessment

US-1 & St. James

Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-287	Flagship Companies	06/23/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

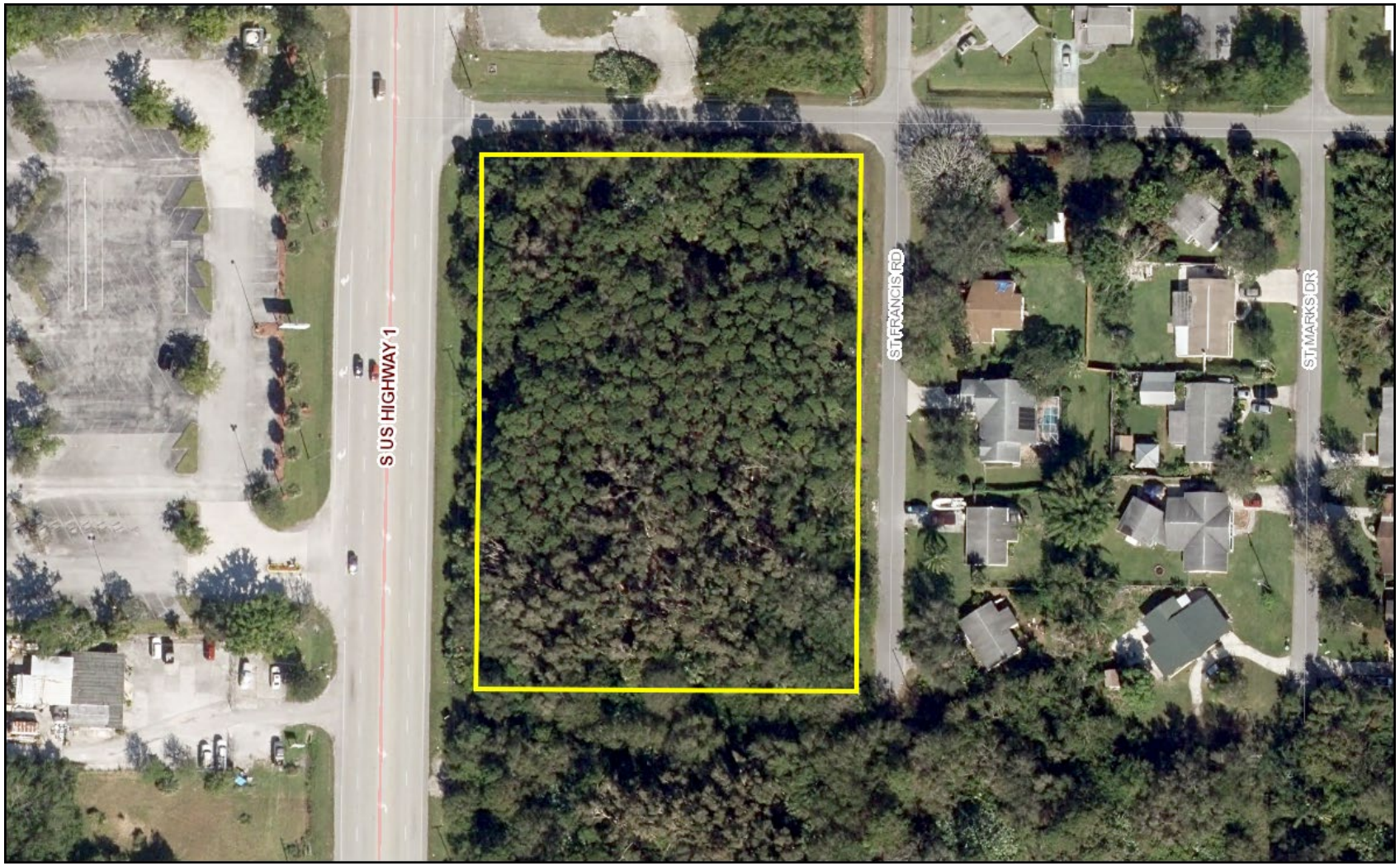
Environmental Assessment

US-1 & St. James

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-287	Flagship Storage	06/23/2021



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

US-1 & St. James

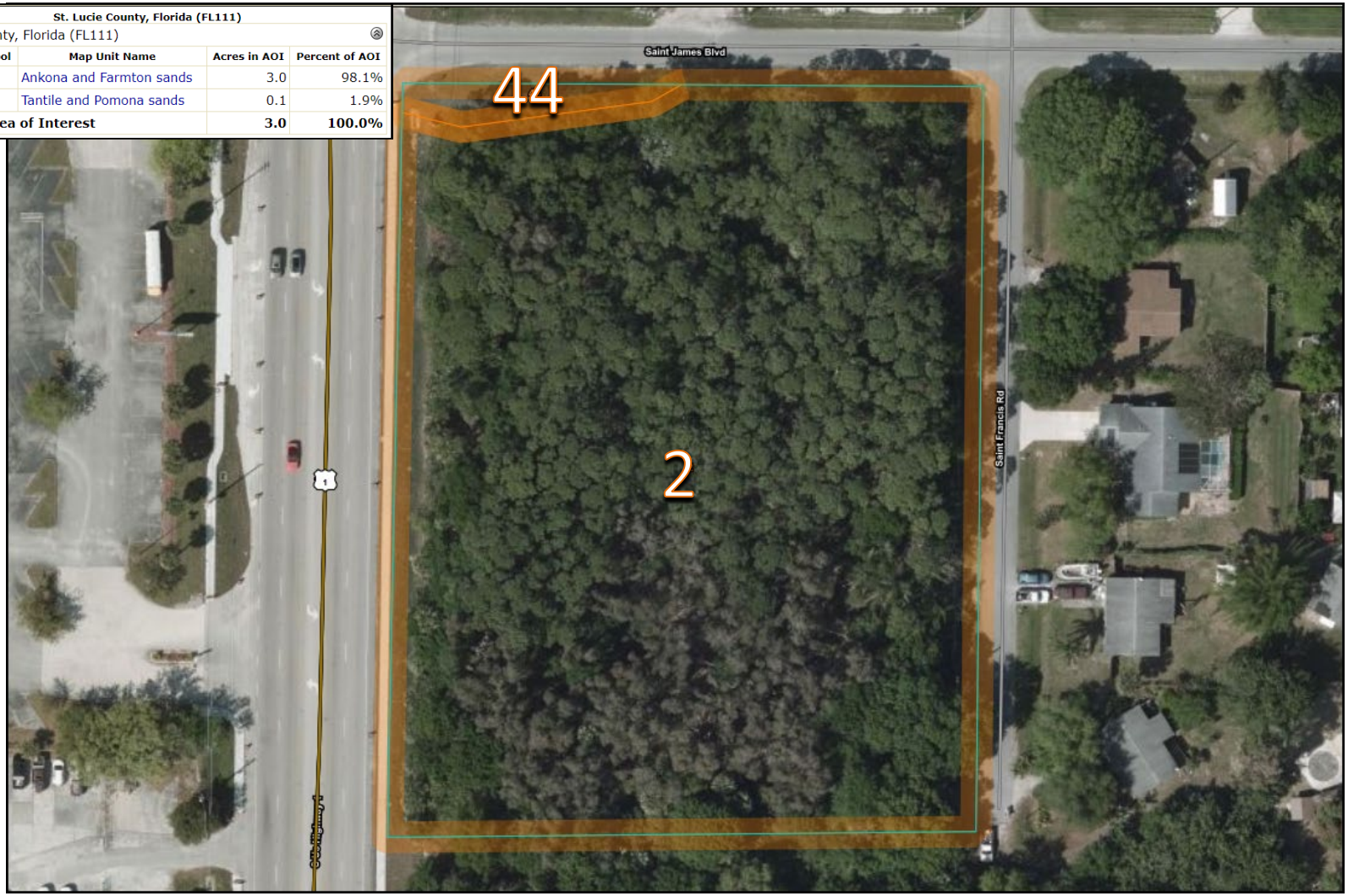
Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-287	Flagship Storage	06/23/2021

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	3.0	98.1%
44	Tantile and Pomona sands	0.1	1.9%
Totals for Area of Interest		**3.0**	**100.0%**



ENGINEERS SURVEYORS ENVIRONMENTAL

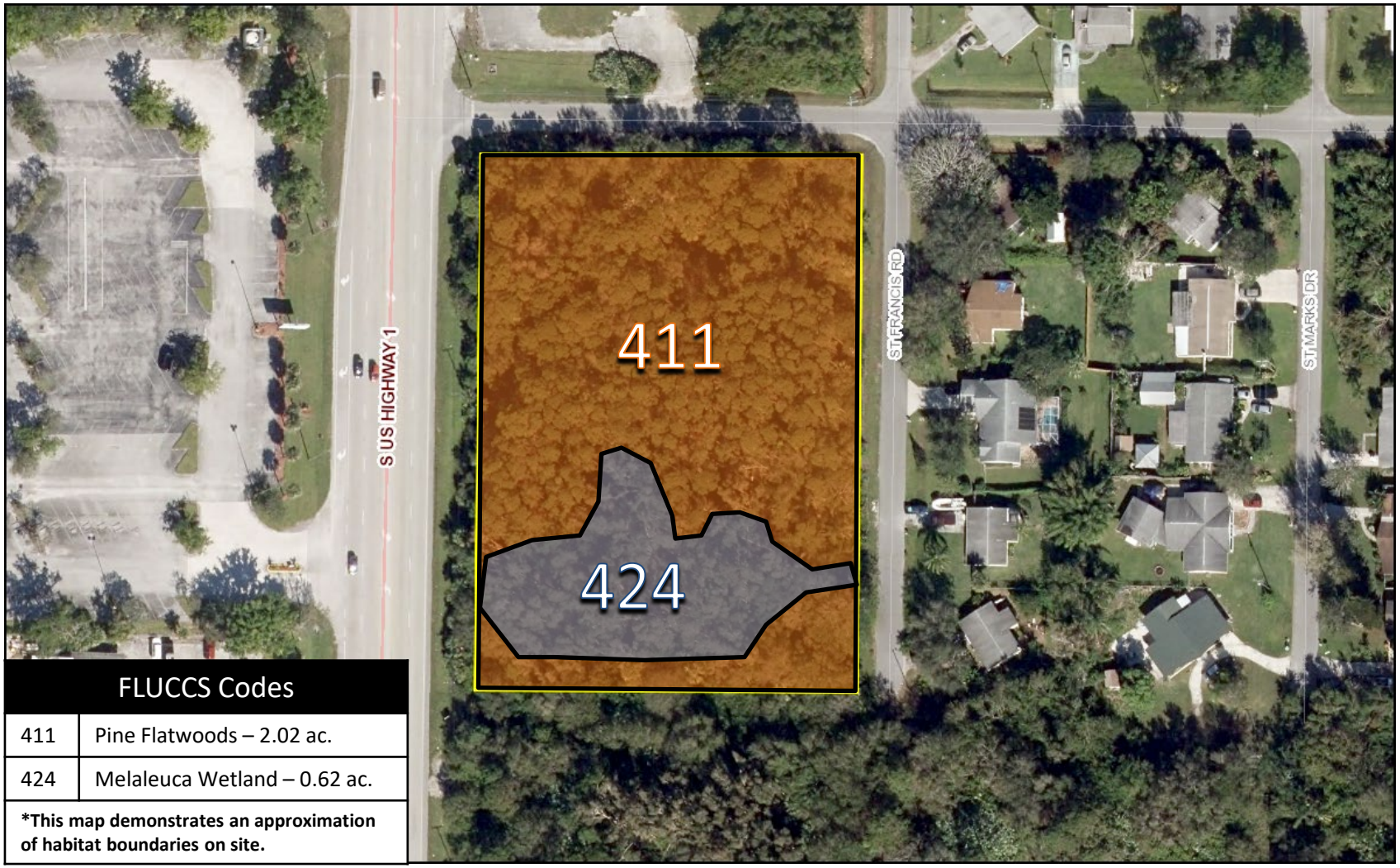
Environmental Assessment

US-1 & St. James

Fort Pierce, St. Lucie County, FL

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

Project: 21-287	Flagship Storage	06/23/2021



FLUCCS Codes	
411	Pine Flatwoods – 2.02 ac.
424	Melaleuca Wetland – 0.62 ac.

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

1. Facing west down St. James.

2. Facing south down St. Francis Rd.

3. Facing north into Pine Flatwoods.

4. Facing south into Melaleuca wetland.

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

July 29, 2021

Tony Adams
Sr. Biologist |Certified Arborist | Environmental

In response to your request on July 29, 2021, the Florida Master Site File lists no cultural resources recorded at US-1 & St. James, Fort Pierce, St. Lucie County, FL.

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

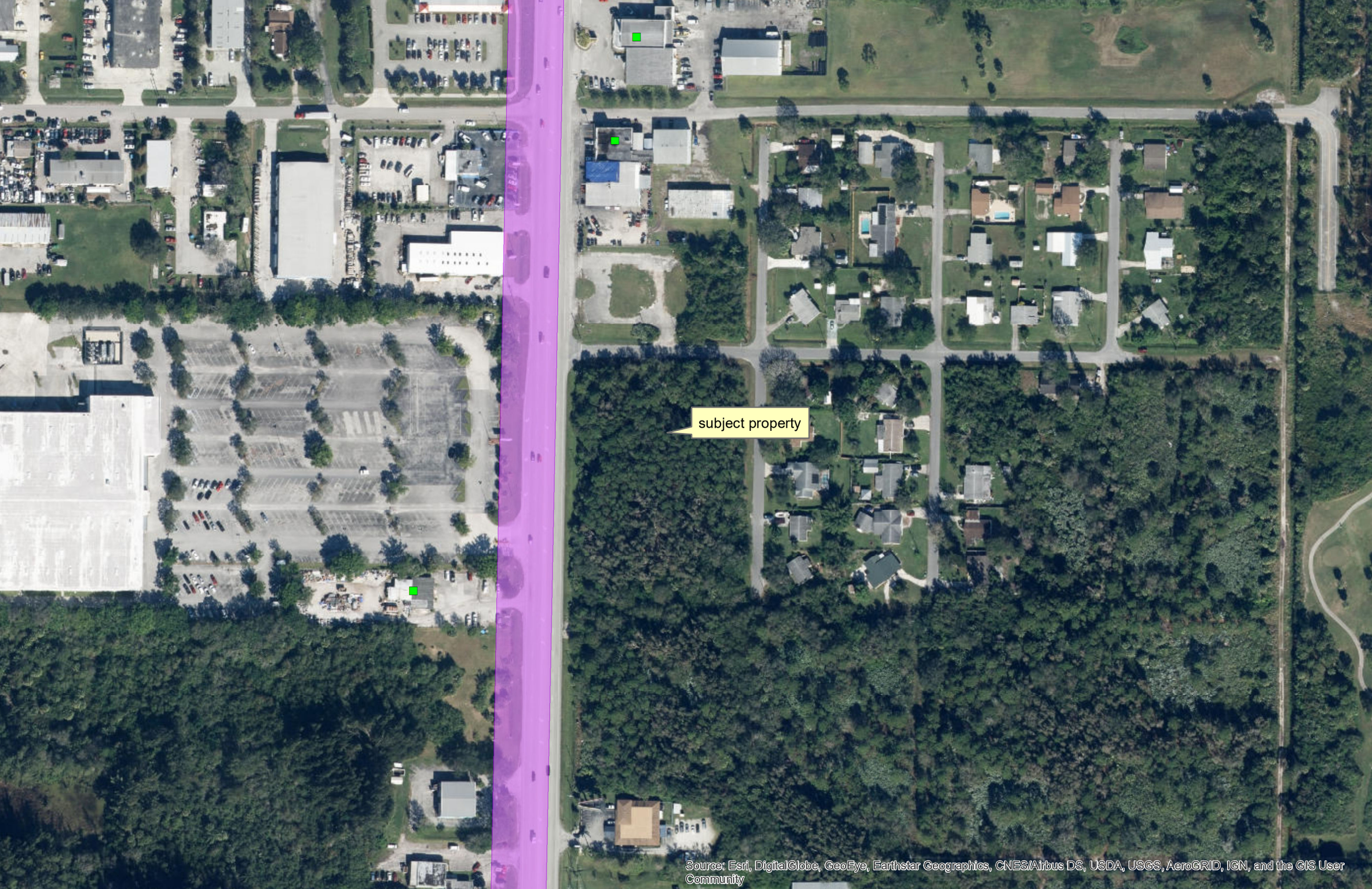
- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

#

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

Kind Regards,

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


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

Technical Review Committee **3. b.**

Meeting Date: 10/21/2021

REQUESTED ACTION

Site Plan & Design Review - Dollar General - 1915 N. US Highway 1

LOCATION

1915 N US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 10/06/2021 05:10 PM

Final Approval Date: 10/06/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

RESUBMITTAL

TO :	Technical Review Committee
FROM :	Vennis Gilmore, Senior Planner
RE :	Technical Review Project: (Site Plan & Design Review)
INITIAL MEETING DATE :	June 17th, 2021
Resubmittal Date:	September 2021
TRC Date:	October 21st, 2021

(RESUBMITTAL) Site Plan & Design Review – Dollar General – 1915 N US HWY 1

Attached are resubmittal documents for Site Plan & Design Review submitted by the property owner Gregory Mihalak, and representative, Morgan Hampton, Common Oak Engineering, for approval of the following: (1) A 9,100 sf Dollar General retail store.

Please review and provide comments on this resubmittal. Please omit the previous resubmittal review request in September.

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

Comment & Response Letter

Dollar General
1915 N US Highway 1, Ft. Peirce, FL 34946

City Of Fort Pierce
Planning Department
100 N US Hwy 1
Fort Pierce, FL 34950
772-467-3737

Prepared by:

1209 Edgewater Drive, Suite 100
Orlando, FL 32804
(407) 951.5915

Comments Received: June 16, 2021

Ft Pierce Planning Department

1. Comment: Per City Code Section 123-37. – General Landscaping Requirements (4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a. The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lot 10,000 square feet or larger.

b. The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 125-308.

A ten feet wide landscape strip is required for lots 10,000 square feet or larger. A Variance Application is required.

1. Response: The proposed building has been moved south to provide a 10 foot wide landscape strip on the north side of the site. See revision cloud 1, sheet DP2.0. Landscape strips with calculation of 1 tree per every 300 SF. And continuous screening provided. Please refer to sheet DP3.0.

2. Comment: Per City Code Section 125-317. – Sidewalks: Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the state accessibility code shall connect buildings to parking areas and adjacent rights-of-way.

Provide a sidewalk connection and sidewalk striping to the building entrance from N. US Highway 1 and from the building

to the refuse collection area. Provide sidewalk along Sandridge.

Example of connectivity to the street

2. Response: **A sidewalk connection for both the front of the building to US Highway 1 and from the side of the building to the refuse collection area has been added. A sidewalk along Sandridge rd. also has been added to the plans. See revision cloud 1, sheets DP2.0, DP2.1.**

3. Comment: Per City Code Section 123-37. – General Landscaping requirements - (10) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial,industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.

3. Response: **The proposed sweet viburnum hedge along the dumpster wall is now at 24" on center for denser coverage. Please refer to revision cloud 1, sheet DP3.0.**

4. Comment: Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required.
A Landscape Bond, Certification of Completion by a Certified Landscape Architect, and a Cost Estimate List must be provided prior to receiving Certificate of Occupancy.

4. Response: **Acknowledged.**

5. Comment: Per City Code Section 117-7. – Permitted Signs (5): 3. Any establishment, or group of establishments, which has a main street lot frontage of 60 linear feet or more, shall also be permitted one ground sign. Such sign shall not exceed a sign area equal to one square foot for every three linear feet of main street lot frontage, up to a maximum of 200 square feet except that one additional ground sign shall be permitted when the main street lot frontage exceeds 500 feet.
Per the City Code only one monument sign is permitted for this site.

5. Response: **The plan shows only 1 monument sign on site. The sign in the back of the site near Sandridge Road is a small directional sign. See revision cloud 1, sheet SP2.0**

6. Comment: Per City Code 125-314. – Design Review: k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long

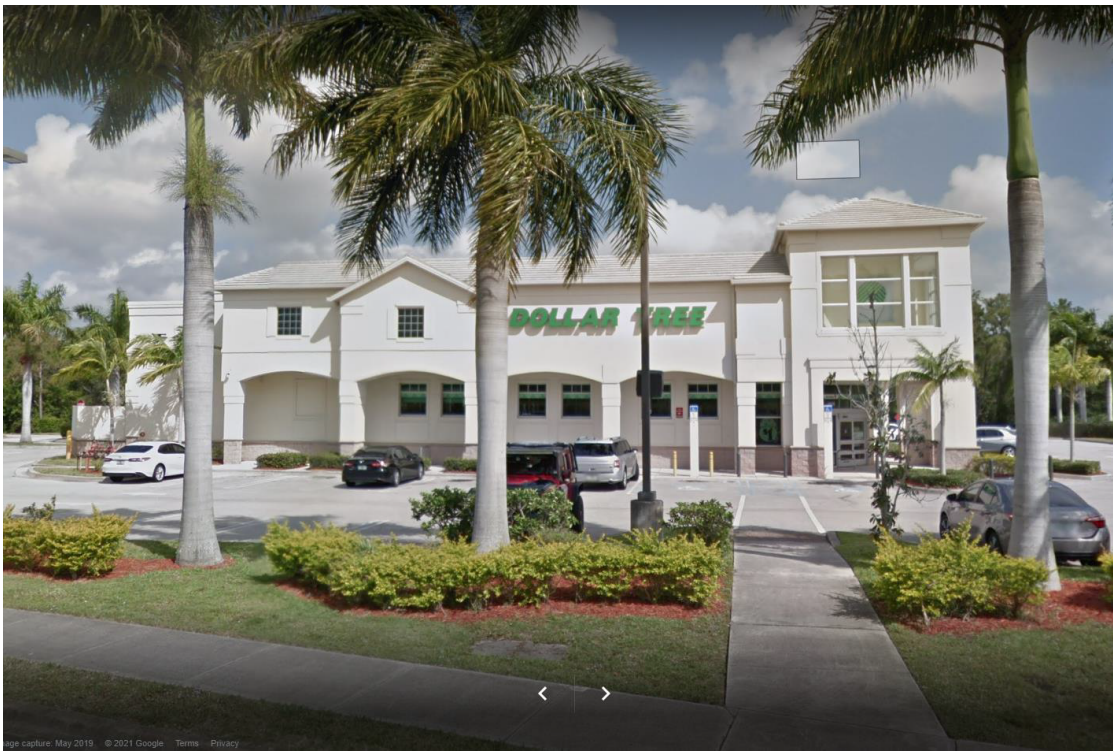
dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

Include more faux windows along the blank wall and consider more awnings to punctuate the streetscape.

6. Response: **Three windows were added to the North side elevation. Awnings were added over all windows.**

7. Comment: Per City Code Section 125-314. – Design Review: Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.

The property is located a gateway to the City of Fort Pierce, abuts one (1) major corridor (N. USHighway 1) Consider the following architecture designs:



COMMON OAK ENGINEERING, LLC
1209 Edgewater Dr., Suite 100, Orlando, FL 32804
Tel: (407) 951.5915

DOLLAR GENERAL
DOLLAR GENERAL

LISCIOTTI DEVELOPMENT
DOLLAR GENERAL
DOLLAR GENERAL

DOLLAR GENERAL
DOLLAR GENERAL

7. Response: **Lap siding added to the front and both side elevations. Sunburst trim elements added to the peak on the front and side elevations. The center feature element on the South elevation was revised to reflect a portal trim element at the base and a cable suspended awning.**

8. Comment: Please provide a color overlay of the proposed landscaping and consider more shade trees.

8. Response: **A color overlay Landscape exhibit has been made. Please see Landscape Exhibit CL1. Additional shade trees have been added. See Landscaping sheet DP3.0.**

9. Comment: A landscaped area around the base of all monument and pylon signs are required. The base shall extend a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover, shrubs, hedges, or any other vegetative materials; consider no less than twelve (12) inches in height.

9. Response: **A 5' landscape area consisting of shrubs and groundcover surrounds the sign as required. Please refer to revision cloud 1, sheet DP3.0.**

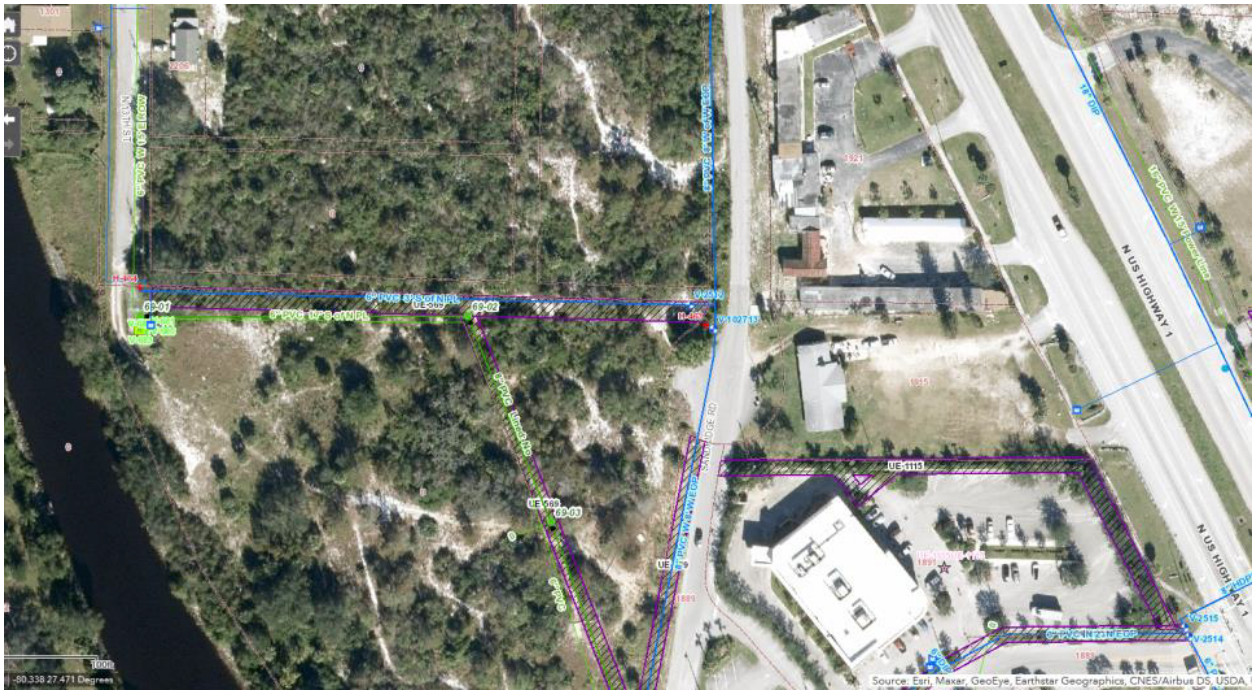
10. Comment: If shopping carts will be used, please consider a cart retention system.

10. Response: **Acknowledged.**

Ft Pierce Utility Authority

11. Comment: FPUA W/WW Engineering: Water and sewer services are available to serve this property. The sewer connection will require a main extension from gravity sewer manhole 69-02 as shown on the attached utility map through an FPUA owned easement to get to the Dollar General connection point on Sandridge Road. The water service connection can also be made from Sandridge Road. Please

submit 3 complete sets of utility construction plans along with a completed plan review and commercial service application to the Water and Wastewater Engineering Department located at 1701 S 37th Street Fort Pierce Florida for review. Please contact Lugey Dawson at 772 466 1600 ext. 3428 to discuss the sewer main extension.



11. Response: **The proposed connection to existing Water and Sanitary have been added to the plans. See revision cloud 1, sheet DP2.0**

12. Comment: FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (from Sandridge Road – NW corner of property) for the proposed commercial development. Please provide electric load information for the proposed structures/new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Electric and Gas Engineering 1701 S. 37th Street, Fort Pierce, FL 34947 sscimeca@fpua.com Office: (772)466-1600 Ext. 6957

12. Response: **Connection from the existing Electric service to the proposed building has been shown on the drawings. See revision cloud 1, sheet DP2.0**

13. Comment: Gas service is available to the site (from Sandridge Road – NW corner of property) for the proposed commercial development. Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Ana Johnson.

13. Response: **Acknowledged. Gas will not be needed for this proposed site.**

St. Lucie County Planning Department

14. Comment: Traffic Assessment, and related off-site improvements (Access proposed to Sandridge, which is a substandard roadway). Improvements to Sandridge – Bicycle Lane & Sidewalks: Per SLC LDC Section 7.05.04(B), all new developments within the unincorporated area of St. Lucie County or within municipalities that access County maintained roads and are constructing or reconstructing roads as part of the development shall be required to design and construct bike lanes. Bike lanes shall be constructed and dedicated to St. Lucie County in accordance with the St. Lucie County Public Works Standards.

- Sidewalk link(s) along Sandridge.
- Landscape buffer compliance along northern property line encouraged (minimum of ten feet)
- Review of loading space functionality (ability to access and utilize while avoiding impacts to drive-aisle.

14. Response: **Proposed sidewalks and bike lanes have been added along Sandridge rd. per this comment. See revision cloud 1, sheet DP2.0 & DP2.1.**

Fort Pierce Police Department

15. Comment: Overall, a very nice photometric plan. However, please consider increasing the illumination on the west side and the western end of the north elevation. According to the photometric plan, it is showing zero F.C on the aforementioned areas. Even though there are no designed door openings that open into the areas mentioned here, it would be prudent to consider illumination of some sort at a minimum to prevent the congregation of unwanted persons or undesired activities. I understand the north side of the building is quite close to the south side of the existing motel and lighting spill-over may be a concern. For that reason, consider the use of lower, pedestrian scale lighting to minimize light trespass upon the neighboring property. Officer Damian Spotts,Crime Prevention Practitioner, Fort Pierce Police Department.

15. Response: An updated Photometric has been added to the set of drawings. See revision cloud 1, sheet DP4.0 & DP4.1.

St. Lucie County Fire District

16. Comment: Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com

16. Response: Acknowledged.

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

17. Response: Acknowledged.

18. Comment: Please send the Fire District electronic plans for the site and buildings.

18. Response: Acknowledged. Electronic site plans will be sent directly to Wayen Boyer at the time of this resubmittal.

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

19. Response: Acknowledged.

20. Comment: Fire hydrants (shall be) are provided for buildings other than detached one-and two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3.Please provide fire flow calculations for hydrants.

20. Response: The closest Fire Hydrant is 90.1 feet west from the proposed building, directly across the street (Sandridge Road) See revision cloud 1, sheet DP2.0. A fire flow test has been requested and we will provide the calculations upon receipt of that data.

21. Comment: An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.

21. Response: The closest Fire Hydrant is 90.1 feet west from the proposed building, directly across the street (Sandridge Road) See revision cloud 1, sheet DP2.0. The building is a 9,100 square foot retail store of type IIB construction without fire sprinkler

protection, the needed fire flow is 2,000 GPM for 2 hours.We are in the process of attaining a fire flow test to calculate the available fire flow.

22. Comment: FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings).

22. Response: A fire department access road is provided such that any portion of the unsprinklered facility or exterior wall is located no more than 150' from the acces.

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

23. Response: The note: "Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD)." has been added to the plans. See revision cloud 1, sheet DP2.0.

24. Comment: Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Presurveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

24. Response: **The note: "Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Presurveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer." has been added to the plans. See revision cloud 1, sheet DP2.0.**

Florida Department of Transportation

Please accept the following TRC comments for the Dollar General development at 1915 N US Highway 1. Please see the attached access pre-app approval letter dated July 30, 2020 from the Department with more information.

25. Comment: All driveways not approved in this letter must be fully removed and the area restored.

25. Response: **Acknowledged.**

26. Comment: A drainage permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).

26. Response: **Acknowledged.**

27. Comment: The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.

27. Response: **Acknowledged.**

28. Comment: Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

Additionally, the City may wish to discuss the adequacy of the adjacent existing bus stop location with the transit provider to see if it can be relocated to the far side of the US 1/N Causeway intersection. The existing location is adjacent to where cars are turning into the property and does not appear to be ADA compliant.

28. Response: **Acknowledged.**

St. Lucie County School Board

29. Comment: Will sidewalks improvements be made along Sandridge Road? Are any roadway improvements needed to Sandridge Road to accommodate Development?

29. Response: **A sidewalk and road improvements along Sandridge rd. have been added to the plans. See revision cloud 1, sheets DP2.0 & DP2.1.**

St. Lucie County Transit Agency

30. Comment: The transit agency agrees with FDOT to relocate the stop in FDOT ROW.

30. Response: **Acknowledged.**

Fort Pierce Engineering Department

31. Comment: The conceptual site plan indicates a stormwater pond and retaining wall proposed to be located adjacent to US HWY 1. Relocate this detention/retention area to comply with the requirements specified in the City of Fort Pierce Code of Ordinance Section 119-9(c)(1) or revise the system to a wet retention/detention system and comply with the specifications noted in Section 119-9(c)(2).

31. Response: **The Site Plan has been updated to show the removal of the pond and retaining wall. In its place we will use an underground stormwater management system. See sheet DP2.0.**

32. Comment: Driveway aisle width requirement is 26-feet as opposed to 24-feet as per the CIty of Fort Pierce Code of Ordinance Section 125-315(c)(5).

32. Response: The Driveway aisle width has been increased from 24 feet to 26 feet on the plans. See revision cloud 1, sheet DP2.0.

33. Comment: Relocate the building to the south in order to avoid encroachment into the required 10-feet landscape buffer as per the City of Fort Pierce Code of Ordinance section 123-37(6).

33. Response: The proposed building has been moved south to provide a 10 foot wide landscape buffer to the north side of the site. See revision cloud 1, sheet DP2.0

34. Comment: Relocate the stop sign and stop bar to be positioned prior to the US HWY 1 public sidewalk.

34. Response: The stop sign & stop bar have been moved to be prior to US Hwy 1 and the sidewalk has been adjusted as well. See revision cloud 1, sheet DP2.0

35. Comment: Sidewalks shall be constructed on Sandridge Road abutting the site in accordance with the City of Fort Pierce Code of Ordinance Section 125-317.

35. Response: A sidewalk along Sandridge rd. has been added to the plans. See revision cloud 1, sheets DP2.0, DP2.1.

Thank you,

Jeremy Anderson, P.E.
Common Oak Engineering, LLC

PROJECT DIRECTORY

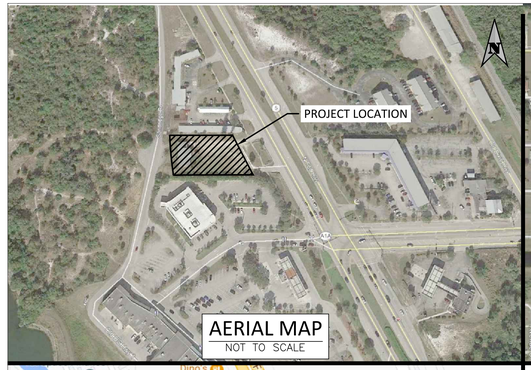
DEVELOPER:	HANLEX DEVELOPMENT, LLC 1000 COLOR PLACE APOPKA, FL 32703 PHONE: (407) 889-9400 FAX: (407) 889-8328
CIVIL ENGINEER:	COMMON OAK ENGINEERING, LLC 1209 EDGEWATER DRIVE, SUITE 100 ORLANDO, FL 32804 PHONE: (407) 951-5915
GEOTECH ENGINEER:	INTERTEK PSI 7950 NW 64TH STREET MIAMI, FL 33166 PHONE: (305) 471-7725 FAX: (305) 593-1915
SURVEYOR:	DEAN SURVEYING AND MAPPING, INC. 4201 WESTGATE AVENUE WEST PALM BEACH, FLORIDA 33409 PHONE: (561) 625-8748 FAX: (561) 626-4558

CONSTRUCTION DRAWINGS
1915 N. US HWY 1, DOLLAR GENERAL

PREPARED FOR:

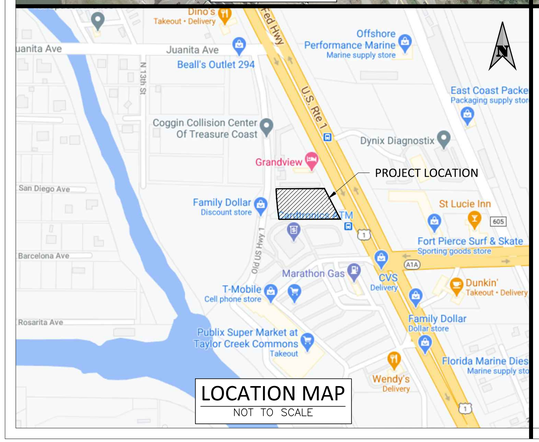
HANLEX DEVELOPMENT

PARCEL NUMBERS: 1433-440-0009-000-8



AERIAL MAP
NOT TO SCALE

VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE NORTH 150 FEET OF THAT PORTION OF THE SOUTH HALF (S 1\2) OF THE SOUTHEAST HALF (SE 1\2) OF THE SOUTHEAST HALF (SE 1\2) LYING WEST OF U.S. HIGHWAY NO. 1 AND EASTERLY OF OLD U.S. HIGHWAY #1, IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH THE EASTERLY HALF OF ABANDONED RIGHT OF WAY OF SANDRIDGE ROAD AS RECORDED IN O.R.B. 644, PAGE 131, LYING ADJACENT TO THE ABOSE DESCRIBED PARCEL

PLAN SHEET INDEX

DP1.0	COVER SHEET
A02	BUILDING ELEVATIONS
DP2.0	SITE PLAN
DP2.1	SITE PLAN
DP3.0	LANDSCAPE PLAN
DP3.1	IRRIGATION PLAN
DP3.2	TREE PRESERVATION PLAN
DP4.0	PHOTOMETRIC PLAN
DP4.1	PHOTOMETRIC DETAILS
DP5.0	DETAILS
DP5.1	DETAILS
DP5.2	DETAILS
SURVEY (2 SHEETS)	

LEGEND:

(#)	:	NO. OF PARKING SPACES
# / CX.X	:	DETAIL NO. / SHEET
	:	HEAVY DUTY ASPHALT PAVEMENT
	:	PROPOSED CONCRETE SURFACE
W	:	WATER LINE
UGE	:	ELECTRIC LINE
SS	:	WASTEWATER LINE
BFM	:	BURIED FORCE MAIN
UGT	:	TELEPHONE LINE
	:	FIRE HYDRANT
	:	VALVE
M	:	WATER METER
	:	BACKFLOW PREVENTER WITH CONCRETE PAD
75.40	:	SPOT ELEVATION (TO TOP OF PAVEMENT UNLESS SPECIFIED OTHERWISE)
	:	FLOW ARROW
#	:	REVISION NUMBER
FDC	:	FIRE DEPARTMENT CONNECTION

UTILITY PROVIDERS

WATER & SEWER:	FT. PIERCE UTILITY AUTHORITY 206 SOUTH 6TH STREET FT. PIERCE, FL 34950 PHONE: (772) 466-1600 EXT. - 3473
ELECTRIC & GAS:	FT. PIERCE UTILITY AUTHORITY 206 SOUTH 6TH STREET FT. PIERCE, FL 34950 PHONE: (772) 466-1600 EXT. - 6930
STORM:	CITY OF FT. PIERCE CONTACT: VENETIA BARNES PHONE: (772) 467-3783
TELEPHONE	AT&T USIC DISPATCH (800) 778-9140
CATV	COMCAST - PBG USIC DISPATCH CENTER (800) 778-9140

GENERAL REVISION LOG

NO:	DATE:	REVISION/ISSUE:	SHEETS REVISED	BY:
1	06/16/21	THE CITY OF FT. PIERCE COMMENTS	DP2.0	RWB

DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE,SUITE 100
ORLANDO, FL. 32804
(407)951-5915
CERTIFICATE OF AUTHORIZATION: 32644

DOLLAR GENERAL
AT
FORT PIERCE
1915 N. US HWY 1
FT. PIERCE, FL. 34974
STORE # 23021

NO:	DATE:	REVISION/ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

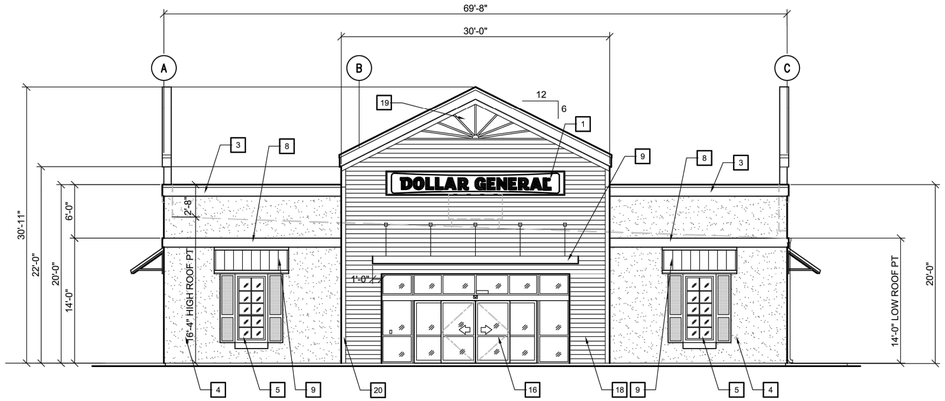
PROJECT # 220.067

DATE 07/15/2021

SCALE N.T.S.

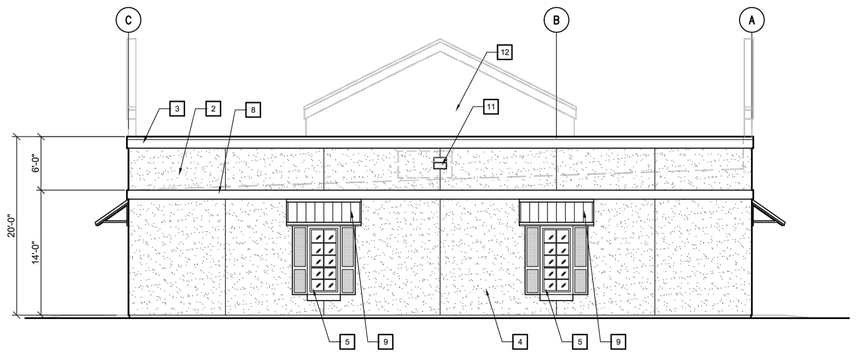
SHEET DP1.0

COVER SHEET



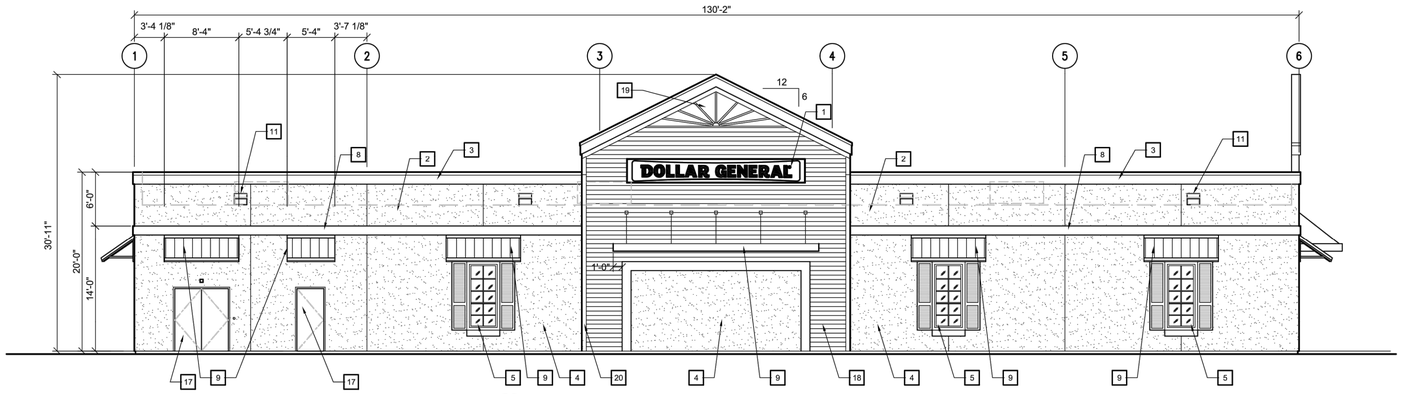
1 A2 FRONT (EAST) ELEVATION

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



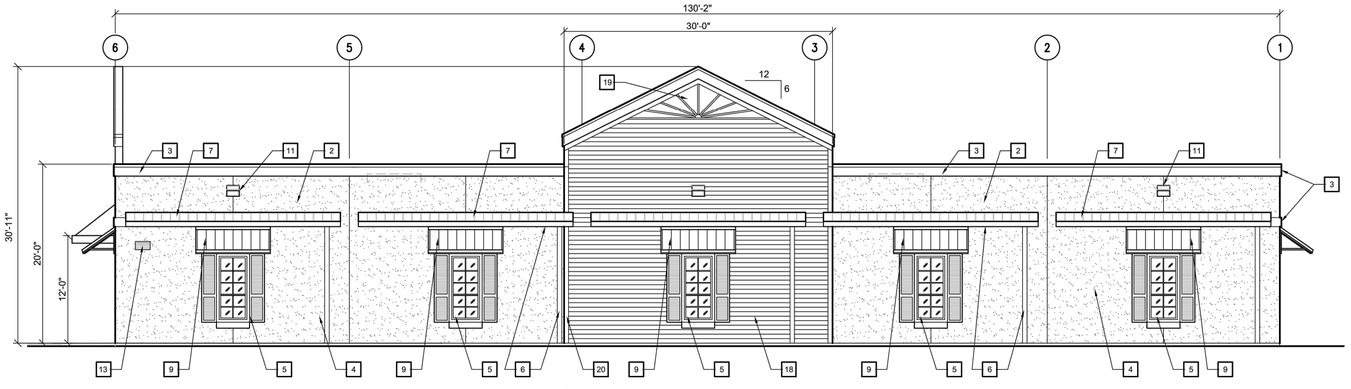
2 A2 REAR (WEST) ELEVATION

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



4 A2 SOUTH SIDE ELEVATION (TRUCK SIDE)

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



3 A2 NORTH SIDE ELEVATION (NO ACCESS)

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

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP.
2. STUCCO/EIFS. PAINT SW6099 "SAND DOLLAR"
3. 16" RAISED STUCCO/EIFS BAND. PAINT SW7006 "EXTRA WHITE"
4. STUCCO/EIFS. PAINT SW6143 "BASKET BEIGE"
5. FAUX WINDOWS W/WHITE FRAME AND SHUTTERS. PAINT SW7006 "EXTRA WHITE"
6. GUTTER AND DOWNSPOUTS
7. OPEN TO STANDING SEAM MTL ROOF BEYOND. GALVALUME
8. 12" RAISED STUCCO/EIFS BAND. PAINT SW7006 "EXTRA WHITE"
9. PRE-FINISHED METAL AWNING "MEDIUM BRONZE"
10. NOT USED
11. WALL PAK LIGHT FIXTURE
12. PARAPET BEYOND
13. BATHROOM EXHAUST VENT GRILL
14. NOT USED
15. NOT USED
16. STOREFRONT ENTRY DOORS WITH TRANSOM GLASS "WHITE"
17. HOLLOW METAL DOOR "VAN DYKE BROWN" SW7041
18. HARDI BOARD SIDING SW6099 "SAND DOLLAR"
19. FYPON GABLE DECORATION "WHITE"
20. VERTICAL HARDI TRIM

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ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
LAND INVESTMENT SERVICES, LLC
AR98913 CA NO. 29005
CA NO: 685
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (239) 244-0402
Facsimile: (321) 244-9419
21430 Palm Beach Blv
Alva, FL 3352
Phone: (239) 693-924
Facsimile: (239) 693-862

CLIENT NAME
HANLEX GROUP, LLC
DEVELOPER
1000 COLOR PLACE
APOPKA, FL 32703

PROJECT NAME
DOLLAR GENERAL
70 x 130 9,100 SQ. FT. PROTOTYPE A
1915 N US-1
FT. PIERCE, FLORIDA 34946

SHEET TITLE
EXTERIOR ELEVATIONS

SEAL

HAROLD DANIEL HUTTER III
FLORIDA LIC: AR98913

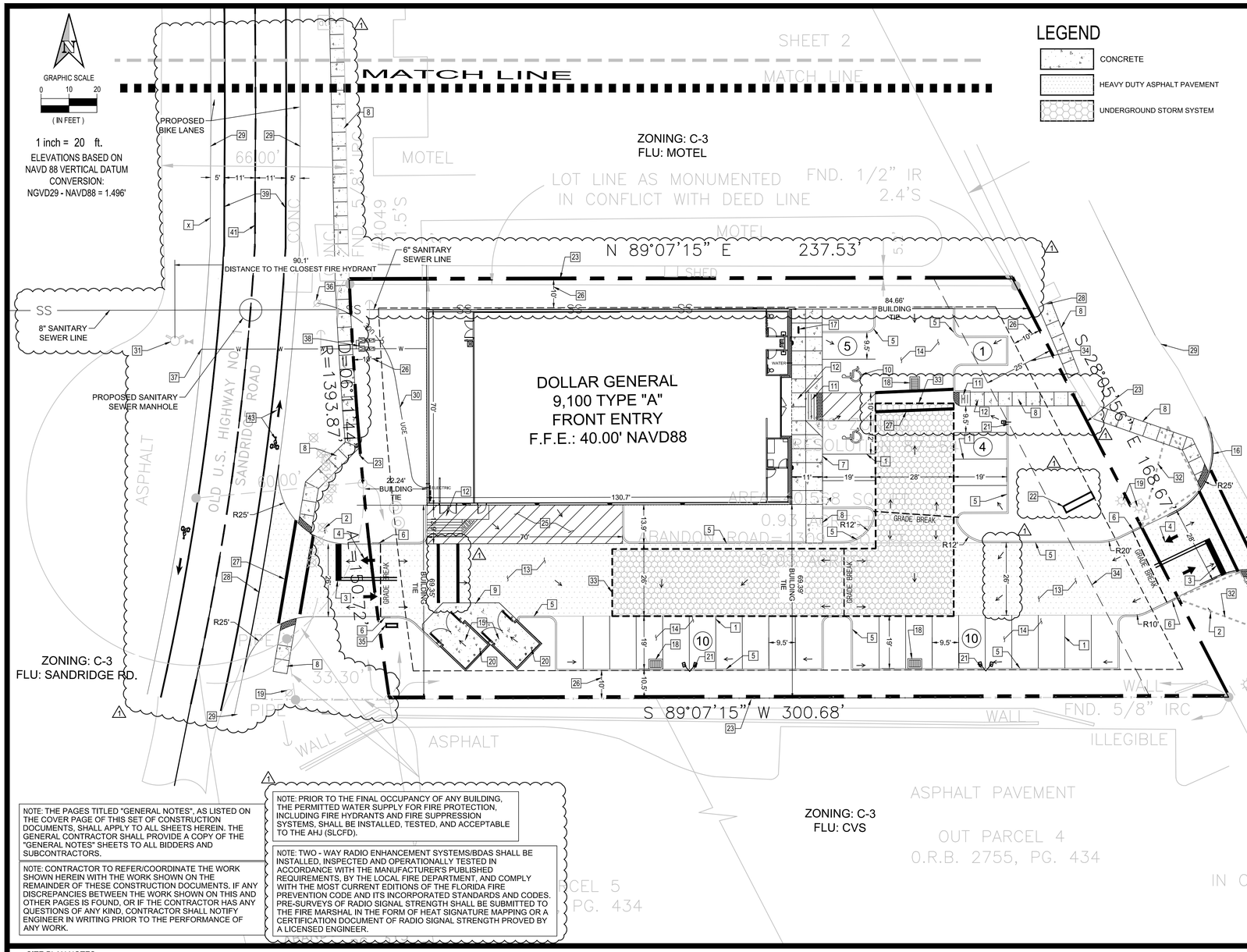
RELEASE | DATE

PROJECT NO.
2021-054

ISSUE DATE
04/09/2021

DRAWN | CHECKED
HDH | HDH

SHEET NO.
A02



LEGEND

- CONCRETE
- HEAVY DUTY ASPHALT PAVEMENT
- UNDERGROUND STORM SYSTEM

SITE DATA TABLE

TAX PARCEL #:	143-440-0009-000-8
ZONING DISTRICT:	C-3 (GENERAL COMMERCIAL)
FUTURE LAND USE:	GENERAL COMMERCIAL
ADJACENT USES/ZONING (NORTH):	MOTEL / C-3
ADJACENT USES/ZONING (SOUTH):	CVS / C-3
ADJACENT USES/ZONING (EAST):	US HIGHWAY 1 / C-3
ADJACENT USES/ZONING (SOUTH):	CVS / C-3

TOTAL LOT AREA (ACRES):	40,573 SF	0.93 ACRES	100%
PROPOSED BUILDING & AWNINGS	9,147 SF	0.21 ACRES	23%
PROPOSED PAVEMENT/CURBING & SIDEWALKS	18,525 SF	0.43 ACRES	45%
IMPERVIOUS AREA	27,672 SF	0.64 ACRES	68%
PERVIOUS AREA	12,901 SF	0.30 ACRES	32%

PARKING STALLS:	REQUIRED/PERMITTED	PROPOSED
	1 STALL/200 SF (46)	30, 2 OF WHICH ARE HANDICAP

PROPOSED BUILDING SETBACKS	REQUIRED/PERMITTED	PROPOSED
FRONT(EAST):	25' (MIN)	84.7' (FROM PROPERTY LINE)
REAR (WEST):	0' (MIN)	22' (FROM PROPERTY LINE)
SIDE (SOUTH):	0' (MIN)	69.4' (FROM PROPERTY LINE)
SIDE (NORTH):	0' (MIN)	10' (FROM PROPERTY LINE)

LANDSCAPE BUFFER		
FRONT (EAST):	10' (MIN)	10'
REAR (WEST):	10' (MIN)	10'
SIDE (SOUTH):	10' (MIN)	10'
SIDE (NORTH):	10' (MIN)	10'

IMPERVIOUS SURFACE RATIO:	80% MAX (32,458 SF)	68% (27,672 SF)
GROSS FLOOR AREA:	N/A	9,100 SF
FLOOR AREA RATIO :	0.5	±0.224
MAX BUILDING COVERAGE:	50%	±22.43%
LOT WIDTH:		149.99'
PRIMARY BUILDING HEIGHT:	65' MAX	LESS THAN 35'

FEMA: FLOOD ZONE X
FIRM PANEL #: 12111C0177K DATED FEBRUARY 19, 2020,
CITY OF FT. PIERCE, FL.

NOTE: KNOXX BOX REQUIRED AT FRONT DOOR. PLEASE REFERENCE THE BUILDING PLANS FOR EXACT LOCATION.

NOTE: ALL ASPHALT DIMENSIONS ARE TO FACE OF CURB

NOTE: ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED.

NOTE: BUILING SETBACKS ARE TO CMU CORNER OF BUILDING

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTE: ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE (BEARING S89°07'15"W) UNLESS OTHERWISE SHOWN.

NOTE: CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DESCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.

NOTE: CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL A MAINTENANCE OF TRAFFIC PLAN SPECIFIC TO THE WORK TO BE PERFORMED ON THIS PROJECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE: MULCH BEDS SHOVEL CUT A MINIMUM OF 4" BELOW THE ADJACENT SOD, OR A PERMANENT CONTAINMENT FEATURE ALONG THE EDGE OF THE PLANT BED THAT IS A MINIMUM OF 4" HIGHER THAN THE MULCH.

NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

NOTE: CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

NOTE: PRIOR TO THE FINAL OCCUPANCY OF ANY BUILDING, THE PERMITTED WATER SUPPLY FOR FIRE PROTECTION, INCLUDING FIRE HYDRANTS AND FIRE SUPPRESSION SYSTEMS, SHALL BE INSTALLED, TESTED, AND ACCEPTABLE TO THE AHJ (SLCFD).

NOTE: TWO - WAY RADIO ENHANCEMENT SYSTEMS/BDAS SHALL BE INSTALLED, INSPECTED AND OPERATIONALLY TESTED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED REQUIREMENTS, BY THE LOCAL FIRE DEPARTMENT, AND COMPLY WITH THE MOST CURRENT EDITIONS OF THE FLORIDA FIRE PREVENTION CODE AND ITS INCORPORATED STANDARDS AND CODES. PRE-SURVEYS OF RADIO SIGNAL STRENGTH SHALL BE SUBMITTED TO THE FIRE MARSHAL IN THE FORM OF HEAT SIGNATURE MAPPING OR A CERTIFICATION DOCUMENT OF RADIO SIGNAL STRENGTH PROVED BY A LICENSED ENGINEER.

SITE PLAN NOTES

1. 4" WHITE PAINT (TYP.)
2. STOP SIGN & POST - DETAIL: 3 / DP5.0
3. 24" WHITE STOP BAR & STRIPING (TYP) DETAIL: 12 / DP5.0 (FDOT INDEX 711-001)
4. PAVEMENT MARKING DIRECTIONAL ARROW (TYP.) - DETAIL: 12 / DP5.0 (FDOT INDEX 711-001)
5. TYPE D CURB (TYP) - DETAIL: 1 / DP5.0
6. 6" VERTICAL CURB TAPER - DETAIL: 14 / DP5.0 ⚠1
7. MONOLITHIC CURB & SIDEWALK (TYP.) - DETAIL: 8 / DP5.0
8. CONCRETE SIDEWALK (TYP.) - DETAIL: 10 / DP5.0 (FDOT INDEX 522-001)
9. CONCRETE PAVEMENT WITH APRON (TYP.) - DETAIL: 5 & 9 / DP5.0
10. HANDICAP ACCESSIBLE PARKING, SIGNAGE & MARKINGS DETAIL: 11 / DP5.0 & 2 / DP5.1 (FDOT INDEX 711-001 & 700-102)
11. HANDICAP ACCESSIBLE RAMP (WITH DETECTABLE WARNING WHERE SHOWN) DETAIL: 6 & 7 / DP5.0 (FDOT INDEX 522-002)
12. 5' X 5' LANDING (MIN) SLOPE NOT TO EXCEED 2%
13. HEAVY DUTY ASPHALT PAVEMENT (TYP.) - DETAIL: 13 / DP5.0
14. LIGHT DUTY ASPHALT PAVEMENT (TYP.) - DETAIL: 13 / DP5.0
15. DUMPSTER ENCLOSURE - DETAIL: 9 & 14 / DP5.0
16. ±32' WIDE ASPHALT PAVED ROADWAY, DETAIL: PV1 / D5.1
17. PROPOSED BICYCLE RACK - DETAIL: 1 / DP5.1
18. STORM DRAINAGE STRUCTURE (TYP.)
19. EXISTING UTILITY POLES
20. BOLLARD (TYP.) - DETAIL: 4 / DP5.0
21. SITE LIGHTING POLES (TYP.) - SEE SHEET DP4.0 PHOTOMETRIC PLAN
22. PROPOSED MONUMENT SIGN
23. PROPERTY LINE / PROJECT BOUNDARY
24. EXISTING LIGHT POLE ⚠1
25. LOADING ZONE (70' LONG BY 13.9' WIDE) (2 / DP5.0)
26. LANDSCAPE BUFFER
27. CROSSWALK - DETAIL: 12 / DP5.0 (FDOT INDEX 711-001) NOT TO EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE.
28. PROPOSED CURB/SIDEWALK/PAVEMENT TO TRANSITION SMOOTHLY TO EXISTING ADJACENT SURFACE.
29. EDGE OF PAVEMENT (NO CURB)
30. UNDERGROUND SECONDARY POWER SERVICE LINE
31. EXISTING FIRE HYDRANT
32. PEDESTRIAN SITE VISIBILITY TRIANGLE - 25X25 (TYP.) ⚠1
33. UNDERGROUND STORMWATER MANAGEMENT SYSTEM
34. BUILDING SETBACK
35. PROPOSED DIRECTIONAL SIGN
36. CONNECTION TO EXISTING UTILITY POLE ⚠1
37. CONNECTION TO EXISTING 8" WATER MAIN
38. WATER METER / RPZ / VALVE ⚠1
39. 6" WHITE PAVEMENT MARKING LINE DETAIL: DETAIL: FDOT INDEX 711-001 / DP5.2 & STP01 / DP5.1
40. 6" DOUBLE YELLOW PAVEMENT MARKING LINE DETAIL: STP01 / DP5.1
41. 4" SINGLE YELLOW PAVEMENT MARKING LINE (10-15 SKIP) DETAIL: STP01 / DP5.1
42. BICYCLE PAVEMENT MARKING SYMBOLS - DETAIL: FDOT INDEX 711-002 / DP5.2

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW

DOLLAR GENERAL

HANLEY DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING

COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE,SUITE 100
ORLANDO, FL. 32804
(407)951-5915
CERTIFICATE OF AUTHORIZATION: 32644

DOLLAR GENERAL
AT
FORT PIERCE
1916 N. US HWY 1
FT. PIERCE, FL 34974
STORE # 23021

NO.	DATE:	REVISION/ISSUE:	BY:
1	06/16/21	CITY OF FORT PIERCE COMMENTS	RWB

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 220.067

DATE 07/15/2021

SCALE 1:20

SHEET DP2.0

SITE PLAN

GRAPHIC SCALE
0 15 30
(IN FEET)

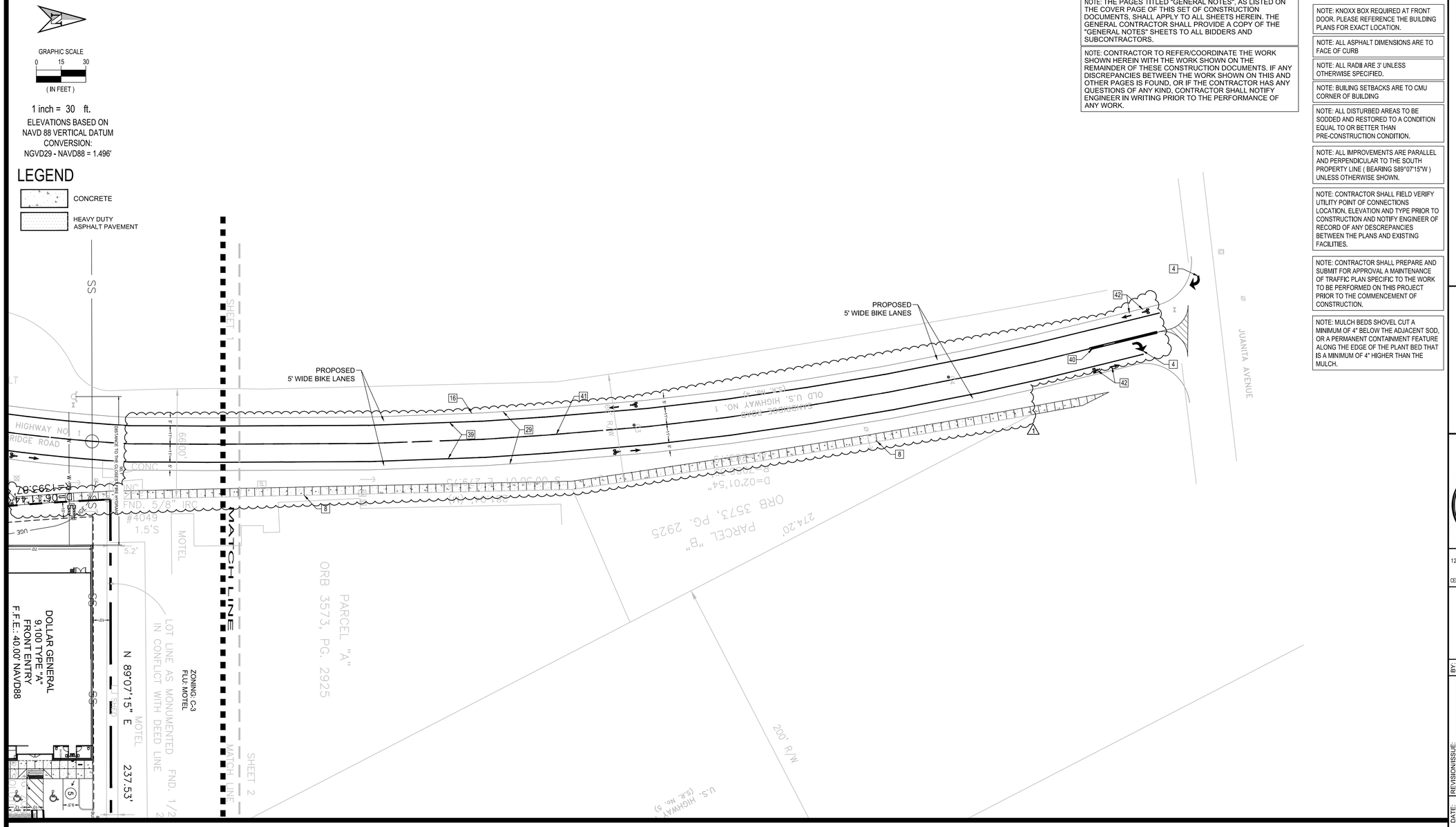
1 inch = 30 ft.

ELEVATIONS BASED ON
NAVD 88 VERTICAL DATUM
CONVERSION:
NGVD29 - NAVD88 = 1.496'

LEGEND

CONCRETE

HEAVY DUTY ASPHALT PAVEMENT


SHEET 1
SHEET 2
MATCH LINE
MATCH LINE
HIGHWAY NO. 1
BRIDGE ROAD
CONC.
END 5/8" IRC
#4049
1.5'S
MOTEL
DOLLAR GENERAL
9,100 TYPE "A"
FRONT ENTRY
F.F.E.: 40.00' NAVD88
N 89°07'15" E 237.53'
LOT LINE AS MONUMENTED FND. 1/2"
IN CONFLICT WITH DEED LINE
ZONING: C-3
FLU: MOTEL
PROPOSED
5' WIDE BIKE LANES
PROPOSED
5' WIDE BIKE LANES
PARCEL "A"
ORB 3573, PG. 2925
200' R/W
JUANITA AVENUE
OLD U.S. HIGHWAY NO. 1
(S.R. NO. 5)
ORB 3573, PG. 2925
PARCEL "B"
D=02°01'54"
274.20'
DISTANCE TO THE CLOSEST FIRE HYDRANT
5.2'
30'E
SS
SS
SS
SS
SWK
SWK
CONC
CONC
CONC

GRAPHIC SCALE
0 10 20
(IN FEET)

1 inch = 20 ft.

ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM CONVERSION: NGVD29 - NAVD88 = 1.496'

LEGEND

CONCRETE

MATCH LINE

SHEET 2 MATCH LINE

DOLLAR GENERAL
9,100 TYPE "A"
FRONT ENTRY
F.F.E.: 40.00' NAVD88

1 TREE AND A CONTINUOUS VISUAL SCREEN REQUIRED PER 300 SF.
2314.2 /300 SF.= 8 TREES REQUIRED.
8 TREES AND A CONTINUOUS VISUAL SCREEN PROVIDED.

1 TREE AND A CONTINUOUS VISUAL SCREEN REQUIRED PER 300 SF.
1283.8 /300 SF.= 4 TREES REQUIRED.
4 TREES AND A CONTINUOUS VISUAL SCREEN PROVIDED.

1 TREE AND A CONTINUOUS VISUAL SCREEN REQUIRED PER 300 SF.
1120.5 /300 SF.= 4 TREES REQUIRED.
4 TREES AND A CONTINUOUS VISUAL SCREEN PROVIDED.

1 TREE AND A CONTINUOUS VISUAL SCREEN REQUIRED PER 300 SF.
2875.0 /300 SF.= 10 TREES REQUIRED.
10 TREES AND A CONTINUOUS VISUAL SCREEN PROVIDED.

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTE: CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DESCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.

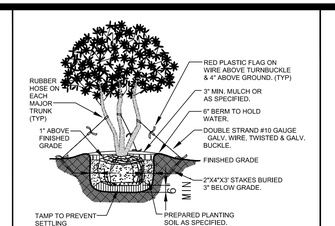
NOTE: MULCH BEDS SHOVEL CUT A MINIMUM OF 4" BELOW THE ADJACENT SOD, OR A PERMANENT CONTAINMENT FEATURE ALONG THE EDGE OF THE PLANT BED THAT IS A MINIMUM OF 4" HIGHER THAN THE MULCH.

PLANT LIST

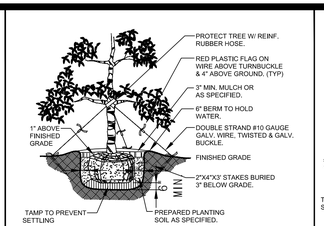
SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	12' MIN.HT. 2.5" CAL.MIN. 6' CLEAR TRUNK	YES	YES	8
MG	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	10' MIN.HT. 2.5" CAL.MIN.	YES	YES	8
UP	ULMUS PARVIFOLIA (DRAKE ELM)	10' MIN.HT. 2.5" CAL.MIN. 6' CLEAR TRUNK	YES	YES	13
IV	ILEX VOMITORIA (YAUPON HOLLY)	7' MIN.HT. 2" CAL.	YES	YES	11
LI	LAGERSTROMIA INDICA (CRAPE MYRTLE MUSKOGEE)	7'+ MIN.HT. X 4'+ SPR. MULTI-TRUNK	YES	NO	16
DTV	DIANELLA TASMANICA 'VARIETA' (FLAX LILY)	8"-10" MIN.HT.1 GAL. 24" O.C.	YES	NO	250
RI	RAPHIOLEPIS INDICA (INDIAN HAWTHORNE)	12" MIN.HT.3 GAL. 24" O.C.	YES	NO	226
VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	36" MIN.HT.24" SPREAD 7 GAL. 36" O.C.	YES	NO	269
HP	HAMILIA PATENS (FIREBUSH)	24" MIN.HT.24" SPREAD 3 GAL. 30" O.C.	YES	YES	42
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY — 00 / XX — PLANT SYMBOL

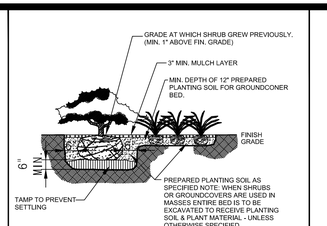
NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.



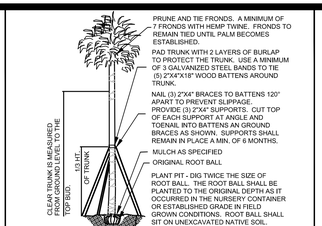
① MULTI-TRUNK DETAIL NTS



② TREE PLANTING DETAIL NTS



③ SHRUB AND GROUND COVER DETAIL NTS



④ PALM PLANTING DETAIL NTS

GENERAL LANDSCAPE NOTES:

1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, THIRD AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AS ADOPTED AND AMENDED FROM THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1990.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE PLANS AND IN THESE SPECIFICATIONS. PLANT QUANTITIES ACCOMPANYING THIS PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTING AREAS. ROTOTILL DEEPLY THROUGH ANY COMPACTED FILL TO A MINIMUM DEPTH OF 12" TO ACCOMPLISH THIS TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF NON-CYPRESS MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 5 FEET (1') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED. SOD SHALL BE WATERED UPON INSTALLATION. SOD SHALL CONTAIN MORE SOIL WHICH WOULD FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ST. AUGUSTINE OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
12. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO AREAS AND PAVED SURFACES.
13. THE TREE CALIPER OF ALL CANOPY TREES SHALL BE MEASURED ON THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF FEET ABOVE GRADE.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING UTILITIES, ETC. WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

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NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

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STONE MOUNTAIN, GA 30087
404-909-2736

DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING

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1209 EDGEWATER DRIVE,SUITE 100
ORLANDO, FL. 32804
(407)951-5915
CERTIFICATE OF AUTHORIZATION: 32644

DOLLAR GENERAL
AT
FORT PIERCE
1915 N. US HWY 1
FT. PIERCE, FL 34974
STORE # 23021

NO	DATE:	REVISION/ISSUE:	BY:
1	08/16/21	CITY OF FORT PIERCE COMMENTS	RWB

ENGINEER'S NAME & PE#

REGISTERED LANDSCAPE ARCHITECT RICHARD W. ABT STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

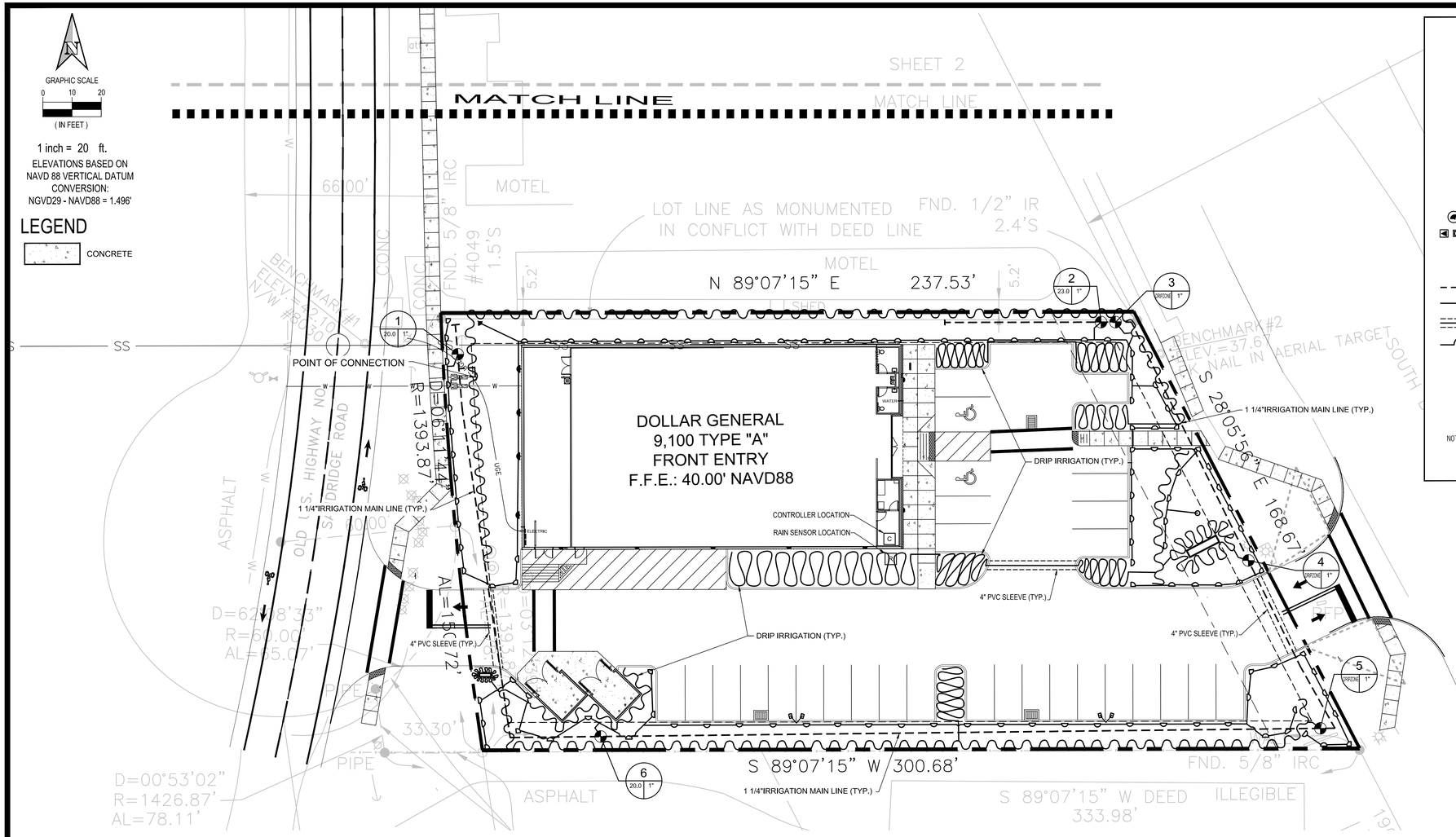
PROJECT # 220.067

DATE 07/15/2021

SCALE 1:30

SHEET DP3.0

LANDSCAPE PLAN



IRRIGATION LEGEND

FULL 6" POP-UP SPRAY HEAD	570-8-F
1/4 6" POP-UP SPRAY HEAD	570-8-Q
1/2 6" POP-UP SPRAY HEAD	570-8-H
1/3 6" POP-UP SPRAY HEAD	570-8-T
2/3 6" POP-UP SPRAY HEAD	570-8-TT
3/4 6" POP-UP SPRAY HEAD	570-8-TQ
FULL 6" POP-UP SPRAY HEAD	570-15-F
1/4 6" POP-UP SPRAY HEAD	570-15-Q
1/2 6" POP-UP SPRAY HEAD	570-15-H
1/3 6" POP-UP SPRAY HEAD	570-15-T
2/3 6" POP-UP SPRAY HEAD	570-15-TT
3/4 6" POP-UP SPRAY HEAD	570-15-TQ
CENTER STRIP SPRAY HEAD	570-4-CST
SIDE STRIP SPRAY HEAD	570-4-SST
END STRIP SPRAY HEAD	570-4-EST
DENOTES VARIABLE 6" POP-UP SPRAY HEAD IN 15' PATTERN	570-15-ADJ
DENOTES 4" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER	
POP-UP STREAM ROTOR	
500 SERIES STREAM BUBBLER	
TORO PLASTIC VALVE	
CLASS 200 PVC MAIN LINE	
CLASS 160 PVC LATERAL LINE	
PVC SLEEVE 4" IN DIAMETER	
PIPE CROSSOVER	
BACKFLOW PREVENTER	
IRRIGATION METER	
CONTROLLER LOCATION TORO MODEL # CC-P09	
RAIN SENSOR LOCATION	

2 = VALVE ZONE NO.; 20" M = VALVE SIZE; VALVE GPM

VALVES

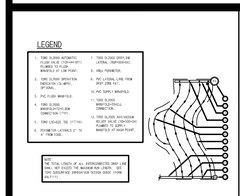
254-06-03	3/4" VALVES
252-06-04	1" VALVES
252-25-06	1.5" VALVES

NOTE: MODEL NOS. SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER. CONTRACTOR TO SIZE ALL LATERAL LINES AND INSURE THE PERFORMANCE OF ALL HEADS.

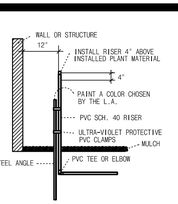
NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTE: CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DESCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.

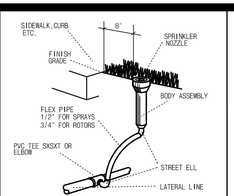
NOTE: MULCH BEDS SHOVEL CUT A MINIMUM OF 4" BELOW THE ADJACENT SOD, OR A PERMANENT CONTAINMENT FEATURE ALONG THE EDGE OF THE PLANT BED THAT IS A MINIMUM OF 4" HIGHER THAN THE MULCH.



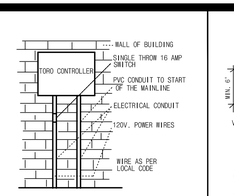
① DRIP IRRIGATION DETAIL NTS



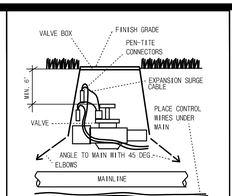
② SHRUB RISER DETAIL NTS



③ HEAD DETAIL NTS



④ CONTROLLER DETAIL NTS



⑤ ELECTRIC VALVE DETAIL NTS

IRRIGATION NOTES:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT. PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

BURIED UTILITIES NOTE

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NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

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5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

DOLLAR GENERAL

HANLEY DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE,SUITE 100
ORLANDO, FL 32804
(407)951-5915
CERTIFICATE OF AUTHORIZATION: 32644

DOLLAR GENERAL
AT
FORT PIERCE
1915 N. US HWY 1
FT. PIERCE, FL 34974
STORE # 230211

NO:	DATE:	REVISION/ISSUE:	BY:

ENGINEER'S NAME & PE#

RICK ABT
FLORIDA RLA #1321

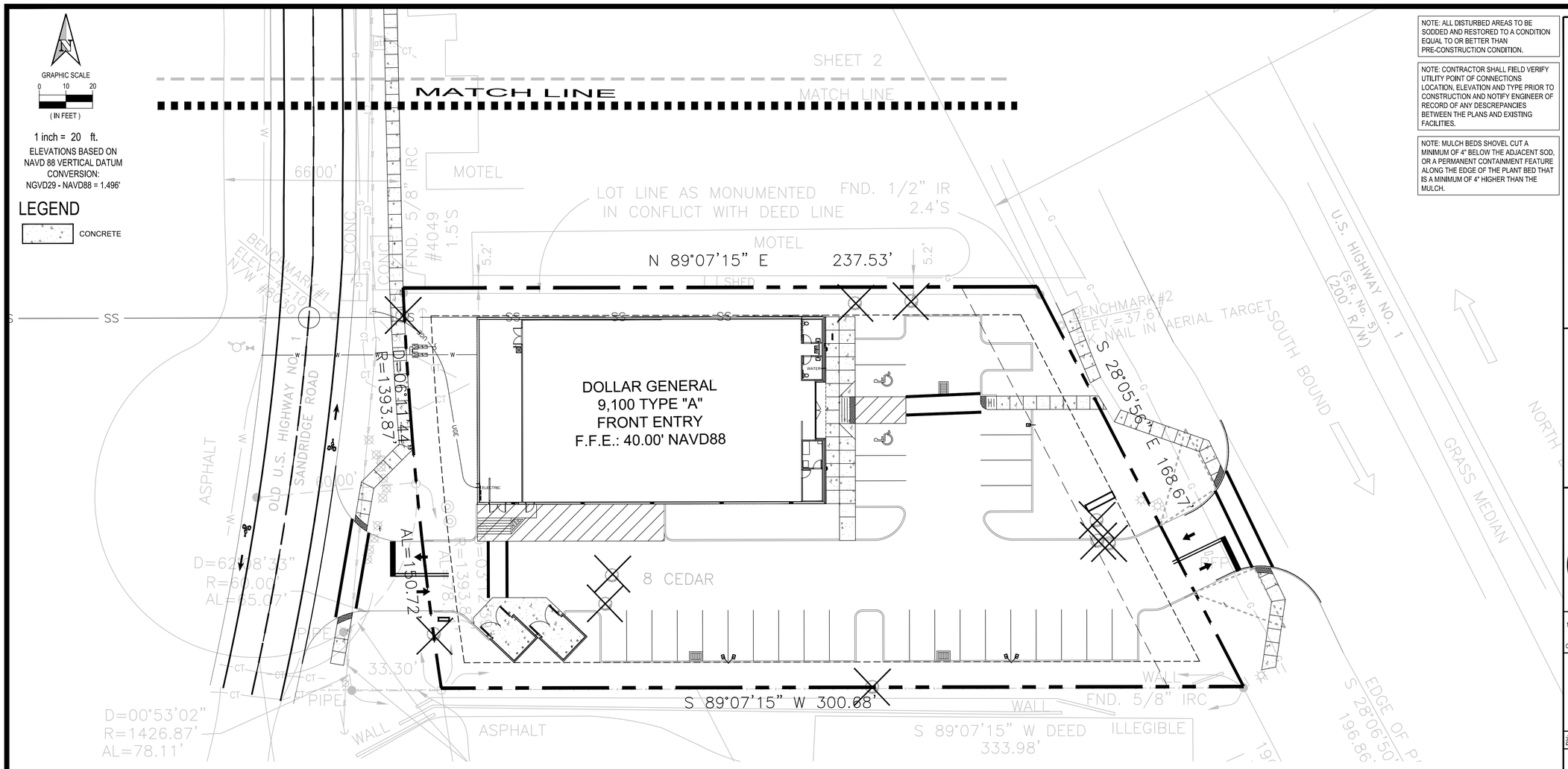
PROJECT # 220.067

DATE 07/15/2021

SCALE 1:30

SHEET DP3.1

IRRIGATION PLAN



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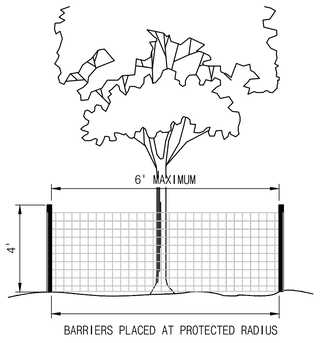

① TREE BARRIER DETAIL

TREE PROTECTION NOTES

1. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY SITE CONTRACTOR TO PREVENT DESTRUCTION OF TREES WHICH ARE DESIGNATED TO REMAIN. PROTECTION BARRIERS SHALL BE ERECTED PRIOR TO CONSTRUCTION OF ANY KIND ON THE SITE.
2. BARRIERS SHALL CONSIST OF PROTECTIVE WOODEN POSTS TWO (2) INCHES BY FOUR (4) INCHES OR LARGER PLANTED IN SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF POST VISIBLE ABOVE THE GROUND. POSTS SHALL BE PLACED NO CLOSER THAN FIVE (5) FEET TO THE TRUNK UNLESS PROPOSED PAVING CONSTRUCTION WILL NOT PERMIT. POSTS SHALL BE NO FURTHER THAN SIX (6) FEET APART. REFER TO TREE PROTECTION BARRIER DETAIL. EACH SECTION SHALL BE LINKED TOGETHER WITH ORANGE POLYPROPYLENE NET FENCE MATERIAL.
3. PROPOSED GRADES AROUND TREES TO REMAIN SHALL BE MAINTAINED TO WITHIN FOUR (4) INCHES OF THE EXISTING GRADE.
4. THE CONTRACTOR SHALL FOLLOW TREE REMOVAL, TREE PROTECTION AND GENERAL PLANTING REQTS. AS DEFINED BY LOCAL JURISDICTION.
5. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL EQUIPMENT IS REMOVED FROM SITE.
6. NO BUILDING MATERIALS SUCH AS MACHINERY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER ZONES.
7. BARRIERS SHALL BE PLACED AT THE TREE CANOPY LINE EXCEPT ADJACENT TO THE PROPERTY CONSTRUCTION AREA WHERE IT MAY BE AT ONE HALF OF THE CANOPY DISTANCE ON ONE SIDE ONLY.

6" O TREE PROTECTION BARRICADE LOCATION

6" O EXISTING TREE TO BE REMOVED

NTS

EXISTING TREES TO BE REMOVED

TREE SIZE	TOTAL # OF TREES	TOTAL INCHES	REPLACEMENT INCHES
5 INCH - PINE	2	INVASIVE	N/A
8 INCH - CEDAR	2	16"	N/A
PALM TREE	4	N/A	N/A
6 INCH - BRAZILIAN	2	INVASIVE	N/A
GRAND TOTAL TREES TO REMOVED =	10	16"	0"

TREE MITIGATION:
TOTAL REMOVED INCHES = 16"
NO TREE OVER 14" DBH
NO MITIGATION REQUIRED

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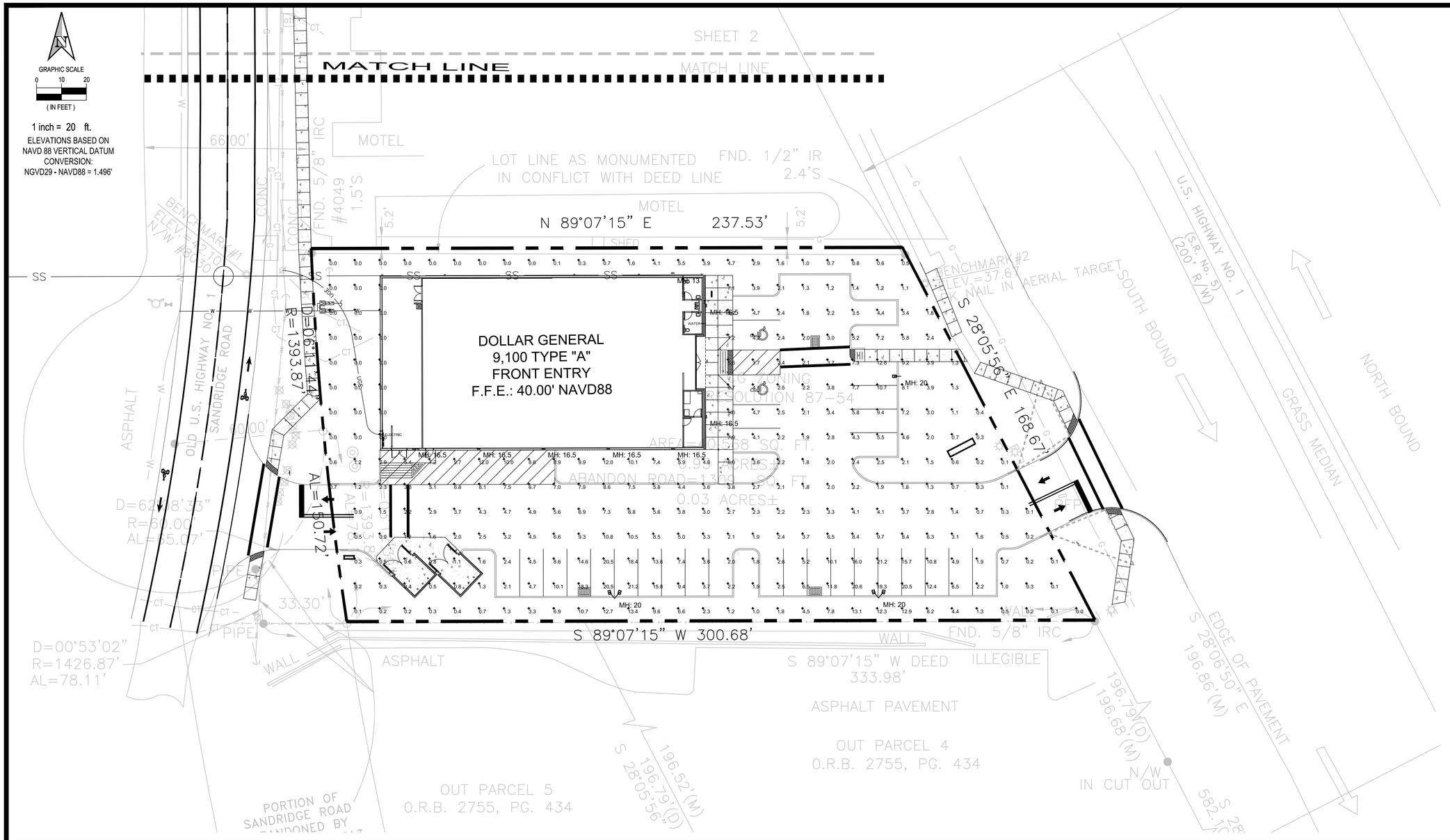
NO.	DATE:	REVISION/ISSUE:	BY:

ENGINEER'S NAME & PE#

REGISTERED LANDSCAPE ARCHITECT STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

PROJECT # 220.067
DATE 07/15/2021
SCALE 1:30
SHEET DP3.2
TREE-PRESV PLAN



Luminaire Schedule								
Symbol	Qty	Label	Description	Arrangement	LLF	LUM. WATTS	LUM. LUMENS	MH
	4	WPR3-UNVL-100-4-50-BZ	WALL PACK | 100W | 14007 LUMENS | 5000K | BRONZE	SINGLE	0.963	104.5	14005	16.5'
	2	QDXLR-150-50-UNVL-1-3-N-Z5(X2)	POLE DOUBLE - DORADO XLR | 19115LM | 148W | 120-277V | 5000K | 3MLENS	BH X2 @15	0.963	148.6	20790	20'
	1	QDXLR-150-50-UNVL-1-3-N-Z5	POLE SINGLE - DORADO XLR | 19115LM | 148W | 120-277V | 5000K | 3MLENS	SINGLE	0.963	148.6	20790	20'
	4	WPR3-UNVL-30-4-50-BZ	WALL PACK | 37.1W | 4701 LUMENS | 5000K | BRONZE	SINGLE	0.963	30	4616	13'/16.5'

Calculation Summary @ GRADE - Calculations Points = 10' x 10'						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ground_Planar	Fc	4.23	21.2	0.0	N.A.	N.A.

Layout designs are based on information provided by the client and are only to be used as USLED recommendations for luminaire placement. Determination of luminaire application within existing or new field conditions is the responsibility of the engineer and/or architect.
The illumination level calculations within this layout are of those luminaires that have been laboratory tested under controlled conditions in accordance with Illuminating Engineering Society standard practices. Performance of any USLED luminaire may vary based on any varying field conditions. Unless otherwise noted, calculations do not include landscaping, buildings, curbs, or any other architectural elements which may alter the results.

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NO.	DATE:	REVISION/ISSUE:	BY:
1	06/16/21	CITY OF FORT PIERCE COMMENTS	RWB

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 220.067
DATE 07/15/2021
SCALE 1:20
SHEET DP4.0

PHOTOMETRIC PLAN

USLED
Always the Right Choice!

QubePAK Regal 3

Architectural Outdoor LED Wall Pack

10 YEAR LIMITED WARRANTY

Key Features

- Modern LED replacement for traditional fluorescent or HID fixtures.
- Elegant yet rugged construction effortlessly integrates with existing architecture.
- Adjustable, full-cutoff design with a tilt mechanism that allows for precise aiming.
- Night sky friendly: eliminates light pollution and minimizes glare.
- Industry leading 10-Year warranty.

Electrical

- 120-277VAC, 0-10V dimming standard. [2]
- System power factor >90% and THD <20%.
- Photocell/motion sensor available.
- Operating temperature: -40°C to +40°C (-40°F to +104°F)

Mounting

- Luminaire is ready to be surface mounted.

Construction

- Robust die-cast aluminum housing protects integral components from harsh environments and optimizes thermal management.
- Housing is protected by a corrosion resistant bronze powder coat finish.
- IP65 rated enclosure prevents intrusion from environmental elements that could degrade performance.

Optics

- Type II or Type IV optical distribution.
- Industry leading LEDs with 3000K, 4000K, and 5000K CCT (minimum 70 CRI).
- Lumen Maintenance: 100,000 hours (L70) [1]

Warranty

- Backed by US LED's industry leading 10-year warranty.

Project	Date

Catalog Number	Type

Product Performance Summary

Lumen Output	Up to 14,007 lumens
Efficacy	Up to 142 LPW
CRI	≥ 70 CRI
Available CCT	3000K, 4000K & 5000K
Warranty	10-Year Warranty

Product Overview

The QubePAK Regal 3 LED wall pack is designed to easily integrate into any existing architecture and provide superior illumination. With two optical distributions, the QubePAK Regal 3 provides a complete site-wide solution for commercial exterior applications. Its elegant aesthetics combined with first-class performance make it a popular choice with specifiers and lighting designers.

Product Applications

- Perimeter Areas
- Building Exteriors
- Security Lighting
- Wall Washing
- Parking Lots
- Educational Facilities
- Business Campuses
- Industrial Facilities
- Mall/Retail Exteriors
- General Lighting

Product Certifications/Approvals

- UL Listed
- Complies with UL1598 and CSA C22.2
- DLC Premium Listed
- Suitable for Wet Locations
- IP65 Rated Enclosure
- RoHS Compliant

cULus LISTED · DLC PREMIUM · IP65

Ordering Information

Example: WPR3-UNVL-37W-2-50-BZ

WPR3						
Series	Input Voltage	Power	Optics	CCT	Finish	
	UNVL 120-277V	37 37W [3]	2 Type 2	30 3000K	BZ Bronze	
		58 58W	4 Type 4	40 4000K		
		70 70W		50 5000K		
		100 100W				

1. L85 LED product "Lifetimes" refer only to the LED light engine, not the power source, and are based on the Illuminating Engineering Society's TM21 Projected Lumen Maintenance methodology at a 25° C / 77° F ambient temperature. The lifetimes are solely meant to be a guide for expected LED degradation and not a warranty or predictive of their actual life, which can be affected by ambient temperatures and other factors.
2. 37W model is non-dimmable.

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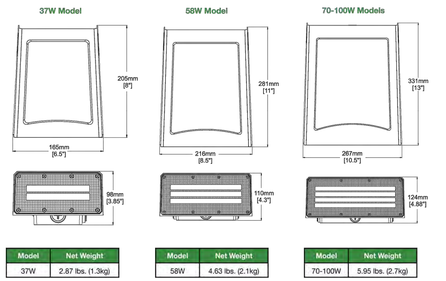
QubePAK Regal3

Architectural Outdoor LED Wall Pack

Dimensions



Model	Net Weight
37W	2.87 lbs. (1.3kg)

Model	Net Weight
58W	4.63 lbs. (2.1kg)

Model	Net Weight
70-100W	5.95 lbs. (2.7kg)

Performance Data

Model	Available CCT	System Level Power	Delivered Lumens	Efficacy	L70 Calculate Life
WPR3-UNVL-37-X-XX-BZ	3000K/4000K/5000K	37.1W	4,701 lm	126 LPW	100,000 Hours
WPR3-UNVL-58-X-XX-BZ	3000K/4000K/5000K	58.4W	7,895 lm	132 LPW	100,000 Hours
WPR3-UNVL-70-X-XX-BZ	3000K/4000K/5000K	71.8W	10,201 lm	142 LPW	100,000 Hours
WPR3-UNVL-100-X-XX-BZ	3000K/4000K/5000K	104.5W	14,007 lm	134 LPW	100,000 Hours

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Dorado XLR

Outdoor LED Area/Site Luminaire

10 YEAR LIMITED WARRANTY

Key Features

- Outdoor applications benefit from superior photometric performance and uniformity.
- Low-profile design provides a contemporary appearance and is right sky friendly.
- Precision-molded optics are sealed to protect against environmental contaminants.
- Easy installation by one person in the field.

Electrical

- 120-277VAC input.
- 0-10V dimming standard.
- 20kV surge protection standard.
- System power factor >90% and THD <20%.
- Operating temperature: -30°C to +40°C (-30°F to +104°F)

Mounting

- Adjustable square/round pole mount and round tenon mount options available.

Construction

- Robust die-cast aluminum housing protects integral components from harsh environments and optimizes thermal management.
- Housing is protected by a corrosion-resistant powder coat finish; dark bronze standard.
- IP66 rated enclosure prevents intrusion from environmental elements that could degrade performance.

Optics

- IP67 rated LED light engine prevents dust or moisture from degrading performance.
- Precision molded optics available in Type II or Type V distributions.
- Industry-leading LEDs with 5000K CCT (minimum 70 CRI).
- Lumen Maintenance: >125,000 hours (L70) [1]

Warranty

- Backed by US LED's industry-leading Ten-Year Warranty.

Project	Date

Catalog Number	Type

Product Performance Summary

Lumen Output	Up to 15,000 lumens
Efficacy	Up to 125 LPW
CRI	≥ 70 CRI
Available CCT	5000K
Warranty	Ten-Year Warranty

Product Overview

The Dorado XLR combines outstanding photometric performance and long-lasting quality. It's designed to provide a superior one-to-one solution for replacing existing legacy lighting technology. With multiple mounting options, the Dorado XLR can get the light exactly where you need it in any outdoor application.

Product Applications

- Parking Lots
- Retail Stores
- Educational Facilities
- Business Campuses
- Recreational Areas
- Auto Dealerships
- Commercial Exteriors
- Industrial Facilities
- Security Areas
- Site Pathway Areas

Product Certifications

- ETL Listed for US & Canada
- DLC Premium Listed.
- Complies with UL1598 and CSA C22.2
- Suitable for Wet Locations
- IP66 Rated Enclosure
- RoHS Compliant

ETL Intertek · DLC PREMIUM · IP66 · TUV/US · Designed to meet USA

Ordering Information

Example: QDXLR-120-50-UNVL-1-2-N-Z1

QDXLR							
Series	Model	CCT	Input Voltage	Finish	Optics	Photocell	
	120 120W	50 5000K	UNVL 120-277V	1 Bronze	2 Type 2	N No Photocell	
					5 Type 5	PC Photocell	

Mounting	
Z1	Adjustable For Square Pole and Round Pole - 4" Nominal
Z4	For 2 ⅜" Round Tenon

Accessories	
BLS	Back Light Shield
HSS	House Side Shield

1. L85 LED product "Lifetimes" refer only to the LED light engine, not the power source, and are based on the Illuminating Engineering Society's TM21 Reported Lumen Maintenance methodology at a 25° C / 77° F ambient temperature. The lifetimes are solely meant to be a guide for expected LED degradation and not a warranty or predictive of their actual life, which can be affected by ambient temperatures and other factors.

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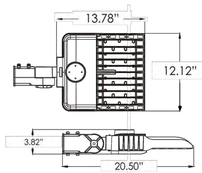
Dorado XLR

Outdoor LED Area/Site Luminaire

Dimensions



Net Weight	EPA Rating
10.46 lbs.	0.36

EPA (FT.²)	Configuration	Weight (lbs.)
0.36	1	11.46
0.72	2@180	22.92
0.82	2@90	22.92
0.98	3@90	34.38
0.87	3@120	34.38
0.98	4@90	45.84

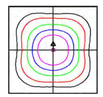
Optical Distributions

All photometric testing performed to IESNA LM-79 standards by a NVLAP® accredited testing facility. ISO footcandle plots below demonstrate examples of the general distribution patterns based on a 25' mounting height. Please visit www.usled.com for complete specifications, IES files, and detailed photometric data.

Type II Distribution

Type II distribution forms a wide, lateral asymmetric pattern typically used for applications needing narrow lighting. Examples might include car lot front rows, walkways, side streets, jogging paths, and entrances from the roadway.

Type V Distribution



Type V distribution forms a symmetrical round or square pattern that allows the light to have the same intensity at all angles. Primarily used in parking lot interiors, crossroads, and roadway centers. It is also meant for large commercial parking lots where evenly distributed lighting is necessary.

Performance Data

Model	CCT	System Level Power	Delivered Lumens	Efficacy	L70 Calculated Lifetime
120W	5000K	125.0W	15,000	125 LPW	>125,000 Hours

Dorado XLR

Outdoor LED Area/Site Luminaire

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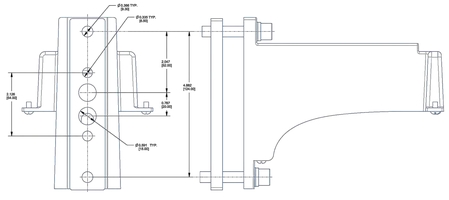
Mounting Options

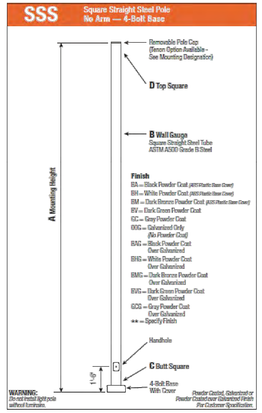
Z1 | Mount for Square Pole & Round Pole - 4" Nominal

Z4 | Mount For 2 ⅜" Round Tenon

Z1 Mount for Square Pole & Round Pole - Bolt Pattern



SSS — Square Straight Steel Pole — No Arm — 4-Bolt Base



A Max. No.	B Min. Gauge	C Bolt Circle	Tenon Lgth. Width	90	100	Maximum EPA 110	120	130	140	Custom Names
20	11	4	85	18.0	7.2	6.4	4.7	3.3	2.2	SSS20B4-4-**

C Bolt No.	D Tenon No.	F Base Cvr. Acc.	G Base No.	H Base Plate	I Base Acc.
4	4	8 - 9	8	3.75	.75 x 17 x 3

Dimensions in Inches

Customer Name:		
Project:	Location:	
Notes:		Quantity:

SSS20B4-4 — CATALOG NUMBER — FINISH

Pole
Pole shaft shall be weldable-grade, cold-rolled, 11 gauge commercial quality carbon steel tubing conforming to ASTM A500 Grade B. All welds shall conform to AWS D1.1 using SMAW-6 electrodes.

Base Style
4-Bolt Steel Plate Base Flange of fabricated hot rolled carbon steel conforming to ASTM A36 or equivalent (3/4-full-strength yield) with 3-piece Base Cover and all bolting hardware. Base Cover will be fabricated from ABS plastic or metal materials.

Handhole
Aluminum, 3" x 5" injection-with-Cover, Stainless Steel Screw and Backer. A Grounding Provision incorporating a tapped 1/2"-13NC hole will be welded to the handhole frame.

Anchorage
Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to ASTM F1554 Gr. 105 Grade 55, Sim-Series (1.5") of threaded and will be galvanized per ASTM A153. Kits will contain eight (8) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers all components Galvanized Steel. A bolt circle template will be provided.

Vibration Damper
If determined necessary by Engrs. a top-mount, field installed Steel Made Vibration Damper will be provided. Customer specification of the damper is available.

Mounting Designation
Side-Drill Mount – For Side-Drill Mount applications specify handhole type, quantity and orientation. A handhole drilling template must be supplied at time of order.

Tenon Mount – For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", 4", etc.) and length (6", 8", 9", 12", etc.).

EPA Notes:
Effective Projected Area (EPA) in square feet (EPA) calculated using ANSI/ASCE/SEI 7-16/ASCE 7-16 in accordance with TIA/EIA-222-H/ TIA-G using a 25-year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult this factory.

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Mounting Options

Slip-Fit Mount or S-Mount option

US-4-V-SingleTA, 4" single square vertical tenon

US-Double-S-180-4-BZ, Twin square vertical tenon for 4" Square pole. Two 2 3/8" vertical tenons

PS-MOUNT-BZ POLE MOUNT

US LED | 6807 PORTWEST DRIVE | HOUSTON, TX 77024 | T 713 972 9191 | F 713 972 9393 | www.usled.com

DOLLAR GENERAL

HANLEY DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING

COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE,SUITE 100
ORLANDO, FL 32804
(407)951-5915
CERTIFICATE OF AUTHORIZATION: 32644

DOLLAR GENERAL
AT
FORT PIERCE
1915 N. US HWY 1
FT. PIERCE, FL 34974
STORE # 23021

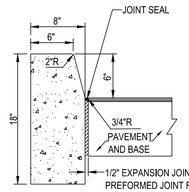
NO.	DATE:	REVISION/ISSUE:	BY:
1	06/16/21	CITY OF FORT PIERCE COMMENTS	RWB

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 220.067
DATE 07/15/2021
SCALE N.T.S.
SHEET DP4.1

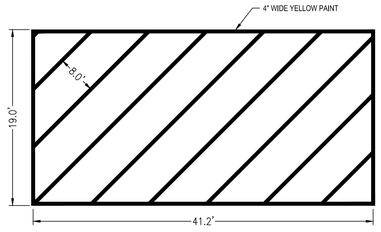
PHOTOMETRIC DETAILS



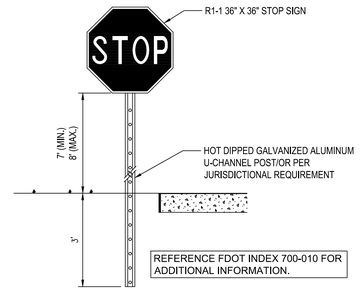
NOTE:
1. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

REFERENCE FDOT INDEX 520-001 FOR ADDITIONAL INFORMATION.

1 TYPE 'D' CURB NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

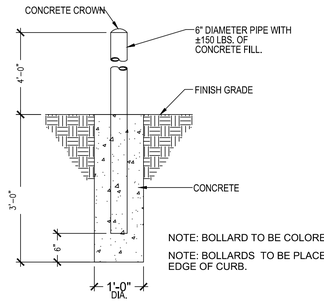


2 LOADING ZONE STRIPING DETAIL



REFERENCE FDOT INDEX 700-010 FOR ADDITIONAL INFORMATION.

3 SITE SIGNAGE/POST NTS



NOTE: BOLLARD TO BE COLORED YELLOW

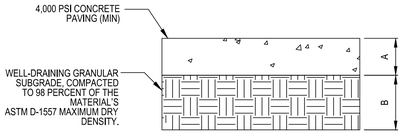
NOTE: BOLLARDS TO BE PLACED 6" FROM EDGE OF CURB.

4 BOLLARD NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

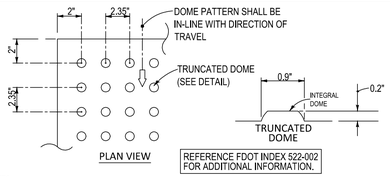
MINIMUM CONCRETE PAVEMENT THICKNESS*

CONCRETE SECTION	LOADING & DUMPSTER AREA
MIN THICKNESS (A)	6"
STABILIZED SUBGRADE (B)	12" FDOT TYPE B, LBR MINIMUM=40
MAXIMUM CONTROL JOINT SPACING	12' X 12'
RECOMMENDED SAW CUT DEPTH	2"

*REFER TO GEOTEHNICAL REPORT



5 CONCRETE PAVING SECTION NTS



REFERENCE FDOT INDEX 522-002 FOR ADDITIONAL INFORMATION.

NOTES:
1. RAMP RUNNING SLOPES SHALL NOT EXCEED A 1:12 SLOPE AND A 1: 50 CROSS SLOPE.

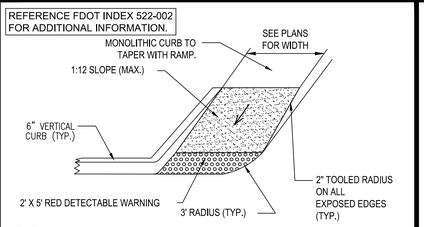
2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2.

3. WHERE ADJACENT SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK ON LIGHT OR LIGHT ON DARK. (SAFETY YELLOW OR BRICK RED)

4. SIDEWALK SHALL BE CONSTRUCTED PER CURRENT FDOT DESIGN SPECIFICATIONS. DETECTABLE WARNING STRIPS, A.K.A.TRUCATED DOMES, FOR DISTRICT SEVEN CONSTRUCTION AND MAINTENANCE SHOULD BE EITHER INSET CERAMIC TILES OR THERMOPLASTIC DETECTABLE WARNING STRIPS. THESE WARNING SURFACES SHALL ONLY BE PROVIDED BY THE FOLLOWING VENDORS/MANUFACTURERS:
A) INLINE TRUNCATED DOME EZ TILE SUPPLIED BY PROFESSIONAL PAVEMENT PRODUCTS.
B) TOPMARK SUPPLIED BY FLINT TRADING.
C) VANGUARD TRUNCATED DOME SUPPLIED BY VANGUARD.

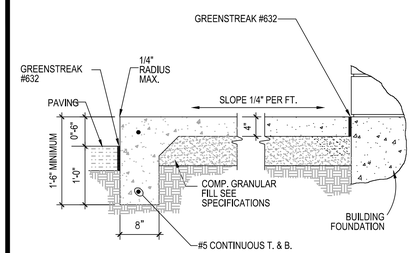
6 TRUNCATED DOME NTS

REFERENCE FDOT INDEX 522-002 FOR ADDITIONAL INFORMATION.

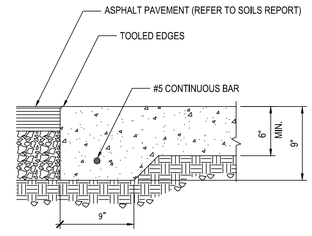


NOTES:
1. REFERENCE FDOT INDEX 304, PAGE 1, GENERAL DESIGN AND NOTES FOR RAMPS WITHIN ROW.
2. RAMP SHALL BE CONSTRUCTED TO LEAST POSSIBLE SLOPE (MAX=1:12 FOR 6 FEET).
3. RAMP SHALL NOT EXCEED A 6" RISE OR 1:12 SLOPE, FOR A MAXIMUM 6 FEET IN LENGTH.
4. CROSS SLOPE SHALL NOT EXCEED A 1:50 SLOPE.
5. ANY PORTION OF THE RAMP THAT EXCEEDS A 1:50 SLOPE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
6. RAMP WITH A RISE GREATER THAN 6" REQUIRES HANDRAILS.
7. A 5' X 5' (MIN.) LANDING MUST BE CONSTRUCTED AT TOP AND BOTTOM OF ALL RAMPS. (SLOPE AT LANDING SHALL NOT EXCEED 1:50)

7 END RAMP DETAIL NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)



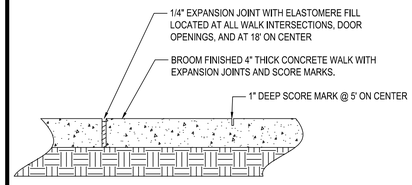
8 MONOLITHIC CURB & SIDEWALK NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)



NOTES:
A. CONTRACTOR SHALL REFER TO THE GEOMETRY AND GRADING PLANS FOR SPECIFICATIONS ON PAVEMENT SLOPE, LINEAR DIMENSIONS, AND CURB TEXT.
B. ALL PAVEMENT SECTION (i.e. ASPHALT, BASE AND SUB BASE) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ON RECORD AND ALL PAVEMENT REQUIREMENTS FROM THE LOCAL JURISDICTION.

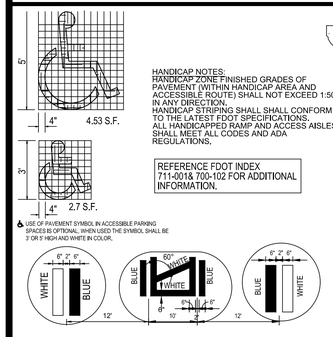
9 CONCRETE APRON NTS
CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)

REFERENCE FDOT INDEX 522-001 FOR ADDITIONAL INFORMATION.



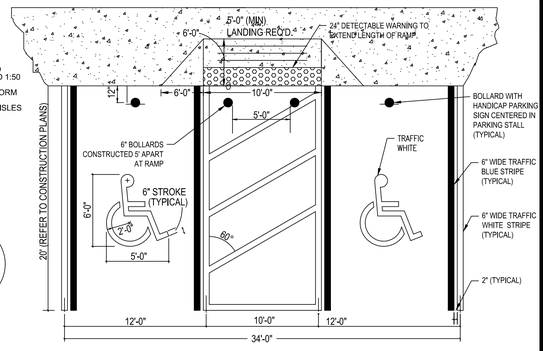
CONCRETE WALK NOTES:
EXPANSION JOINTS SHALL BE PROVIDED AT ALL CONCRETE WALK INTERSECTIONS, AT DOOR OPENINGS, AND AT 18' ON-CENTER (MAX.)

10 CONCRETE WALK NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

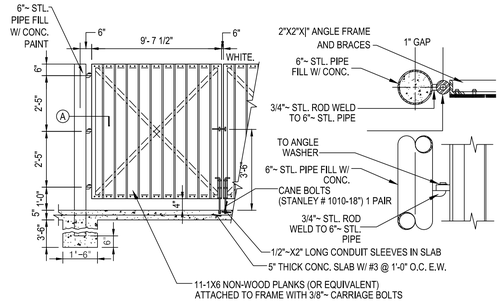


HANDICAP NOTES:
HANDICAP ZONE FINISHED GRADES OF PAVEMENT (WITHIN HANDICAP AREA AND ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
HANDICAP STRIPING SHALL SHALL CONFORM TO THE LATEST FDOT SPECIFICATIONS.
ALL HANDICAPPED RAMP AND ACCESS AISLES SHALL MEET ALL CODES AND ADA REGULATIONS.

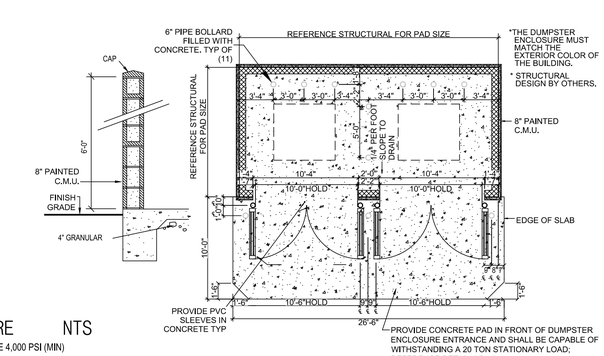
REFERENCE FDOT INDEX 711-001& 700-102 FOR ADDITIONAL INFORMATION.



11 HANDICAP STRIPING NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

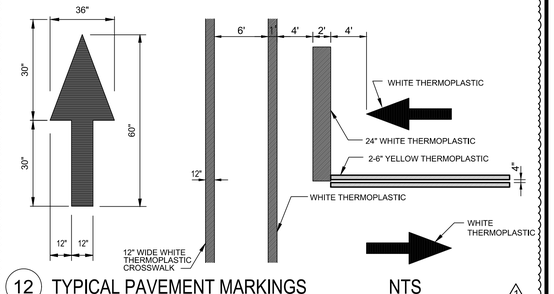


DUMPSTER GATE & HINGE



14 DUMPSTER ENCLOSURE NTS
CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)

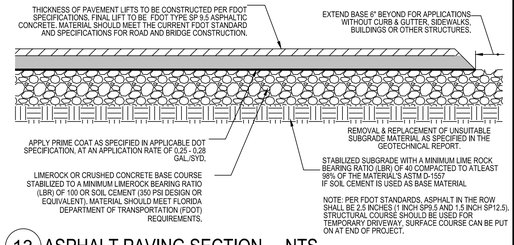
REFERENCE FDOT INDEX 711-001 FOR ADDITIONAL INFORMATION.



12 TYPICAL PAVEMENT MARKINGS NTS

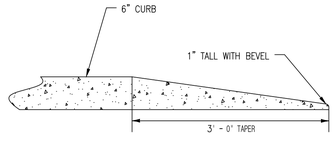
PAVEMENT THICKNESS (MINIMUM)

	LAYER COMPONENT		
	SURFACE COURSE	BASE GOURSE	STABILIZED SUBGRADE
LIGHT DUTY ASPHALT	1.5"	6.0"	12.0"
HEAVY DUTY ASPHALT	2.0"	8.0"	12.0"



NOTE: PER FDOT STANDARDS, ASPHALT IN THE ROW SHALL BE 2.5 INCHES (1 INCH SP9.5 AND 1.5 INCH SP12.5). STRUCTURAL COURSE SHOULD BE USED FOR TEMPORARY DRIVEWAY. SURFACE COURSE CAN BE PUT ON AT END OF PROJECT.

13 ASPHALT PAVING SECTION NTS



REFERENCE FDOT INDEX 520-001 FOR ADDITIONAL INFORMATION.

14 6" VERTICAL CURB TAPER NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

DOLLAR GENERAL

HANLEY DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING

COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE,SUITE 100
ORLANDO, FL 32804
(407)951-5915
CERTIFICATE OF AUTHORIZATION: 32644

DOLLAR GENERAL
AT
FORT PIERCE
1915 N. US HWY 1
FT. PIERCE, FL 34974
STORE # 23021

NO.	DATE:	REVISION/ISSUE:	BY:
1	06/16/21	CITY OF FORT PIERCE COMMENTS	RWB

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 220.067

DATE 07/15/2021

SHEET DP5.0

SCALE N.T.S.

SITE PLAN DETAILS

INVERTED U
also called
staple, loop

BICYCLE RACK TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS

1 BIKE RACK

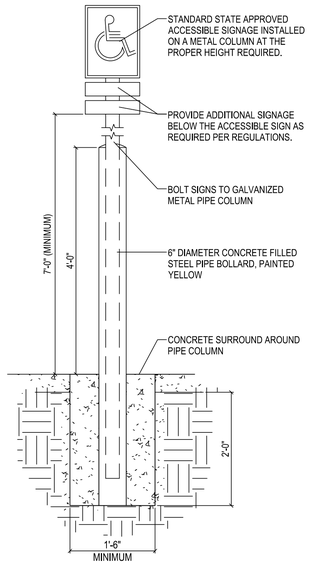
HANDICAP SIGN NOTES:

ALL LETTERS ARE 1" SERIES "C" PER MUTCD.

ONE SIGN REQUIRED FOR EACH PARKING SPACE.

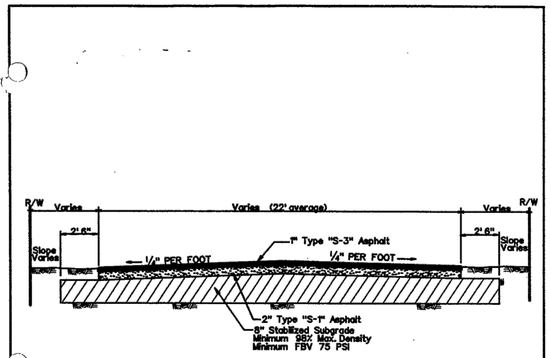
INSTALLED SIGN HEIGHT SHALL BE CONFORMANCE WITH SECTION 24-23 OF MUTCD.

SIGN MAY BE MOUNTED ON BUILDING OR WALL AT PROPER HEIGHT, IF NECESSARY, AND ALIGNED WITHIN 12" OF CENTER OF HANDICAP PARKING SPACE.



2 HANDICAP PARKING SIGN NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)



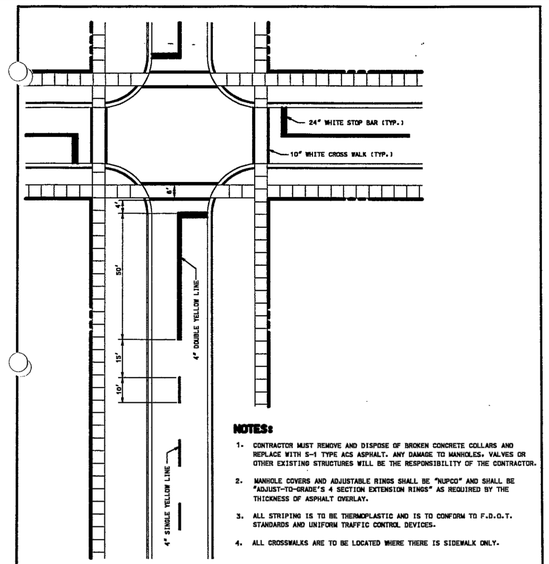
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

PAVING DETAIL WITHOUT CURB AND GUTTER

REVISIONS

SHEET No. PV1

SCALE: N.T.S. | ISSUED AUGUST 1998



NOTES:

1. CONTRACTOR MUST REMOVE AND DISPOSE OF BROKEN CONCRETE COLLARS AND REPLACE WITH S-1 TYPE ACS ASPHALT. ANY DAMAGE TO MANHOLES, VALVES OR OTHER EXISTING STRUCTURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. MANHOLE COVERS AND ADJUSTABLE RINGS SHALL BE "NUPCO" AND SHALL BE "ADJUST-TO-GRADE'S 4 SECTION EXTENSION RINGS" AS REQUIRED BY THE THICKNESS OF ASPHALT OVERLAY.
3. ALL STRIPING IS TO BE THERMOPLASTIC AND IS TO CONFORM TO F.D.O.T. STANDARDS AND UNIFORM TRAFFIC CONTROL DEVICES.
4. ALL CROSSWALKS ARE TO BE LOCATED WHERE THERE IS SIDEWALK ONLY.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL STREET STRIPING DETAIL

REVISIONS

SHEET No. STP 01

SCALE: N.T.S. | ISSUED DECEMBER 2000

DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING

COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE,SUITE 100
ORLANDO, FL. 32804
(407)951-5915
CERTIFICATE OF AUTHORIZATION: 32644

DOLLAR GENERAL
AT
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1915 N. US HWY 1
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STORE # 23021

NO.	DATE	REVISION/ISSUE	BY

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

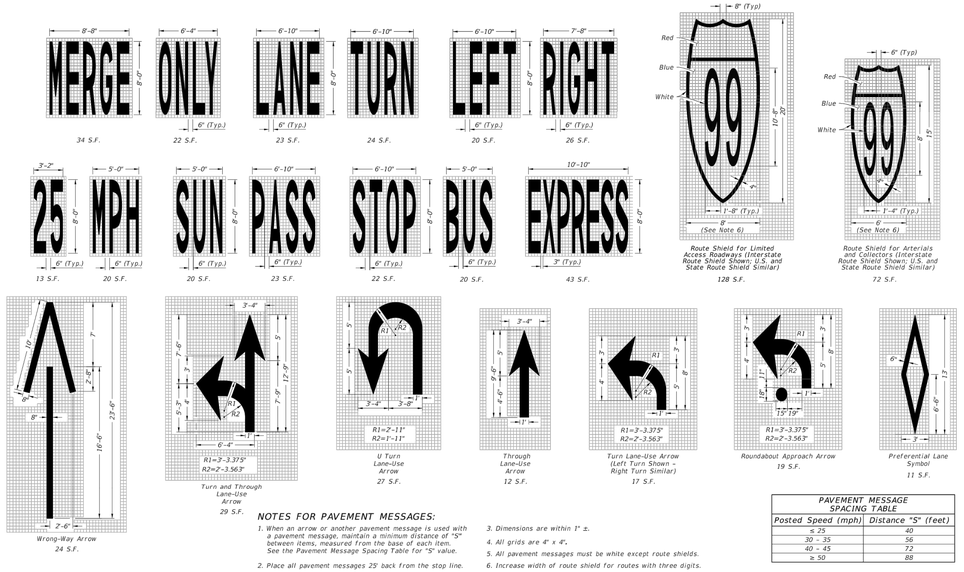
PROJECT # 220.067

DATE 07/15/2021

SCALE N.T.S.

SHEET DP5.1

SITE PLAN DETAILS



NOTES FOR PAVEMENT MESSAGES:

1. When an arrow or another pavement message is used with a pavement message, maintain a minimum distance of "S" between items, measured from the base of each item. See the Pavement Message Spacing Table for "S" value.
2. Place all pavement messages 25' back from the stop line.
3. Dimensions are within 1" ±.
4. All grids are 4" x 4".
5. All pavement messages must be white except route shields.
6. Increase width of route shield for routes with three digits.

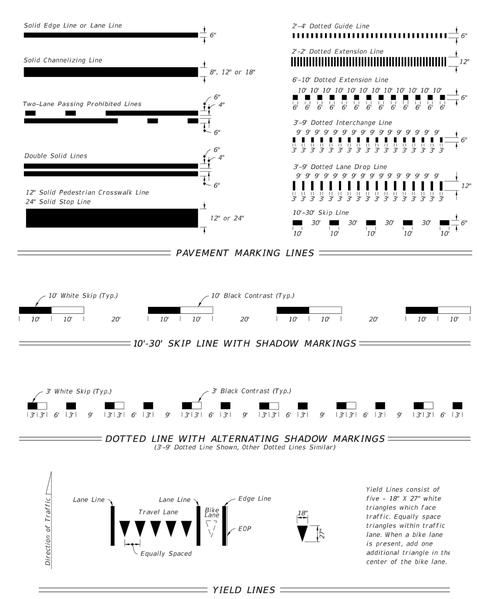
PAVEMENT MESSAGE SPACING TABLE	
Posted Speed (mph)	Distance "S" (feet)
≤ 25	40
30 - 35	56
40 - 45	72
≥ 50	88

PAVEMENT MESSAGE AND ARROW DETAILS

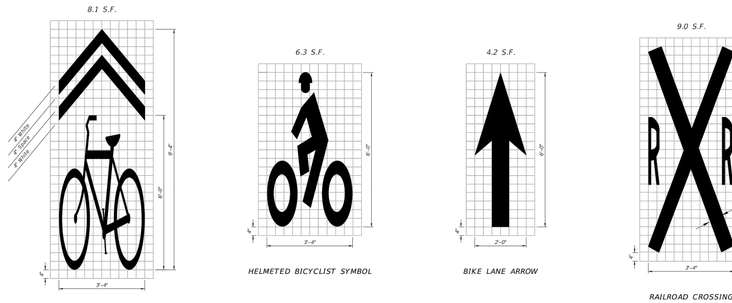
GENERAL NOTE:

1. See Index 509-070 for pavement markings at railroad crossings.

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/19		FY 2021-22 STANDARD PLANS	PAVEMENT MARKINGS	711-001	1 of 13



LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/19		FY 2021-22 STANDARD PLANS	PAVEMENT MARKINGS	711-001	2 of 13



SHARED LANE MARKING (SLM)

HELMETED BICYCLIST SYMBOL

BIKE LANE ARROW

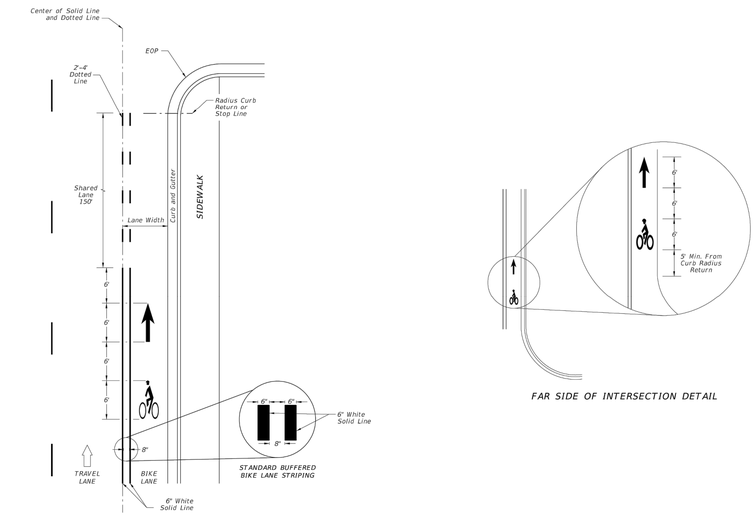
RAILROAD CROSSING

NOTES:

1. All bicycle markings and pavement messages shall be White.
2. All bicycle markings shall be preformed thermoplastic.
3. All grids are 4" x 4".

STANDARD PAVEMENT MARKING MESSAGE LAYOUTS

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/17		FY 2021-22 STANDARD PLANS	BICYCLE MARKINGS	711-002	1 of 2



APPROACH TO INTERSECTIONS DETAILS

BUFFERED BIKE LANES

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/17		FY 2021-22 STANDARD PLANS	BICYCLE MARKINGS	711-002	2 of 2

DOLLAR GENERAL

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NO.	DATE	REVISIONS/ISSUE:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

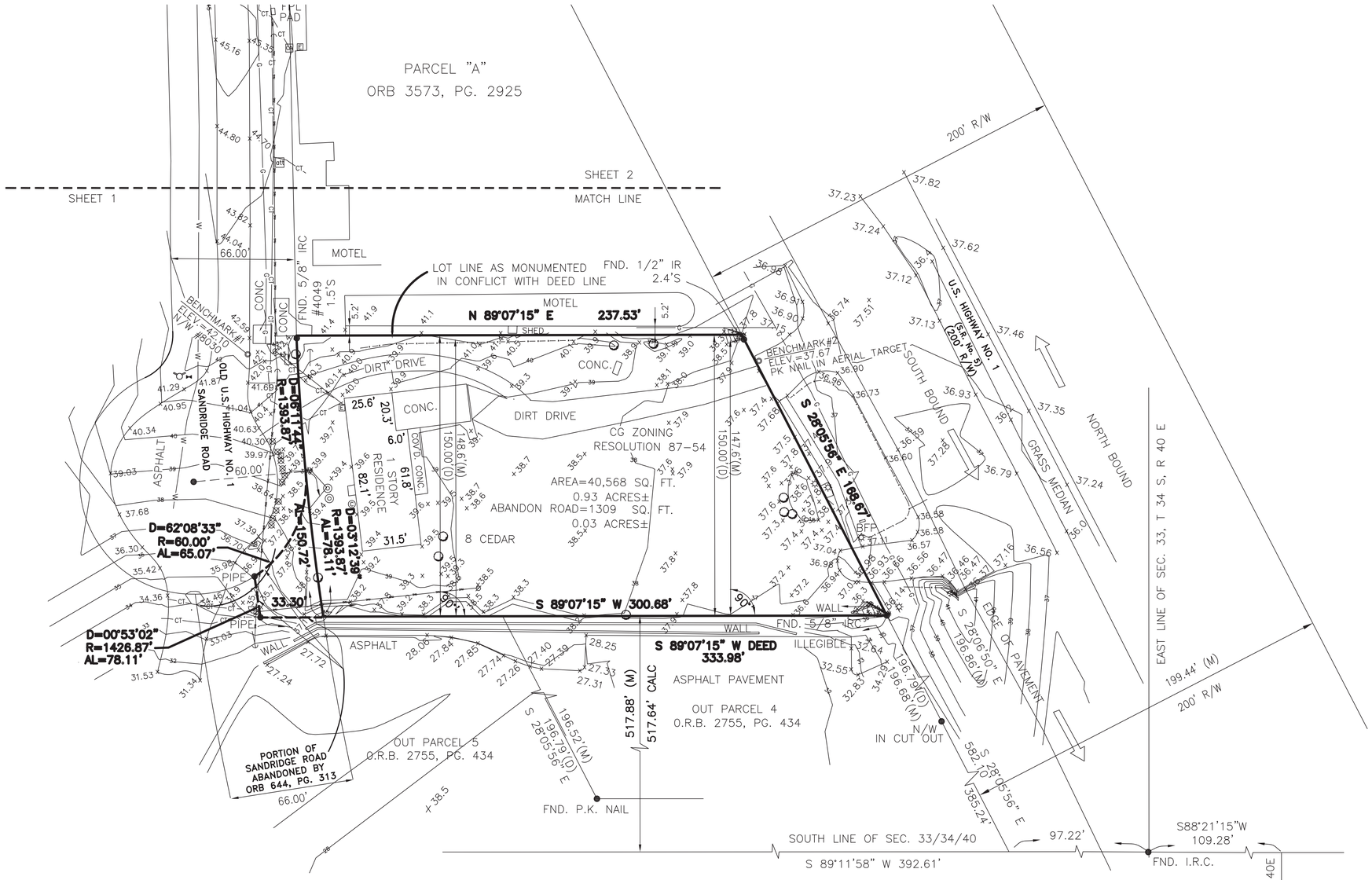
PROJECT # 220.067

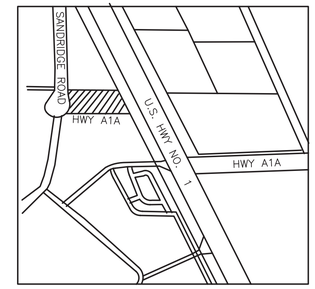
DATE 07/15/2021

SCALE N.T.S.

SHEET DP5.2

SITE PLAN DETAILS





LOCATION MAP

DESCRIPTION:

THE NORTH 150 FEET OF THAT PORTION OF THE SOUTH HALF (S 1\2) OF THE SOUTHEAST HALF (SE 1\2) OF THE SOUTHEAST HALF (SE 1\2) LYING WEST OF U.S. HIGHWAY NO. 1 AND EASTERLY OF OLD U.S. HIGHWAY #1, IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. TOGETHER WITH THE EASTERLY HALF OF ABANDONED RIGHT OF WAY OF SANDRIDGE ROAD AS RECORDED IN O.R.B. 644, PAGE 131, LYING ADJACENT TO THE ABOSE DESCRIBED PARCEL

SURVEYOR'S NOTES:

1. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT ORDER NO. 8608678, PREPARED BY COMMONWEALTH LAND TITLE DATED 7/13/2020, THE DESCRIPTION AND EASEMENTS THAT ARE STATED THEREIN ARE AS SHOWN HEREON.
2. ELEVATIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 BASED UPON NGS DISK 872 2207 WHICH HAS A PUBLISHED ELEVATION=34.58
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
4. THIS MAP, AS DEPICTED IN ITS GRAPHIC FORM, BEARING THE SIGNATURE AND SEAL OF THE SURVEYOR, IS THE OFFICIAL DOCUMENT OF THE LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE MAP.
5. THIS SURVEY IS PREPARED FOR THE PARTIES AS STATED HEREON AND IS NOT ASSIGNABLE TO OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

2016 ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: HANLEX GROUP
COMMONWEALTH LAND TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(a), 8,11(a), 13,14,16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2021

DATE OF MAP OR PLAT 2/25/2021

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Legend

- Indicates Set 1/2" Iron Rod & Cap #LB6936
- Indicates Found Iron Rod & Cap
- Indicates Found Concrete Monument
- Indicates Wood Utility Pole
- Indicates Concrete Power Pole
- Indicates Pole Anchor
- Indicates Catch Basin
- —G— Indicates Gas Marker
- (P) Indicates Plat Dimension
- (G) Indicates Grid Bearing
- Indicates Water Meter
- Indicates Sanitary Cleanout
- —OHUL— Indicates Overhead Utility Lines
- Indicates Valve Box
- Indicates FIRE HYDRANT
- (D) Indicates Storm Drainage Manhole
- —CT— Indicates CATV
- Indicates Bollard
- CA Indicates CATV
- att Indicates Att Riser
- —W— Indicates Water Line
- Indicates Electric Service
- Indicates Septic Lid
- Indicates Light Pole
- (S) Indicates Sanitary Manhole

CONVERT TO ALTA SURVEY	1/19/21
REVISIONS	

NOTE:
This drawing is not valid without embossed seal or Digital Signature of Surveyor.

Richard N Dean
Digitally signed by Richard N Dean
Date: 2021.02.25 14:39:19 -05'00'

RICHARD N. DEAN
Professional Surveyor & Mapper
Florida Certificate No. 4406
L.B. 6936

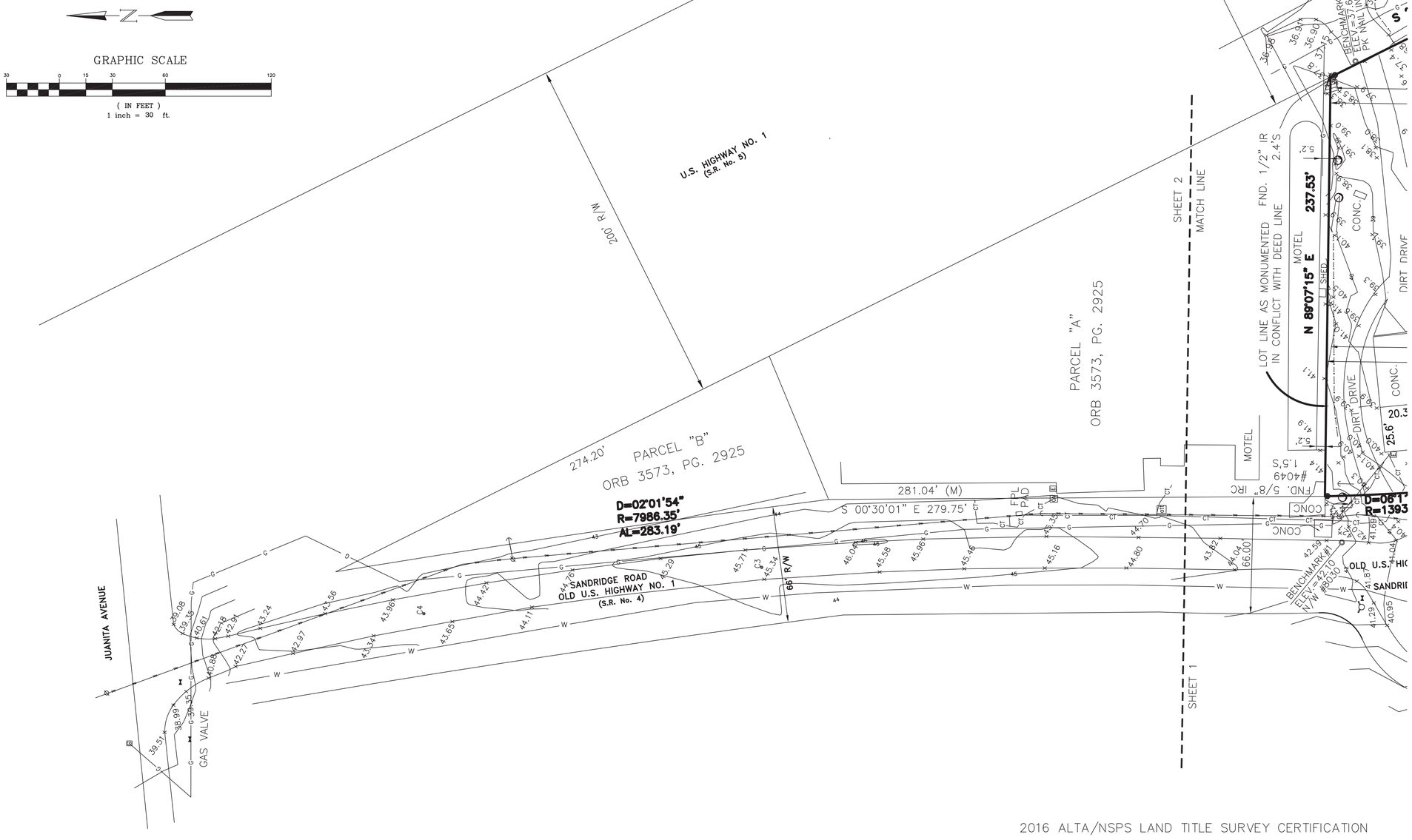
ALTA SURVEY Prepared For & certified to:
HANLEX GROUP

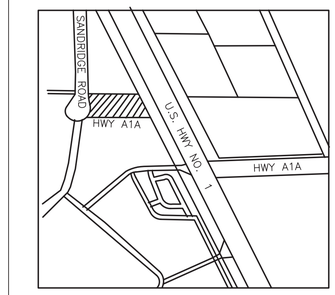
ADDRESS: 1915 U.S. HWY#1
FORT PIERCE, FL. 34946

PROPERTY LIES IN FLOOD ZONE "X" AS PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 12111C-0187F

Dean Surveying and Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409
Tel:(561)625-8748 Facsimile (561)626-4558

FIELD: B.P./L.J.	DATE: 07-16-20
DRAWN: M.R.	SCALE: 1" = 30'
SHEET: 1 of 2	JOB No.: 020-704





LOCATION MAP

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SURVEYOR'S NOTES:

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2016 ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: HANLEX GROUP
COMMONWEALTH LAND TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(a), 8,11(a), 13,14,16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2021

DATE OF MAP OR PLAT 2/25/2021

Legend

Indicates Set 1/2" Iron Rod & Cap #LB6936	(P) Indicates Plat Dimension	Indicates Bollard
Indicates Found Iron Rod & Cap	(G) Indicates Grid Bearing	CA Indicates CATV
Indicates Found Concrete Monument	Indicates Water Meter	att Indicates Att Riser
Indicates Wood Utility Pole	Indicates Sanitary Cleanout	—W— Indicates Water Line
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Indicates Pole Anchor	Indicates Valve Box	Indicates Septic Lid
Indicates Catch Basin	Indicates FIRE HYDRANT	Indicates Light Pole
Indicates Gas Marker	Indicates Storm Drainage Manhole	Indicates Sanitary Manhole
	CA Indicates CATV	

CONVERT TO ALTA SURVEY	1/19/21
REVISIONS	

NOTE: This drawing is not valid without embossed seal or Digital Signature of Surveyor.

Richard N Dean — Digitally signed by Richard N Dean Date: 2021.02.25 14:42:36 -05'00'

RICHARD N. DEAN
Professional Surveyor & Mapper
Florida Certificate No. 4406
L.B. 6936

ALTA SURVEY Prepared For & certified to:
HANLEX GROUP

ADDRESS: 1915 U.S. HWY#1
FORT PIERCE, FL. 34946

PROPERTY LIES IN FLOOD ZONE "X" AS PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 12111C-0187F

Dean Surveying and Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409
Tel:(561)625-8748 Facsimile (561)626-4558

FIELD: B.P./L.J.	DATE: 07-16-20
DRAWN: M.R.	SCALE: 1" = 30'
SHEET: 2 of 2	JOB No.: 020-704

GRAPHIC SCALE
0 10 20
(IN FEET)

1 inch = 20 ft.

ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM CONVERSION:
NGVD29 - NAVD88 = 1.496'

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTE: CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DESCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.

NOTE: MULCH BEDS SHOVEL CUT A MINIMUM OF 4" BELOW THE ADJACENT SOD, OR A PERMANENT CONTAINMENT FEATURE ALONG THE EDGE OF THE PLANT BED THAT IS A MINIMUM OF 4" HIGHER THAN THE MULCH.

DOLLAR GENERAL

DOLLAR GENERAL
9,100 TYPE "A"
FRONT ENTRY
F.F.E.: 40.00' NAVD88

1 TREE AND A CONTINUOUS VISUAL SCREEN REQUIRED PER 300 SF.
2314.2 /300 SF.= 8 TREES REQUIRED.
8 TREES AND A CONTINUOUS VISUAL SCREEN PROVIDED.

1 TREE AND A CONTINUOUS VISUAL SCREEN REQUIRED PER 300 SF.
1283.8 /300 SF.= 4 TREES REQUIRED.
4 TREES AND A CONTINUOUS VISUAL SCREEN PROVIDED.

1 TREE AND A CONTINUOUS VISUAL SCREEN REQUIRED PER 300 SF.
1120.5 /300 SF.= 4 TREES REQUIRED.
4 TREES AND A CONTINUOUS VISUAL SCREEN PROVIDED.

1 TREE AND A CONTINUOUS VISUAL SCREEN REQUIRED PER 300 SF.
2875.0 /300 SF.= 10 TREES REQUIRED.
10 TREES AND A CONTINUOUS VISUAL SCREEN PROVIDED.

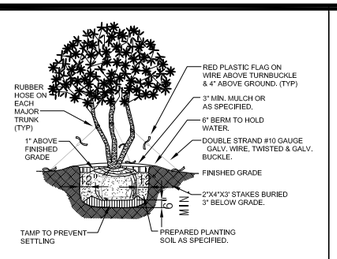
N 89°07'15" E 237.53'
S 89°07'15" W 300.68'
89°07'15" W DEED 333.98'
S 28°05'56" E 168.67'
S 28°06'50" E 196.86'
D=00°53'02"
R=1426.87'
AL=78.11'
66.00'
60.00'
33.30'
CONC.
ASPHALT
WALL
MOTEL
FND. 5/8" IRC
FND. 1/2" IR
#4049
1.5'S
OLD U.S. HIGHWAY NO.1
SANDRIDGE ROAD
U.S. HIGHWAY NO. 1
(S.R. No. 5)
(200' R/W)
GRASS MEDIAN
NORTH
EDGE OF PAVEMENT

PLANT LIST

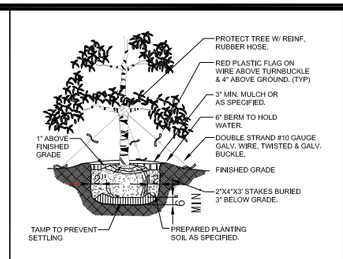
SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	12" MIN.HT. 2.5" CAL.MIN. 6' CLEAR TRUNK	YES	YES	8
MG	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	10' MIN.HT. 2.5" CAL.MIN.	YES	YES	8
UP	ULMUS PARVIFOLIA (DRAKE ELM)	10" MIN.HT. 2.5" CAL.MIN. 6' CLEAR TRUNK	YES	YES	13
IV	ILEX VOMITORIA (YAUPON HOLLY)	7' MIN.HT. 2" CAL.	YES	YES	11
LI	LAGERSTROMIA INDICA (CRAPE MYRTLE MUSKOGEE)	7'+ MIN.HT. X 4'+ SPR. MULTI-TRUNK	YES	NO	16
DTV	DIANELLA TASMANICA 'VARIETA' (FLAX LILY)	8"-10" MIN.HT.1 GAL. 24" O.C.	YES	NO	250
RI	RAPHIOLEPIS INDICA (INDIAN HAWTHORNE)	12" MIN.HT.3 GAL. 24" O.C.	YES	NO	226
VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	36" MIN.HT.24" SPREAD 7 GAL. 36" O.C.	YES	NO	269
HP	HAMILIA PATENS (FIREBUSH)	24" MIN.HT.24" SPREAD 3 GAL. 30" O.C.	YES	YES	42
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY
PLANT SYMBOL

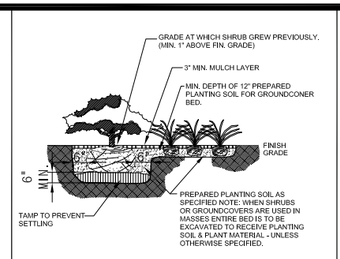
NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.



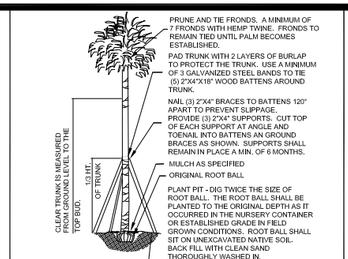
① MULTI-TRUNK DETAIL NTS



② TREE PLANTING DETAIL NTS



③ SHRUB AND GROUND COVER DETAIL NTS



④ PALM PLANTING DETAIL NTS

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO.1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, 1993 AND PART III STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, LATEST EDITION AND AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS" OCTOBER, 1990.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, NILC) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL ENSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANTING AREAS. ANY AREAS FOUND TO BE POORLY DRAINED OR COMPACTED FILL TO BE RE-TILLED, SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF HERD CYPRESS MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 5 FEET (5') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. THE LANDSCAPE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY UNABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL MATERIALS TO RECEIVE SOD SHALL BE GRADED TO RAKE INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE, ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS, IF SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN HORT SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED, SOD SHALL BE ST. AUGUSTINE OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE MINIMUM HEIGHT OF TREES AT THE TIME OF PLANTING IN THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF FEET ABOVE GRADE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON-SITE OR ADJACENT AREAS INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC. WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE, @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-4770
UTILITIES PROTECTION CENTER
IT'S THE LAW

NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

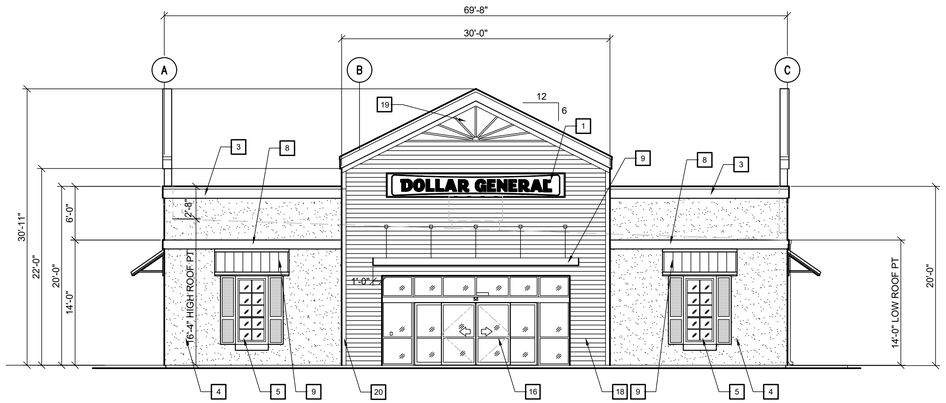
COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE,SUITE 100
ORLANDO, FL. 32804
(407)951-5915
CERTIFICATE OF AUTHORIZATION: 32644

DOLLAR GENERAL AT FORT PIERCE
1915 N. US HWY 1
FT. PIERCE, FL 34974
STORE # 23021

NO:	DATE:	REVISION/ISSUE:	BY:
1	06/16/21	CITY OF FORT PIERCE COMMENTS	RWB

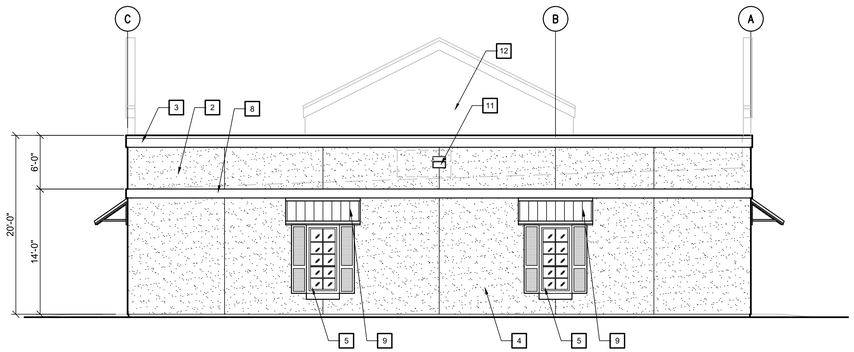
ENGINEER'S NAME & PE#
RICK ABT
FLORIDA RLA #1321

PROJECT # 220.067
DATE 07/15/2021
SCALE 1:30
SHEET CL1
COLOR LANDSCAPE PLAN



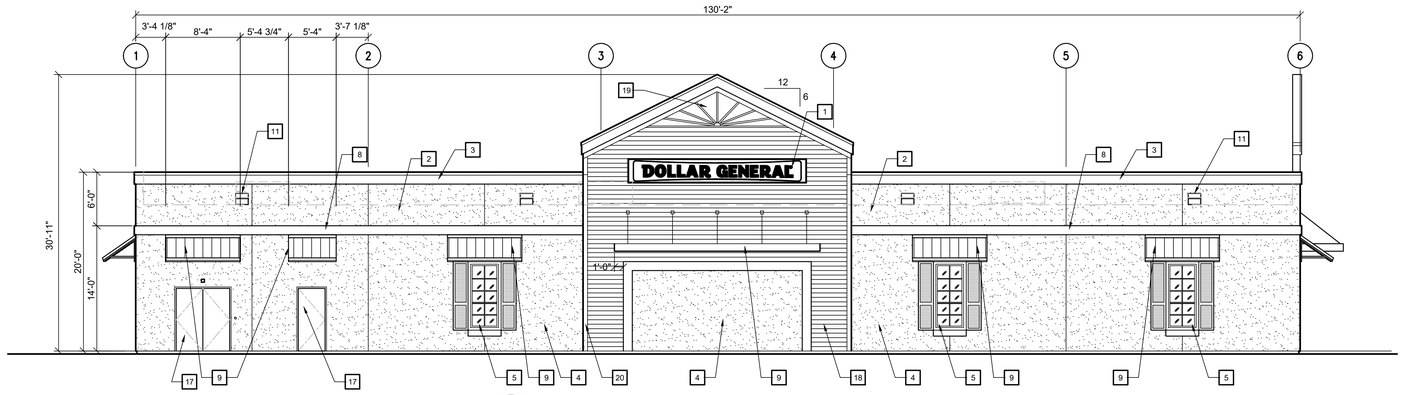
1 A2 FRONT (EAST) ELEVATION

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



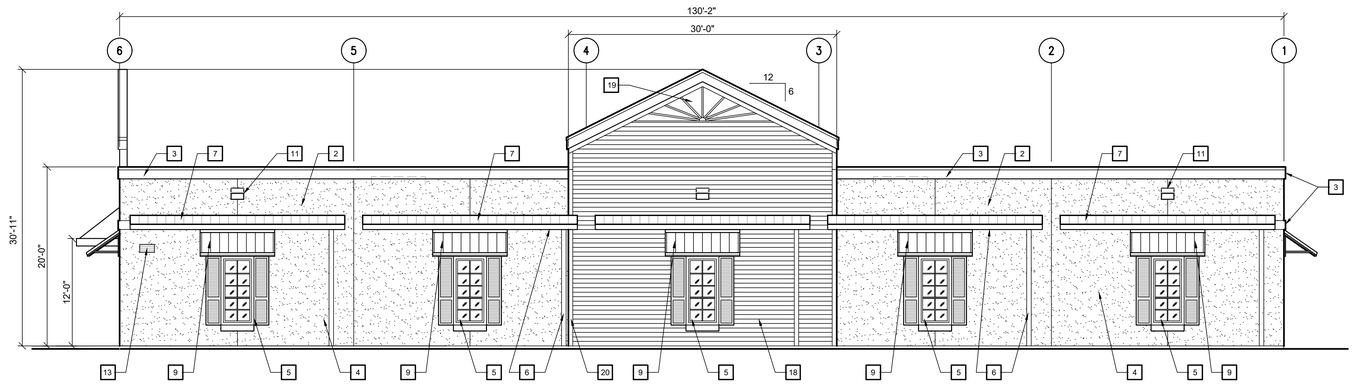
2 A2 REAR (WEST) ELEVATION

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



4 A2 SOUTH SIDE ELEVATION (TRUCK SIDE)

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



3 A2 NORTH SIDE ELEVATION (NO ACCESS)

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

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP.
2. STUCCO/EIFS. PAINT SW6099 "SAND DOLLAR"
3. 16" RAISED STUCCO/EIFS BAND. PAINT SW7006 "EXTRA WHITE"
4. STUCCO/EIFS. PAINT SW6143 "BASKET BEIGE"
5. FAUX WINDOWS W/WHITE FRAME AND SHUTTERS. PAINT SW7006 "EXTRA WHITE"
6. GUTTER AND DOWNSPOUTS
7. OPEN TO STANDING SEAM MTL ROOF BEYOND. GALVALUME
8. 12" RAISED STUCCO/EIFS BAND. PAINT SW7006 "EXTRA WHITE"
9. PRE-FINISHED METAL AWNING "MEDIUM BRONZE"
10. NOT USED
11. WALL PAK LIGHT FIXTURE
12. PARAPET BEYOND
13. BATHROOM EXHAUST VENT GRILL
14. NOT USED
15. NOT USED
16. STOREFRONT ENTRY DOORS WITH TRANSOM GLASS "WHITE"
17. HOLLOW METAL DOOR "VAN DYKE BROWN" SW7041
18. HARDI BOARD SIDING SW6099 "SAND DOLLAR"
19. FYPON GABLE DECORATION "WHITE"
20. VERTICAL HARDI TRIM

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
CA NO. 6853
LAND INVESTMENT SERVICES, LLC
AR98913 CA NO. 29005
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321)244-0402
Facsimile: (321)244-9419
21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-9244
Facsimile: (239) 693-9628

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CLIENT NAME
HANLEX GROUP, LLC
DEVELOPER
1000 COLOR PLACE
APOPKA, FL 32703

PROJECT NAME
DOLLAR GENERAL
70 x130 9,100 SQ. FT. PROTOTYPE A
1915 N US-1
FT. PIERCE, FLORIDA 34946

SHEET TITLE
EXTERIOR ELEVATIONS

SEAL

HAROLD DANIEL HUTTER III
FLORIDA LIC: AR98913

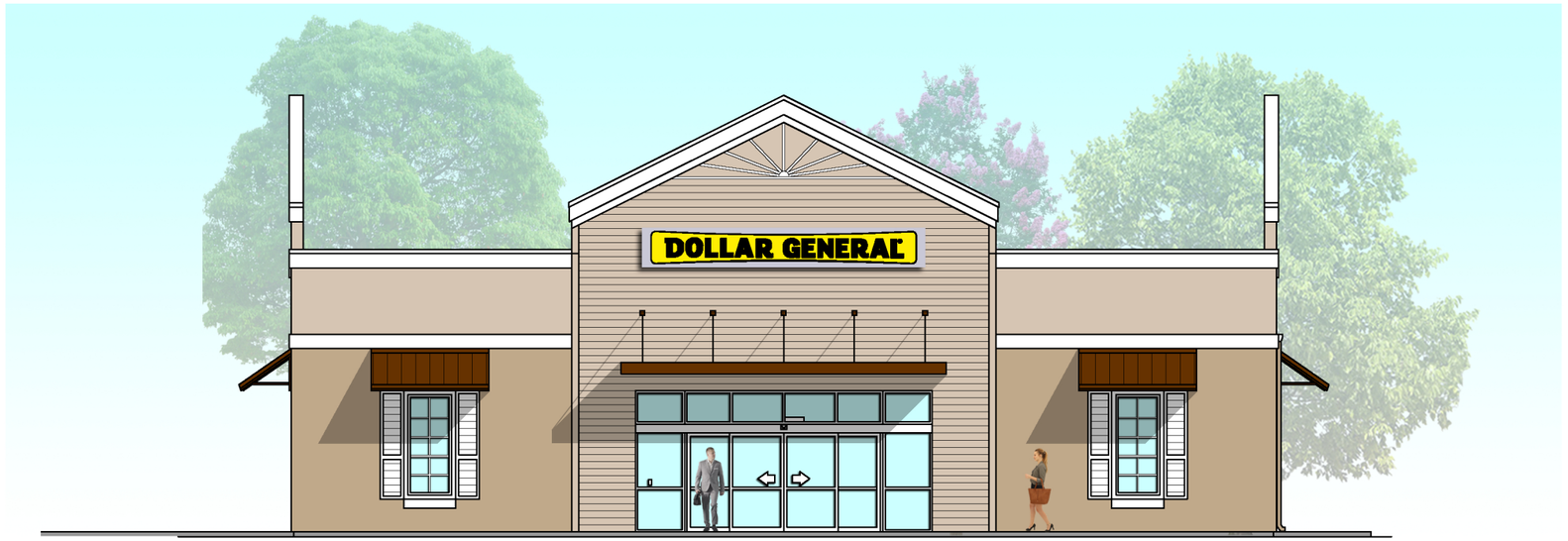
RELEASE | DATE

PROJECT NO.
2021-054

ISSUE DATE
04/09/2021

DRAWN | CHECKED
HDH | HDH

SHEET NO.
A02



FRONT ELEVATION (EAST)

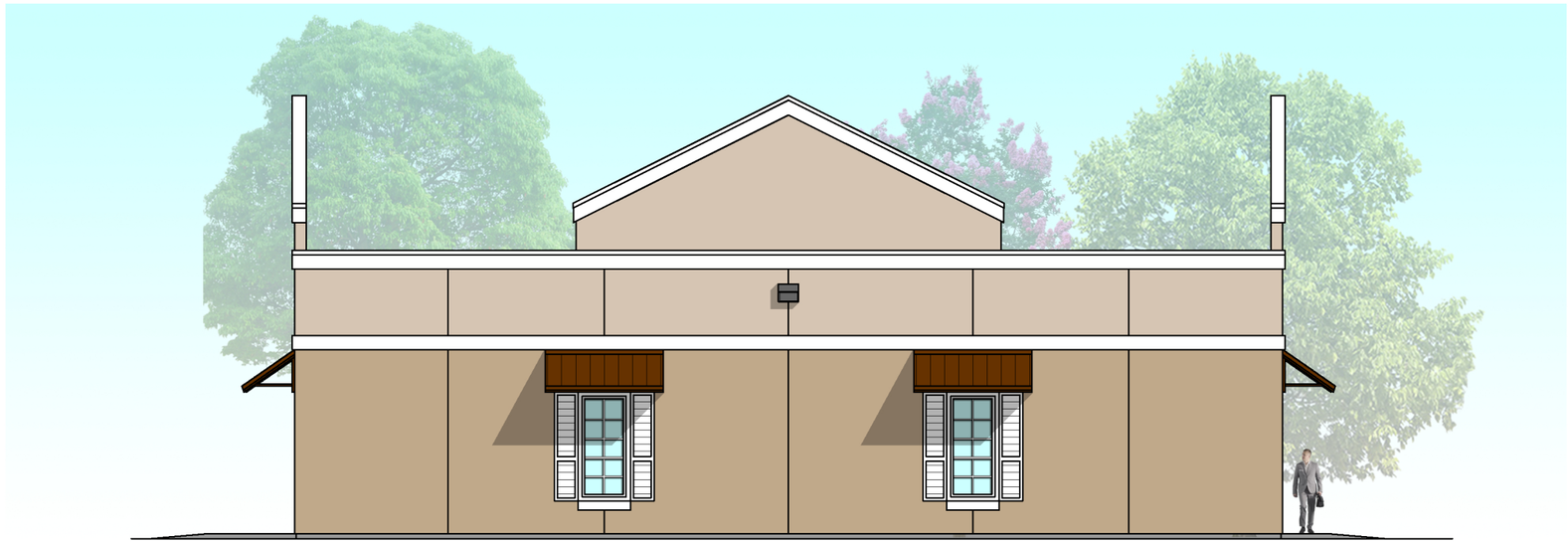
MATERIAL LEGEND

SHERWIN WILLIAMS
SAND DOLLAR
SW 6099

SHERWIN WILLIAMS
BASKET BEIGE
SW 6143

SHERWIN WILLIAMS
EXTRA WHITE
SW 7006

SIDE ELEVATION (NORTH)



REAR ELEVATION (WEST)

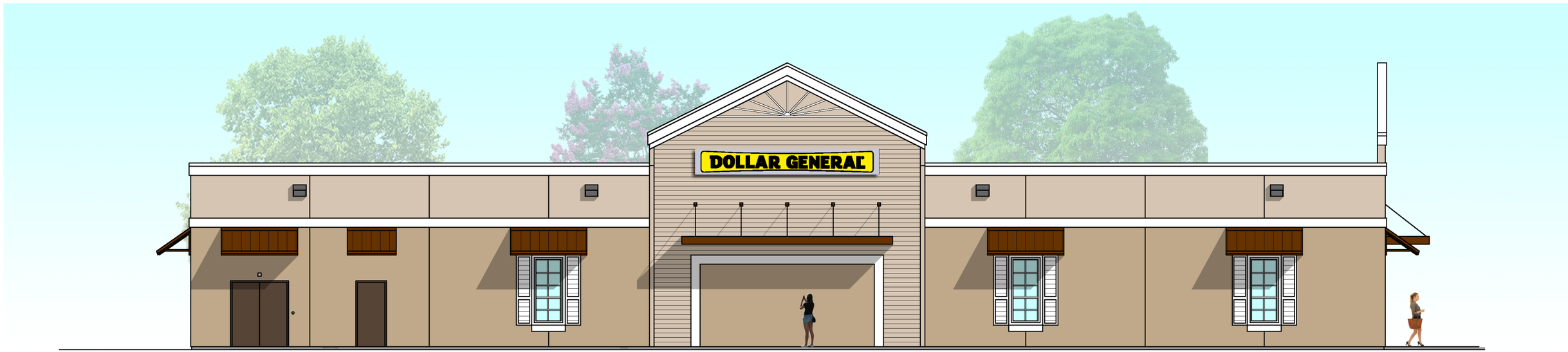
MATERIAL LEGEND

SHERWIN WILLIAMS
SAND DOLLAR
SW 6099

SHERWIN WILLIAMS
BASKET BEIGE
SW 6143

SHERWIN WILLIAMS
EXTRA WHITE
SW 7006

SHERWIN WILLIAMS
VAN DYKE BROWN
SW 7041



SIDE ELEVATION (SOUTH)

Technical Review Committee **3. c.**

Meeting Date: 10/21/2021

REQUESTED ACTION

Site Plan & Design Review - Aldi-Chipotle - Okeechobee & Jenkins Road

LOCATION

Okeechobee & Jenkins Road

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 10/06/2021 07:23 PM

Final Approval Date: 10/06/2021

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
CALL TOLL FREE 811
Know what's below. Call before you dig.

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

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
CONSULTING ENGINEERING CA #3728
HEBORN PK, FL PH (321) 133-3105
1893 - 28TH STREET
VERO BEACH, FL 32960
PH. (772) 794-9999
FX. (772) 794-9417
FT PIERCE, FL PH (772) 468-9015

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

O:\DRAWINGS\2021\21-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel\Drawings\21-0056-AERIAL.dwg 9/29/2021 2:05 PM STEVE SMITH

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.

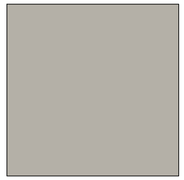
This building is sited with its main North and West facades facing Okeechobee Rd. These elevations are broken up to provide human scale and hide the mass of the overall building. Nichiha bumpouts (fiber cement panels with a wood grain texture) are utilized to break up the main stucco wall fields and 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

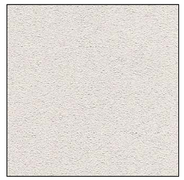


1

FIRESTONE - GRANITE
METAL TRIM
EDGE METAL

2

CUSTOM COLOR - AGED BRONZE
METAL TRIM
EDGE METAL

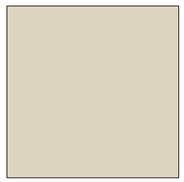


3

DRYVIT SYSTEMS INC - DOVER SKY
STUCCO
ARCHITECTURAL FIELD

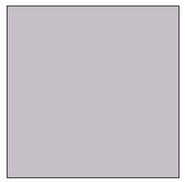
4

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



5

CAST STONE - TANNERSTONE
MASONRY CAP
ARCHITECTURAL WATER TABLE

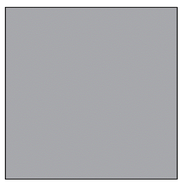


6

FIRESTONE - SILVER METALLIC
METAL TRIM
EDGE METAL

7

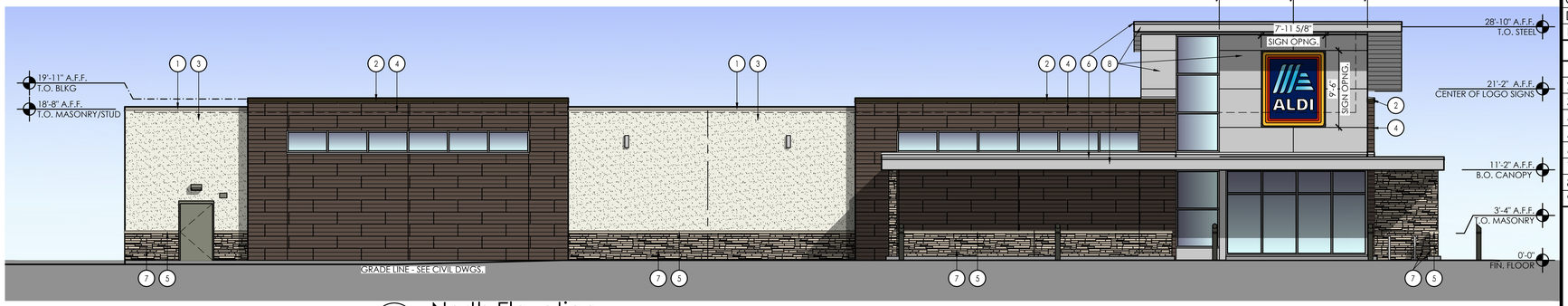
LEDGESTONE - SOUTHWEST BLEND
MASONRY VENEER
ARCHITECTURAL WATER TABLE



8

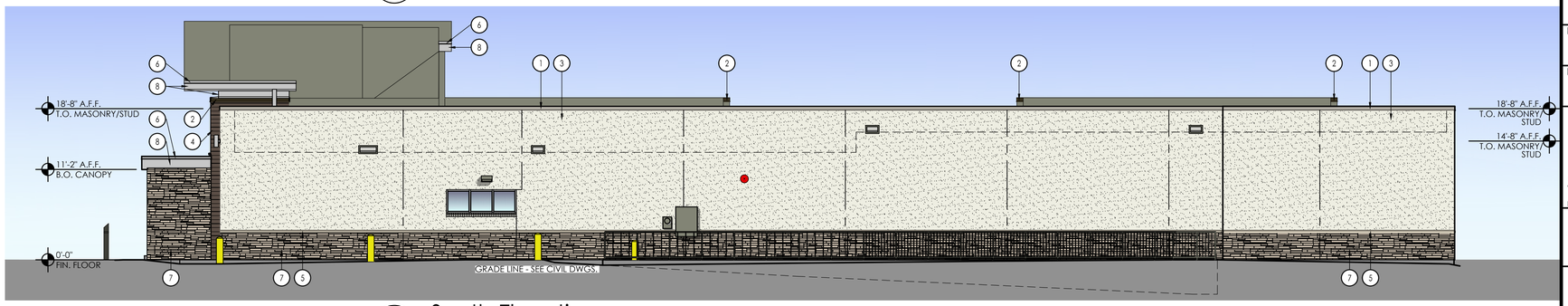
LAMINATORS INC - BRIGHT SILVER
ALUMINUM COMPOSITE PANEL
MAIN TOWER SIGNAGE FIELD

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"

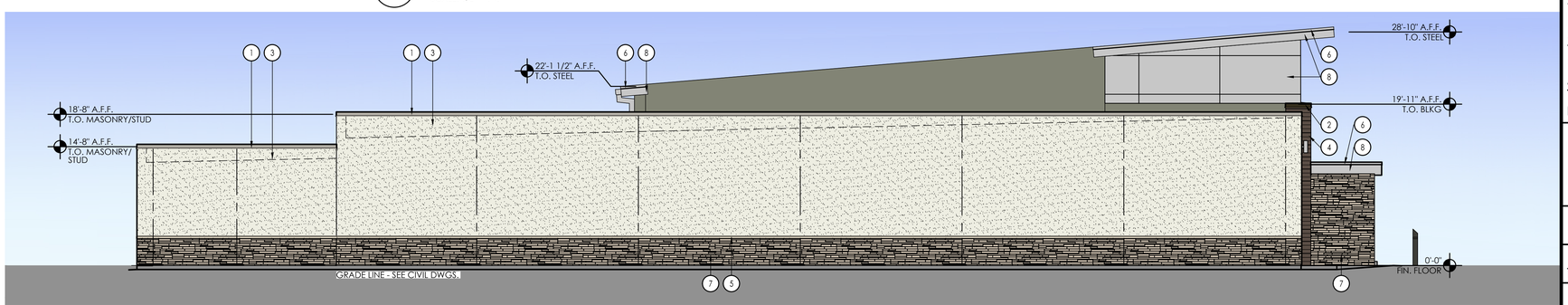


3 South Elevation

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		
3		
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5		
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8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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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:

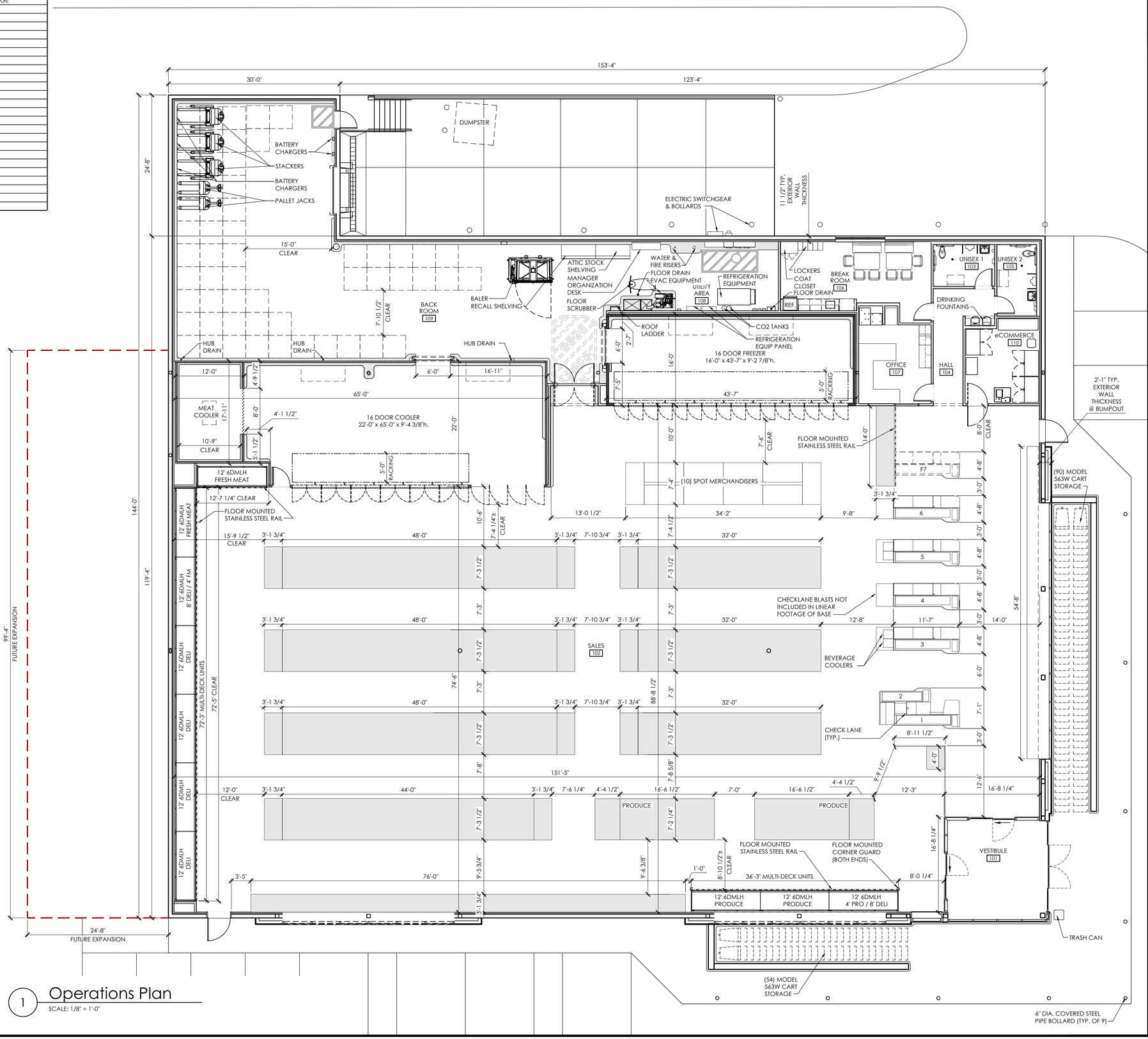
Date: 11/24/20	Project No. 20-0601A
Type:RHRDV7ER	
Drawn By: JWL	CEE-1
Scale: As Noted	Drawing No.

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
B		
C		
D		
E		

Revisions:	Date:
1	
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Seal Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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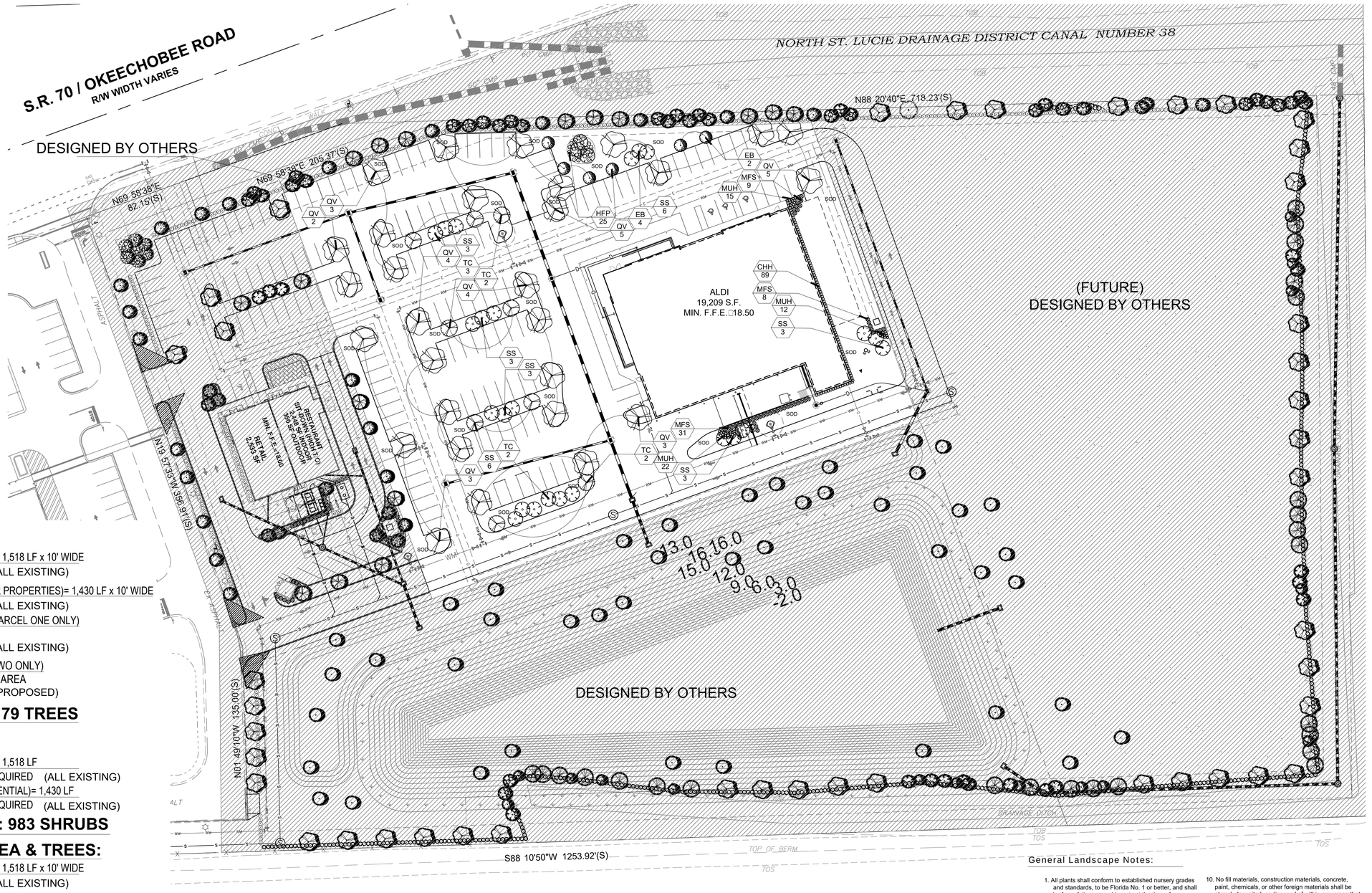
St Lucie County
Project Name & Location:

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 USED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. ANY UNAUTHORIZED USE WITHOUT WRITTEN VERIFICATION SHALL BE AT THE USER'S SOLE RISK.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

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

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
****Proposed Zoning/FLU**	
***Change in Demand**	

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

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

RESIDENTIAL DATA

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

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

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

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

C. Exemptions Requested:

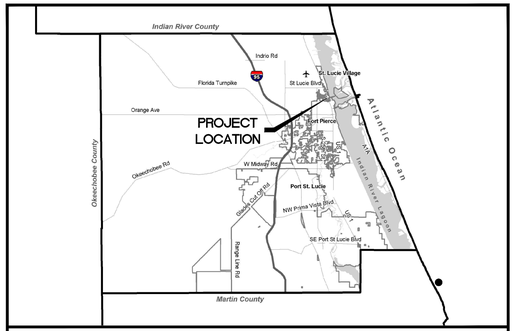
** Complete section if requesting a change in zoning, future land use, or expanding

FT. PIERCE COMMERCIAL

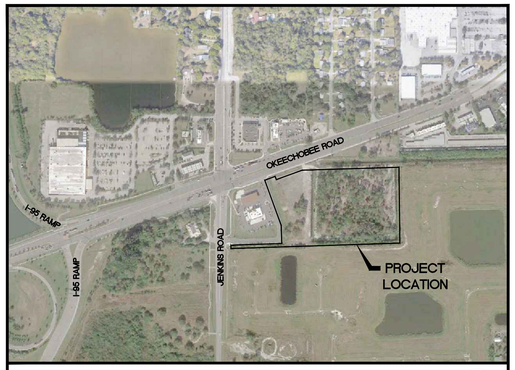
SITE PLAN SUBMITTAL

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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AARON G. STANTON
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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811
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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

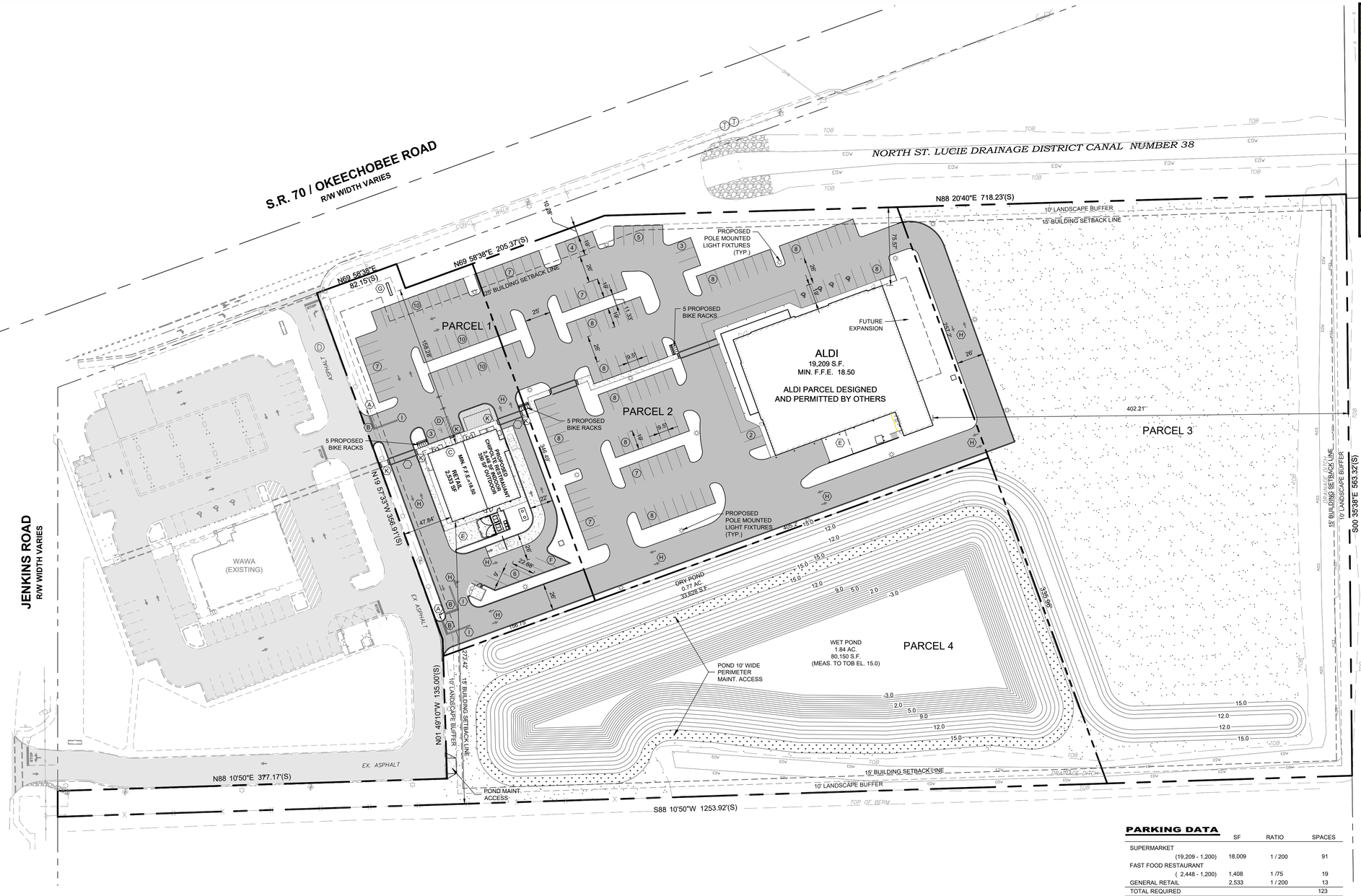
THE ENGINEER SHALL BE NOTIFIED:

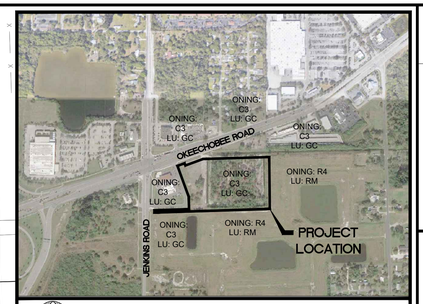
1. PRIOR TO ANY MA OR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY 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 NU

NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38
99' RIGHT OF WAY
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
605.31'
(BASIS OF BEARINGS) N88°20'40"E 1328.68'
NORTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19-35-40
532.96'
BASELINE FDOT RIGHT OF WAY MAP SECTION 94030-2522
BENCHMARK "TNE NAIL & WASHER 8030 EL.=16.98(NAVD88)"
BENCHMARK FND IRC 8030 EL.=16.30(NAVD88)
N88 20'40"E 718.23'(S)
SOUTH LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT (N.S.L.D.D.) CANAL NO. 38
S20 01'22"E 25.00'(S)
N89 58'38"E 205.37'(S)
N89 58'38"E 82.15'(S)
ASPHALT ROAD
OLD RIGHT OF WAY LINE 120' RIGHT OF WAY
SOUTH RIGHT-OF-WAY LINE
N89°58'38"E 266.84'(D) N11°55'40"E 266.70'(D)
"TAX PARCEL NO. 2419-322-0002-000-5 WAWA" (NOT INCLUDED)
WAWA (EXISTING)
LOT 4, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
EAST RIGHT OF WAY LINE 80' RIGHT OF WAY
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
463.31'
N00°00'31"E 666.32'
(PARCEL 3) S01°50'38"W 10.64'(D) N00°00'31"E 10.64'(C)
(PARCEL 3) S01°50'38"W 243.77'(D) S01°50'38"W 243.77'(C)
ORIGINAL RIGHT OF WAY LINE 80' RIGHT OF WAY
(PARCEL 3) S01°50'38"W 255.81'(D) S01°50'38"W 255.81'(C)
40.0'
41.77'
81.75'
S88°10'50"W 81.79'(S)
N00°00'31"E 25.01'(S)
N01°57'29"W 359.81'(S)
(EXCLUDED PART OF PARCEL 3) WEST 372.83'(D) S88°10'50"W 372.87'(C)
S88°10'50"W 505.82'(C) WEST 505.70'(D) (PARCEL 3)
WEST 91.10'(D) S88°10'50"W 91.18'(C)
N01°49'10"W 135.01'(S)
N88 10'50"E 377.17'(S)
S88 10'50"W 1253.92'(S)
586.12'(S)
(PARCEL 3) EAST 627.80'(D) N88°10'50"E 627.89'(C)
667.86'(S) SOUTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4, SECTION 19-35-40
S00 35'38"E 993.32'(S)
EAST LINE OF NW 1/4 OF SW 1/4 OF SECTION 19-35-40
TAX PARCEL NO. 2419-313-0001-000-1 VACANT
TAX PARCEL NO. 2419-323-0001-000-1 VACANT
TAX PARCEL NO. 2419-313-0001-000-1 VAC.
PARCEL 1 VACANT
PARCEL 3 VACANT
PARCEL 4 VACANT
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
WETLAND 0.4 ACRES
DRAINAGE DITCH
EXISTING STRUCTURE TO BE REMOVED
EXISTING STRUCTURE TO REMAIN
EX. ASPHALT
CURB INLET
TRUNCATED DOME
RIPRAP
CHAIN LINK FENCE MEANDERS PROPERTY LINE
ELECTRIC PULL BOX (TYPICAL)
4" METAL GUARDRAIL
CATCH BASIN TOP EL.=16.53 N. INV EL.=9.86 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
CONC OUTFALL INV EL=6.51
CONC OUTFALL INV EL=6.06
CONC OUTFALL INV EL=6.71
STORM MANHOLE TOP EL=17.51
48" CMP N INV EL=8.75
48" CMP S INV EL=8.79
48" CMP S INV EL=9.59
24" DIA. CMP DRAIN S. INV EL=8.43
CATCH BASIN TOP EL=16.42 BOT EL=8.92
CATCH BASIN TOP EL=16.88 BOT EL=12.58
CATCH BASIN TOP EL=16.88 BOT EL=12.58
CATCH BASIN TOP EL=16.90 W INV EL=7.90
CATCH BASIN TOP EL=16.90 E INV EL=7.90
CATCH BASIN TOP EL=16.89 BOT EL=12.49
CATCH BASIN TOP EL=16.89 BOT EL=12.49
CATCH BASIN TOP EL=16.89 BOT EL=12.49





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
(A)	30"	R1-1 "STOP" SIGN
(B)	24"	SOLID WHITE STOP BAR
(C)	12"	FTP-20-06 HC PARKING SIGN (WALL MOUNTED)
(D)		PAINTED PAVEMENT MARKINGS PER FDOT INDEX 711-001
(E)		12' X 35' LOADING ONE
(F)	4"	PAINTED WHITE STRIPE
(G)		GROUND SIGNAGE (DESIGNED AND PERMITTED BY OTHERS)
(H)		DESIGNED TRAFFIC FLOW INDICATOR (FOR SITE PLANNING PURPOSES ONLY)
(I)	6"	25 LF DOUBLE YELLOW STRIPE
⬡		12" PAINTED CROSSWALK PER FDOT INDEX 711-001
(K)		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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JOB NO.	21-0056
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DRAWN	SS
DATE	SEPTEMBER 2021
CHECKED	AS
DATE ISSUED	09/04/2021

MBV ENGINEERING, INC.
MOAL BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ENGINEERING CA #3728
MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9255
1835 - 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
FX: (772) 778-3417

OVERALL SITE 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

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21-0056

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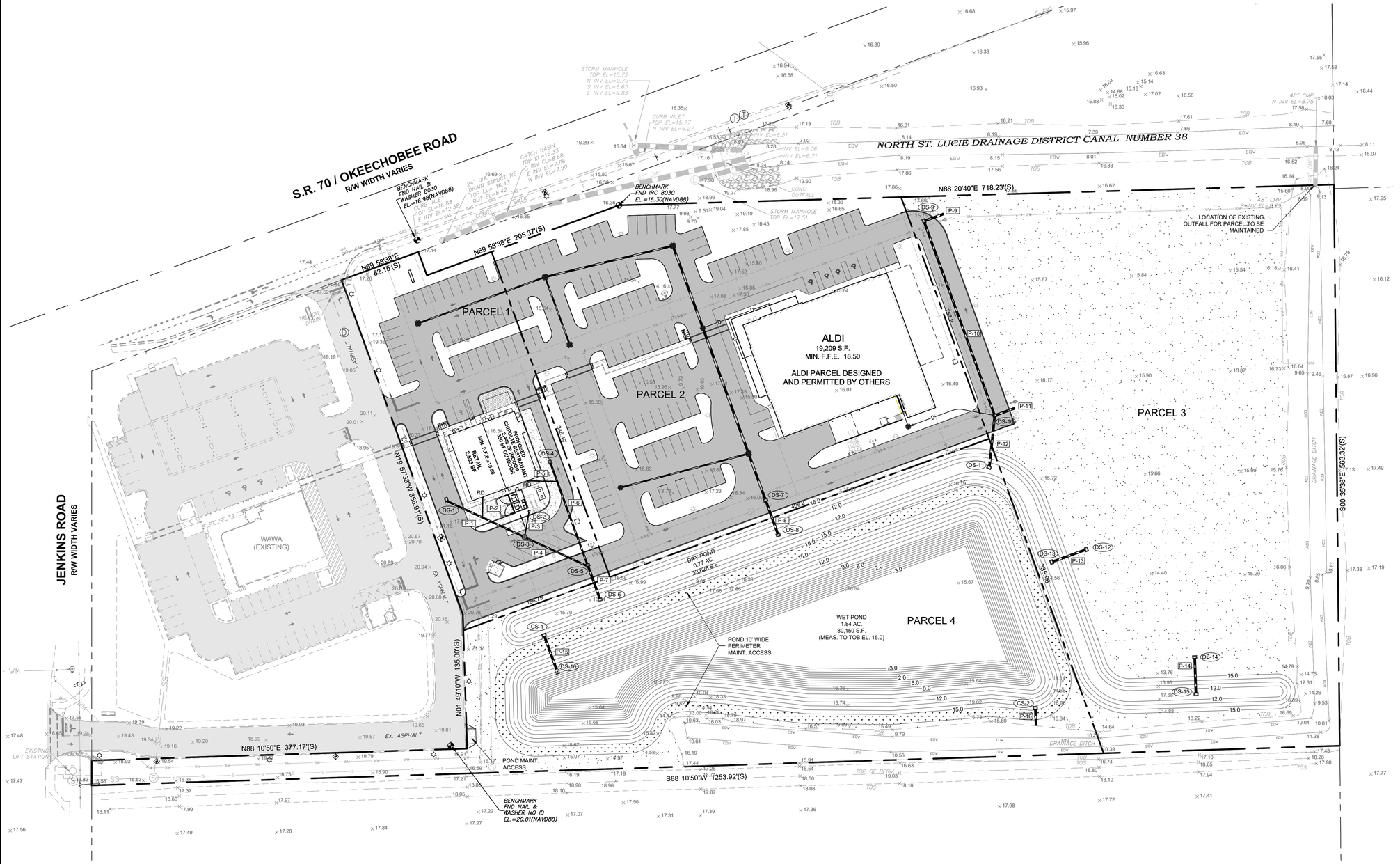

DRAINAGE STRUCTURE SCHEDULE	
STRUCTURE NUMBER	DESCRIPTION
DS- 1	TYPE "C" INLET
DS- 2	18" ADS YARD DRAIN
DS- 3	DRAINAGE MANHOLE
DS- 4	TYPE "C" INLET
DS- 5	TYPE "C" INLET
DS- 6	TYPE "C" INLET
DS- 7	TYPE "D" INLET
DS- 8	TYPE "C" INLET
DS- 9	TYPE "C" INLET
DS- 10	TYPE "D" INLET
DS- 11	TYPE "C" INLET
DS- 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

PAVING, GRADING & DRAINAGE 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 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

ALL ELEVATIONS REFERENCE NAVD 88

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DESIGNED	TH
DRAWN	SS
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CONSULTING ENGINEERING CA #3728
MELBOURNE, FL - PH (321) 253-4100
FT. PIERCE, FL - PH (772) 468-9555
1813 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 794-3317
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OVERALL PAVING, GRADING & DRAINAGE PLAN

FT. PIERCE COMMERCIAL

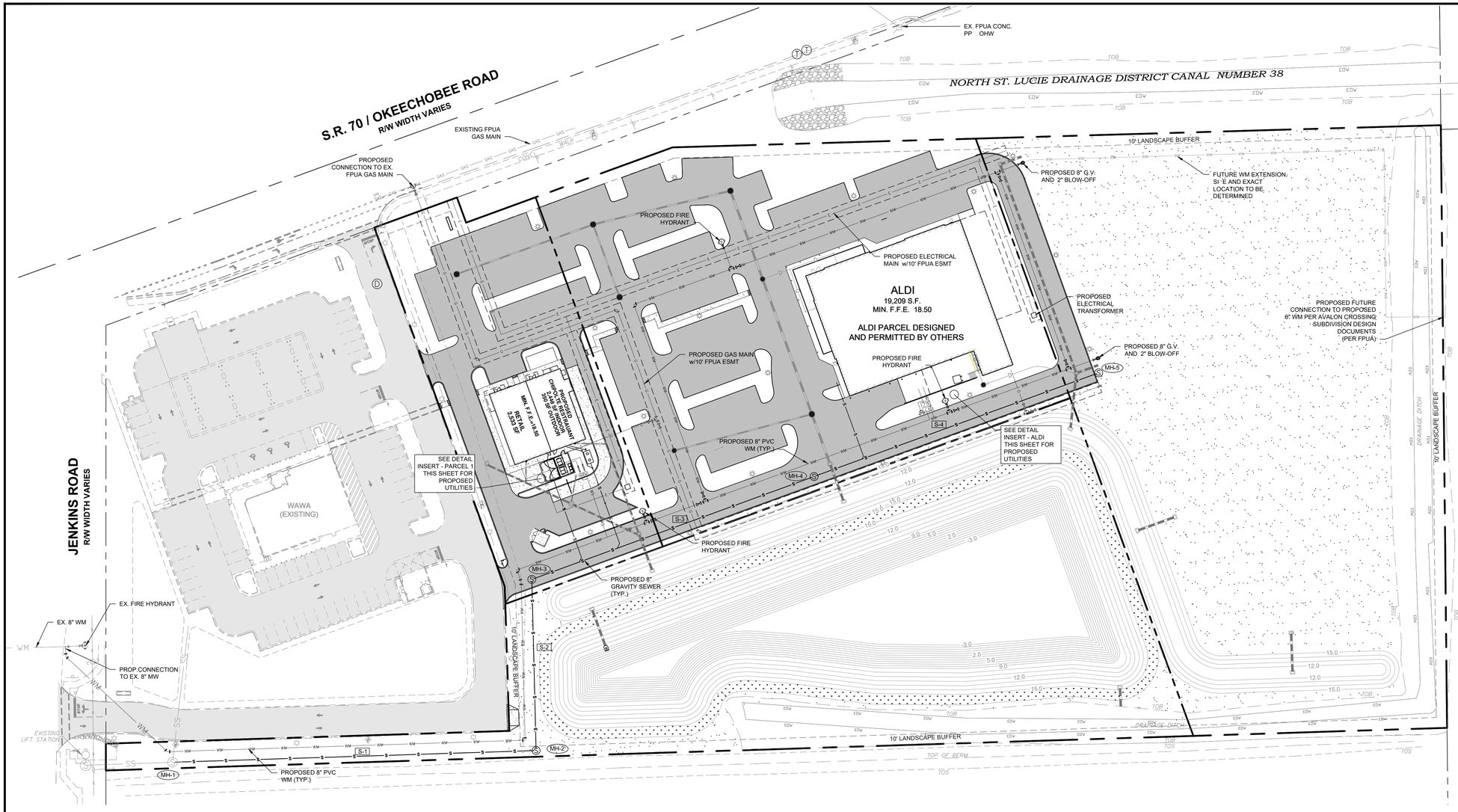
CITY OF FORT PIERCE FLORIDA

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

AARON G. STANTON FL. P.E. 72460 09/29/2021

SHEET C7

21-0056



UTILITY PLAN

SCALE: 1" 50'

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

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.

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

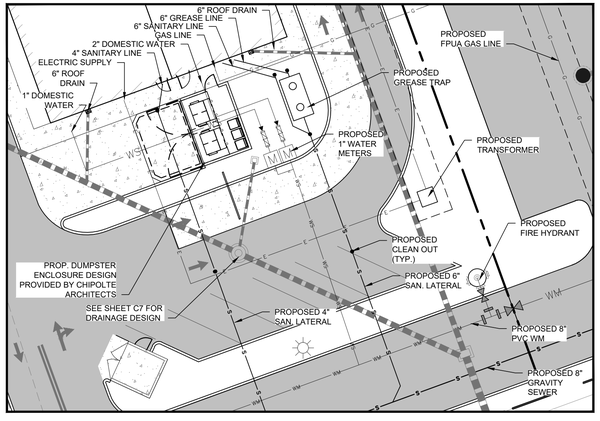
SANITARY SEWER PIPE SCHEDULE

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

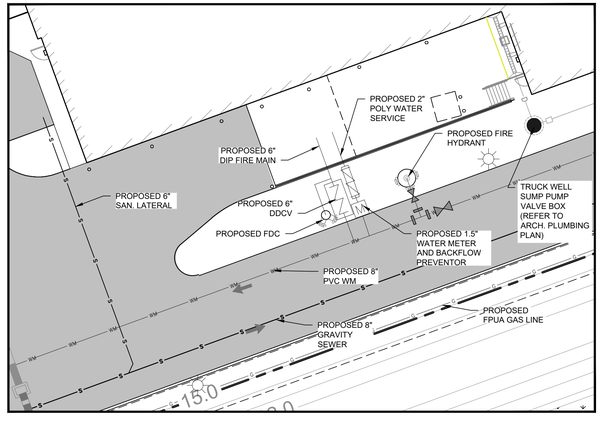
LEGEND

- 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

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OVERALL UTILITY 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

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21-0056

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

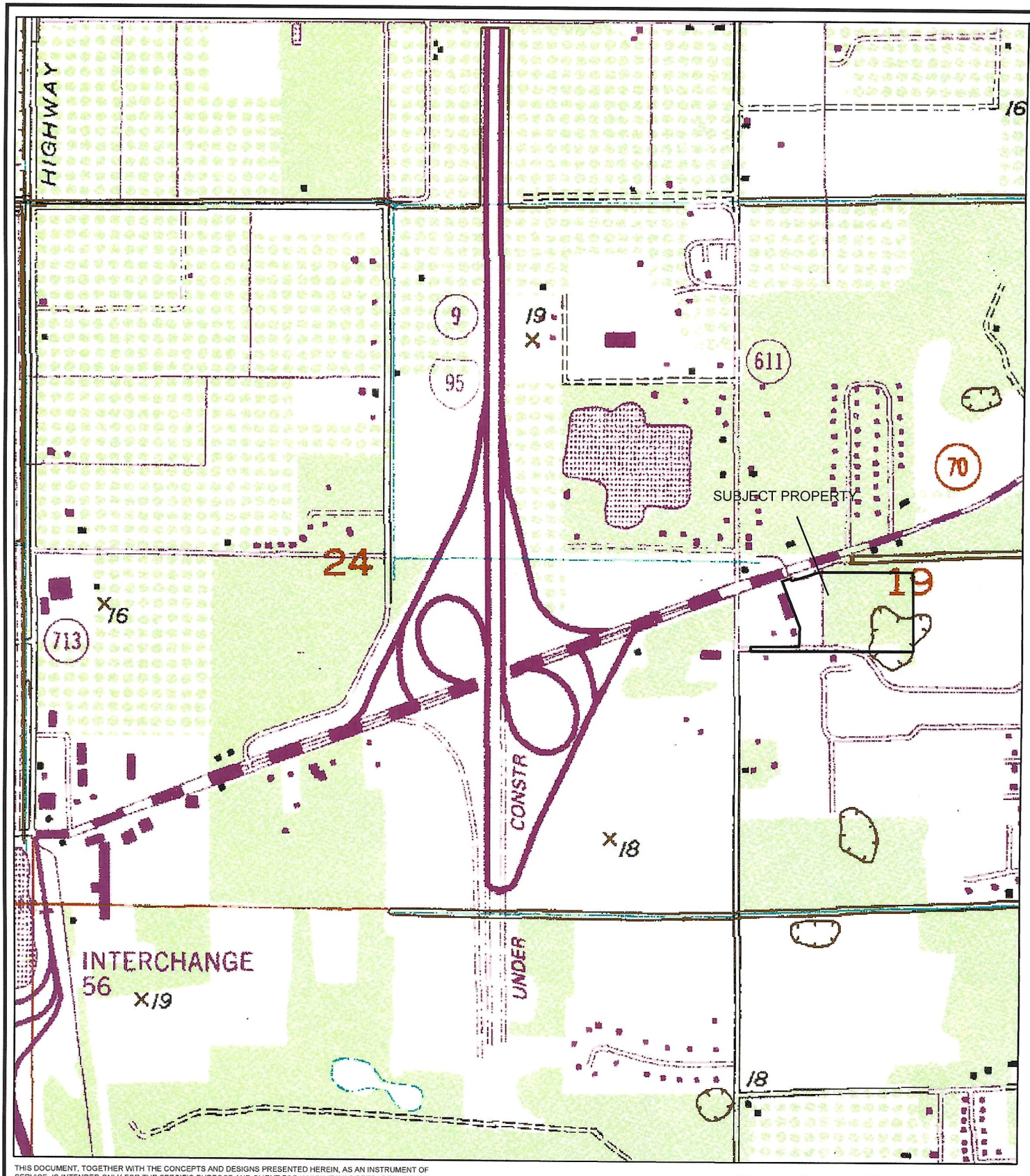
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

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.

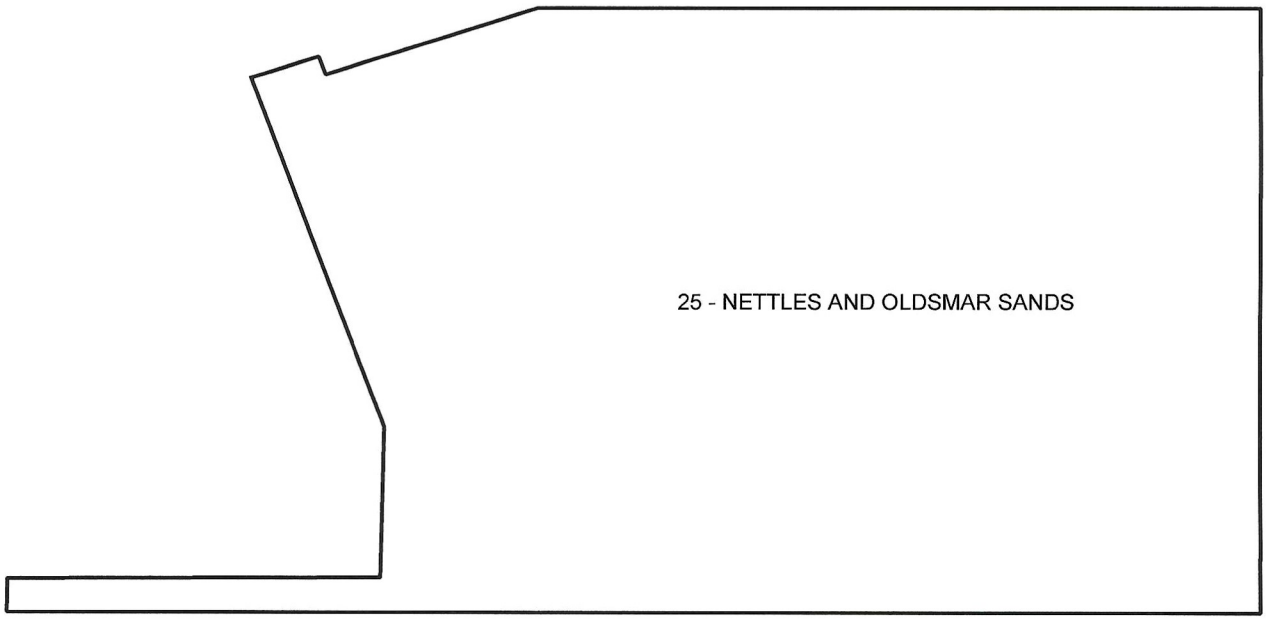
A description of each community type is provided in the Habitat/Land Use section of this report.

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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100 0 100 300

1 inch = 200 ft.

ECF
NATURAL RESOURCE CONSULTING

SOILS MAP

FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

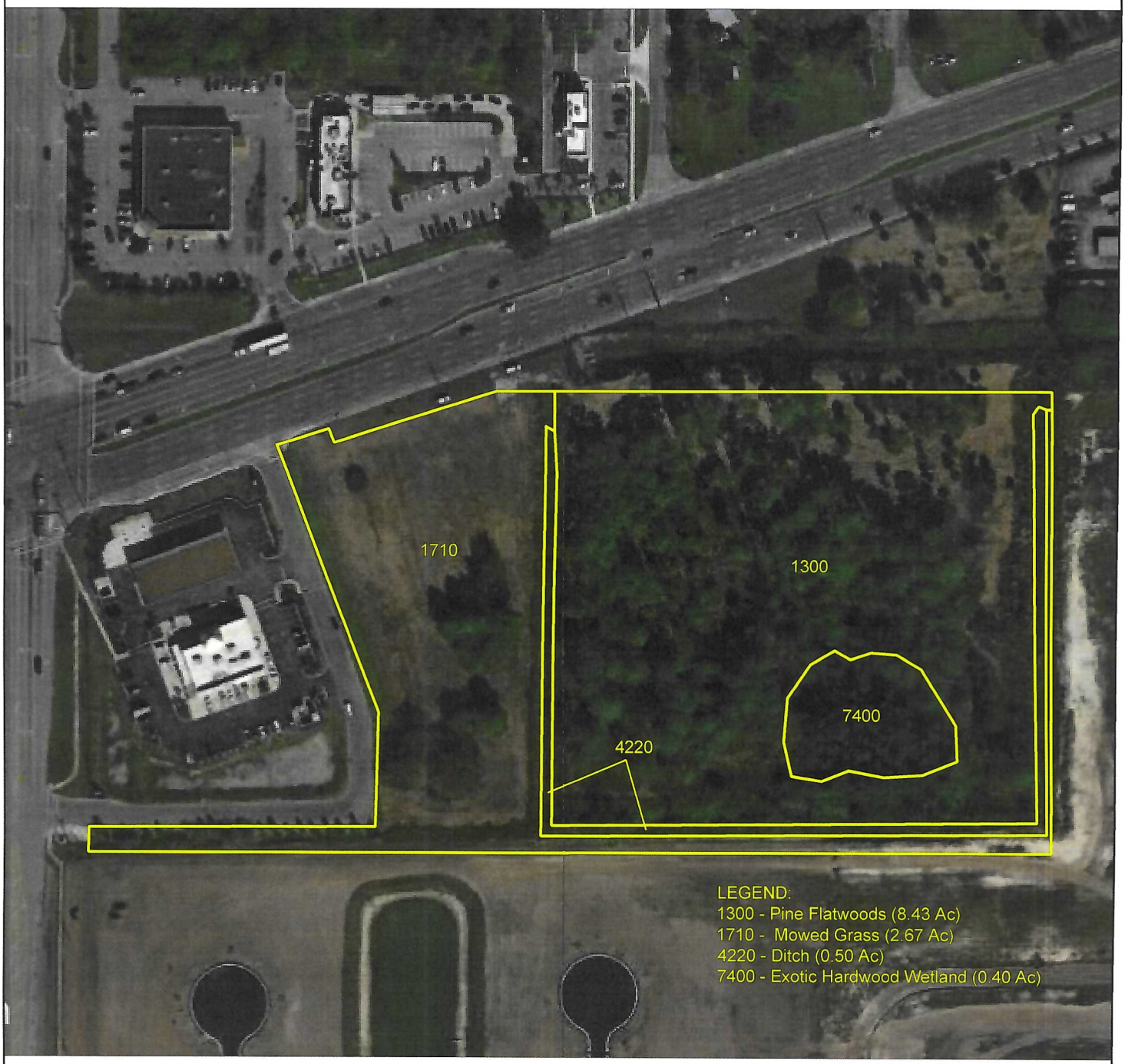
SOURCE: WEB SOILS

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.

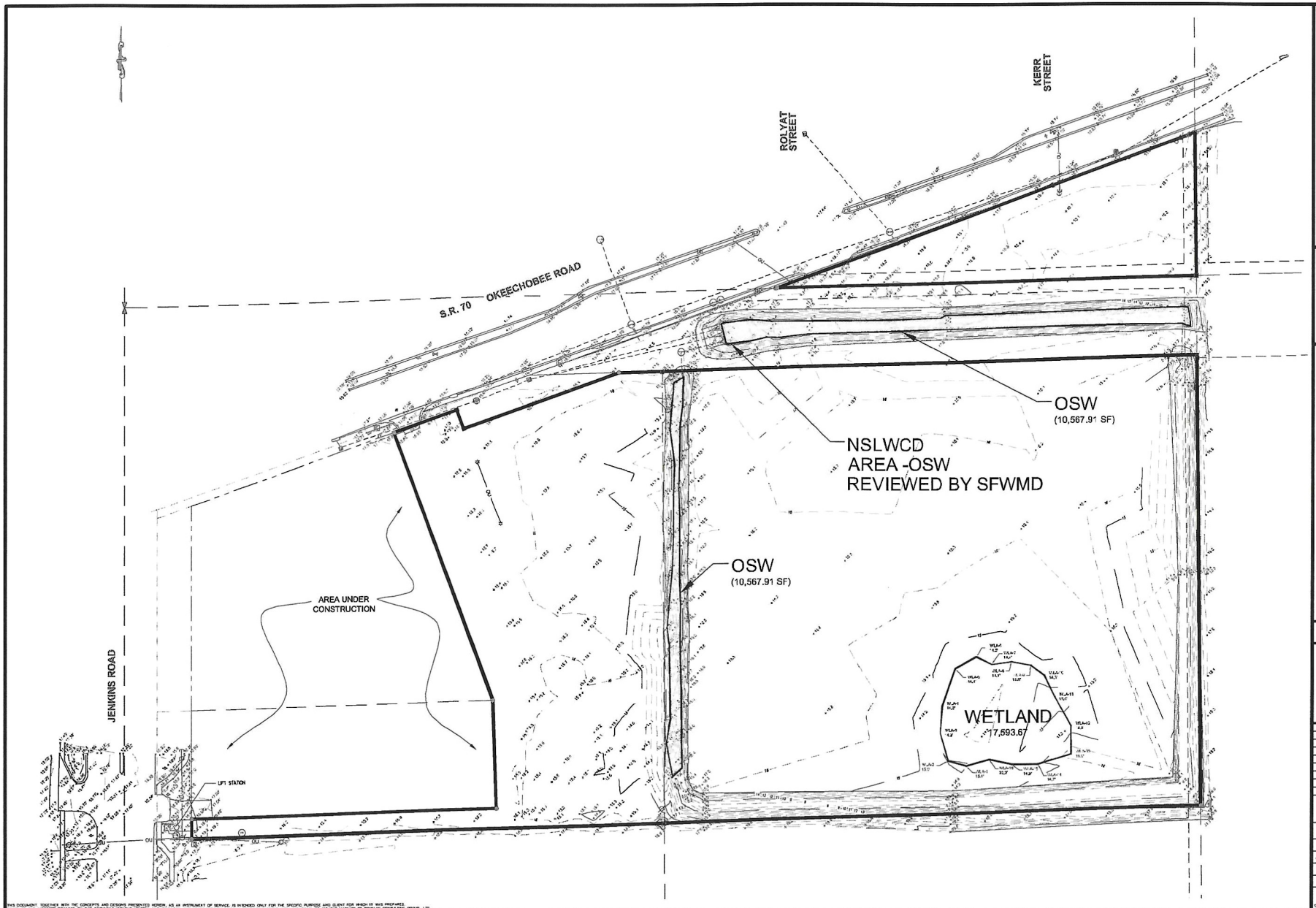
Based on the information provided and the results of the site inspection, jurisdictional wetlands and other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit 2, attached, identifies the boundaries of the property inspected and the approximate landward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



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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. DRAWN | S.N.B. 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

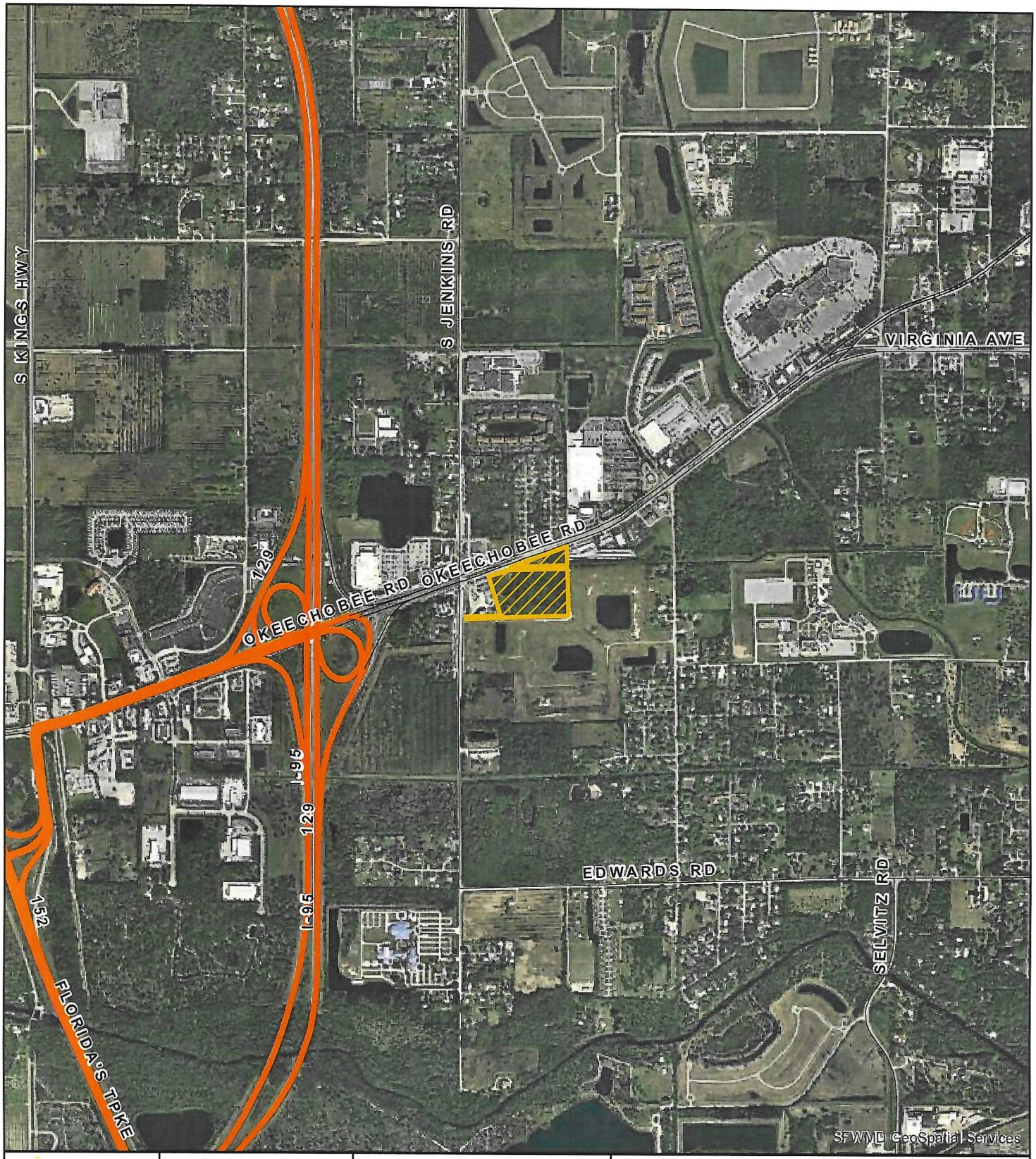


Exhibit No: 1	Exhibit Created On: 2018-05-16	ST. LUCIE COUNTY, FL

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

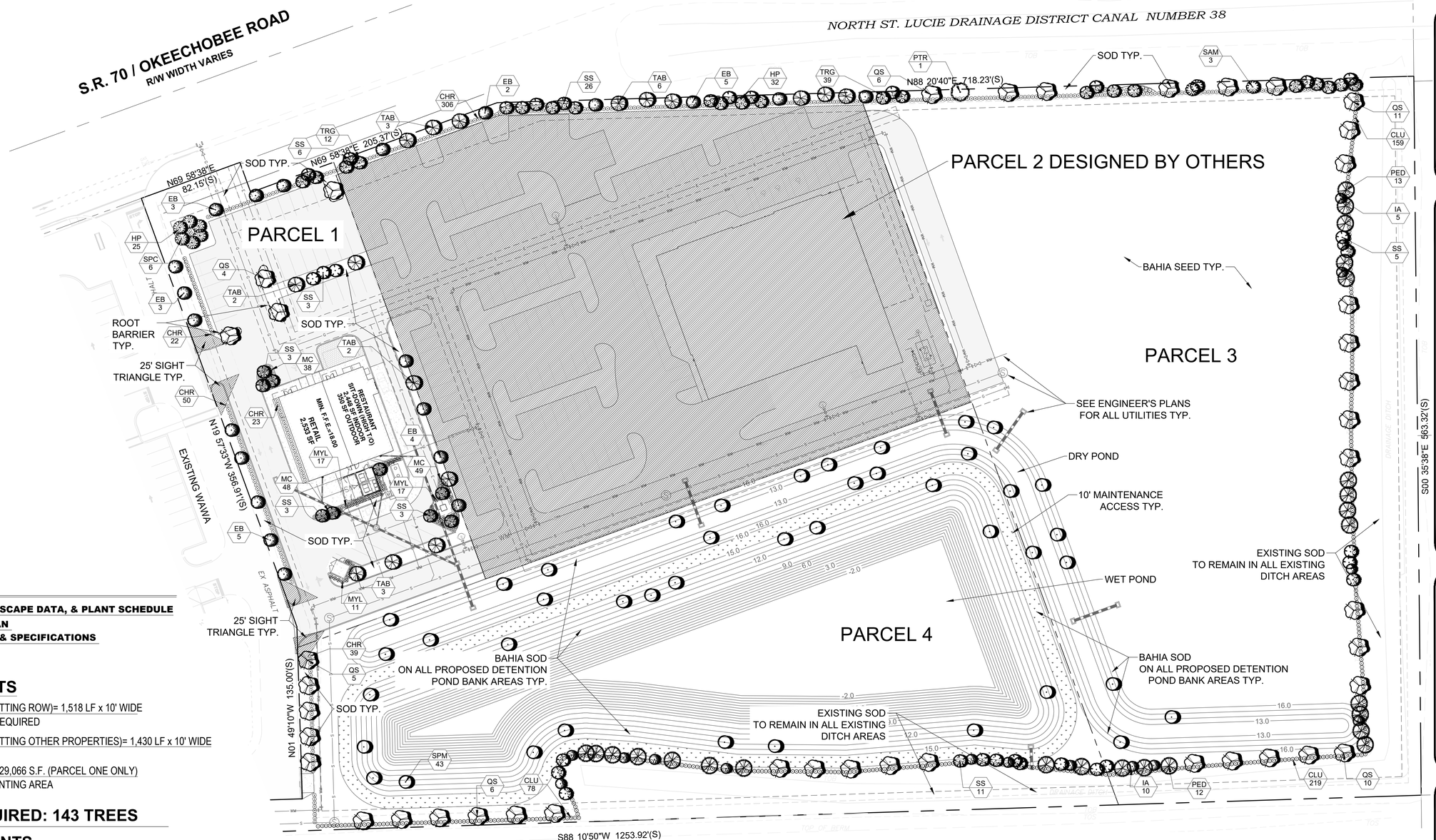
N
W E
S

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

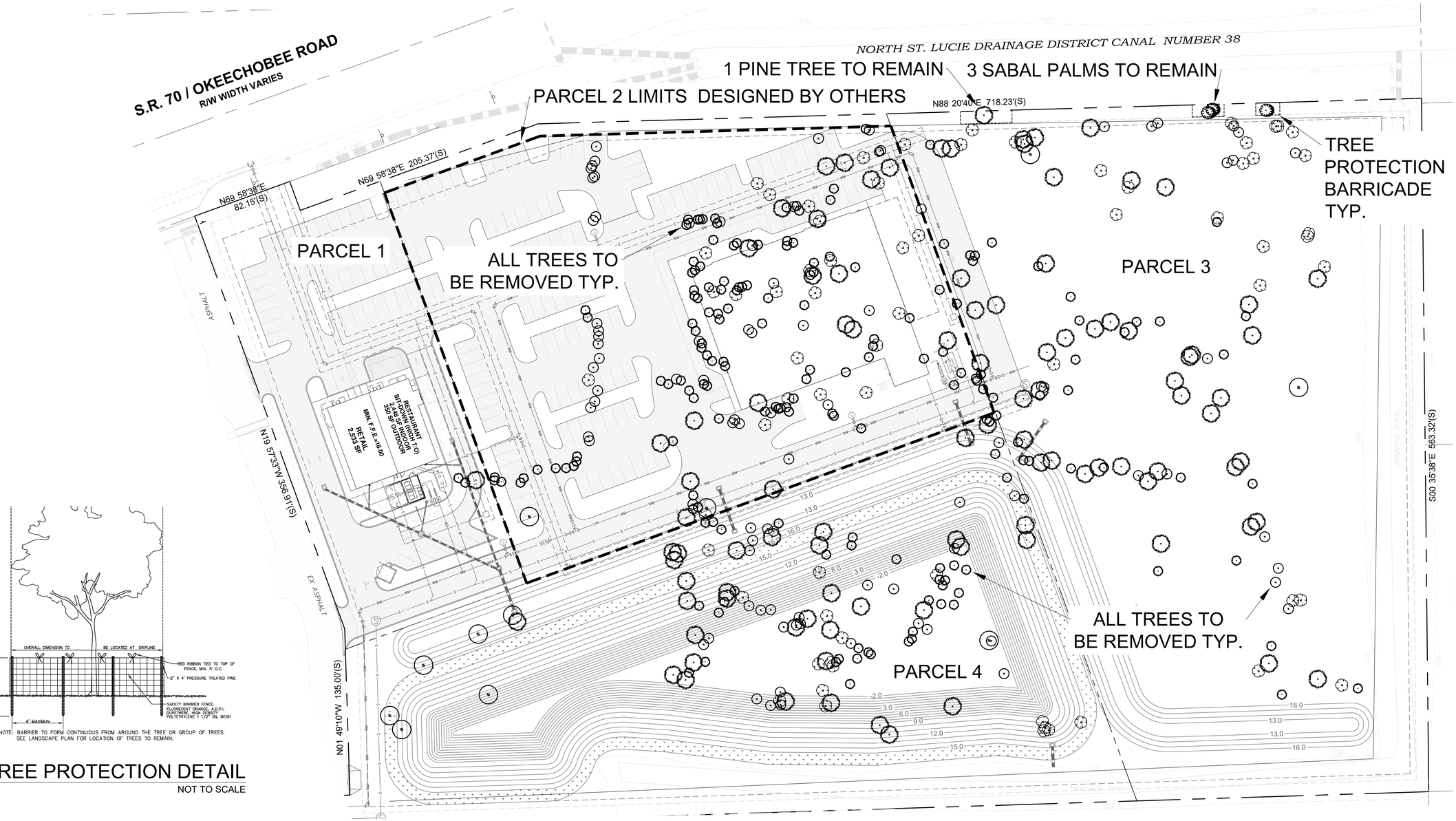
Drawn By:	PG
Chec ed By:	PG
Municipal Pro ect:	
Scale:	

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**

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 guyed 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

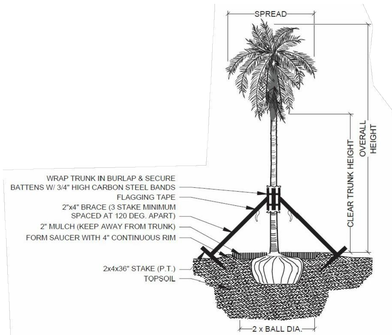
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SI E.

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.

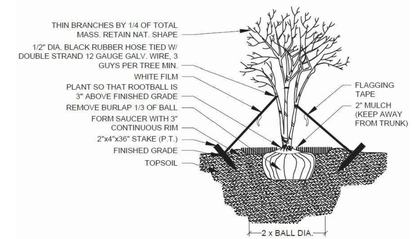
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

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

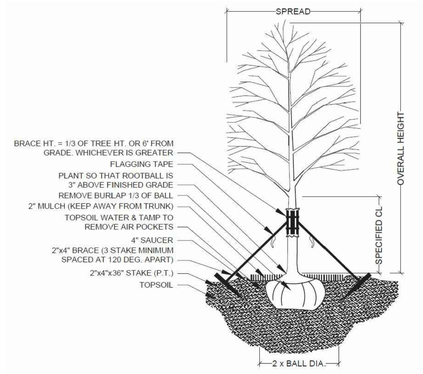
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



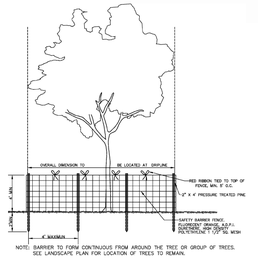
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



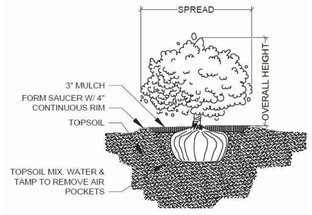
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
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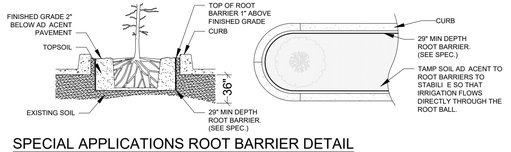
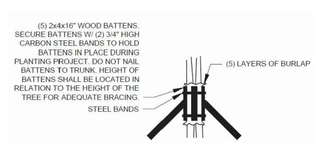


SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
NOT TO SCALE



BRACING DETAIL
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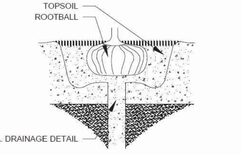
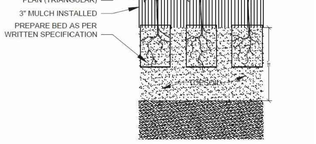


DRAINAGE TESTING DETAIL
NOT TO SCALE



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

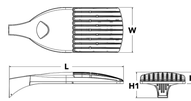
Notes:

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[1,5] 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[15,16,17]

PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,18]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,18]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,18,19]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,18,19]
FAO Field adjustable output[17,19]

Other options

Shipped installed
HS House-side shield[20]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[7]
R90 Right rotated optics[7]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[21]
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.

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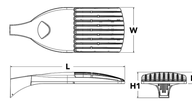

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EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

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[1,5] 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[15,16,17]

PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,18]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,18]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,18,19]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,18,19]
FAO Field adjustable output[17,19]

Other options

Shipped installed
HS House-side shield[20]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[7]
R90 Right rotated optics[7]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[21]
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

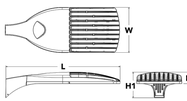
Notes:

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)



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[1,5] 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[15,16,17]

PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,18]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,18]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,18,19]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,18,19]
FAO Field adjustable output[17,19]

Other options

Shipped installed
HS House-side shield[20]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[7]
R90 Right rotated optics[7]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[21]
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

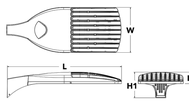
Notes:

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

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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[1,5] 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[15,16,17]

PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,18]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,18]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,18,19]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,18,19]
FAO Field adjustable output[17,19]

Other options

Shipped installed
HS House-side shield[20]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[7]
R90 Right rotated optics[7]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[21]
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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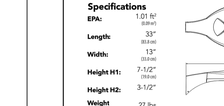


D-Series Size 1
LED Area Luminaire

d-series

Catalog Number: DSX1-LED-P5-40K-T5M-MVOLT-HS

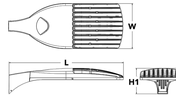
Notes:

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)



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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[1,5] 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[15,16,17]

PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,18]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,18]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,18,19]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,18,19]
FAO Field adjustable output[17,19]

Other options

Shipped installed
HS House-side shield[20]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[7]
R90 Right rotated optics[7]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[21]
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:

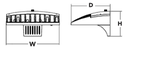
Type: WA-C

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[4,5] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht[5] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[5] ELCW Emergency battery backup (includes external component enclosure)[5]	**Shipped installed** SF Single fuse (120, 277 or 347V)[6] DF Double fuse (208, 240 or 480V)[6] HS House-side shield[20] SPD Separate surge protector[6] **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.

DSXBWG U House-side shield (one per light engine)
DSXBSW 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:

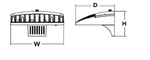
Type: WB-A

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)
Height: 6-3/8" (16.2 cm)



Introduction

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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[4,5] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht[5] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[5] ELCW Emergency battery backup (includes external component enclosure)[5]	**Shipped installed** SF Single fuse (120, 277 or 347V)[6] DF Double fuse (208, 240 or 480V)[6] HS House-side shield[20] SPD Separate surge protector[6] **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.

DSXBWG U House-side shield (one per light engine)
DSXBSW 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.

NEC

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

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SOUHEIL CHEHAYEB, P.E.
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no.	date

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

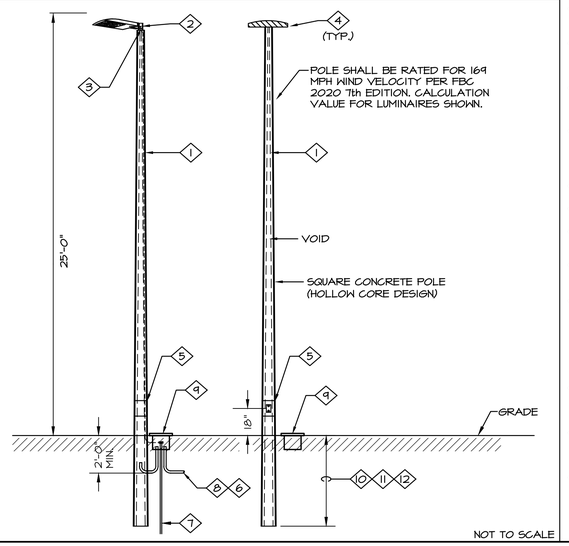
PHOTOMETRIC SITE PLAN

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

CONCRETE POLE



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

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.

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

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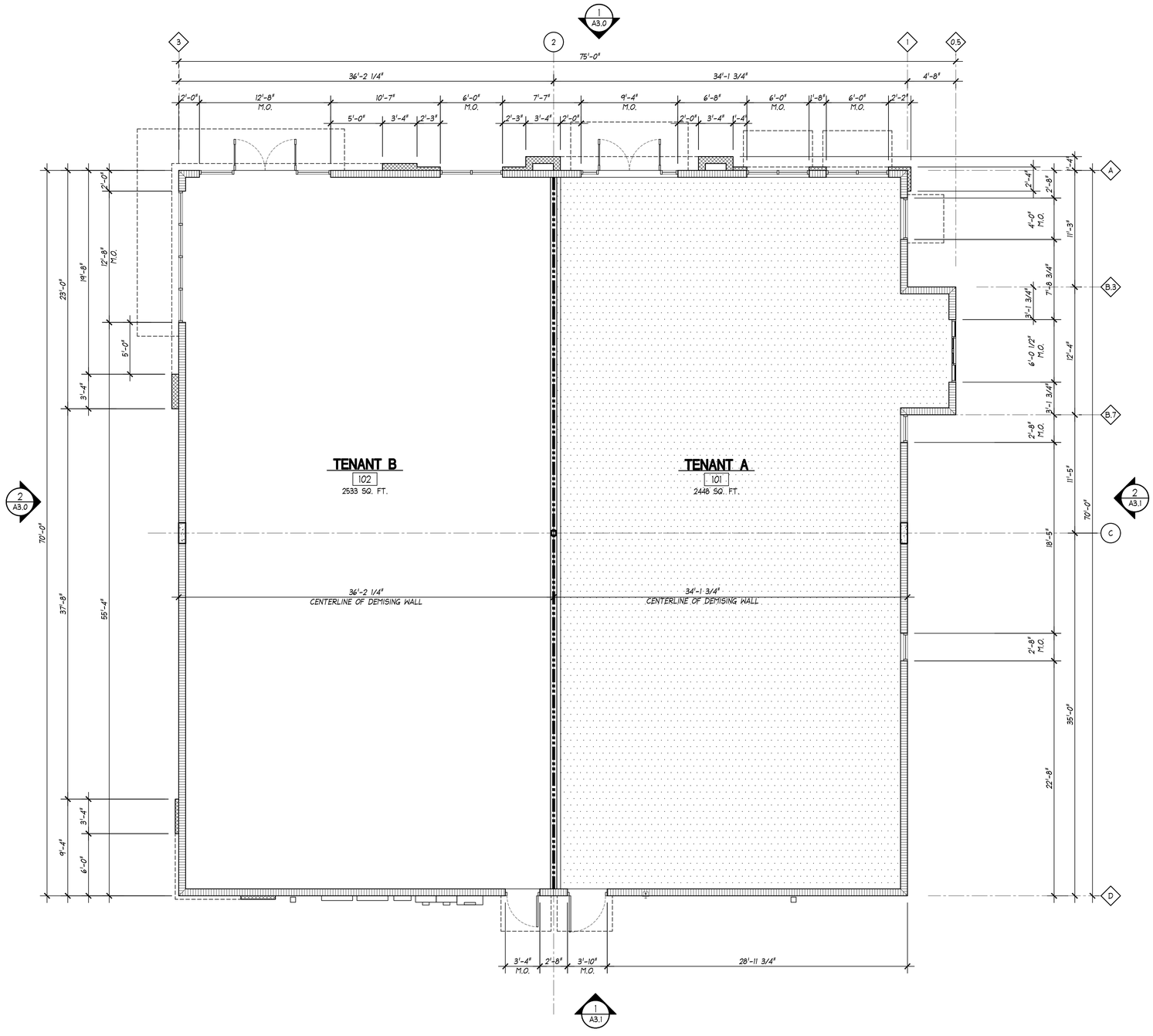

FLOOR PLAN

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

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

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GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

BUILDING SHELL
OKEECHOBEE RD.
FORT PIERCE, FLORIDA 34947

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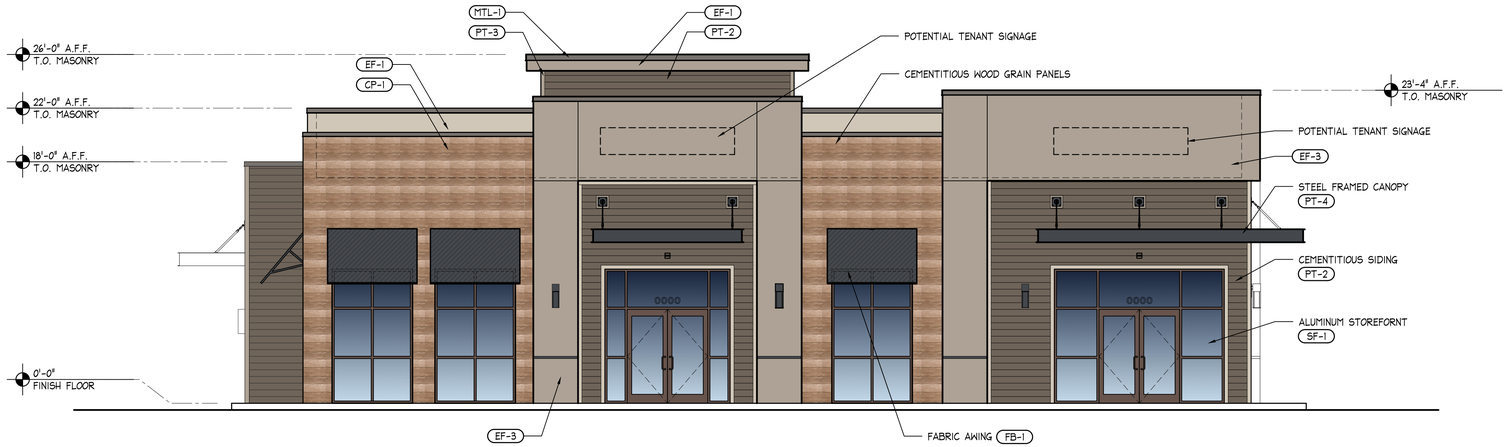
FLOOR PLAN

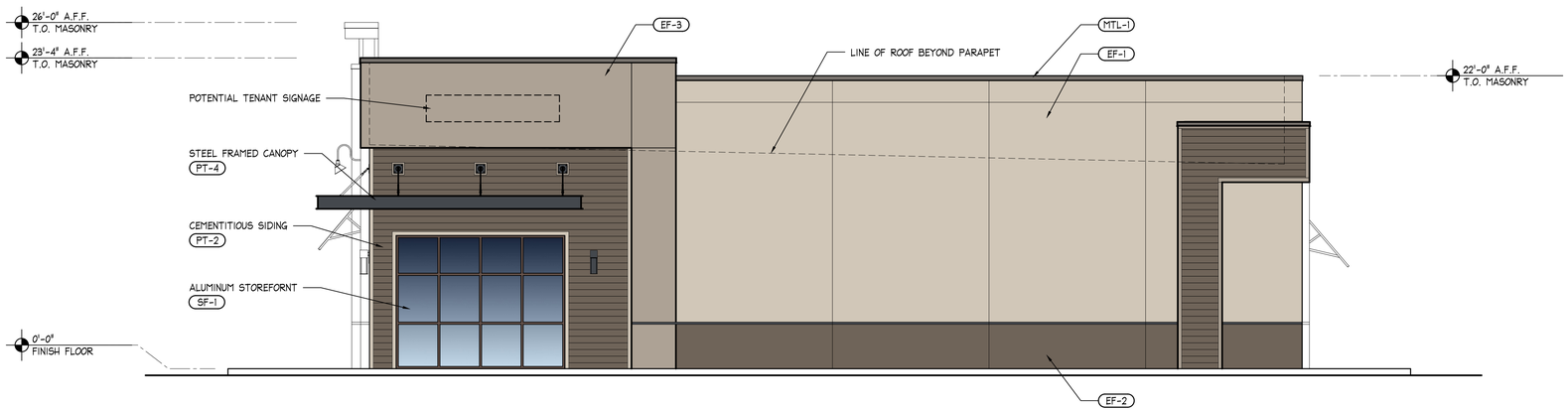
A1.0

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 ACROCORE" 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

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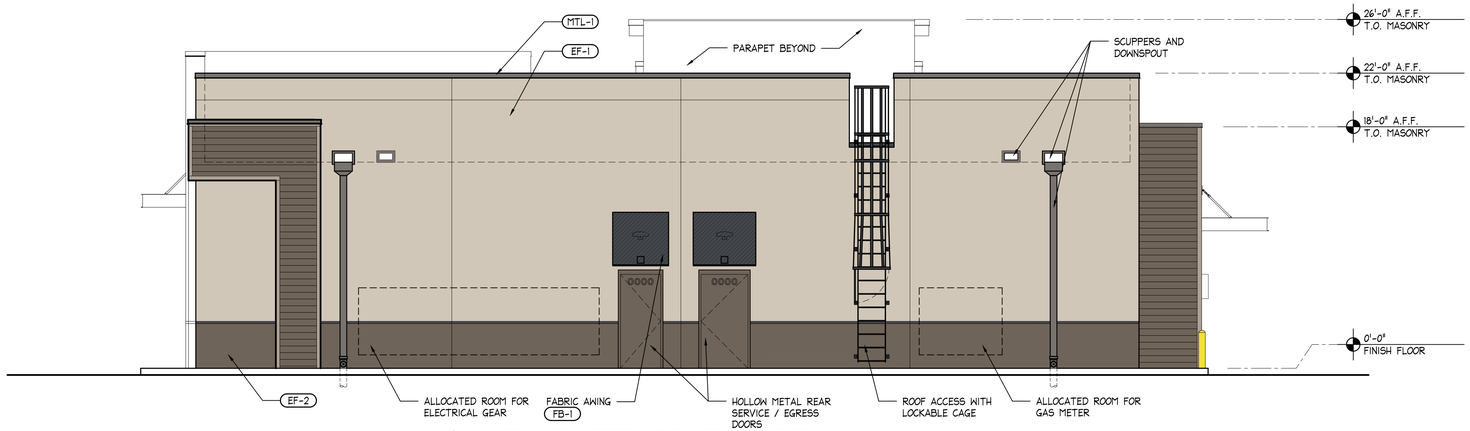
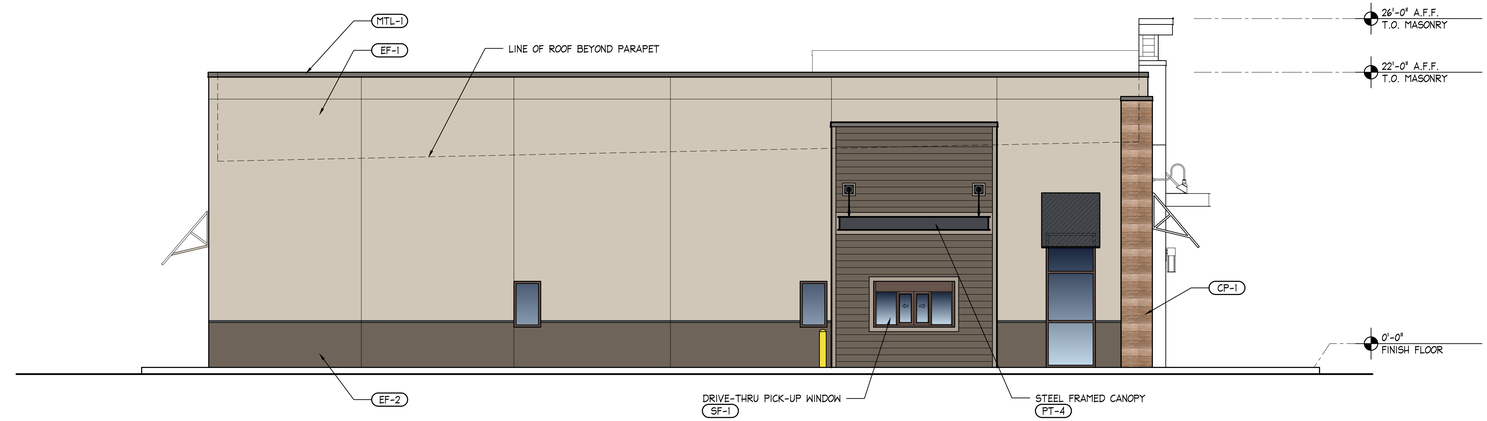


1 SOUTH EXTERIOR ELEVATION

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



2 EAST EXTERIOR ELEVATION

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

GENERAL NOTES

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SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS

FACILITY ADDRESS REQUIREMENTS:
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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

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CRITICAL NOTES

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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

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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 ACROCORE" 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

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, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

BUILDING SHELL
OKEECHOBEE RD.
FORT PIERCE, FLORIDA 34947

09.16.21
date

21070
comm. no.

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

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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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

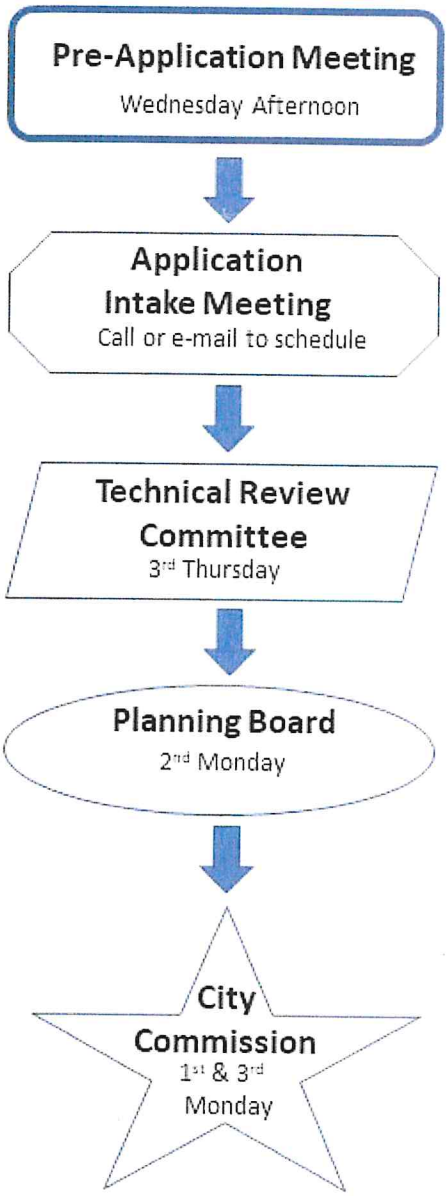
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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

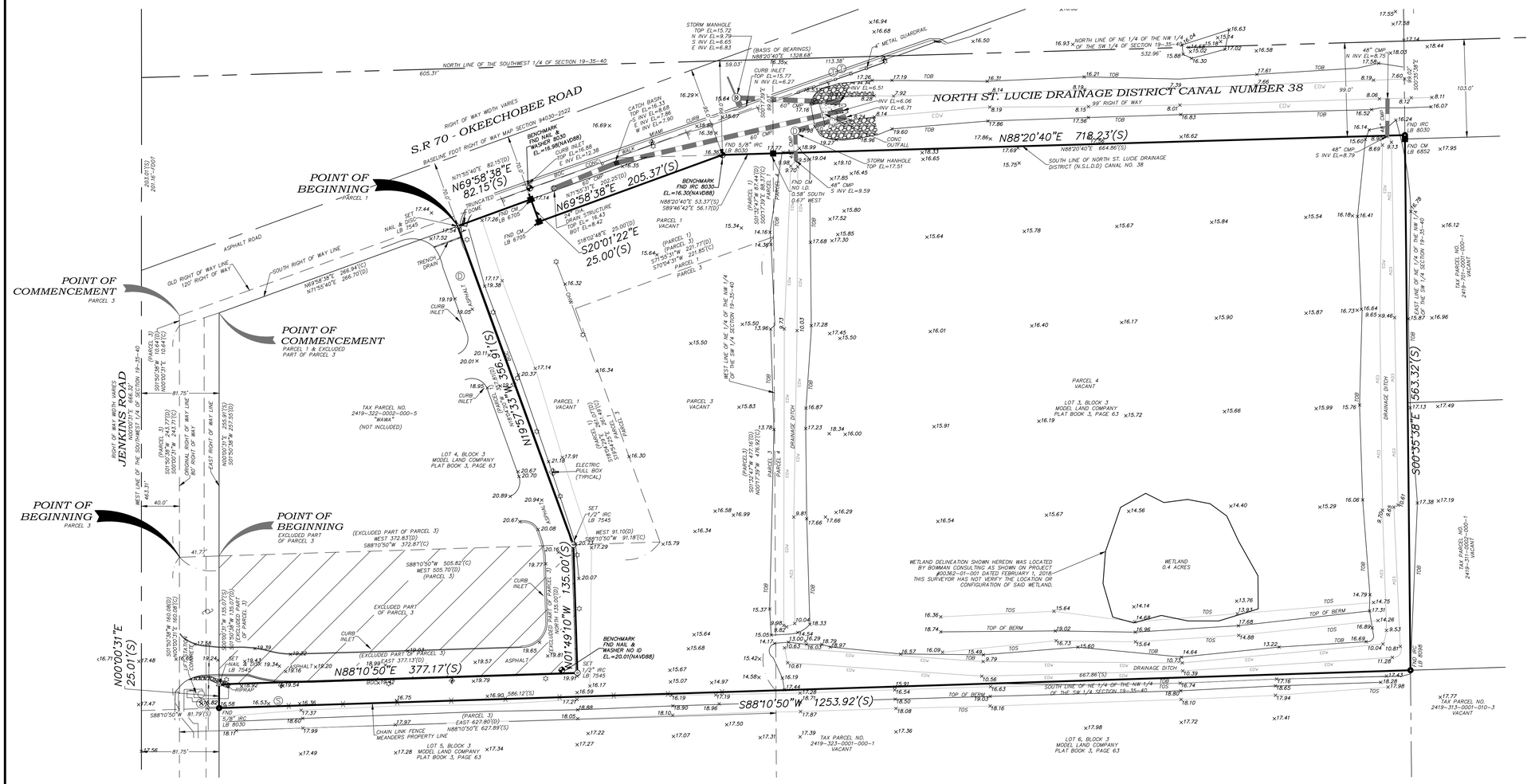
Annual Reports

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°10'10"W 135.00'(S)
N88°10'50"E 377.17'(S)
N00°00'31"E 25.01'(S)
TAX PARCEL NO. 2419-323-0001-000-5 "HAWK" (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
PARCEL 1 VACANT
PARCEL 3 VACANT
PARCEL 4 VACANT
TAX PARCEL NO. 2419-323-0001-000-1 VACANT
TAX PARCEL NO. 2419-311-0001-010-1 VACANT
TAX PARCEL NO. 2419-311-0002-000-1 VACANT
TAX PARCEL NO. 2419-311-0001-010-3 VACANT
WETLAND 0.4 ACRES
WETLAND DELINEATION SHOWN HEREON WAS LOCATED BY BOWMAN CONSULTING AS SHOWN ON PROJECT #00362-01-001 DATED FEBRUARY 1, 2018. THIS SURVEYOR HAS NOT VERIFY THE LOCATION OR CONFIGURATION OF SAID WETLAND.
BENCHMARK FND NAIL & WASHER NO ID EL=16.30(NAVD88)
BENCHMARK FND IRC 8030 EL=20.01(NAVD88)
SET 1/2" IRC LB 7545
FND 5/8" IRC LB 8030
FND CM LB 6705
FND CM LB 6852
FND CM LB 8098
SET NAIL & DISC LB 7545
SET NAIL AS TOB LB 7545
48" CMP S INV EL=8.79
48" CMP N INV EL=8.75
48" CMP S INV EL=9.59
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
21" DIA. STORM STRUCTURE TOP EL=16.43 BOT EL=8.43
CONC OUTFALL
STORM MANHOLE TOP EL=17.51
4" METAL GUARDRAIL
60" CMP
TRENCH DRAIN
CURB INLET
ELECTRIC PULL BOX (TYPICAL)
DRAINAGE DITCH
CHAIN LINK FENCE MEANDERS PROPERTY LINE
EXCLUDED PART OF PARCEL 3
WEST 372.83'(D) S88°10'50"W 372.87'(C)
WEST 91.10'(D) S88°10'50"W 91.18'(C)
SB8°10'50"W 505.82'(C) WEST 505.70'(D) (PARCEL 3)
EAST 377.13'(D)
BOC
TOP OF BERM
TOE OF SLOPE
TOP OF BANK
EDGE OF WATER
EDW
ASPHALT
CONCRETE
RIPRAP
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
667.86'(S)
532.96'
(PARCEL 1) (PARCEL 3) S01°35'38"E 221.77'(D) S77°55'31"W 221.85'(C) S70°04'29"E 221.77'(D)
(PARCEL 3) S01°35'38"E 261.07'(D) S00°01'29"W 261.06'(C)
(PARCEL 3) S01°52'47"W 477.16'(D) N00°07'29"W 478.91'(C)
(PARCEL 3) S01°35'38"E 86.37'(D) S00°01'29"W 86.37'(C)
(PARCEL 3) S01°35'38"E 104.61'(D) S00°01'29"W 104.60'(C)
(PARCEL 3) S01°35'38"E 243.77'(D) S00°01'29"W 243.77'(C)
(PARCEL 3) S01°35'38"E 255.83'(D) S00°01'29"W 255.83'(C)
(PARCEL 3) S01°35'38"E 160.08'(D) S00°01'29"W 160.08'(C)
(PARCEL 3) S01°35'38"E 165.08'(D) S00°01'29"W 165.08'(C)
(PARCEL 3) S01°35'38"E 135.07'(D) S00°01'29"W 135.07'(C)
(EXCLUDED PART OF PARCEL 3)
(EXCLUDED PART OF PARCEL 3) WEST 372.83'(D) S88°10'50"W 372.87'(C)
(EXCLUDED PART OF PARCEL 3) WEST 505.70'(D) (PARCEL 3)
(EXCLUDED PART OF PARCEL 3) EAST 627.80'(D) N88°10'50"E 627.89'(S)
(EXCLUDED PART OF PARCEL 3) WEST 91.10'(D) S88°10'50"W 91.18'(C)
(EXCLUDED PART OF PARCEL 3) EAST 377.13'(D)
(EXCLUDED PART OF PARCEL 3) WEST 505.70'(D) (PARCEL 3)
(EXCLUDED PART OF PARCEL 3) WEST 372.83'(D) S88°10'50"W 372.87'(C)
(BASIS OF BEARINGS) N88°20'40"E 1328.68'
N71°35'40"E 82.15'(D)
N71°55'31"E 202.25'(D)
S18°01'48"E 25.00'(D)
S77°55'31"W 221.85'(C)
S70°04'29"E 221.77'(D)
N89°58'38"E 266.94'(C) N71°52'40"E 266.70'(D)
S89°46'42"E 56.17'(D)
N88°20'40"E 53.37'(S) S89°46'42"E 56.17'(D)
S01°35'38"E 1328.68'(D) S00°01'29"W 1328.68'(C)
S01°35'38"E 2645.36'(D) S00°01'29"W 2645.36'(C)
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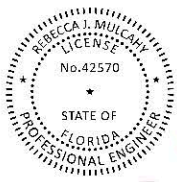
FT. PIERCE COMMERCIAL
TRAFFIC IMPACT STUDY

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
(561) 296-9698



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Rebecca J Mulcahy
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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

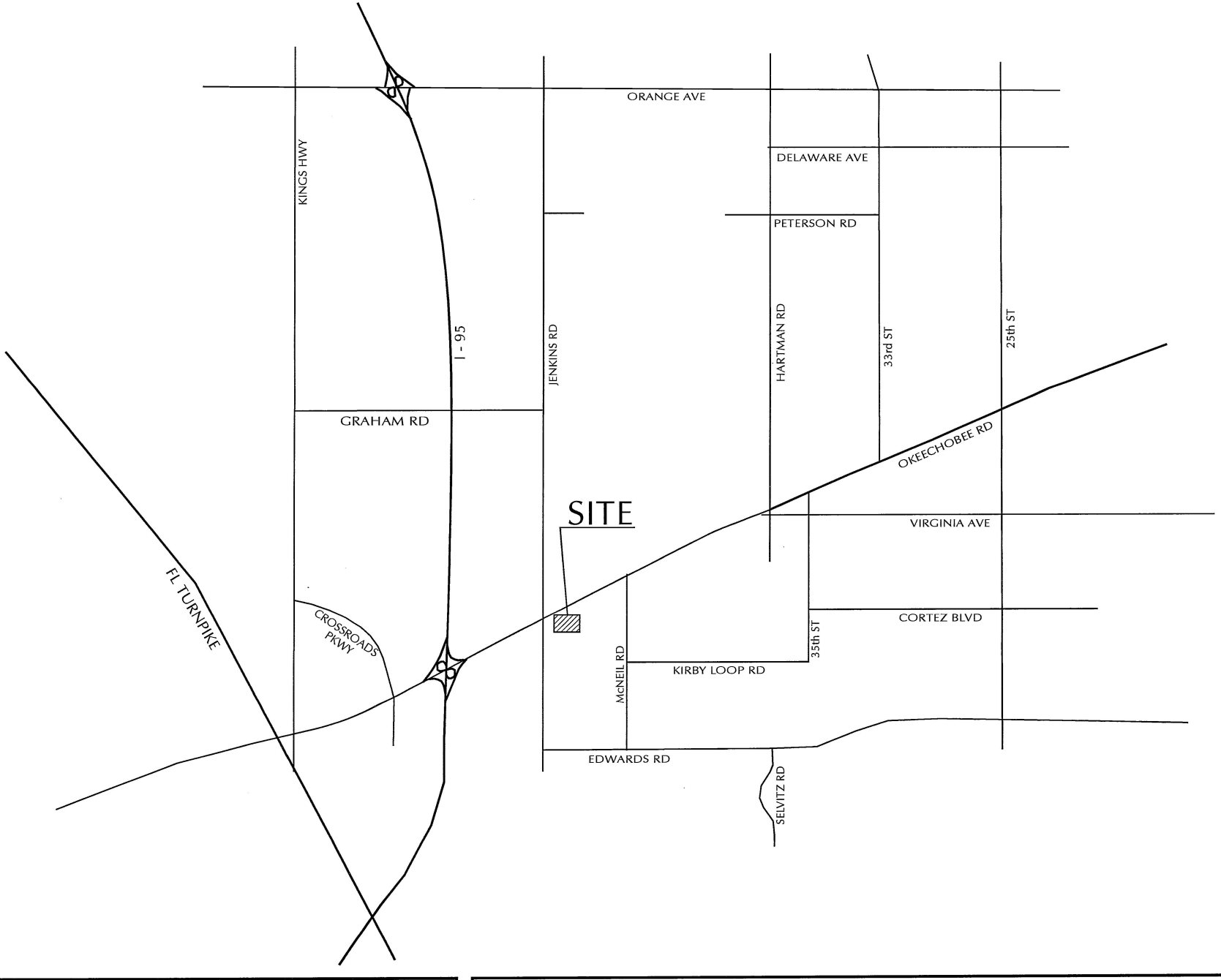

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EXHIBIT 1 PROJECT LOCATION

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.

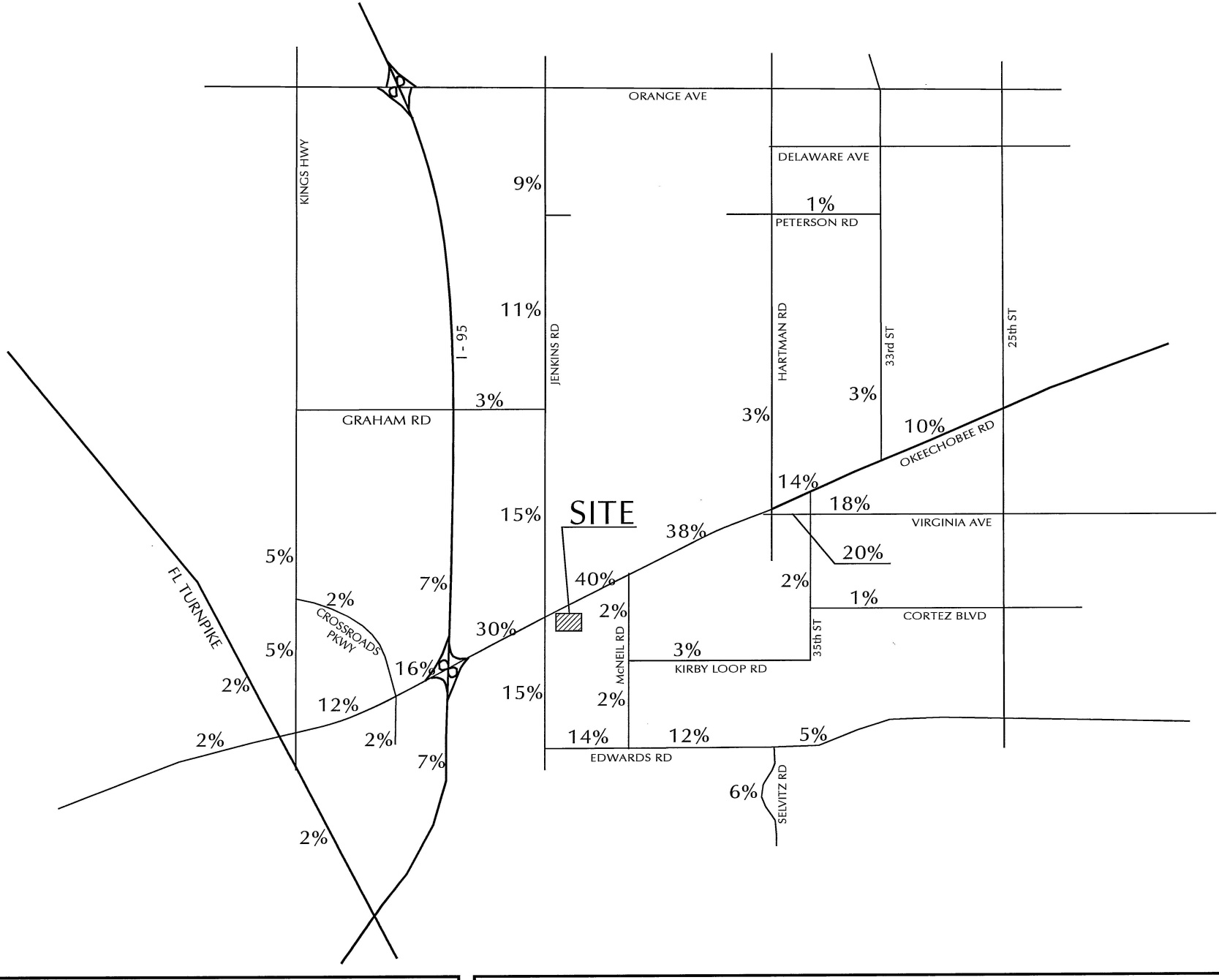

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EXHIBIT 3A PROJECT TRAFFIC DISTRIBUTION

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)

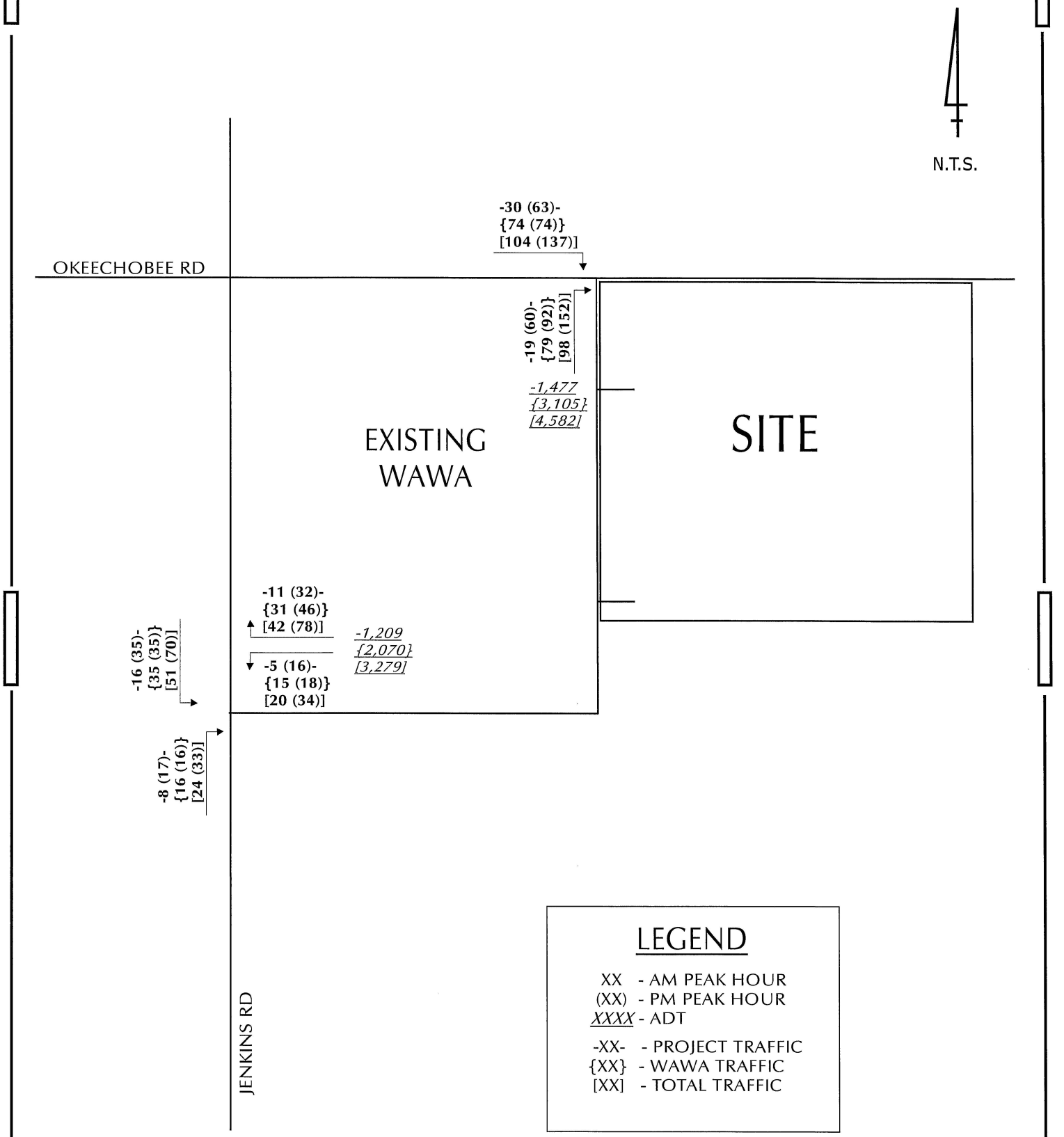
Intersection	2024 AM Peak Hour		2024 PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Okeechobee Road / Jenkins Road	28.3	C	29.8	C

(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.



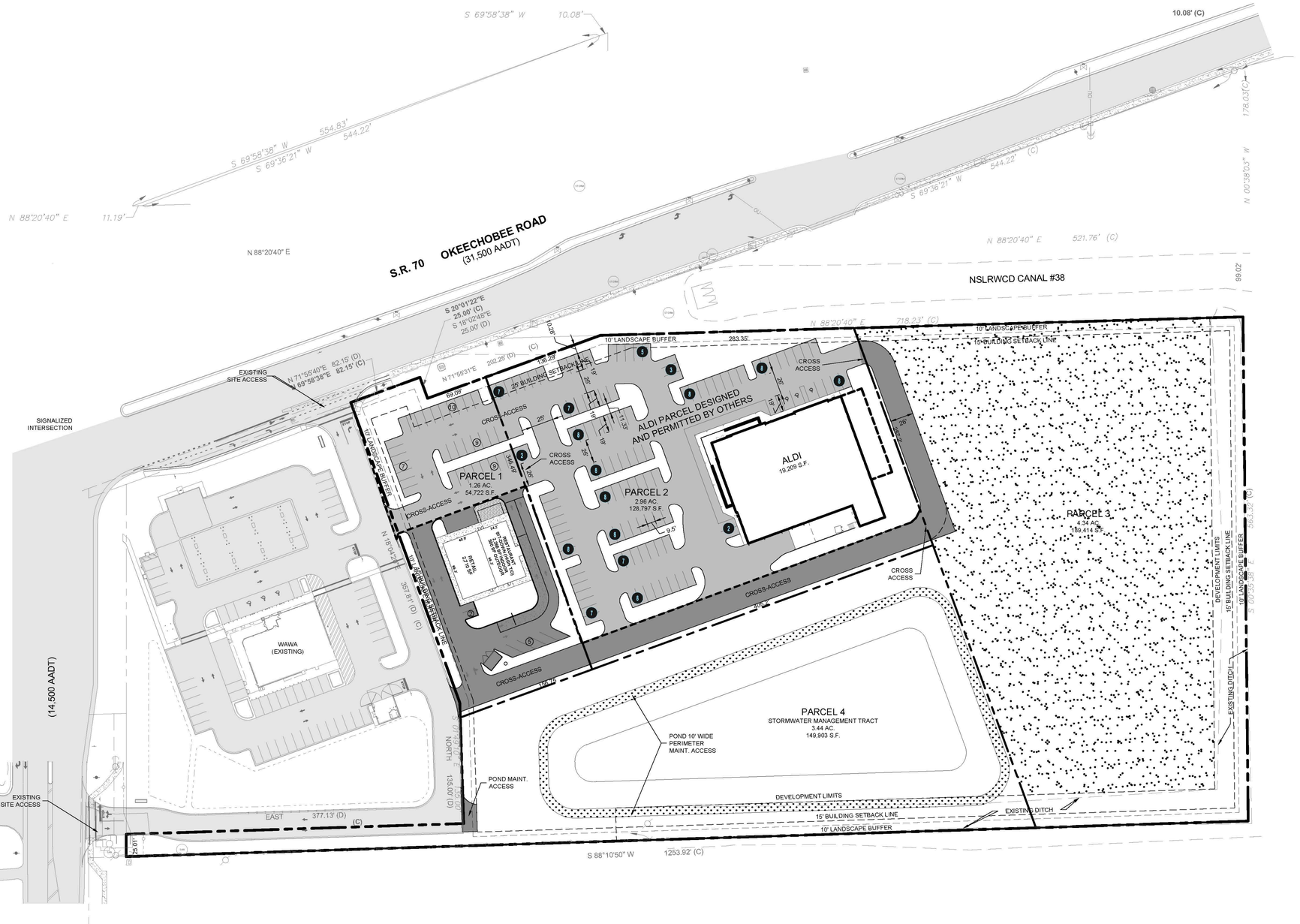
#21-064
9/1/21

FT PIERCE
COMMERCIAL

EXHIBIT 7
PROJECT DRIVEWAY VOLUMES

PTC

APPENDIX A



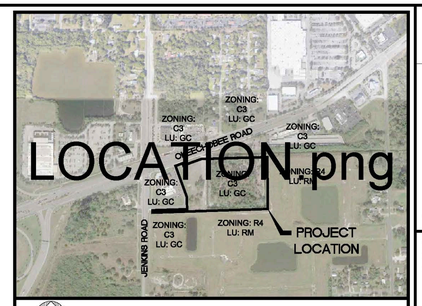
PRELIMINARY MASTER SITE PLAN WITH ALDI

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.

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

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
FX: (772) 778-3417
TELEPHONE, FL - PH (772) 335-3155
FT PIERCE, FL - PH (772) 460-5555

MASTER DEVELOPMENT EXHIBIT
(REVISED 6-29-2021)

FT. PIERCE COMMERCIAL
FLORIDA
CITY OF FORT PIERCE

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

O:\DR-AVM\2020\2012\12-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel\Master Development with

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

* 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
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

* 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
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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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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Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

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

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

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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
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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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
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

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

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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

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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: 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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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

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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

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*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	

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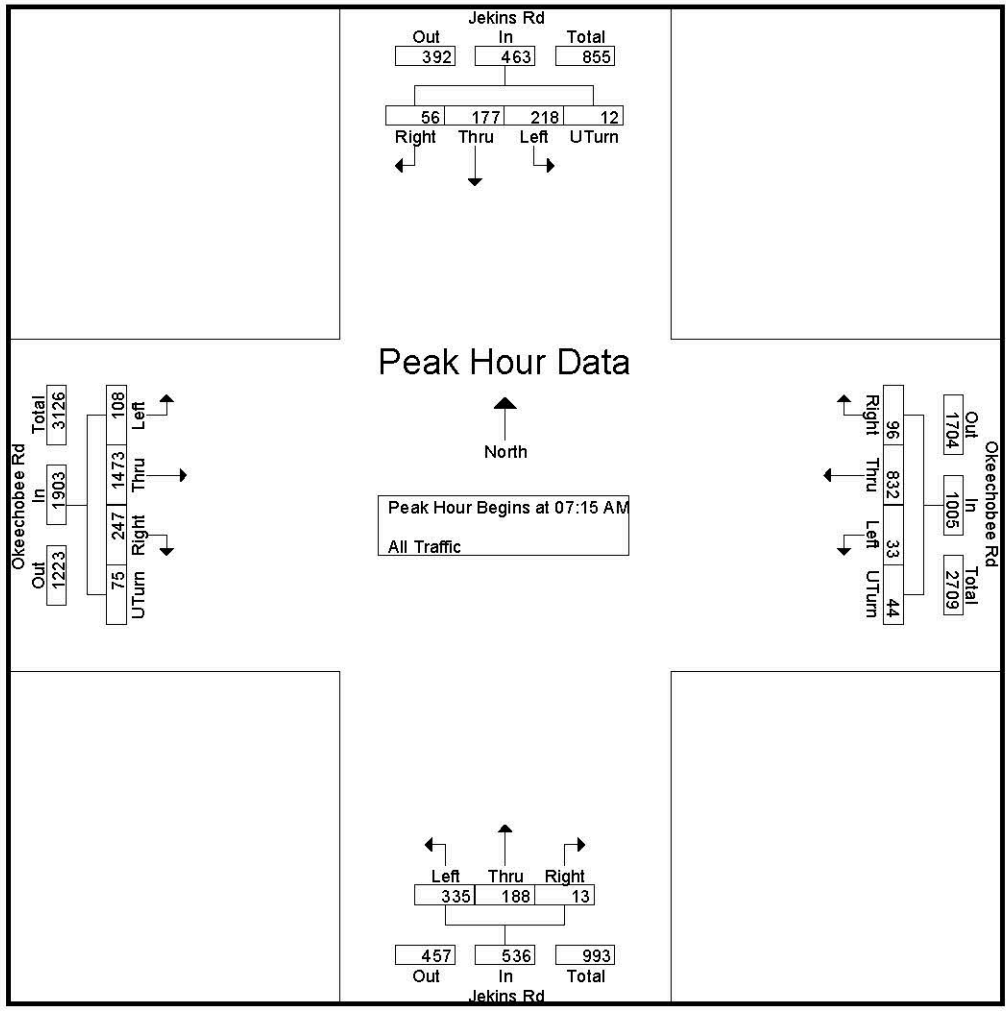
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

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



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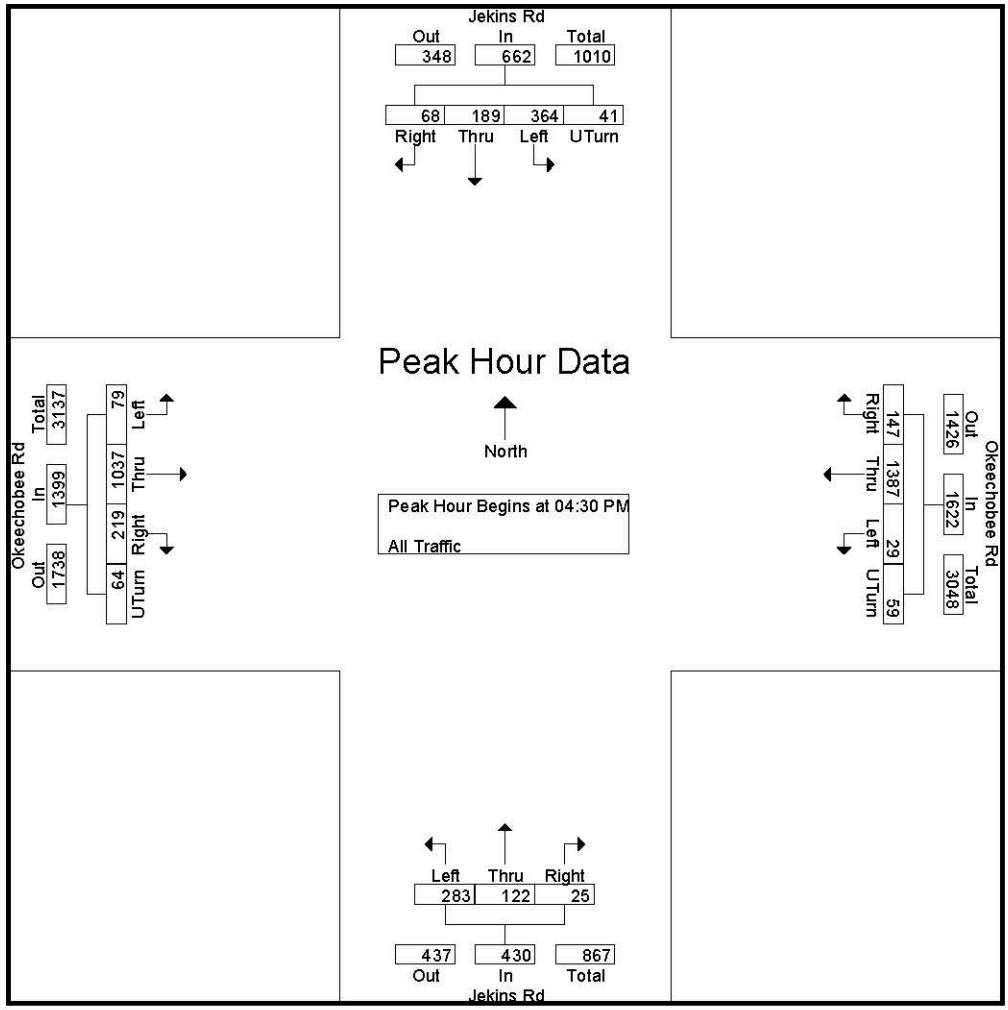
Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKEJEN
Site Code : PTC1901
Start Date : 4/23/2019
Page No : 3

	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

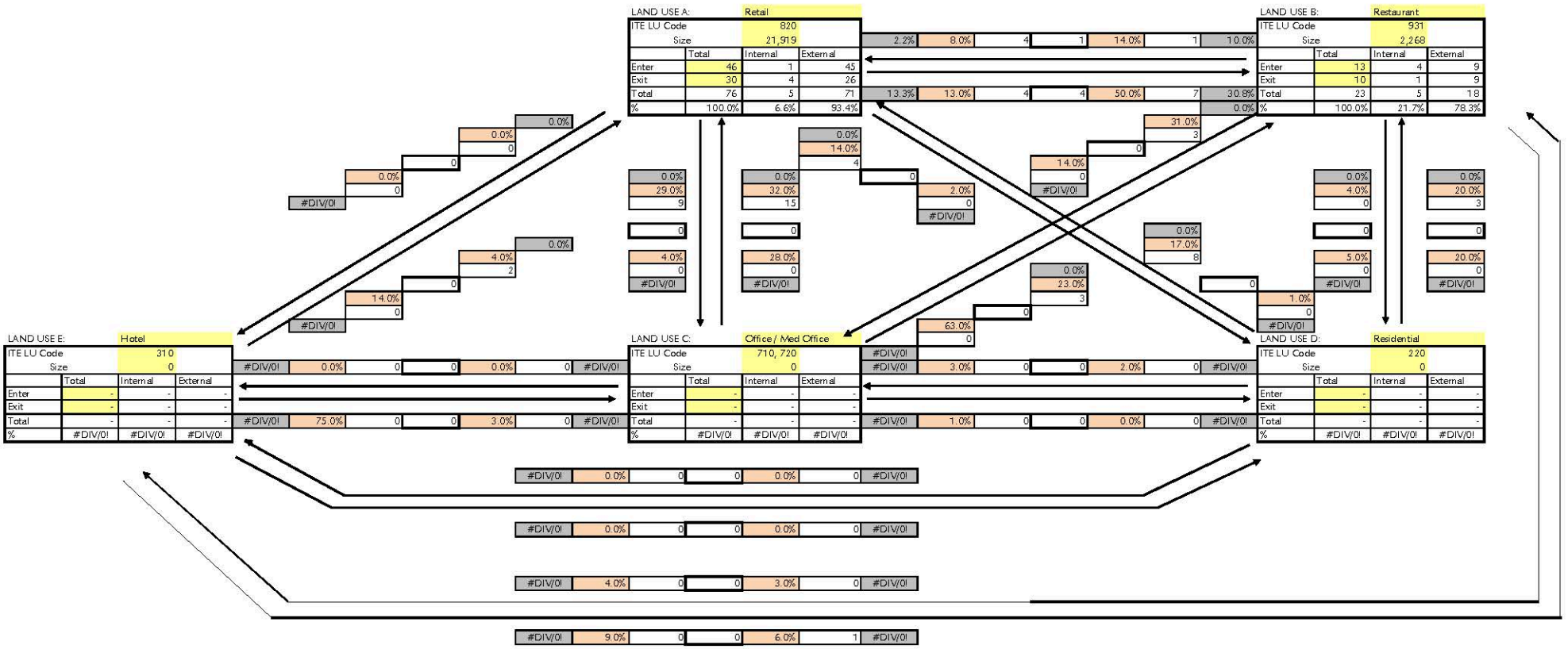
WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.01	1.09
2	01/07/2018 - 01/13/2018	0.99	1.06
3	01/14/2018 - 01/20/2018	0.96	1.03
* 4	01/21/2018 - 01/27/2018	0.95	1.02
* 5	01/28/2018 - 02/03/2018	0.94	1.01
* 6	02/04/2018 - 02/10/2018	0.93	1.00
* 7	02/11/2018 - 02/17/2018	0.92	0.99
* 8	02/18/2018 - 02/24/2018	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

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%

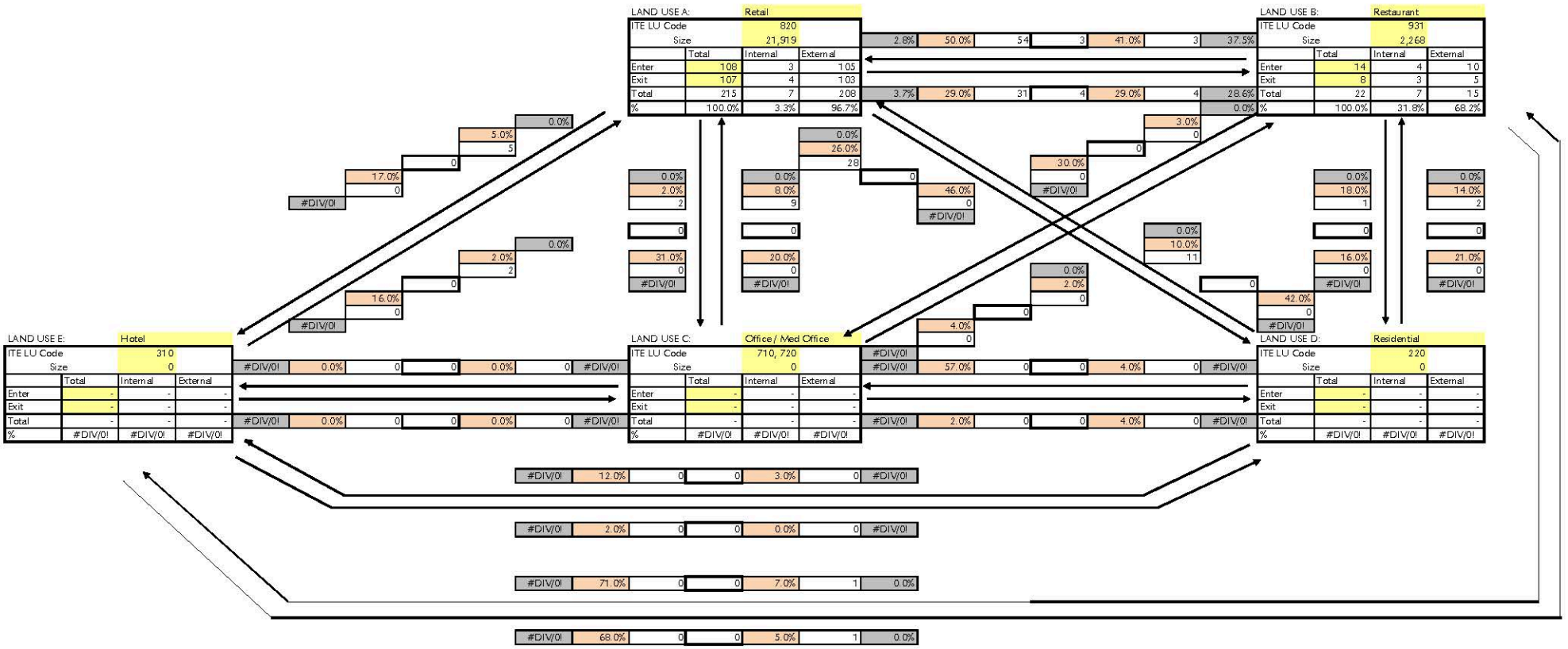
INTERNAL CAPTURE

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**											

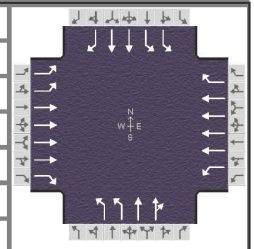
PM Peak Hour

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

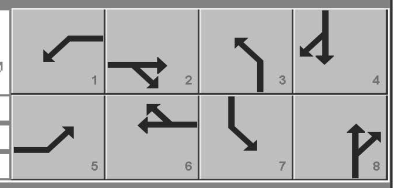
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Sep 1, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki…	File Name	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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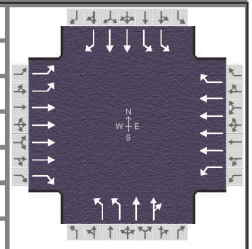
HCS7 Signalized Intersection Results Summary

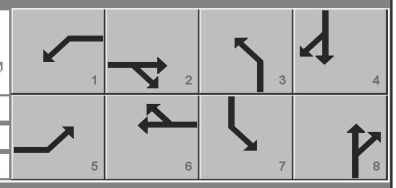
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Sep 1, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki…	File Name	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

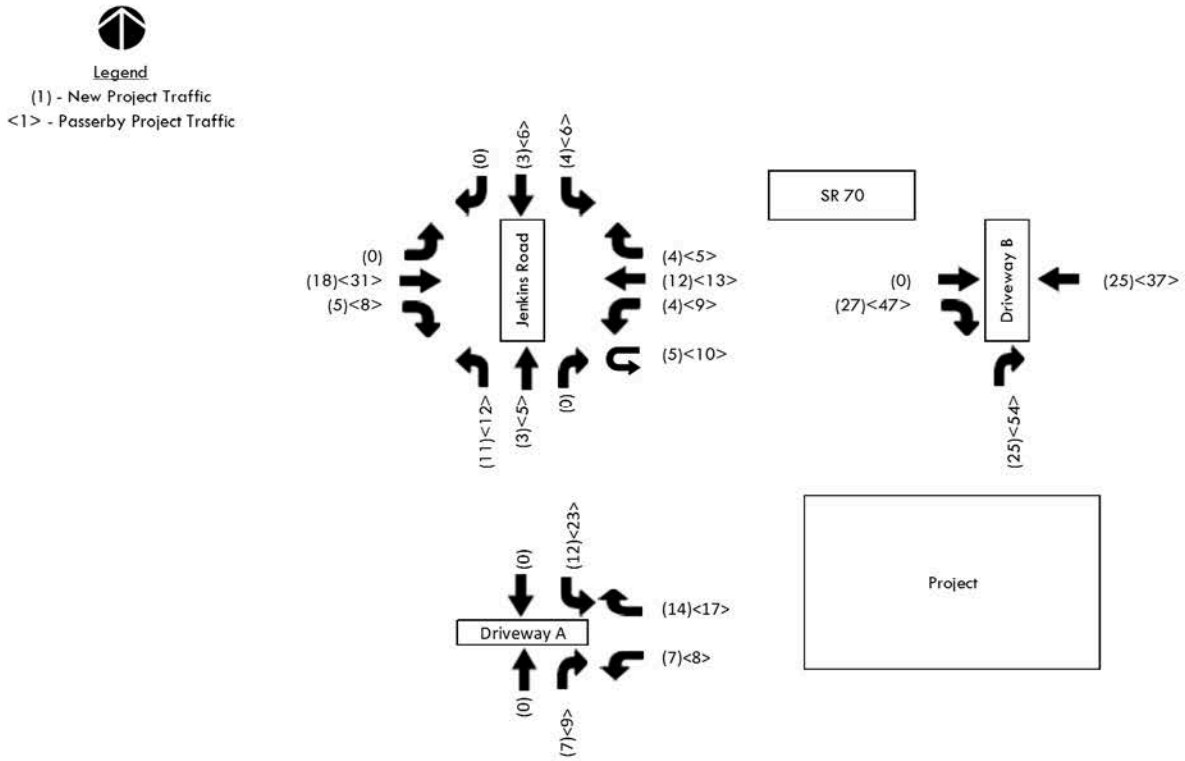
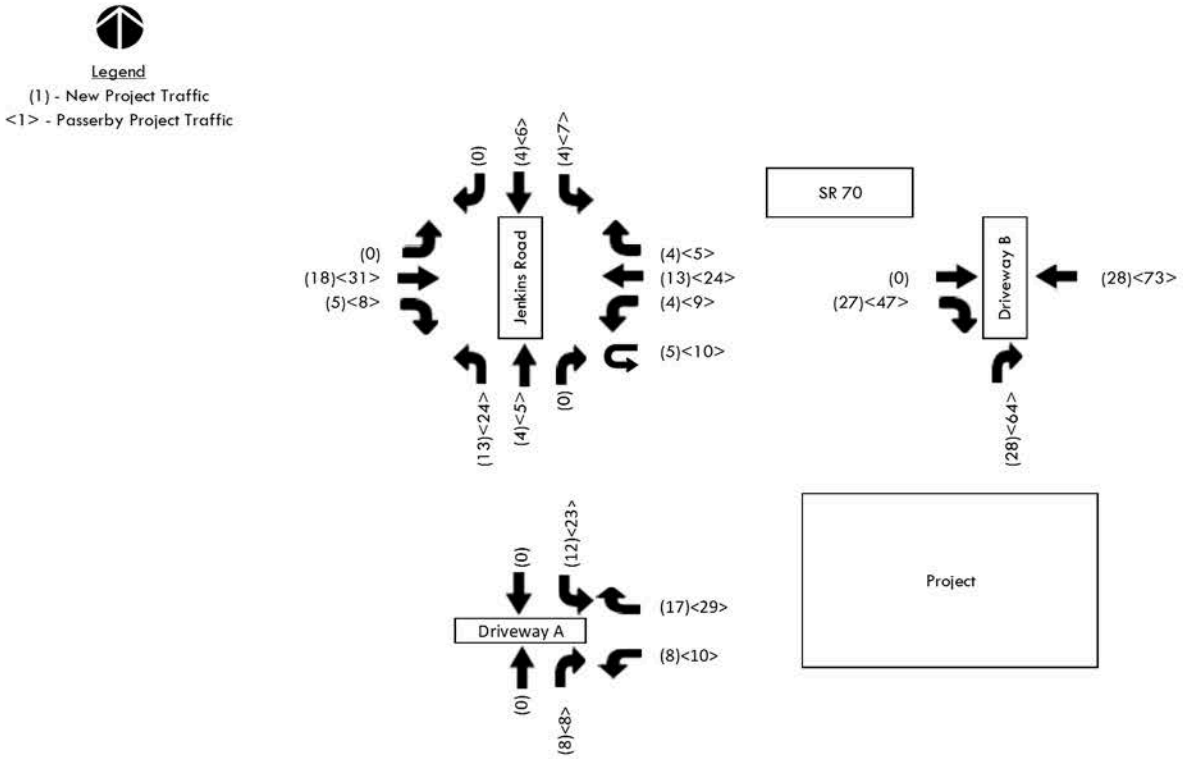


Figure 3. PM Peak Hour Project Traffic



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

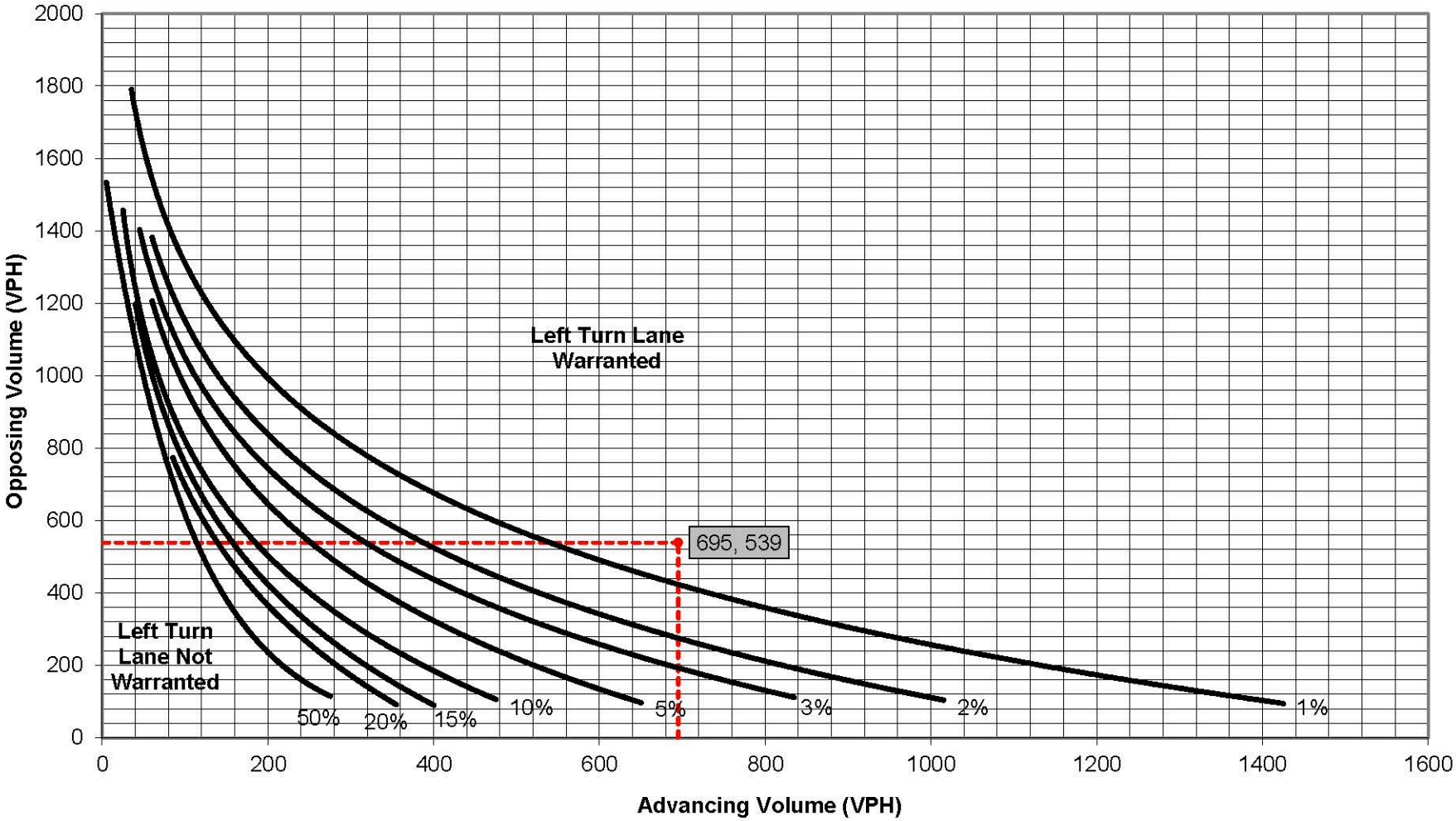
Left Turn Lane Warrant Findings

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 Dewor
1st Alec Dewor 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.

Technical Review Committee **3. d.**

Meeting Date: 10/21/2021

REQUESTED ACTION

Minor Amendment to Site Plan - Chick-Fil-A - 5560 Okeechobee Road

LOCATION

5560 Okeechobee Road

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 10/06/2021 05:50 PM

Final Approval Date: 10/06/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: Minor Amendment
TRC Date:		October 21st, 2021

Minor Amendment – Chick-Fil-A – 5560 Okeechobee Road

Attached are resubmittal documents for a Minor Amendment.

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

June 28, 2021

Reference: Chick-fil-A FSU #03955 – Fort Pierce, FL
5560 Okeechobee Road,
Fort Pierce, FL 34947
Letter of Authorization

To Whom It May Concern:

Please accept this letter as authorization for Interplan LLC, to act as agent in correspondence and representation of all approval and permitting matters required for Chick-fil-A at the location referenced above.

If you have any questions, please contact me at 404-376-1092.

Sincerely,

Chick-fil-A, Inc.

Subscribed and sworn to before me this 28 day of June, 2021.

Notary Public Mary Beth Davidson

Seal

My Commission Expires: 2/27/2022

MARY BETH DAVIDSON NOTARY PUBLIC GEORGIA DOUGLAS COUNTY EXPIRES FEBRUARY 27, 2022

CHICK-FIL-A, INC • 5200 BUFFINGTON ROAD • ATLANTA, GA 30349

SITE CONSTRUCTION PLANS

5560 OKEECHOBEE ROAD
FORT PIERCE, FL 34947

STORE No. 03955

UTILITY NOTES

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

A. GENERAL

1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

2. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN – UNLESS OTHERWISE LOCATED BY DIMENSIONS – REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS IN ACTUAL CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX AND THE XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, RESPECTIVELY, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.

5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION), TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING FACING UPSTREAM.

6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.

7. MAINTAIN 36" COVER OVER MAINS, AND 36" OVER SERVICES/LATERALS.

8. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.

9. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.

10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.–T–99.

11. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.

12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOATATION OF UTILITY/STORM PIPES DURING INSTALLATION.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY CERTIFICATIONS MAY BE INITIATED. SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THEN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

B. MATERIALS (WATER)

1. SERVICE PIPE SHALL BE 2" POLYETHYLENE (PE).

2. WATER MAINS SHALL BE PVC ASTM C900, DR 18 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.

3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.

4. CORPORATION STOPS SHALL BE 1 1/2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.

5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.

6. SERVICE SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA–N RUBBER.

7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED USING BLUE AS A PREDOMINANT COLOR.

C. MATERIALS (SEWER)

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON–PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH–ON RUBBER GASKET JOINTS.

2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR–APPROVED EQUAL.

3. BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

D. MATERIALS (STORM)

1. REINFORCED CONCRETE PIPE (RCP): O–RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.

2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.

3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M–252 (3"–10"), M–294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE – SMOOTH INSIDE, 4"–60"), AND MP7 (60" TYPE S).

A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F–477.

4. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON–PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH–ON RUBBER GASKET JOINTS.

GENERAL NOTES

A. GENERAL

1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF FORT PIERCE AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

2. SITE LOCATION: 5560 OKEECHOBEE ROAD FORT PIERCE, FL 34947.

3. THIS SITE LIES IN FLOOD ZONE X, F.I.R.M. PANEL 12111C0167J, DATED 02/16/2012.

4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY CARTER ASSOCIATES, INC., 1708 21ST STREET, VERO BEACH, FL. DATED 08/07/2016.

5. BENCHMARK – REFER TO TOPOGRAPHIC SURVEY BY CARTER ASSOCIATES, INC., DATED 08/07/2016. SEE NOTE 4 ABOVE.

6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. INTERPLAN LLC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

7. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.

8. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF–SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY INTERPLAN LLC. OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

10. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.

11. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE CITY OF FORT PIERCE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.

12. SCS SOILS: NETTLES AND OLDSMAR SANDS

13. STORMWATER MANAGEMENT IS PROVIDED BY MASTER DRAINAGE SYSTEM.

14. THE CONTRACTOR SHALL RESTORE OFF–SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

15. ALL DISTURBED AREAS SHALL BE SODDED.

16. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION:

- **a. SURVEYED "AS–BUILTS" PER AS–BUILT SURVEY SCOPE IN SPEC MANUAL.**
- **b. COMPACTION AND DENSITY TEST REPORTS, AND**
- **c. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.**

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS–BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS–BUILT PLANS TO THE REPRESENTATIVE FROM INTERPLAN COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED–LINED AS–BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS–BUILTS WILL NEED TO BE FORWARDED TO INTERPLAN BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

17. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF CITY OF FORT PIERCE AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.

18. PARKING STALLS SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.

19. HANDICAP PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.

20. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.

21. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.

22. ALL BUILDING DIMENSIONS AND TIES ARE TO OUTSIDE FACE. SEE ARCHITECTURAL PLANS.

23. ALL CURB RETURN RADII ARE 5' UNLESS NOTED.

24. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO WEST PROPERTY LINE.

25. THE CONTRACTOR IS TO BE RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A STATE LICENSED SURVEYOR.

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	BY
1	08–23–2021	CITY COMMENTS	C–2.0, C–3.0	MM

UTILITY CONTACTS

ELECTRIC — FORT PIERCE UTILITY AUTHORITY (FPUA)
ADRESS : 206 S. 6TH ST.
FORT PIERCE, FL 34950
CONTACT: SAL SCIMECA
PHONE: 772–466–1600 EXT. 6957
EMAIL : SSCIMECA@FPUA.COM

CONTACTS

OWNER/LEASEE
CHICK–FIL–A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
ATTN: BETH DAVIDSON
PHONE (404) 765–8000
FAX (404) 765–8930
EMAIL: BETH.DAVIDSON@CFACORP.COM

ENGINEER/APPLICANT
INTERPLAN LLC.
220 E CENTRAL PKWY, SUITE 4000
ALTAMONTE SPRINGS, FL 32701
STUART ANDERSON, P.E.
ATTN: SEAN HICKMAN, P.E.
PHONE (407) 645–5008
FAX (407) 629–9124
EMAIL: SHICKMAN@INTERPLANLLC.COM

ARCHITECT
INTERPLAN LLC.
220 E CENTRAL PKWY, SUITE 4000
ALTAMONTE SPRINGS, FL 32701
LOUISE CRAVER R.A., NCARB
ATTN: TAN VU
PHONE (407) 645–5008
FAX (407) 629–9124
EMAIL: TVU@INTERPLANLLC.COM

LANDSCAPE ARCHITECT
MANLEY LAND DESIGN
51 OLD CANTON STREET
ALPHARETTA, GA 30004
ATTN: STEPHEN L. MANLEY, ASLA
PHONE (770) 442–8171
FAX (770) 442–1123
EMAIL: SMANLEY@MANLEYLANDDESIGN.COM

LEGAL DESCRIPTION

SITE DATA

LEASE AREA	78,953 SF	1.81 ACRES
PROPOSED PAVEMENT AREA	56,147 SF	(71.1 %)
PROPOSED GREEN AREA	17,817 SF	(22.6 %)
PROPOSED BUILDING AREA	4989 SF	(6.3 %)
		100 %
PROPOSED IMPERVIOUS AREA	61,136 SF	(77.4 %)
PROPOSED PERVIOUS (OPEN SPACE) AREA	17,817 SF	(22.6 %)
		100 %
EXISTING IMPERVIOUS AREA	59,351 SF	(75.2 %)
EXISTING PERVIOUS (OPEN SPACE) AREA	19,602 SF	(24.8 %)
		100 %

MAXIMUM BUILDING HEIGHT	PROVIDED
BUILDING HEIGHT	25 FT.

ZONING GENERAL COMMERCIAL (C–3)

NUMBER OF SEATS
INDOOR 132 SEATS
OUTDOOR 16 SEATS

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH (REAR)	0 FT.	58 FT.
SOUTH (FRONT)	25 FT.	75 FT.
EAST (Side)	0 FT.	56 FT.
WEST (Side)	0 FT.	238 FT.

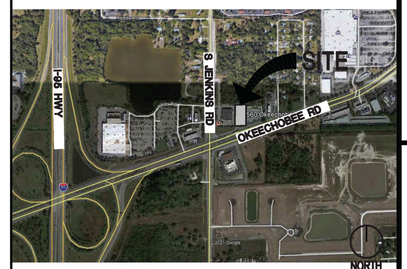
LANDSCAPE BUFFER	REQUIRED	PROVIDED
NORTH (REAR)	10 FT.	32 FT.
SOUTH (FRONT)	10 FT.	9 FT.
EAST (Side)	10 FT.	12 FT.
WEST (Side)	10 FT.	5 FT.

PARKING REQUIRED
ONE (1) SPACE FOR EVERY 75 SF OF GROSS FLOOR AREA
= [(4,989)/75]
= 67 SPACES

PARKING PROVIDED

REGULAR	66 SPACES
HANDICAP	4 SPACES
TOTAL	70 SPACES

VICINITY MAP



INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION
C–1.0	COVER SHEET
C–1.1	BOUNDARY and TOPOGRAPHIC SURVEY
C–1.2	DEMOLITION PLAN
C–2.0	SITE DIMENSION PLAN
C–3.0	GRADING AND UTILITY PLAN
C–3.1	EROSION CONTROL PLAN
C–4.0	CHICK–FIL–A STANDARD DETAILS
C–4.1	CHICK–FIL–A STANDARD DETAILS
C–4.2	CHICK–FIL–A STANDARD DETAILS
C–4.3	CHICK–FIL–A STANDARD DETAILS
L–100	LANDSCAPE PLAN
L–101	LANDSCAPE DETAILS
L–102	LANDSCAPE & MAINTENANCE SPECIFICATIONS
ES–1.0	ELECTRICAL SITE LIGHTING PLAN/PHOTOMETRICS

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349–2998

Revisions:

Mark	Date	By

STUART A. ANDERSON LICENSE No. 60849 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Stuart Anderson
Date: 2021.08.20 10:42:02 -04'00'

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTERPLAN
INTERPLAN LLC
AR0011595
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

STORE
FORT PIERCE
FSU 3955

5560 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

SHEET TITLE
COVER SHEET

VERSION: 00.001
ISSUE DATE: 06–2021

Job No. : 21.0511
Store : 3955
Date : 06.2021
Drawn By : KD
Checked By: SH

Sheet
C–1.0

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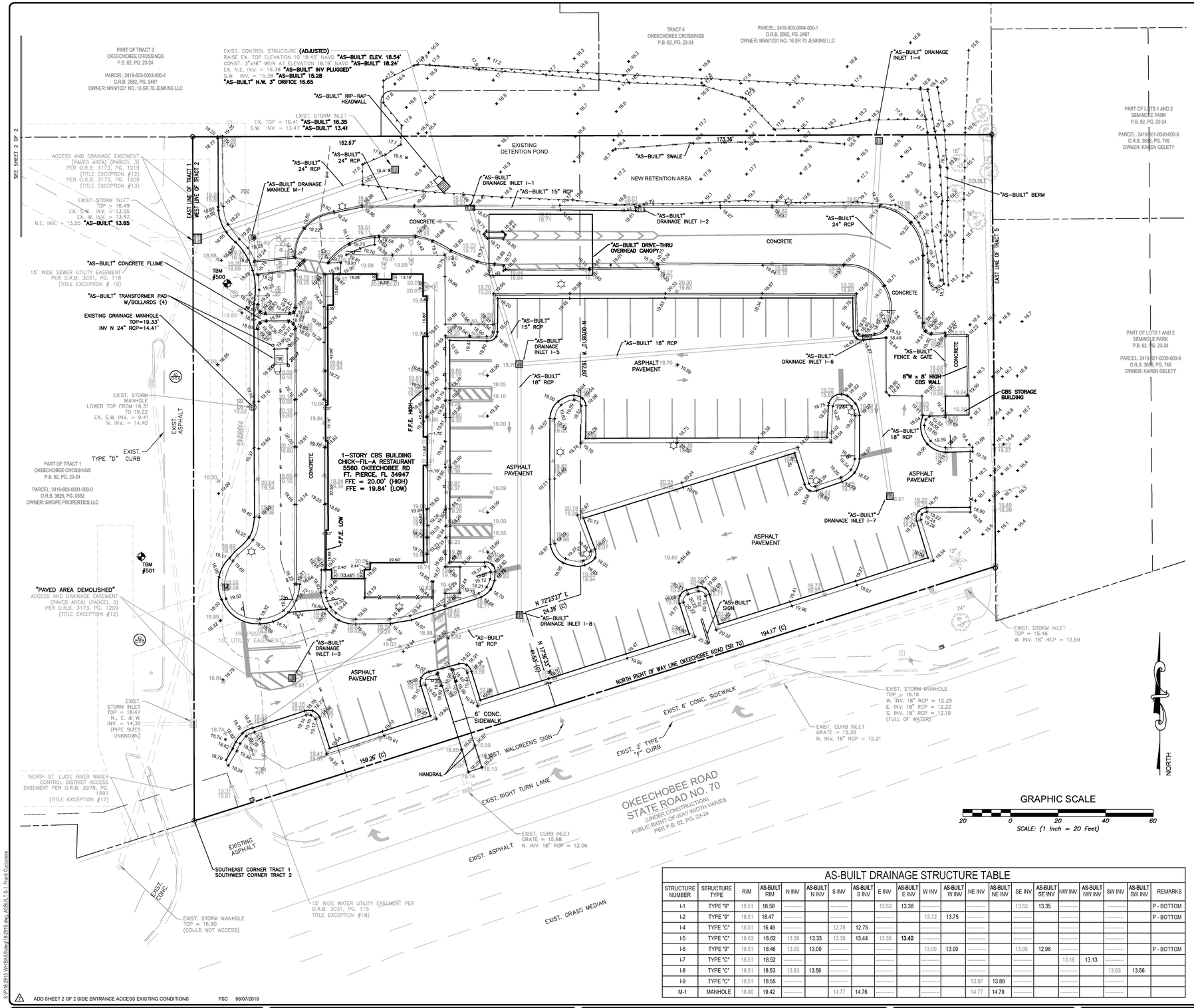
Approved by: Chick-fil-A, Inc. Atlanta, Georgia

V:\p\PVC\Chick-fil-A\2021.0511 - CFA - Custom - FSU 3955 - Fort Pierce, Fort Pierce, FL\3 CAD & Drawings\2 Construction Documents\1 Civil\PDF\comment dwg\2021.0511 C1.0.dwg, Layout1, 9/17/2021 12:00:41 PM, mkoman, DWG To PDF.pc3, ARCH full Sheet D (36.00 x 24.00 Inches), 1:1



LEGEND:

BFP	BACKFLOW PREVENTER
(C)	CALCULATED DATA
■ CM	CONCRETE MONUMENT
□ CO	CLEAN OUT
CBS	CONCRETE BLOCK STRUCTURE
□ CHH	COMMUNICATIONS HAND HOLE
CLP	CONCRETE LIGHT POLE
CPP	CONCRETE POWER POLE
⊠ CRB	COMMUNICATIONS RISER BOX
CONC.	CONCRETE
(D)	DEED DATA
DIA.	DIAMETER
DNE	DO NOT ENTER
EL.	ELEVATION
EM	ELECTRICAL METER
EO	ELECTRICAL OUTLET
ET	ELECTRICAL TRANSFORMER
⊠ EHH	ELECTRICAL HAND HOLE
⊠ ERB	ELECTRICAL RISER BOX
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
● FIR	FOUND IRON ROD
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
⟵ GA	GUY ANCHOR
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID.	IDENTIFICATION
⊠ ICV	IRRIGATION CONTROL VALVE
INV	INVERT
⊗ MW	MONITOR WELL
MES	MITERED END SECTION
MLP	METAL LIGHT POLE
(M)	MEASURED DATA
✱ N&D	NAIL & DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PG.	PAGE
PED.	PEDESTRIAN
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
S.R.	STATE ROAD
○ SIR	SET IRON ROD WITH CAP
TOB	TOP OF BANK
TYP.	TYPICAL
□ WM	WATER METER
⋈ WV	WATER VALVE
WPP	WOOD POWER POLE
○	BOLLARD
FO	FIBER OPTIC MARKER
(S)	SANITARY MANHOLE
	EXISTING STORM INLET
D	STORM MANHOLE
SIGN	SIGN
T	TELEPHONE MANHOLE
TS	TRAFFIC SIGNAL HAND HOLE
5	CONTOUR LINE
G — G	GAS LINE
OHE — OHE	OVERHEAD UTILITIES
SS — SS	SANITARY SEWER
CATV — CATV	UNDERGROUND CABLE TELEVISION
FM — FM	FORCE MAIN
UC — UC	UNDERGROUND COMMUNICATIONS
E — E	UNDERGROUND ELECTRIC
W — W	WATER LINE
ue — ue	UNDERGROUND ELECTRIC
X	NUMBER OF PARKING SPACES
19.15	SPOT ELEVATION (BY OTHERS)
TBM	TEMPORARY BENCH MARK
CO	CLEANOUT
TR	TRANSFORMER
	"AS-BUILT" DRAINAGE INLET
F.F.E.	FINISH FLOOR ELEVATION
ADS	ADVANCED DRAINAGE SYSTEM (PIPE)
	ELECTRIC METER
S.S.	SANITARY SEWER
PE	POLYETHYLENE PIPE
19.73 / 19.23	PROPOSED ELEVATION
+ 19.67	"AS-BUILT" ELEVATION
	EXISTING CABBAGE PALM AND DIAMETER SIZE
6	EXISTING OAK TREE AND DIAMETER SIZE
12	EXISTING UNKNOWN TREE AND DIAMETER SIZE

AS-BUILT DRAINAGE STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM	AS-BUILT RIM	N INV	AS-BUILT N INV	S INV	AS-BUILT S INV	E INV	AS-BUILT E INV	W INV	AS-BUILT W INV	NE INV	AS-BUILT NE INV	SE INV	AS-BUILT SE INV	NW INV	AS-BUILT NW INV	SW INV	AS-BUILT SW INV	REMARKS
I-1	TYPE "9"	18.51	18.58	----------		----------		13.53	13.38	----------		----------		13.53	13.35	----------		----------		P - BOTTOM
I-2	TYPE "9"	18.51	18.47	----------		----------		----------		13.72	13.75	----------		----------		----------		----------		P - BOTTOM
I-4	TYPE "C"	16.51	16.49	----------		12.79	12.75	----------		----------		----------		----------		----------		----------		
I-5	TYPE "C"	18.63	18.62	13.36	13.33	13.36	13.44	13.36	13.40	----------		----------		----------		----------		----------		
I-6	TYPE "9"	18.51	18.46	13.00	13.00	----------		----------		13.00	13.00	----------		13.00	12.96	----------		----------		P - BOTTOM
I-7	TYPE "C"	18.51	18.52	----------		----------		----------		----------		----------		----------		13.16	13.13	----------		
I-8	TYPE "C"	18.51	18.53	13.63	13.56	----------		----------		----------		----------		----------		----------		13.63	13.56	
I-9	TYPE "C"	18.51	18.55	----------		----------		----------		----------		13.87	13.88	----------		----------		----------		
M-1	MANHOLE	19.40	19.42	----------		14.77	14.76	----------		----------		14.77	14.79	----------		----------		----------		

"AS-BUILT" NOTES:

1. ALL "UNDERGROUND AS-BUILT" UTILITIES SHOWN HEREON WERE LOCATED AFTER INSTALLATION AND BACKFILLING. SAID UNDERGROUND UTILITIES WERE LOCATED BY INSTALLED TRACE WIRE, UTILITY LOCATOR AND CONTRACTOR FIELD VERIFICATION (DEPTHS NOT VERIFIED).
2. THIS INFORMATION IS A RECORD "AS-BUILT" ONLY OF THE CONSTRUCTED PLAN IMPROVEMENTS, NOTED HEREON AND IS NOT INTENDED FOR ENGINEERING DESIGN PURPOSES AND MUST BE FIELD VERIFIED BY A CONTRACTOR BEFORE ANY KIND OF CONSTRUCTION.
3. REFERENCE PLAN TITLED "SITE DEVELOPMENT PLANS FOR FORT PIERCE FSU #3955", JOB NUMBER 010014-01-046, VERSION 2017-033, ISSUE DATE 12-2016, DRAWING DATE 02/15/18 WITH LATEST REVISION DATE 2/15/18. PLANS PREPARED BY BOWMAN CONSULTING.
4. WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THE "AS-BUILT" SURVEY, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ONLY THE LOCATIONS REFERENCED WITH STATE PLANE COORDINATES "AS-BUILT" INFORMATION HAVE BEEN VERIFIED BY THIS SURVEY.

DESCRIPTION:

(BY SURVEYOR - BOWMAN CONSULTING GROUP, LTD - SEE SURVEYOR'S GENERAL NOTES AND REPORT, NOTE NO. 6)

A PARCEL OF LAND CONTAINING ALL OF TRACT 2 AND TRACT 5, OKEECHOBEE CROSSINGS, PLAT BOOK 62, PAGES 23 AND 24, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF TRACT 1 AND THE SOUTHWEST CORNER OF TRACT 2 OF SAID OKEECHOBEE CROSSINGS THENCE, BEARING NORTH 00°07'41" WEST ON A COMMON LINE BETWEEN SAID TRACT 1 AND TRACT 2, A DISTANCE OF 287.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF SAID TRACT 2; THENCE LEAVING SAID COMMON LINE BETWEEN TRACT 1 AND TRACT 2, BEARING NORTH 89°50'35" EAST ALONG THE NORTH LINE OF AFORESAID TRACT 2 AND THEN ALONG THE NORTH LINE OF AFORESAID TRACT 5, A DISTANCE OF 336.03 FEET TO THE NORTHEAST CORNER OF SAID TRACT 5; THENCE, BEARING SOUTH 00°28'09" EAST ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 181.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5 AND THE SOUTHEAST CORNER OF AFORESAID OKEECHOBEE CROSSINGS, SAID POINT ALSO LIES ON THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (STATE ROAD NO. 70) AS SHOWN ON AFORESAID PLAT OF OKEECHOBEE CROSSINGS; THENCE LEAVING SAID EAST LINE, BEARING SOUTH 72°23'27" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 353.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 78,953 SQUARE FEET OR 1.813 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD AS CONTAINED WITHIN THE CHAIN OF TITLE.

MUNICIPAL ADDRESS: 5560 OKEECHOBEE ROAD

SURVEYOR'S GENERAL NOTES AND REPORT:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. THE LAST DAY OF FIELD WORK PERFORMED FOR THE INITIAL SURVEY EFFORT WAS APRIL 4, 2018. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.
3. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS.
4. UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5. THIS IS A CONSTRUCTION AS-BUILT SURVEY ONLY. THE INFORMATION SHOWN ON THIS CONSTRUCTION AS-BUILT SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION. (SEE NOTE NUMBER 6)
6. THE BOUNDARY SURVEY USED TO PREPARE THIS CONSTRUCTION AS-BUILT SURVEY WAS PROVIDED BY BOWMAN CONSULTING GROUP, LTD. PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY CHICK-FIL-A, INC. FSU #3955 OKEECHOBEE ROAD, FORT PIERCE, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA" JOB NUMBER 10014-01-046, FILE NUMBER 10014-D-BP-048, DATED 9/27/2016.
7. THIS CONSTRUCTION AS-BUILT SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HERON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
8. THE LEGAL DESCRIPTION AND MATTERS OF PUBLIC RECORD WERE FURNISHED BY THE CLIENT. THIS PROPERTY(S) WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED. NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT. NO TITLE COMMITMENT OR ABSTRACT WAS FURNISHED FOR THE PREPARATION OF THIS SURVEY.
9. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J17 F.A.C.) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF BOUNDARIES FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY MEETS OR EXCEEDS THE STATED ACCURACY REQUIREMENT.
10. WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THIS SURVEY, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, WERE NOT LOCATED AND/OR DEPICTED ON THIS SURVEY UNLESS NOTED OR IDENTIFIED.
11. THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE 'X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12111C0167, COMMUNITY NUMBER 120286, PANEL 0167, SUFFIX 'J' MAP REVISED DATE FEBRUARY 16, 2012, MAP INDEX DATE FEBRUARY 16, 2012.

SURVEYOR'S GLOBAL POSITIONING SYSTEM (G.P.S.) NOTES:

1. G.P.S. SURVEY METHOD: REAL TIME KINEMATIC (RTK)
2. G.P.S. RECEIVER TYPE: DUAL FREQUENCY LEICA GS 14 / CS 15 GPS/GLONASS GNSS (GLOBAL NAVIGATION SATELLITE SYSTEM), SBAS, CODE AND PHASE (L1 AND L2)
3. THE ORIGINAL GPS RTK MEASUREMENTS BEGAN FEBRUARY 28, 2018 AND WERE COMPLETED ON JULY 20, 2018. TWO LEICA DUAL FREQUENCY GPS RECEIVERS EQUIPPED WITH RT-SKI (REAL TIME MEASUREMENT CAPABILITIES) WERE USED TO GATHER GPS DATA. TYPICALLY A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO / MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.
4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING LEICA INFINITY, VERSION 2.1.0
5. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
HORIZONTAL: 8MM + 1PPM (RMS)
VERTICAL: 15MM + 1PPM (RMS).
6. HORIZONTAL POSITIONS OF SITE CONTROL WERE ESTABLISHED UTILIZING THE FDOT FPRN "MAX" NETWORK CORRECTION. LOCAL SITE CONTROL VALUES ARE NETWORK CORRECTED (ADJUSTED) POSITIONS.

VERTICAL DATUM AND CONTROL NOTES:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

ORIGINATING BENCH MARK(S)

ST. LUCIE COUNTY SURVEY CONTROL WB
ADJUSTED ELEVATION: 5.83 (METERS) 19.13 (FEET)
VERTICAL DATUM: N.A.V.D. 1988
DESCRIPTION: SAINT LUCIE COUNTY 2004 VERTICAL CONTROL DISK IN CONCRETE AT THE NORTHEAST CORNER OF JENKINS AND OKEECHOBEE ROADS (STATE RD 70), 47.5' PLUS/MINUS, SOUTHEAST OF A TYPICAL CONCRETE POWER POLE AT THE INTERSECTION OF AN 8 FOOT CONCRETE SIDEWALK; 14 FEET PLUS/MINUS NORTHWEST OF THE SOUTHWEST CORNER OF THE PARKING LOT PARALLEL TO OKEECHOBEE ROAD (SR 70); 33 FEET PLUS/MINUS NORTH OF THE NORTH T.O.B. OF A DITCH RUNNING EAST AND WEST; 37' PLUS/MINUS NORTHEAST OF A 7' DIAMETER OAK TREE; 103 FEET PLUS/MINUS SOUTHWEST OF THE CENTERLINE OF THE ENTRANCE TO WALGREENS DRUG STORE.

TEMPORARY BENCHMARK(S):

TBM # 500 FOUND "P-K" NAIL/TAB STAMPED "BOWMAN LB 8030"
N 1121969.41
E 856742.25
EL. 19.33'

TBM # 501 SET 1/2" DIA. X 18" LONG REBAR/CAP STAMPED "TRAV. PT. LB 205"
N 1121854.57
E 856706.07
EL. 19.74'

⚠ ADD SHEET 2 OF 2 SIDE ENTRANCE ACCESS EXISTING CONDITIONS FSC 08/07/2018

NO.	REVISION	BY	DATE
⚠	REVISED AS-BUILT PIPE DESCRIPTION TO RCP	DJM	07/27/2018
⚠	ADDED STRUC. CHART; PROP DRAINAGE; AS-BUILT PIPES; MISC. NOTES	DJM	07/26/2018
⚠	ADDED AS-BUILT TOPO OF RETENTION AREA, SWALE AND BERM	DJM	07/20/2018
⚠	ADDED ADDITIONAL TOPO AT RETENTION AREA, STAKED PROP. SWALE, BERM	DJM	07/16/2018
⚠	ADDED ADDITIONAL GRADING AND UTILITY AS-BUILT INFORMATION	DJM	07/05/2018
⚠	"AS-BUILT" PAVING, GRADING, DRNG. AND UTIL. INFO ADDED, FB 867/WP/11,34+	DJM	06/13/2018

W.H. BASS, INC.
11300 JOHNS CREEK PARKWAY
SUITE 100
JOHNS CREEK, GEORGIA 30097
TEL: 770-729-3862 FAX: 770-662-5636

CAI Serving Florida Since 1911
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

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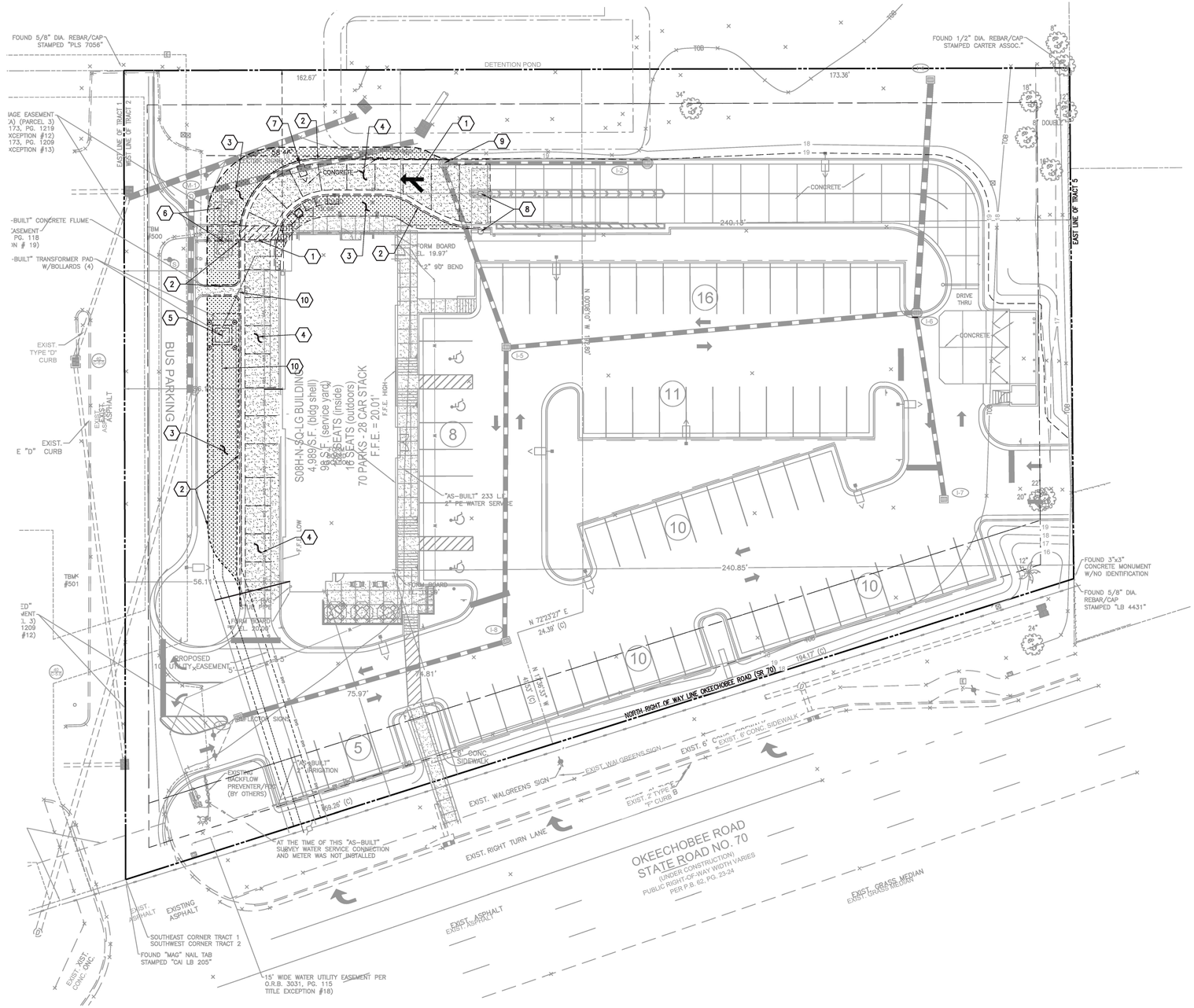
DAVID E. LUETHJE, P.S.M. SIGNATURE DATE
FLORIDA LICENSE No. 5728
CARTER ASSOCIATES, INC. COA 205 / LB 205

DATE : APRIL 5, 2018
PROJ. # : 18-291S
DRAWN BY: DJM
APPD. BY : DEL
PLOT BY : Frank Cuccurese
FILE NAME : 18-291S.dwg
REF. # : -
F.B. & PG. : 862/42,45;864/15

CHICK-FIL-A
TRACTS 2 AND 5 OKEECHOBEE CROSSINGS
PLAT BOOK 62, PAGE 23-24, ST. LUCIE COUNTY, FLORIDA
PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST
"AS-BUILT" PAVING & DRAINAGE PLAN

SHEET
1 of 2
Dwg. #: 20904-C1

S:\P18-291S Wh\Plt\Dwg\18-291S.dwg ASBLT S-1 Frank Cuccurese Aug 7, 18 - 11:08 AM



DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT ARE SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FOOT BELOW SUBGRADE IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTENCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.

6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A STATE REGISTERED LAND SURVEYOR).

SITE DATA AND KEY NOTES

1. STRIPPING AND DIRECTIONAL SIGNS TO BE REMOVED
   CONTRACTOR SHALL ERADICATE EXISTING STRIPING WITH EITHER SAND BLASTING OR WATER PRESSURE THEN SEAL EXISTING ASPHALT BEFORE APPLYING NEW STRIPING. DO NOT PAINT THE EXISTING STRIPING BLACK.
2. EXISTING CURB TO BE REMOVED
3. EXISTING LANDSCAPE AND TREES TO BE REMOVED
4. SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT
5. TRANSFORMER TO BE RELOCATED
6. EXISTING GREASE TRAP TO REMAIN
7. LIGHT POLE TO BE RELOCATED
8. EXISTING MENU BOARD TO REMAIN
9. EXISTING DRAINAGE STRUCTURE TO REMAIN
10. BURIED POWER CABLE TO BE REMOVED

Sunshine811

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATEONE. @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

NORTH

20' 0 20' 40'

GRAPHIC SCALE

DEMOLITION PLAN

1" = 20'

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1		
2		
3		

STUART A. ANDERSON LICENSE No. 60849 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart Anderson
Date: 2021.06.29 13:45:07 -04'00'

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ALTAMONTE SPRINGS, FL 32701
407.645.5008

STORE
FORT PIERCE
FSU 3955

5560 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

SHEET TITLE
DEMOLITION PLAN

VERSION: 00.001
ISSUE DATE: 06-2021

Job No. : 21.0511
Store : 3955
Date : 06.2021
Drawn By : MM
Checked By: SH

Sheet
C-1.2

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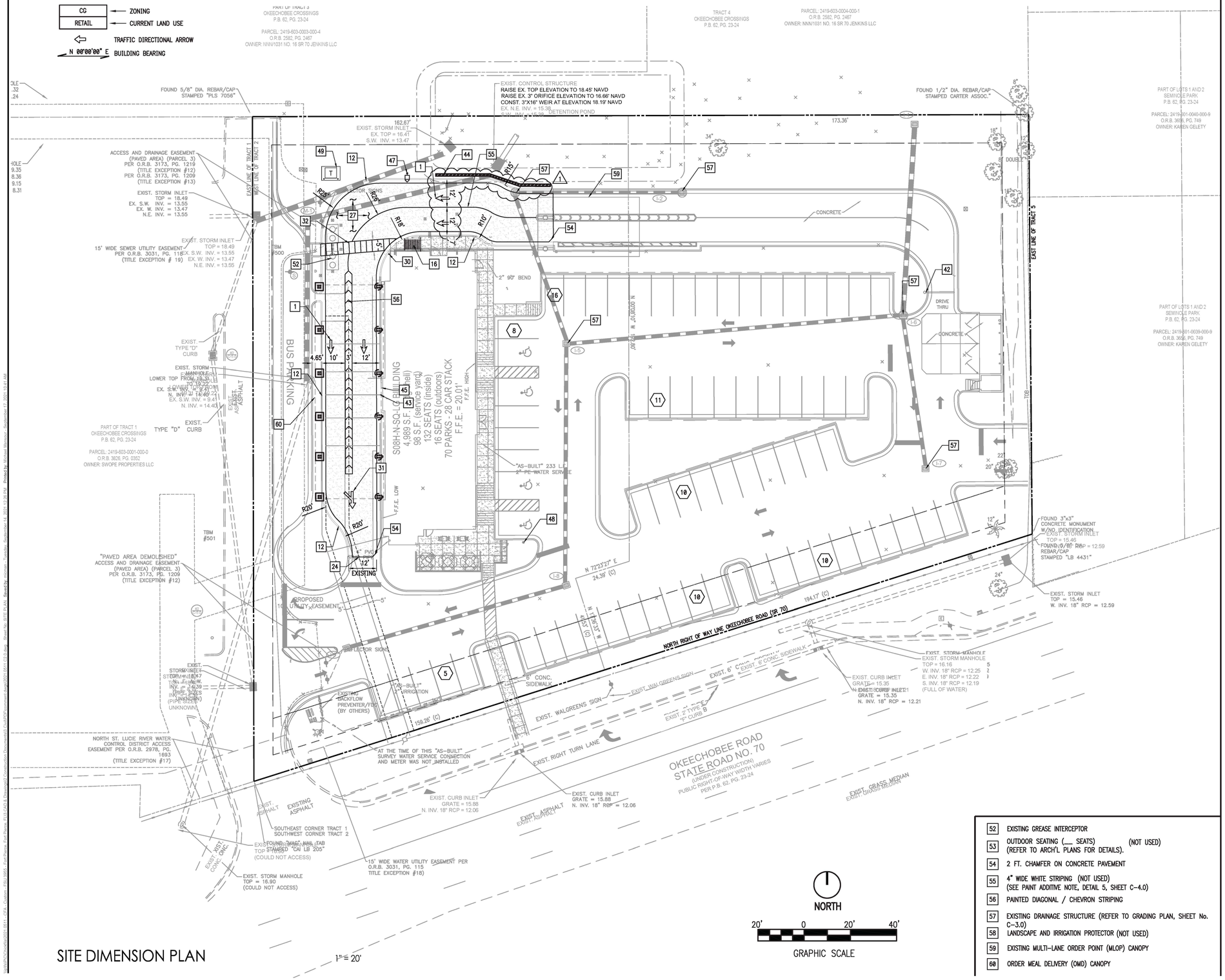
LEGEND

- (6) PARKING SPACE TOTALS
- (2 / C4) DETAIL NUMBER / SHEET NUMBER
- CG — ZONING
- RETAIL — CURRENT LAND USE
- TRAFFIC DIRECTIONAL ARROW
- N 00°00'00" E — BUILDING BEARING

NOTE: CONTRACTOR SHALL ERADICATE EXISTING STRIPING WITH EITHER SAND BLASTING OR WATER PRESSURE THEN SEAL EXISTING ASPHALT BEFORE APPLYING NEW STRIPING. DO NOT PAINT THE EXISTING STRIPING BLACK.



SITE DIMENSION PLAN

1" = 20'

NORTH

20' 0 20' 40'

GRAPHIC SCALE

- 52 EXISTING GREASE INTERCEPTOR
- 53 OUTDOOR SEATING (___ SEATS) (NOT USED) (REFER TO ARCH'L PLANS FOR DETAILS).
- 54 2 FT. CHAMFER ON CONCRETE PAVEMENT
- 55 4" WIDE WHITE STRIPING (NOT USED) (SEE PAINT ADDITIVE NOTE, DETAIL 5, SHEET C-4.0)
- 56 PAINTED DIAGONAL / CHEVRON STRIPING
- 57 EXISTING DRAINAGE STRUCTURE (REFER TO GRADING PLAN, SHEET No. C-3.0)
- 58 LANDSCAPE AND IRRIGATION PROTECTOR (NOT USED)
- 59 EXISTING MULTI-LANE ORDER POINT (MLOP) CANOPY
- 60 ORDER MEAL DELIVERY (OMD) CANOPY

SITE PLAN DESIGN NOTES & KEY PLAN

- 1 DIRECTIONAL ARROW
- 2 PAINTED HANDICAP PARKING SYMBOL (NOT USED)
- 3 DRIVE-THRU GRAPHICS (NOT USED)
- 4 STOP LINE GRAPHIC (NOT USED)
- 5 STANDARD PARKING STALL (NOT USED)
- 6 BOLLARD MOUNTED SIGN (NOT USED)
- 7 ACCESSIBLE PARKING SIGN (3 REQUIRED) (NOT USED)
- 8 DIRECTIONAL SIGNAGE

NOTES: 1. ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
2. SIGNS SHALL BE PROVIDED AND INSTALLED BY CHICK-FIL-A GENERAL CONTRACTOR.

- 8A "CIRCLE BUILDING FOR DRIVE-THRU" SIGN (NOT USED)
- 8B "LEFT TURN ONLY" SIGN (NOT USED)
- 8C "RIGHT-TURN ONLY" SIGN (NOT USED)
- 8D "CAUTION - WATCH FOR PEDESTRIAN" SIGN (NOT USED)
- 8E "ONE WAY" WITH ARROW SIGN (NOT USED)
- 8F "DO NOT ENTER" SIGN (NOT USED)
- 9 "STOP" SIGN (NOT USED)
- 10 CONCRETE SIDEWALK (NOT USED)
- 11 SIDEWALK WITH CURB AND GUTTER (NOT USED)
- 12 24" CONCRETE CURB AND GUTTER
  - 12A SPILLING CURB AND GUTTER
  - 12B CATCHING CURB AND GUTTER
  - 12C DEPRESSED SPILLING CURB AND GUTTER
  - 12D DEPRESSED CATCHING CURB AND GUTTER
- 13 CONCRETE PAVEMENTS
  - 13A MEDIUM DUTY
  - 13B HEAVY DUTY
- 14 CURB RAMP w/ SHORT FLARED SIDES (NOT USED)
- 15 CURBED RAMP WITH FLARED SIDES (NOT USED)
- 16 SIDEWALK ACCESSIBLE RAMP
- 17 TRUNCATED DOMES - CAST IN PLACE (NOT USED)
- 18 SOLID YELLOW PLASTIC WHEEL STOP (NOT USED)
- 19 EXPANSION JOINT
- 20 TRANSVERSE & LONGITUDINAL DOWELED CONST. JOINT
- 21 KEYED CONSTRUCTION JOINT
- 22 CONTRACTION JOINT
- 23 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 24 PAVEMENT EDGE
- 25 CONCRETE APRON AT DUMPSTER ENCLOSURE (NOT USED)
- 26 LONGITUDINAL BUTT JOINT
- 27 CONCRETE PAVING AT DRIVE-THRU LANE
- 28 TYPICAL HMAC (ASPHALT) PAVEMENT SECTION (NOT USED)
- 29 BUTT JOINT
- 30 CONCRETE BOLLARD
- 31 MULTI-LANE DIRECTIONAL GRAPHICS
- 32 CROSSWALK MARKINGS
- 33 ALUMINUM HANDRAIL (NOT USED)
- 34 TYPICAL ADA RAMP AND HANDRAIL (NOT USED)
- 35 ENTRY DOOR FROST SLAB (NOT USED)
- 36 SCREENED REFUSE ENCLOSURE (NOT USED)
- 37 SCREENED REFUSE ENCLOSURE PLAN (ALT.) (NOT USED)
- 38 SCREENED REFUSE ENCLOSURE (ALT. DRAINAGE) (NOT USED)
- 39 MENU BOARD LOOP DETECTION SYSTEM (NOT USED)
- 40 DRIVE-THRU ORDER POINT ISLAND CURB (MENU BOARDS)
- 41 DRIVE-THRU PLAN (AUTOMATIC DOOR) (NOT USED)
- 42 EXISTING DRIVE-THRU CLEARANCE BAR
- 43 DRIVE-THRU ISOMETRIC
- 44 50 FT KEYSTONE WALL (REFER TO SHEET C-3.0)
- 45 DRIVE-THRU PLAN (PICK-UP WINDOW)
- 46 REFUSE/STORAGE BUILDING (REFER TO ARCH'L PLANS) (NOT USED)
- 47 RELOCATED LIGHT POLE (REFER TO SHEET ES-1.0)
- 48 EXISTING FLAGPOLE - ECX SERIES FOOT FLAG POLE PACKAGE, BY APPROVED VENDORS; THE FLAG COMPANY OR ATLAS FLAGS.
- 49 RELOCATED PAD MOUNTED TRANSFORMER
- 50 EXISTING CHICK-FIL-A PRIME (MONUMENT) SIGN (___ FT. HIGH)
  NOTE: GENERAL CONTRACTOR SHALL COORDINATE WITH SIGN COMPANY IF THERE WILL BE SPECIAL FINISH REQUIREMENTS AT THE BASE OF THE MONUMENT SIGN.
- 51 CASH MACHINE (ON 4" THICK, 3' x 5.5' CONCRETE PAD) (NOT USED)

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia, 30349-2998

Revisions:

Mark	Date	By

STUART A. ANDERSON LICENSE No. 60849 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Stuart Anderson Date: 2021.06.20 13:46:04 -04'00'

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STORE
FORT PIERCE
FSU 3955

5560 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

SHEET TITLE
SITE DIMENSION PLAN

VERSION: 00.001
ISSUE DATE: 06-2021

Job No. : 21.0511
Store : 3955
Date : 06.2021
Drawn By : VV
Checked By: SH

Sheet
C-2.0

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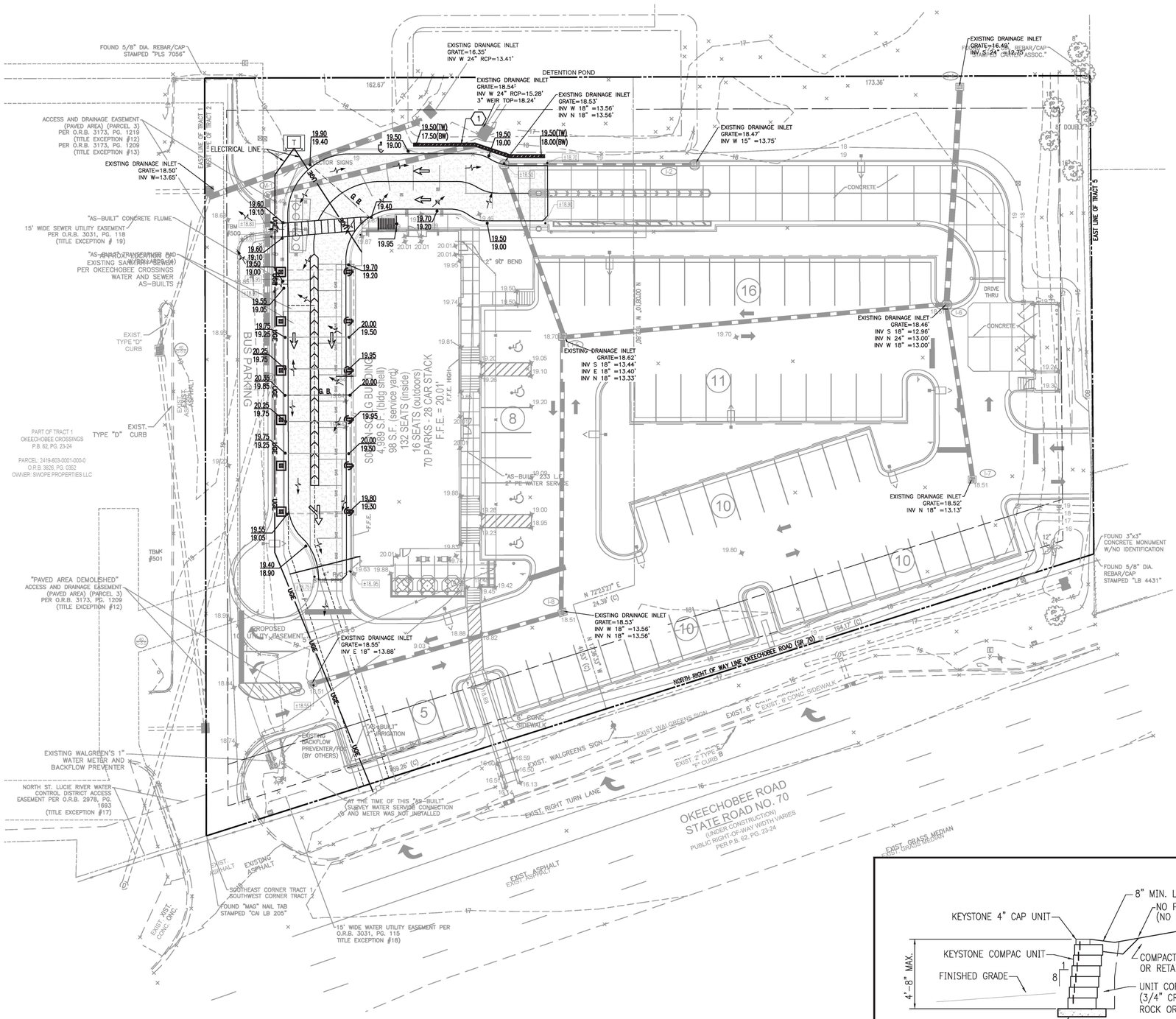
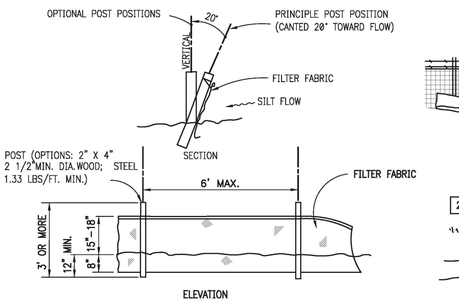
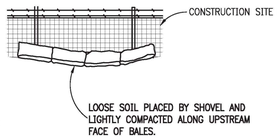
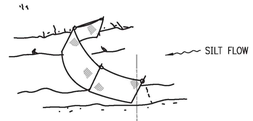

FOUND 5/8" DIA. REBAR/CAP STAMPED "PLS 7058"
ACCESS AND DRAINAGE EASEMENT (PAVED AREA) (PARCEL 3) PER O.R.B. 3173, PG. 1219 (TITLE EXCEPTION #12) PER O.R.B. 3173, PG. 1209 (TITLE EXCEPTION #13)
EXISTING DRAINAGE INLET GRATE=18.50' INV W=13.65'
"AS-BUILT" CONCRETE FLUME
15' WIDE SEWER UTILITY EASEMENT PER O.R.B. 3031, PG. 118 (TITLE EXCEPTION # 19)
"AS-BUILT" TRANSFORMER PAD EXISTING SANITARY MANHOLE(S) PER OKEECHOBEE CROSSINGS WATER AND SEWER AS-BUILTS
EXIST. TYPE "D" CURB
EXIST. ASPHALT
PART OF TRACT 1 OKEECHOBEE CROSSINGS P.B. 62, PG. 23-24
PARCEL: 2419-603-0001-000-0 O.R.B. 3626, PG. 0352 OWNER: SWOPE PROPERTIES LLC
TBM #501
"PAVED AREA DEMOLISHED" ACCESS AND DRAINAGE EASEMENT (PAVED AREA) (PARCEL 3) PER O.R.B. 3173, PG. 1209 (TITLE EXCEPTION #12)
EXISTING WALGREEN'S 1" WATER METER AND BACKFLOW PREVENTER
NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT ACCESS EASEMENT PER O.R.B. 2978, PG. 1693 (TITLE EXCEPTION #17)
EXIST. ASPHALT
EXISTING ASPHALT
SOUTHEAST CORNER TRACT 1 SOUTHWEST CORNER TRACT 2
FOUND "MAG" NAIL TAB STAMPED "CAI LB 205"
EXIST. CONC. CURB
15' WIDE WATER UTILITY EASEMENT PER O.R.B. 3031, PG. 115 TITLE EXCEPTION #16)
EAST LINE OF TRACT 1
WEST LINE OF TRACT 2
ELECTRICAL LINE
DIRECTIONAL SIGNS
EXISTING DRAINAGE INLET GRATE=16.35' INV W 24" RCP=13.41'
DETENTION POND
EXISTING DRAINAGE INLET GRATE=18.54' INV W 24" RCP=15.28' 3" WEIR TOP=18.24'
EXISTING DRAINAGE INLET GRATE=18.53' INV W 18" =13.56' INV N 18" =13.56'
EXISTING DRAINAGE INLET GRATE=18.47' INV W 15" =13.75'
EXISTING DRAINAGE INLET GRATE=16.48' INV S 24" =14.79'
FOUND 1/2" REBAR/CAP STAMPED "LB 4431" ASSOC."
EXISTING DRAINAGE INLET GRATE=18.46' INV S 18" =12.96' INV N 24" =13.00' INV W 18" =13.00'
EXISTING DRAINAGE INLET GRATE=18.62' INV S 18" =13.44' INV E 18" =13.40' INV N 18" =13.33'
EXISTING DRAINAGE INLET GRATE=18.52' INV N 18" =13.13'
EXISTING DRAINAGE INLET GRATE=18.53' INV W 18" =13.56' INV N 18" =13.56'
EXISTING DRAINAGE INLET GRATE=18.55' INV E 18" =13.88'
"AS-BUILT" 233 L.F. 6" PE WATER SERVICE
2" 90° BEND
"AS-BUILT" IRRIGATION
PROPOSED UTILITY EASEMENT
EXISTING BACKFLOW PREVENTER/VFA (BY OTHERS)
AT THE TIME OF THIS "AS-BUILT" SURVEY WATER SERVICE CONNECTION AND METER WAS NOT INSTALLED
SITE DATA
SQUARE FOOTAGE BUILDING 4,309 S.F. (bldg shell)
98 S.F. (service yard)
132 SEATS (inside)
16 SEATS (outdoors)
70 PARKS - 28 CAR STACK
F.F.E. = 20.01'
F.F.E. HIGH
DRIVE THRU
CONCRETE
EXIST. 6' CONC. SIDEWALK
EXIST. 8' CONC. SIDEWALK
EXIST. WALGREENS SIGN
EXIST. 2' TYPE 'S' CURB
EXIST. GRASS MEDIAN
EXIST. RIGHT TURN LANE
EXIST. ASPHALT
NORTH RIGHT OF WAY LINE OKEECHOBEE ROAD (SR 70)
OKEECHOBEE ROAD STATE ROAD NO. 70
(UNDER CONSTRUCTION)
PUBLIC RIGHT-OF-WAY WIDTH VARIES
PER P.B. 62, PG. 23-24
FOUND 3"x3" CONCRETE MONUMENT W/NO IDENTIFICATION
FOUND 5/8" DIA. REBAR/CAP STAMPED "LB 4431"
EXIST. WGT. CONC. CURB
EXIST. LIGHT POLE
EXIST. TRANSFORMER
EXIST. TRAFFIC SIGNAL
EXIST. SIGN
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. SANITARY MANHOLE
EXIST. STORM MANHOLE
EXIST. CATCH BASIN
EXIST. SANITARY CLEANOUT
EXIST. WATER METER
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. TELEPHONE MANHOLE
EXIST. TELEPHONE PEDESTAL
EXIST. ELECTRIC MANHOLE
EXIST. ELECTRIC PEDESTAL
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
EXIST. CABLE TV PEDESTAL
EXIST. CABLE TV MANHOLE
EXIST. FIBER OPTIC MANHOLE
EXIST. FIBER OPTIC PEDESTAL
EXIST. FIBER OPTIC BOX
EXIST. MAILBOX
EXIST. SIGN
EXIST. BOLLARD
EXIST. CONCRETE
EXIST. ASPHALT
EXIST. GRASS
EXIST. TREE
EXIST. PALM TREE
EXIST. BUSH
EXIST. WOOD FENCE
EXIST. CHAIN LINK FENCE
EXIST. WROUGHT IRON FENCE
EXIST. CONCRETE WALL
EXIST. BRICK WALL
EXIST. RETAINING WALL
EXIST. CONTOUR
EXIST. SPOT ELEVATION
EXIST. SPOT ELEVATION (APPROX.)
EXIST. STORM SEWER
EXIST. SANITARY SEWER
EXIST. WATER MAIN
EXIST. GAS MAIN
EXIST. TELEPHONE LINE
EXIST. ELECTRIC LINE
EXIST. CABLE TV LINE
EXIST. FIBER OPTIC LINE
EXIST. OVERHEAD UTILITY LINE
EXIST. FENCE
EXIST. WALL
EXIST. RETAINING WALL
EXIST. BUILDING
EXIST. CANOPY



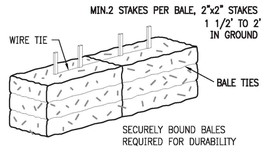
1 SILT FENCE



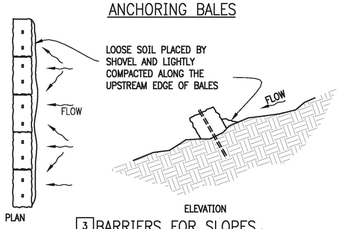
2 BALES BACKED BY FENCE



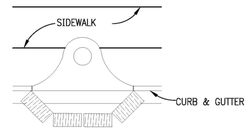
EROSION CONTROL DETAILS



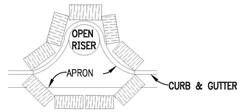
ANCHORING BALES



3 BARRIERS FOR SLOPES

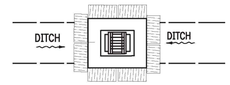


4 COMPLETED INLET

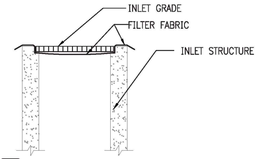


4 PARTIAL INLET

ANCHOR BALES WITH 2 – 2" X 2" X 4'
STAKES PER BALE.

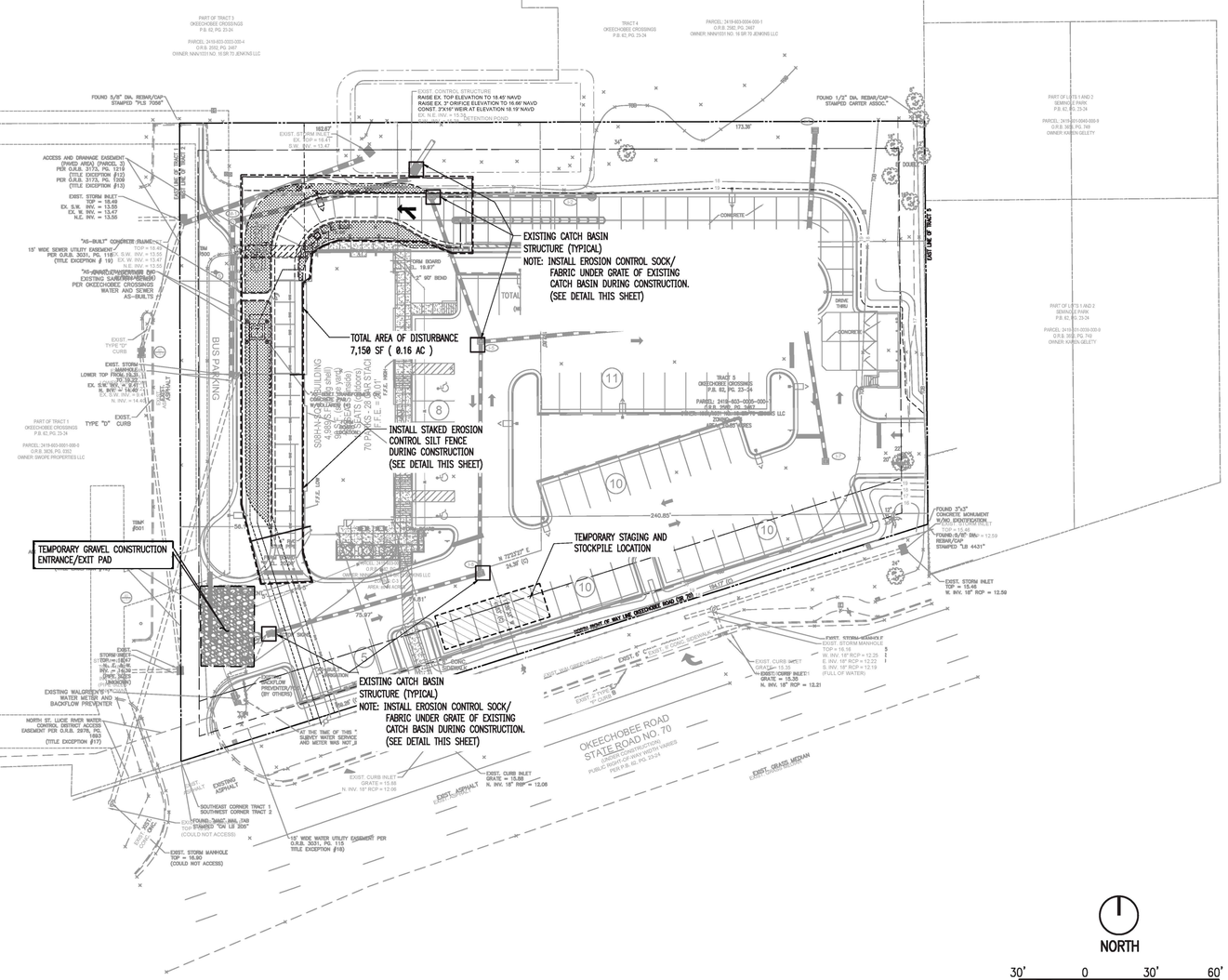


5 DITCH BOTTOM INLET

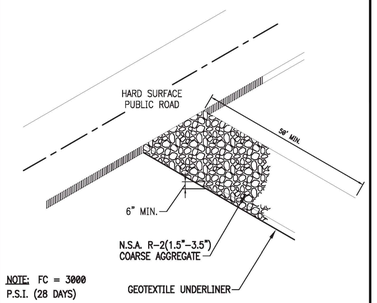


6 EROSION CONTROL SOCK

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



STORMWATER POLLUTION PREVENTION PLAN 1" = 30'



NOTE: FC = 3000
P.S.I. (28 DAYS)

NTS

1 CRUSHED STONE CONSTRUCTION EXIT

POLLUTION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONS OF SITE PERMITS.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.

3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.

6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.

8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.

9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.

10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.O.T. INDEX NO. 104.

11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF SYNTHETIC BARRIERS.

12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.

13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.

14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

15. THE CONTRACTOR IS REQUIRED TO HAVE THIS PLAN ALONG WITH A COPY OF THE NPDES NOTICE OF INTENT POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.

16. "CONTRACTOR IS REQUIRED BY NPDES TO KEEP A LOG ON SITE FOR THE SOIL EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE PLAN. THE LOG SHALL CONTAIN DATES FOR: INSTALLATION OF CONTROL MEASURES, MAJOR SITE CONSTRUCTION ACTIVITIES, INSPECTION ON AT LEAST A WEEKLY BASIS AND INSPECTION AFTER ANY RAINFALL EVENT THAT IS 1/2" OR GREATER".

17. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.

18. CONTRACTOR SHALL RETAIN ALL RECORDS FOR A PERIOD OF THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

19. NON STORMWATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, ETC SHALL BE DISCHARGED TO EXISTING UNDERGROUND STORMWATER FACILITY OR ON SITE RETENTION POND.

20. ANY POTENTIALLY HAZARDOUS CHEMICALS BROUGHT ONTO THE JOB SITE WILL BE LIMITED AND KEPT IN ORIGINAL CONTAINER WITH MSDS LABEL.

21. NO SILT SHALL BE TRACKED ONTO PUBLIC ROADWAYS. ANY SILT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED BY THE END OF THE WORK DAY.

INSPECTION NOTES

CONTRACTOR SHALL SCHEDULE THESE INSPECTIONS WITH THE ENGINEERING DEPARTMENT AT 772-467-3783 TO COMPLY WITH CODE OF ORDINANCE NO. K-421, SEC 107-7.

(A)THE CITY ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS HEREINAFTER REQUIRED AND NOTIFY THE BUILDING OFFICIAL UPON INSPECTION APPROVAL OR IF THE WORK FAILS TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AS APPROVED TO REQUEST A STOP-WORK ORDER. PLANS FOR GRADING, STRIPPING, EXCAVATING, AND FILLING WORK BEARING THE STAMP OF APPROVAL OF THE CITY ENGINEER SHALL BE MAINTAINED AT THE SITE DURING THE DURATION OF THE WORK. TO OBTAIN INSPECTIONS, THE PERMITTEE SHALL NOTIFY. THE CITY ENGINEERING DEPARTMENT AT LEAST TWO WORKING DAYS BEFORE THE FOLLOWING:

(1)START OF CONSTRUCTION
(2)INSTALLATION OF SEDIMENT AND EROSION MEASURES
(3)COMPLETION OF SITE CLEARING
(4)COMPLETION OF ROUGH GRADING
(5)COMPLETION OF FINAL GRADING
(6)CLOSE OF THE CONSTRUCTION SEASON
(7)COMPLETION OF FINAL LANDSCAPING.

(B)THE PERMITTEE SHALL BE RESPONSIBLE FOR THE FUNCTIONALITY OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

(C)THE CITY ENGINEER OF HIS DESIGNEE SHALL ENTER THE PROPERTY OF THE APPLICANT AS DEEMED NECESSARY TO MAKE REGULAR INSPECTIONS TO ENSURE THE EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

(CODE 1983, § 17-76; ORD. NO. K-421, § 1, 6-5-2006)

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

STUART A. ANDERSON LICENSE No. 60849 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Stuart Anderson
Date: 2021.06.20 13:49:04 -04'00'

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

INTERPLAN
INTERPLAN LLC
AR0011595
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

STORE
FORT PIERCE
FSU 3955

5560 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN

VERSION: 00.001
ISSUE DATE: 06-2021

Job No. : 21.0511
Store : 3955
Date : 06.2021
Drawn By : MM
Checked By: SH

Sheet
C-3.1

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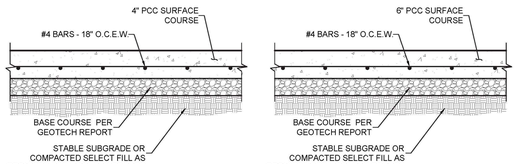
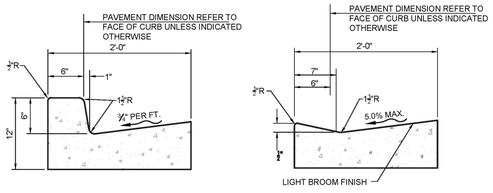
NOTES:

1. DESIGN PER GEOTECH REPORT BY _____, DATED _____.
2. PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION.
3. JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
4. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS.



MEDIUM DUTY HEAVY DUTY

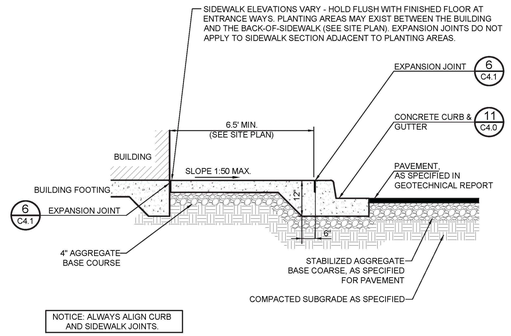


A TYPE "B" CURB & GUTTER

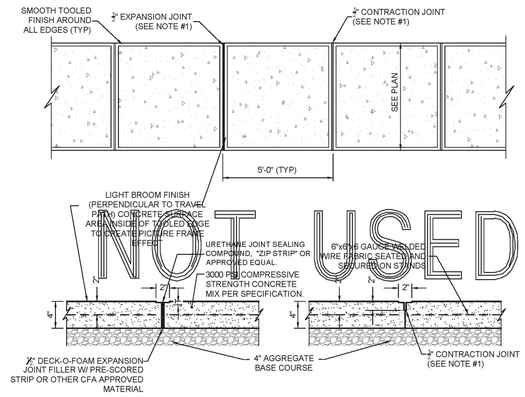
B TYPE "H" MOUNTABLE CURB & GUTTER

NOTES:

1. CONC. FOR CURBING SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS.
2. CONTRACTION JOINTS @ 1'-0" O.C. TOOLED ⅛" (±⅛", -0) WIDE, 1" OR MAX. D/4 DEPTH WHICHEVER IS GREATER. EXPANSION JOINTS @ 40'-0" MAX. UNLESS NOTED OTHERWISE ON PLANS
3. IF NEEDED, DOWEL INTO ADJACENT CONC. SLAB PER THE EXPANSION JOINT DETAIL.
4. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE & LONGITUDINAL.



NOTICE: ALWAYS ALIGN CURB AND SIDEWALK JOINTS.



EXPANSION JOINT CONTRACTION JOINT

NOTES:

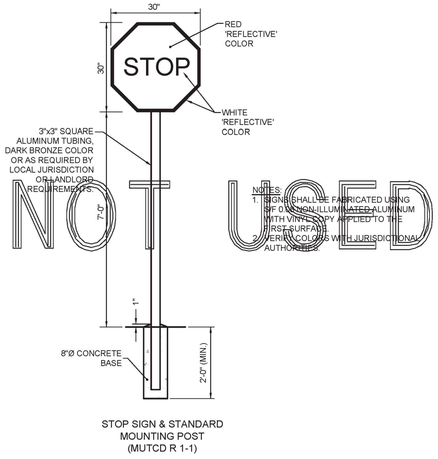
1. JOINTS AT 5'-0" O.C. TOOLED ½" WIDE, 1" DEEP OR MAX. ¼ DEEP WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s. UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.

12 C4.0 CONCRETE PAVEMENTS
NOT TO SCALE

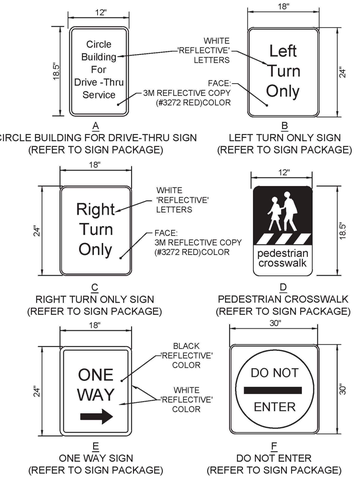
11 C4.0 CONCRETE CURB & GUTTER
NOT TO SCALE

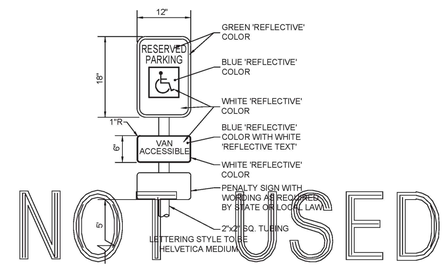
10 C4.0 SIDEWALK W/ CURB & GUTTER
NOT TO SCALE

9 C4.0 CONCRETE SIDEWALK
NOT TO SCALE



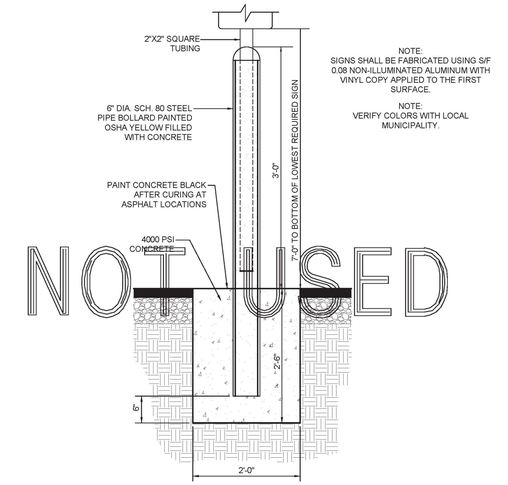
STOP SIGN & STANDARD MOUNTING POST (MUTCD R 1-1)





ACCESSIBLE PARKING SIGN (MUTCD R 7-8 AND R 7-8P5)

(CIVIL TO VERIFY SIGN PANELS AND COLORS WITH STATE/LOCAL REQUIREMENTS)

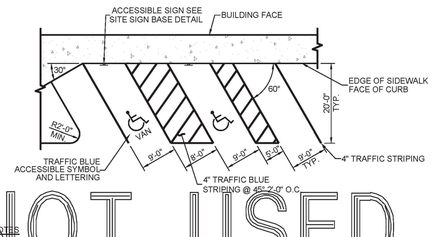


8 C4.0 STOP SIGN
NOT TO SCALE

7 C4.0 DIRECTIONAL SIGNAGE
NOT TO SCALE

6 C4.0 ACCESIBLE PARKING SIGN
NOT TO SCALE

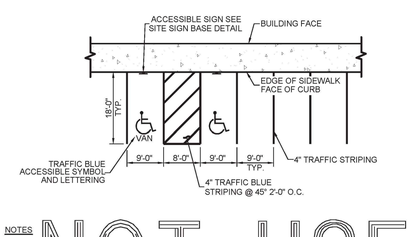
5 C4.0 BOLLARD MOUNTED SIGN
NOT TO SCALE



NOTES:

1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS ISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
3. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
5. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
6. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
7. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
8. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS NOTED OTHERWISE.
9. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

4 C4.0 60° ANGLED PARKING STRIPING
NOT TO SCALE



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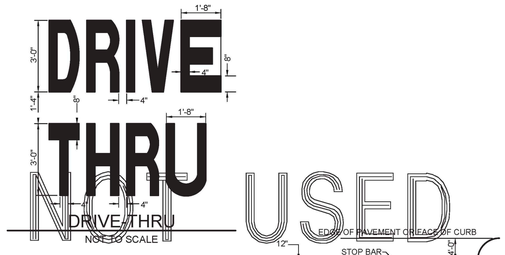
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
3. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
5. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
6. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
7. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
8. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS NOTED OTHERWISE.
9. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

3 C4.0 90° PARKING STRIPING
NOT TO SCALE



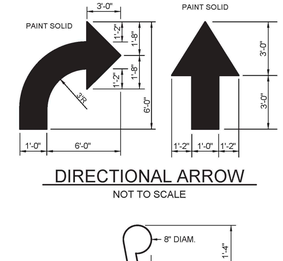
NOT TO SCALE

STOP BAR
NOT TO SCALE

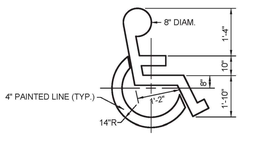
NOTES:

1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL
2. PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
3. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.
4. IF STOP SIGNS ARE PROPOSED, "STOP" LETTERING ON STOP BAR DETAIL IS NOT REQUIRED.

2 C4.0 PAVEMENT MARKINGS - 2
NOT TO SCALE



DIRECTIONAL ARROW
NOT TO SCALE



ACCESSIBILITY SYMBOL
NOT TO SCALE

NOTES:

1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL
2. PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
3. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

1 C4.0 PAVEMENT MARKINGS - 1
NOT TO SCALE

Plotted By: Graham Mortimer, Bellamack on 4/7/2021 10:41:41 AM Plotted By: Graham Mortimer, Bellamack on 4/7/2021 10:41:41 AM Saved By: Graham Mortimer, Bellamack on 4/7/2021 10:41:41 AM Plotted By: Graham Mortimer, Bellamack on 4/7/2021 10:41:41 AM

5200 Buffington Rd.
Atlanta Georgia,
30349–2998

Revisions:

Mark	Date	By
△		
△		
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STUART A. ANDERSON LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA

Digitally signed by Stuart Anderson No. 60849 Date: 2021.06.20 13:50:04'00'

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ARQ011595
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

STORE
FORT PIERCE
FSU 3955

5560 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

SHEET TITLE
CHICK–FIL–A STANDARD DETAILS

VERSION: 00.001
ISSUE DATE: 06–2021

Job No. : 21.0511
Store : 3955
Date : 06.2021
Drawn By : MM
Checked By: SH

Sheet
C-4.0

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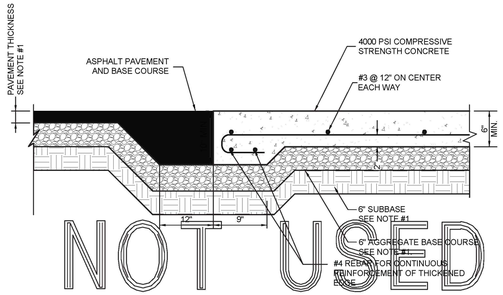
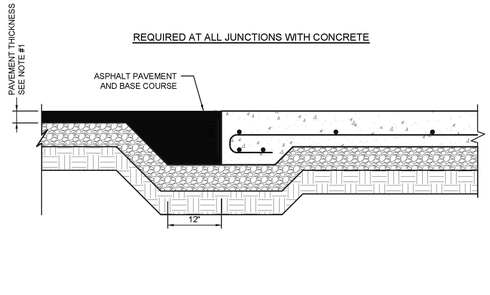


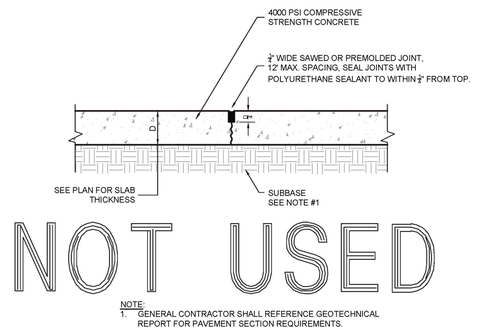
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

12 C4.1 CONCRETE APRON AT TRASH ENCLOSURE
NOT TO SCALE



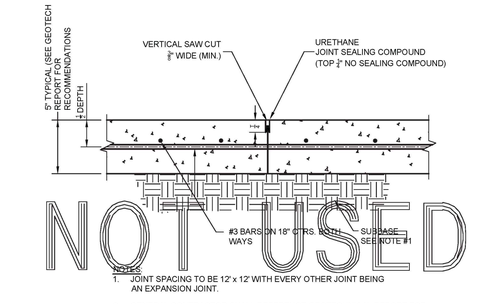
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

11 C4.1 PAVEMENT EDGE DETAIL
NOT TO SCALE



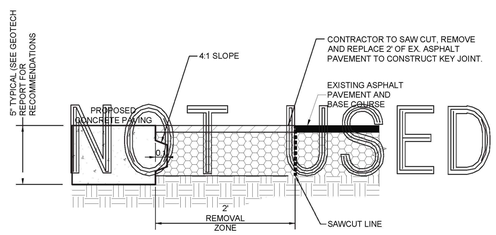
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

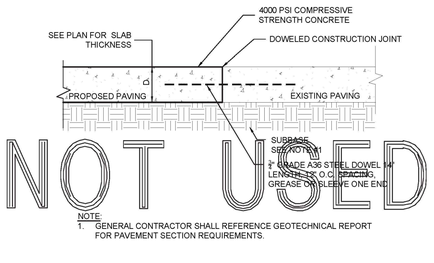
10 C4.1 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
NOT TO SCALE



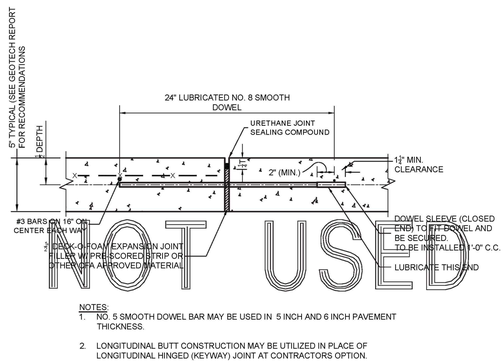
NOTES:
1. JOINT SPACING TO BE 12' x 12' WITH EVERY OTHER JOINT BEING AN EXPANSION JOINT.
2. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

9 C4.1 CONTRACTION JOINT
NOT TO SCALE





NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

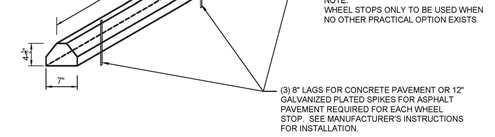


NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL EQUIPMENT.
4. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.
5. JOINT SPACING TO BE 24'X24' (EVERY OTHER JOINT)

TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
7 C4.1
NOT TO SCALE

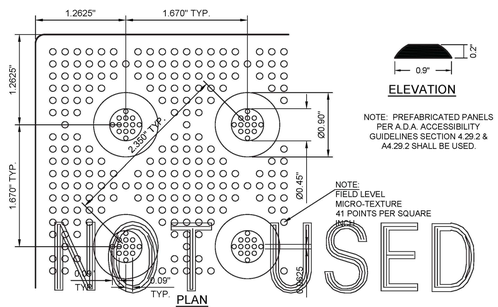
6 C4.1 EXPANSION JOINT
NOT TO SCALE

NOTES:
1. MATERIAL: SOLID POLYETHYLENE
2. WHEEL STOP COLOR: YELLOW
3. MANUFACTURER - PLASTICS-R-UNIQUE, INC.
   362 MILL STREET
   WADSWORTH, OH 44281
   CONTACT - BOBBIE PERTIE
   330-334-4620 PHONE
   330-334-4720 FAX
4. USE ONLY MANUFACTURER SUPPLIED LAGS AND SPIKES
5. PRE-DRILL HOLES THROUGH PARKING SURFACES (⅝" BIT FOR LAGS AND ¾" BIT FOR SPACES)
6. FILL PRE-DRILLED HOLES WITH HEAVY DUTY CONSTRUCTION ADHESIVE SUCH AS PL400



5 C4.1 SOLID PLASTIC WHEEL STOP
NOT TO SCALE

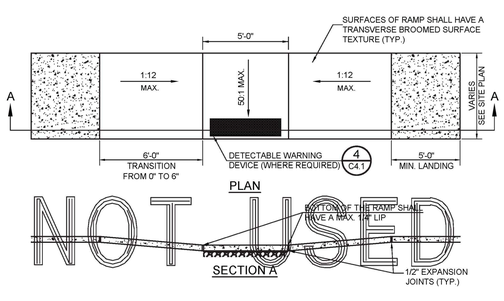
8 C4.1 KEYED CONSTRUCTION JOINT
NOT TO SCALE



NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF CURB LINE.
2. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE RAMP OR FLUSH SRUFACE.
3. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING PRODUCTS CONFORMING TO PROWAG R304. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS. CONTRACTOR SHALL CONFIRM LOCAL CODES ARE MET.
4. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB & GUTTER AND/OR SIDEWALK, THE EXISTING CURB & GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB & GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
5. THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT, OR LIGHT-ON-DARK. STANDARD DOME COLOR IS BRICK RED.
6. TRUNCATED DOMES TO BE INSTALLED USING ARMOR TILE CAST IN PLACE DOME TACTILE TILE. PART NUMBER ADA-2424 OR OTHER EQUIVALENT APPROVED MATERIAL. PREFERRED MANUFACTURER ARMOR TILE TACTILE SYSTEMS LANCE MITCHELL(919)622-4615 UNLESS PAVERS ARE REQUIRED. CONTRACTOR TO VERIFY THAT CURB RAMPS MEET LOCAL CODES AND ADA REQUIREMENTS.

4 C4.1 DETECTABLE WARNING DEVICE
NOT TO SCALE

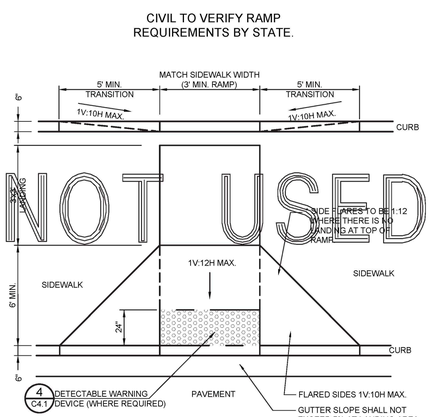
TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
3 C4.1
NOT TO SCALE



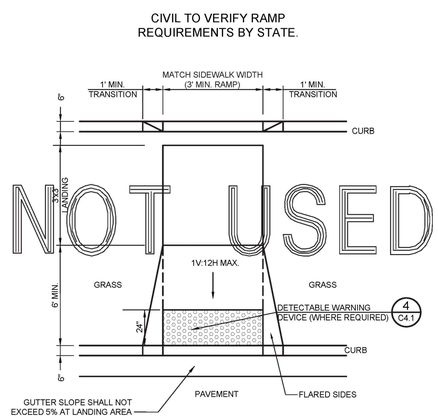
NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. CONSTRUCT PER A.D.A. STANDARDS.
3. REFER TO PLANS FOR ADJACENT SLOPES.
4. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
5. CONSTRUCTION OF THE RAMP SHALL MATCH ADJOINING SIDEWALK DETAIL.
6. CONCRETE SHALL BE P.C.C. 3500 PSI.

3 C4.1 SIDEWALK ACCESSIBLE RAMP
NOT TO SCALE

2 C4.1 CURB RAMP w/ FLARED SIDES
NOT TO SCALE



1 C4.1 CURB RAMP w/ SHORT FLARED SIDES
NOT TO SCALE



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

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Digitally signed by Stuart Anderson
Date: 2021.06.22 10:52:04 -04'00'

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AR0011595
CA 8660
ARCHITECTURE ENGINEERING PERMITTING
230 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

STORE
FORT PIERCE
FSU 3955

5560 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

SHEET TITLE
CHICK-FIL-A STANDARD DETAILS

VERSION: 00.001
ISSUE DATE: 06-2021

Job No. : 21.0511
Store : 3955
Date : 06.2021
Drawn By : MM
Checked By: SH

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C-4.1

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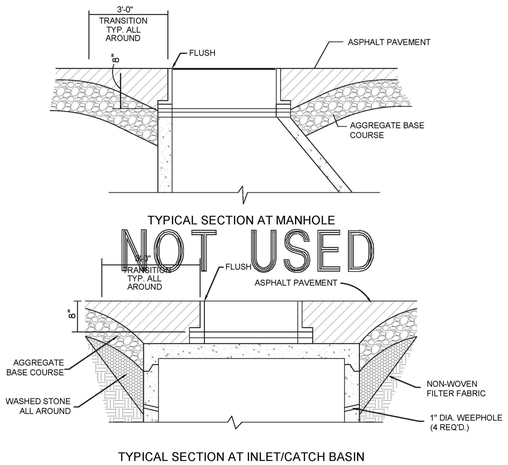
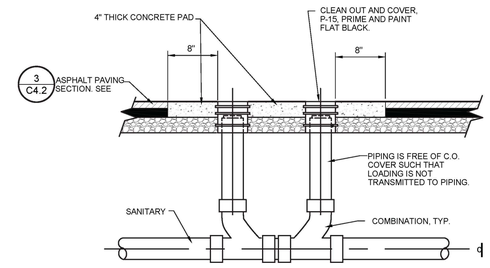
\\plvfs\PROJECTS\Active\Fsu\21.0511 - CFA - Custom - FSU 3955 - Fort Pierce, Fort Pierce, FL\3 CAD & Drawings\2 Construction Documents\3 Civil\PDF\comment dwgs\2021.0511 C4.1 - Details.dwg, Layout1, 6/17/2021 12:03:53 PM, mcmah, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches), 1:1



TYPICAL SECTION AT MANHOLE

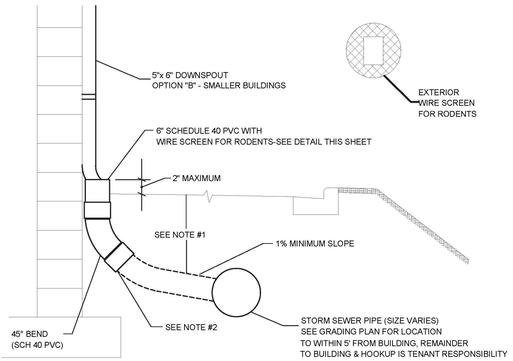
TYPICAL SECTION AT INLET/CATCH BASIN

12 C4.2 TYPICAL SECTION @ BASINS
NOT TO SCALE



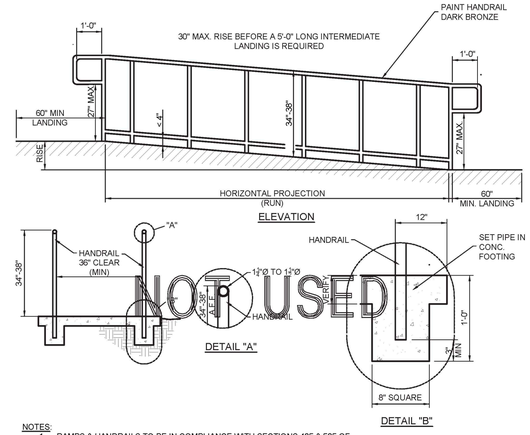
NOTE: SEE PLUMBING PLANS FOR GREASE TRAP DETAIL

11 C4.2 CLEAN-OUT OUTSIDE OF BUILDING
NOT TO SCALE



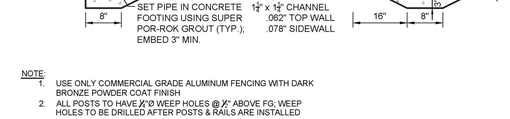
NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

10 C4.2 BUILDING DOWNSPOUT CONNECTION
NOT TO SCALE



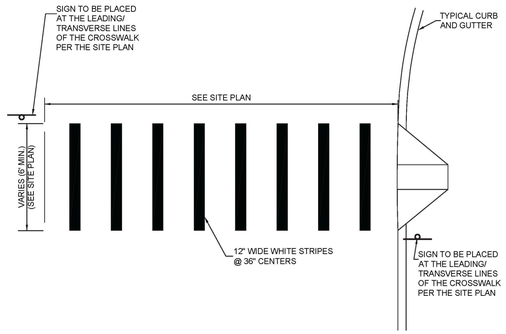
NOTES:
1. RAMPS & HANDRAILS TO BE IN COMPLIANCE WITH SECTIONS 405 & 505 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2. VERIFY ALL STATE & LOCAL REQUIREMENTS FOR RAMPS & HANDRAILS
3. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH

9 C4.2 TYPICAL ADA RAMP & HANDRAIL
NOT TO SCALE



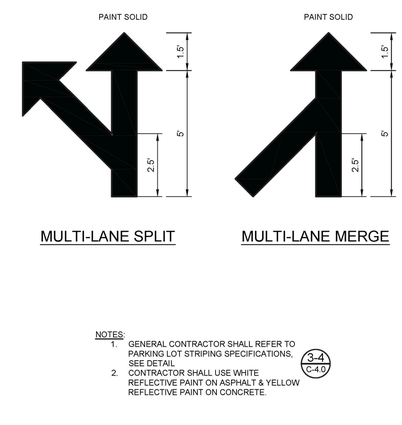
NOTE:
1. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH
2. ALL POSTS TO HAVE ¼"Ø WEEP HOLES @ ½" ABOVE FG; WEEP HOLES TO BE DRILLED AFTER POSTS & RAILS ARE INSTALLED

8 C4.2 ALUMINUM HANDRAIL
NOT TO SCALE



NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

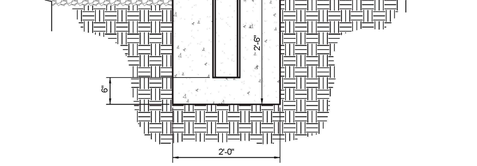
7 C4.2 CROSSWALK MARKINGS
NOT TO SCALE



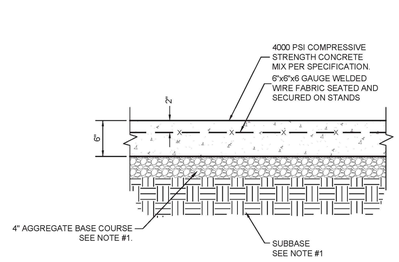
NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

3-4 C-4.0

6 C4.2 MULTI-LANE DIRECTIONAL GRAPHICS
NOT TO SCALE

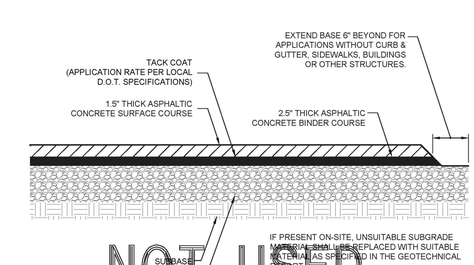


5 C4.2 CONCRETE BOLLARD
NOT TO SCALE



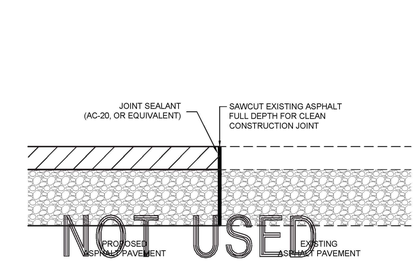
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

2 C4.2 CONCRETE PAVEMENT DRIVE-THRU LANE
NOT TO SCALE

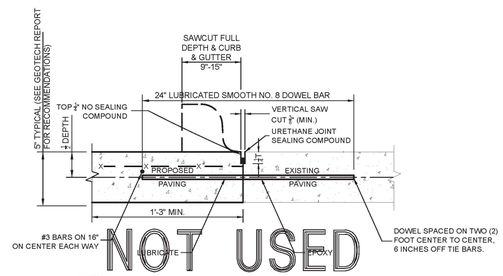


NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHOULD BE 6" GRADED AGGREGATE BASE, 2.5"ASPHALT PAVEMENT BINDER & 1.5" ASPHALT PAVEMENT SURFACE COURSE TACK COAT.

3 C4.2 TYPICAL HMAC PAVEMENT SECTION
NOT TO SCALE



4 C4.2 BUTT JOINT
NOT TO SCALE



NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED & EPOXIED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIP.
4. PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.

1 C4.2 LONGITUDINAL BUTT JOINT
NOT TO SCALE

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
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ALTAMONTE SPRINGS, FL 32701
407.645.5008

STORE
FORT PIERCE
FSU 3955

5560 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

SHEET TITLE
CHICK-FIL-A STANDARD DETAILS

VERSION: 00.001
ISSUE DATE: 06-2021

Job No. : 21.0511
Store : 3955
Date : 06.2021
Drawn By : MM
Checked By: SH

Sheet
C-4.2

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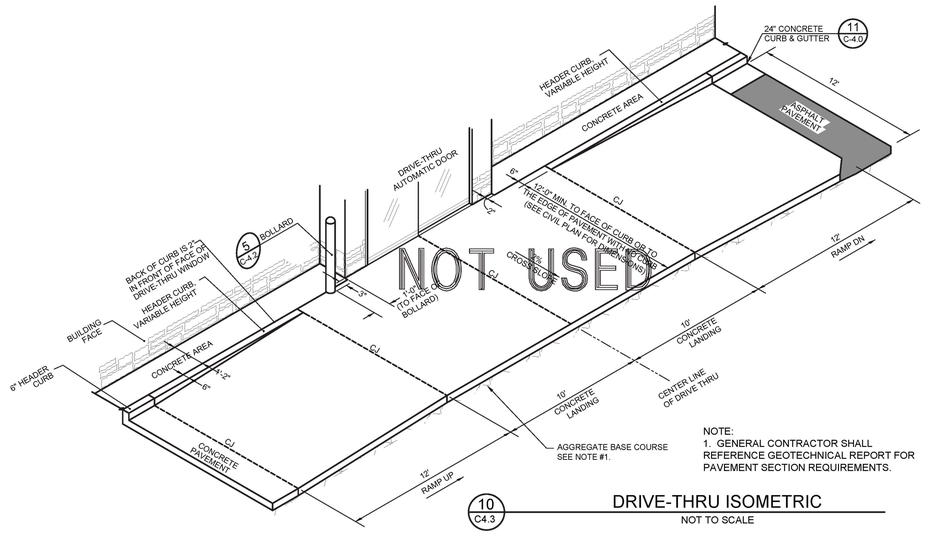
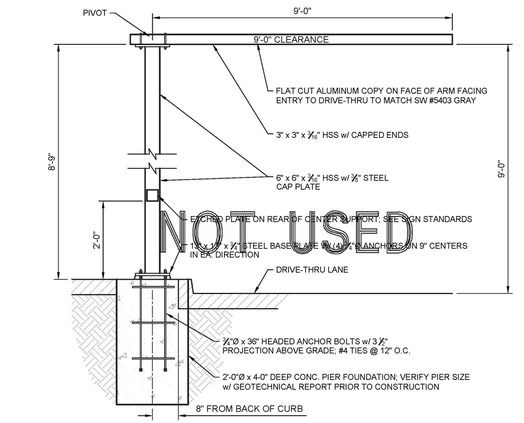


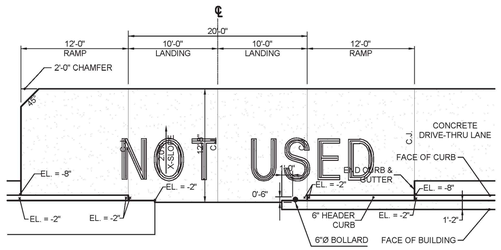
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

10 C4.3 DRIVE-THRU ISOMETRIC
NOT TO SCALE



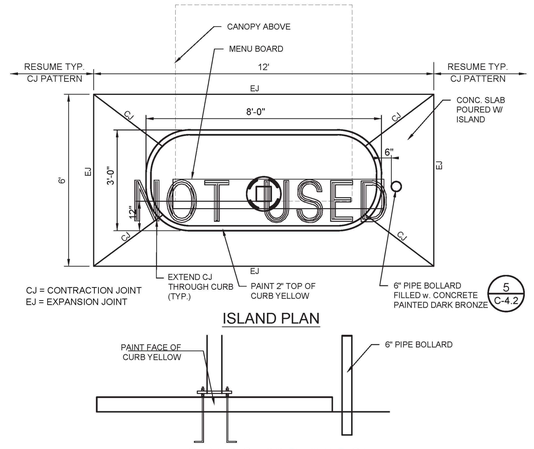
NOTES:
1. ENTIRE CLEARANCE BAR & HARDWARE TO BE POWDER COATED QPC P-820 MATTE BLACK FINISH
2. CLEARANCE BAR ARM TO ROTATE WHEN STRUCK & RETURN TO ORIGINAL POSITION
3. COORDINATE w/ THE ARCHITECT & STRUCTURAL ENGINEER

9 C4.3 DRIVE-THRU CLEARANCE BAR
NOT TO SCALE

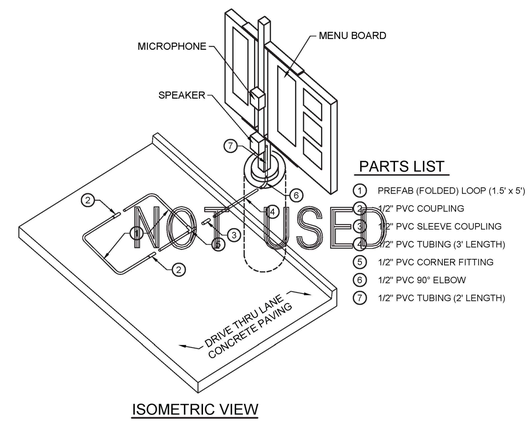


NOTE: ALL ELEVATIONS ON THIS DETAIL ARE RELATIVE TO FFE = 0'

8 C4.3 DRIVE-THRU PLAN
NOT TO SCALE

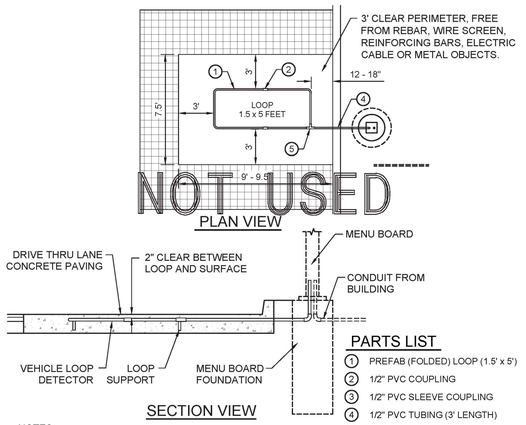


7 C4.3 DRIVE-THRU ORDER POINT ISLAND
NOT TO SCALE



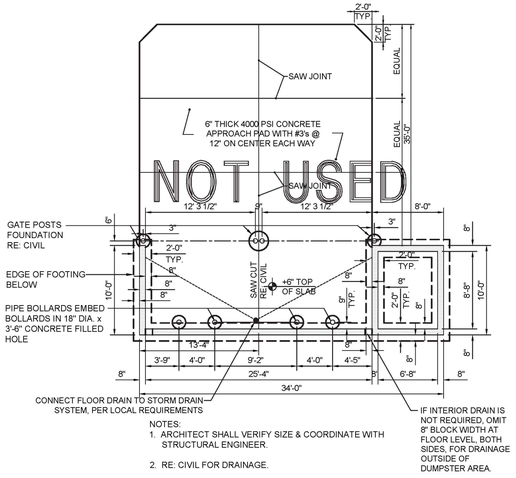
NOTES:
1. LOOP DETECTOR IS MODEL NO. VDL100 VEHICLE DETECTION LOOP MANUFACTURED BY MH ELECTRONICS, INC.
2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

6 C4.3 MENU BOARD LOOP DETECTION SYSTEM (ISO. VIEW)
NOT TO SCALE



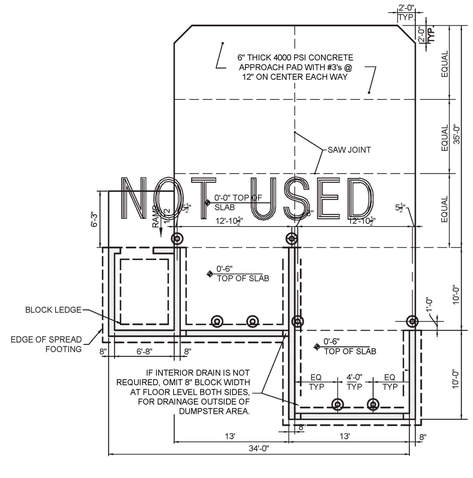
NOTES:
1. LOOP DETECTOR IS MODEL NO. VDL100 VEHICLE DETECTION LOOP MANUFACTURED BY MH ELECTRONICS, INC.
2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

5 C4.3 MENU BOARD LOOP DETECTION SYSTEM
NOT TO SCALE

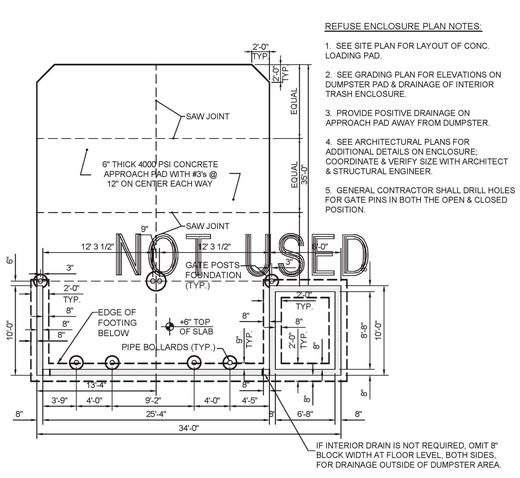


NOTES:
1. ARCHITECT SHALL VERIFY SIZE & COORDINATE WITH STRUCTURAL ENGINEER.
2. RE: CIVIL FOR DRAINAGE.

4 C4.3 SCREENED REFUSE ENCLOSURE (DRAINAGE ALT.)
NOT TO SCALE



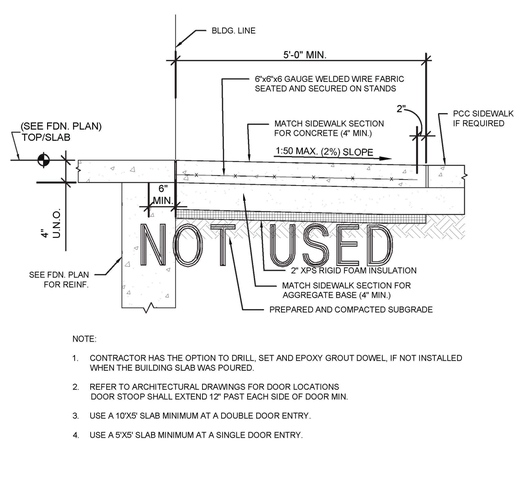
3 C4.3 SCREENED REFUSE ENCLOSURE (ALT.)
NOT TO SCALE



REFUSE ENCLOSURE PLAN NOTES:

1. SEE SITE PLAN FOR LAYOUT OF CONC. LOADING PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD & DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD AWAY FROM DUMPSTER.
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON ENCLOSURE; COORDINATE & VERIFY SIZE WITH ARCHITECT & STRUCTURAL ENGINEER.
5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN & CLOSED POSITION.

2 C4.3 SCREENED REFUSE ENCLOSURE
NOT TO SCALE



NOTE:
1. CONTRACTOR HAS THE OPTION TO DRILL, SET AND EPOXY GROUT DOWEL, IF NOT INSTALLED WHEN THE BUILDING SLAB WAS POURED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DOOR LOCATIONS DOOR STOOP SHALL EXTEND 12" PAST EACH SIDE OF DOOR MIN.
3. USE A 10'X5' SLAB MINIMUM AT A DOUBLE DOOR ENTRY.
4. USE A 5'X5' SLAB MINIMUM AT A SINGLE DOOR ENTRY.

1 C4.3 ENTRY DOOR FROST SLAB DETAIL
NOT TO SCALE

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

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CA 8660
ARCHITECTURE ENGINEERING PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

STORE
FORT PIERCE
FSU 3955

5560 OKEECHOBEE ROAD, FORT PIERCE, FL 34947

SHEET TITLE
CHICK-FIL-A STANDARD DETAILS

VERSION: 00.001
ISSUE DATE: 06-2021

Job No. : 21.0511
Store : 3955
Date : 06.2021
Drawn By : MM
Checked By: SH

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C-4.3

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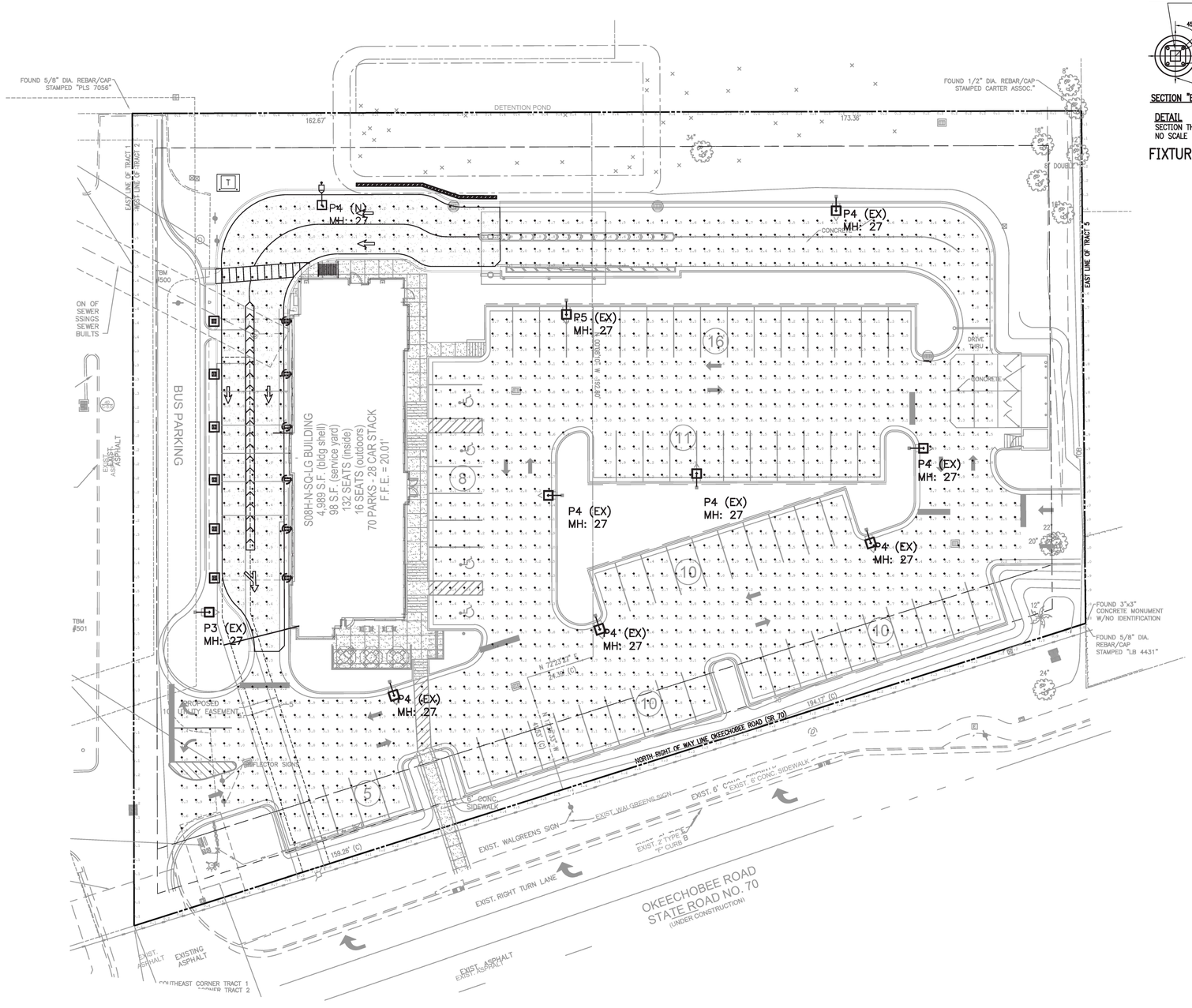
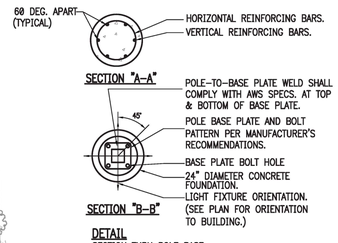
Luminaire Schedule					
Symbol	Qty	Label	Lum. Lumens	LLF	Description
	7	P4 (EX)	17087	1.000	PRV-C40-D-UNV-T4-BZ
	1	P5 (EX)	18264	1.000	PRV-C40-D-UNV-T5-BZ
	1	P4 (N)	17087	1.000	PRV-C40-D-UNV-T4-BZ
	1	P3 (EX)	17144	1.000	PRV-C40-D-UNV-T3-BZ

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.33	5.7	0.3	7.77	19.00
Propety Line	Illuminance	Fc	0.60	1.5	0.0	N.A.	N.A.

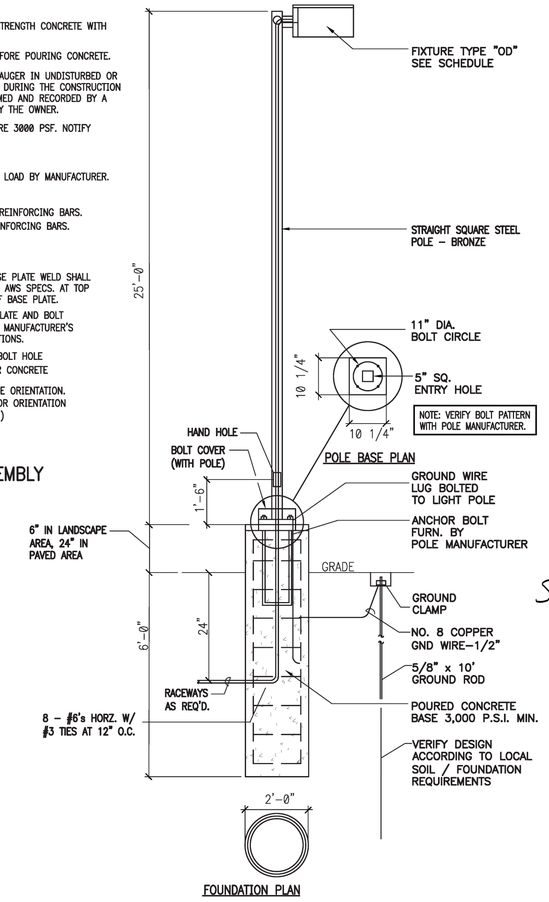


ELECTRICAL SITE LIGHTING/PHOTOMETRICS PLAN 1" = 20'

NOTES:
1. 3000 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 RE-BAR.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL. AN INSPECTION DURING THE CONSTRUCTION OF THE SITE LIGHT POLE MUST BE PERFORMED AND RECORDED BY A CERTIFIED SPECIAL INSPECTOR EMPLOYED BY THE OWNER.
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE 3000 PSF. NOTIFY ENGINEER IF BEARING PRESSURE IS LESS.
5. AIR ENTRAINMENT: 4 TO 6%
6. POLE TO BE CERTIFIED FOR 110 MPH WIND LOAD BY MANUFACTURER.



FIXTURE/POLE ASSEMBLY

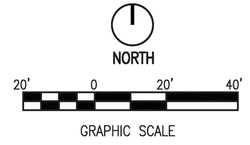


FOUNDATION PLAN

LIGHTING NOTE:

THIS PLAN IS PROVIDED FOR LIGHT POLE PLACEMENT AND PHOTOMETRIC DESIGN ONLY. THE PROJECT ELECTRICAL ENGINEER WILL SPECIFY THE CIRCUITING OF THE SITE AND BUILDING LIGHTING AS WELL AS PROVIDING THE POWER AND SWITCHES IN THE BUILDING'S ELECTRICAL PANEL.

NOTES:
1. ALL POLES ARE TO BE PLACED 3'-0" BEHIND BACK OF CURBS.



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30349-2998

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PERMITTING
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407.645.5006

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SHEET TITLE
ELECTRICAL SITE LIGHTING AND PHOTOMETRICS PLAN

VERSION: 00.001
ISSUE DATE: 06-2021

Job No. : 21.0511
Store : 3955
Date : 06.2021
Drawn By : MM
Checked By: SH

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ES-1.0

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LEGEND

X — EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

TREE PROTECTION FENCING

PLANT LIST

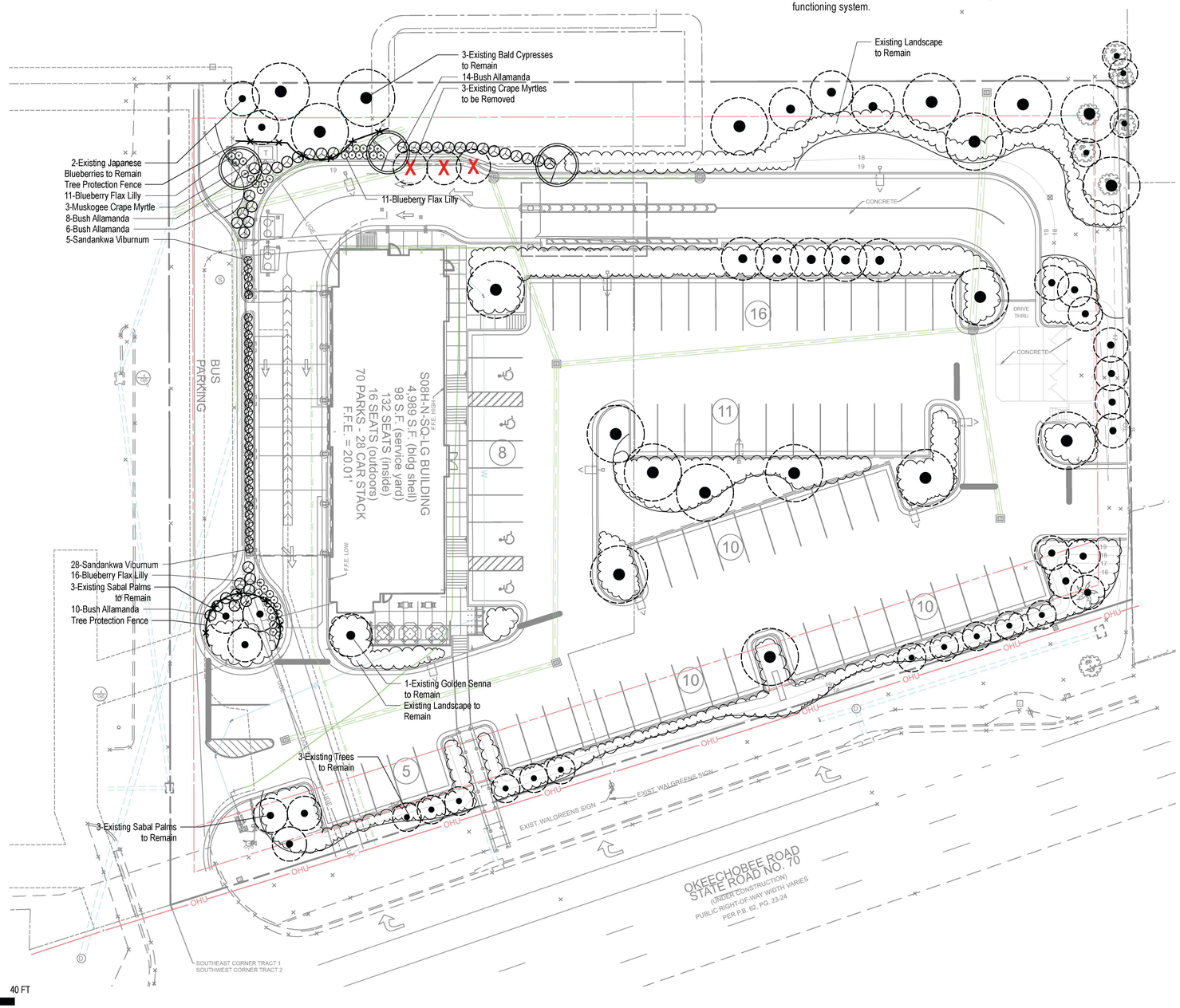
Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
3	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	Min. 12' Hgt.	Multi-trunked
	Shrubs			
38	Allamanda schottii	Bush Allamanda	Min 24" Hgt.	
38	Dianella tasmanica	Blueberry Flax Lilly	1 Gal.	
33	Viburnum suspensum	Sandankwa Viburnum	3 Gal.	
	Groundcovers			
	Other			

RETROFIT EXISTING IRRIGATION SYSTEM

Existing irrigation system shall be retrofitted to include proper irrigation coverage to all newly created landscaped areas. Sprays and rotors shall be utilized on all sod and seeded areas, while drip irrigation shall be utilized within shrub planting beds. The contractor shall be responsible to ensure that all new and existing irrigation components are in proper working order and provide 100% head to head coverage. Add valves, sprays, rotors, drip, and/or replace zones as needed to achieve the proper coverage as required.

* Only **RainBird** products are to be utilized
* Mainline shall be 1.5" CLS200 PVC
* Lateral lines shall be 1" CLS200 PVC

Prior to final completion the Irrigation Contractor shall perform a walk-thru inspection with the owner, or owners representative of the functioning system.



0 20 40 FT

LANDSCAPE REQUIREMENTS

A. LANDSCAPE STRIPS

REQUIRED

1. A min. 10' landscape strip is required when the VUA abuts a ROW.
2. 1 tree per 300 SF of required landscape area; A continuous hedge is also required.
   Okeechobee Rd: 331' x 10' = 3310 SF / 300 = 11 Trees
3. A min. 10' landscape is required when the VUA abuts other proptery.
4. 1 tree per 200 SF of required landscape area
   West: joint drive (no strip required)
   North: 336' x 10' = 3360 SF / 200 = 17 Trees
   East: 154' x 10' = 1540 SF / 200 = 8 Trees

PROVIDED

1. 10' landscape strip provided
2. Okeechobee Rd with overhead utility = 11 Existing Trees
3. 10' landscape strip provided
4. North: = 17 Existing Trees
   East: = 8 Existing Trees

B. INTERIOR LANDSCAPE

REQUIRED

1. A min. 1 SF of interior landscape area is required per 15 SF of VUA.
   29,351 SF (VUA) / 15 SF = 1,957 SF
2. Parking islands min. 100 SF
3. 1 tree per 100 SF of required landscape area
   1,957 SF / 100 = 20 Trees

PROVIDED

1. 5,509 SF provided
2. Parking island meet size requirement
3. Parking lot trees = 20 Existing Trees

C. TREE MITIGATION

REQUIRED

1. Existing trees 14" DBH and more must be replaced inch for inch

PROVIDED

1. No existing trees 14" DBH and more were removed

LANDSCAPE NOTES

SOUTHEAST

1. Landscape Contractor to read and understand the Landscape Specifications (sheet L-102) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. In all parking lot islands, the General Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" bermed height above island curbing; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch).
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

manley LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
manleylanddesign.com

REGISTERED LANDSCAPE ARCHITECT
STEPHEN L MANLEY
LA 0666777
STATE OF FLORIDA

CHICK-FIL-A
FORT PIERCE FSU
5560 OKEECHOBEE ROAD
FORT PIERCE, FL 34947

FSU# 03955

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	9/16/21	City Comments

MLD PROJECT #	2021183
PRINTED FOR	PERMIT
DATE	8/26/21
DRAWN BY	KCN

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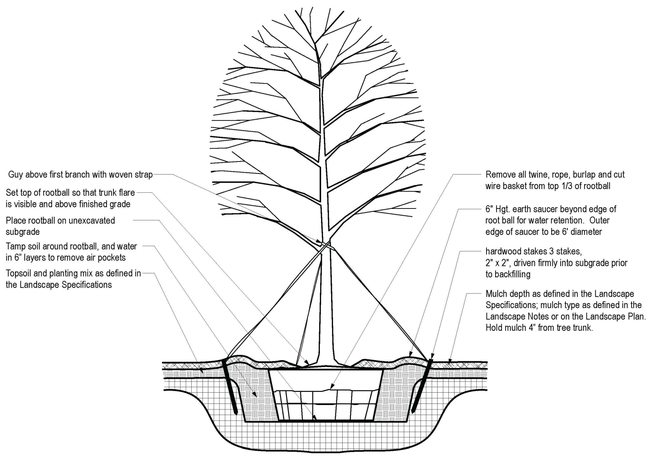
SHEET
Landscape Plan

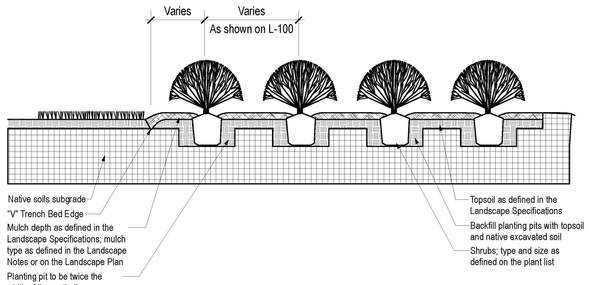
SHEET NUMBER
L-100



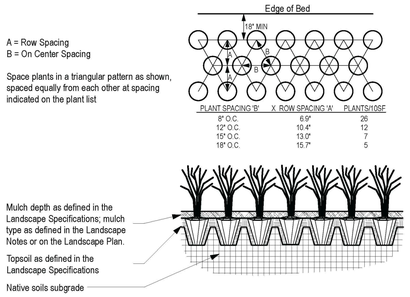
NOTE

1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING & STAKING
SCALE: NTS



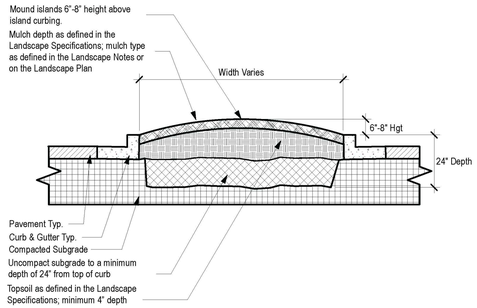
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



NOTE

1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

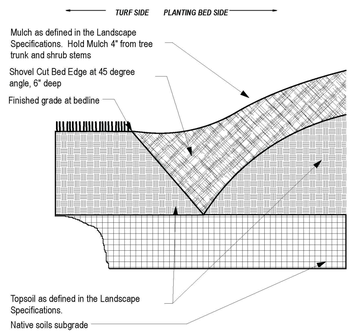
3 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



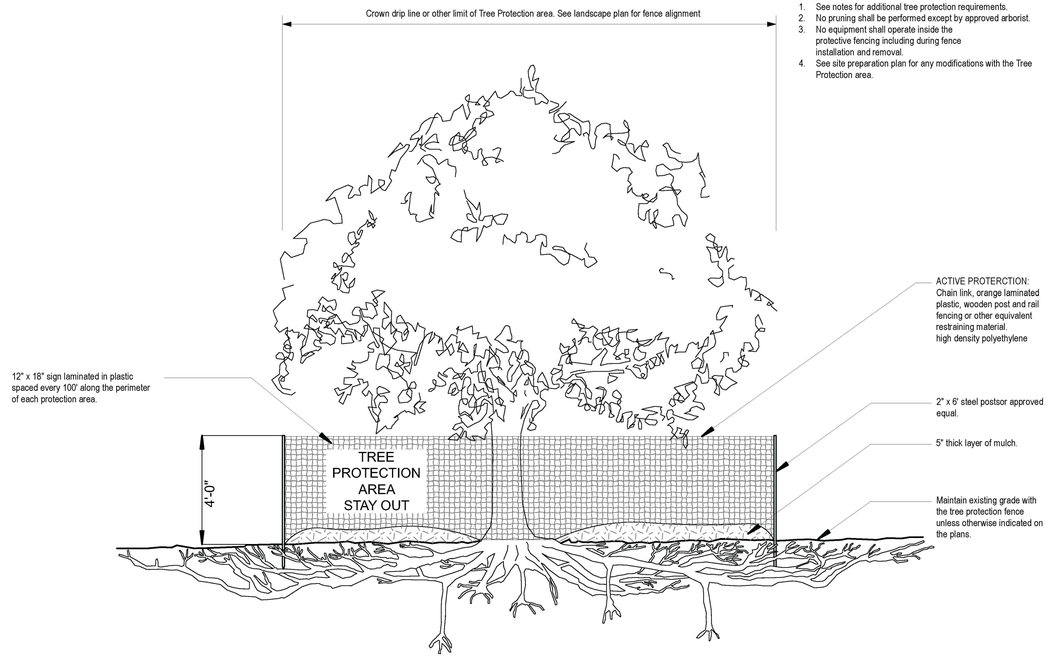
NOTE

1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND DETAIL
SCALE: NTS



6 "V" TRENCH BED EDGING
SCALE: NTS



Notes:

1. See notes for additional tree protection requirements.
2. No pruning shall be performed except by approved arborist.
3. No equipment shall operate inside the protective fencing including during fence installation and removal.
4. See site preparation plan for any modifications with the Tree Protection area.

SECTION VIEW

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7 TREE PROTECTION FENCING DETAIL
SCALE: NTS

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

manley LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

REGISTERED LANDSCAPE ARCHITECT
STEPHEN L MANLEY
LA 6666777
STATE OF FLORIDA

CHICK-FIL-A
FORT PIERCE FSU
5560 OKEECHOBEE ROAD
FORT PIERCE, FL 34947

FSU# 03955

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	9/16/21	City Comments

MLD PROJECT #	2021183
PRINTED FOR	PERMIT
DATE	8/26/21
DRAWN BY	KCN

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PERMIT

SHEET
Landscape Details

SHEET NUMBER
L-101

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; if provided, see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE
Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have 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. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
   a. No plants shall be loose in the container.
   b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
   a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
   b. Single stemmed or thin plants will not be accepted.
   c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
   d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. *Sod Areas:* Spread a minimum 4" layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4" layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. *Annual/Perennial bed areas:* Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of much to be used. Hold mulch 4" from tree trunks and shrub stems.

1. Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
3. River Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arbortie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION
Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
   a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
   b. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
   c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
   d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
   a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
   b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
      1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
      2. Ties are attached to the tree, usually at the lowest branch.
   c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
      1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
      2. Ties are attached to the tree as high as practical.
      3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE
Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of ***1 year*** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS
All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS
Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING
The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2OS)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING
Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING
A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING
All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs**. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
   A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
   B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
   C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.
9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush,etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP
Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING
For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING
Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING
All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL
The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL
All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP
The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
   a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
   b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
   c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
   a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
   b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
   c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
   d. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
   e. Weed perennial bed as specified in "WEEDING" above.
   f. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
4. Long-term Care:
   a. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
   b. For detailed information regarding the care of specific perennials, refer to *All About Perennials* by Ortho; *Perennials: How to Select, Grow and Enjoy* by Pamela Harper and Frederick McGouty, Hp Books Publisher; *Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes* by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for cool season grasses
3. Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
4. Aerate warm season turf areas to maintain high standards of turf appearance.
5. Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
6. Apply post emergent as needed to control weeds.
7. Mechanically edge curbs and walks.
8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE

1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
2. Mulch to be applied in February/March with a half rate in late summer to top dress.
3. Apply pre-emergent herbicides in February and April.
4. Manual weed control to maintain clean bed appearance.
5. Apply fungicides and insecticides as needed to control insects and disease.
6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
7. Edge all mulched beds.
8. Remove all litter and debris.

GENERAL MAINTENANCE

1. Remove all man-made debris, blow edges.
2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

manley LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

REGISTERED LANDSCAPE ARCHITECT
STEPHEN L MANLEY
LA 0666777
STATE OF FLORIDA

CHICK-FIL-A
FORT PIERCE FSU
5560 OKEECHOBEE ROAD
FORT PIERCE, FL 34947

FSU# 03955

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	9/16/21	City Comments

MLD PROJECT #	**2021183**
PRINTED FOR	PERMIT
DATE	8/26/21
DRAWN BY	KCN

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SHEET

PERMIT

Landscape & Maintenance Specifications

SHEET NUMBER

L-102

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location_____

Parcel ID #(s)_____

Project description_____

Application Type

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

☐Minor Amendment ☐Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.:_____ Site Acreage:_____

Residential: Proposed Units: _____ Proposed Sq. Ft.:_____ Site Acreage:_____

Property Owner(s)	**Applicant/Representative, Title, Company**
Street Address	Street Address
City State Zip	City State Zip
Phone Number	Phone Number
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

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.

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

INTERPLAN LLC

Over 40 years and 40,000 projects

220 E CENTRAL PKWY
SUITE 4000
ALTAMONTE SPRINGS, FL 32701

ph: 407.645.5008
fx: 407.629.9124
AR0011595 | CA 8660
www.interplanllc.com

September 20, 2021

Vennis Gilmore
City of Fort Pierce
Planning Department
Phone: 772.467.3741
E-mail: vgilmore@city-ftpierce.com

Reference: Chick-fil-A #3955 Fort Pierce
5560 Okeechobee Road, Fort Pierce, FL
IP # 2021.0511
Scope of Work Narrative

Mr. Gilmore,

Chick-fil-A is proposing renovations to the existing restaurant located at the address referenced above. The scope of work involves the following:

- Drive Thru Modifications.
- Transformer relocation.
- Dual-Lane Outside Meal Delivery (OMD) Canopy, which will serve to protect employees and customers against the elements as well as help expedite the ordering process and alleviate traffic.
- The Character is an existing Chick-fil-A restaurant.
- The Intended use is an existing Chick-fil-A restaurant.
- The hours of operation for this Chick-fil-A is Monday- Saturday from 6:00am until 10:00pm.
- The number of employees per shift is typically twelve (12), which may vary depending on the demand.

Upon review, please let me know if you have any questions or require additional information.

Sincerely,
INTERPLAN LLC
G. Mosquera
Gabriela Mosquera
Development Services/ Permit Lead

enclosures
ec: N. Carreras/ S. Anderson; Interplan LLC

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

Property Identification

Site Address: 5560 OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-603-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 2200
Account #: 175286
Map ID: 24/19N
Zoning: General Co

Ownership

Chick-Fil-A Inc
5200 Buffington RD
Atlanta, GA 30349-2945

Legal Description

OKEECHOBEE CROSSINGS-(PB 62-23) TRACTS 2 AND 5 (1.81 AC - 78,844 SF) (OR 4101-1273, 1278)

Current Values

Just/Market Value:	$2,094,000
Assessed Value:	$2,094,000
Exemptions:	$0
Taxable Value:	$2,094,000

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):	5,097
Gross Sketched Area (SF):	6,278
Land Size (acres):	1.81
Land Size (SF):	78,844

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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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