DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Dynamic Engineering Consultants, PC
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T. 561-921-8570

February 18th, 2022

City of Fort Pierce
Fort Pierce Planning Department
100 North U.S. 1
Fort Pierce, FL 34950
Attn: Jennifer Hofmeister-Drew

RE: Ft Pierce Commerce Center
Energy Lane Commerce Center
Ft Pierce, FL 34891
DEC # 3342-99-005
TRC #21-07000030

Dear Ms. Hofmeister-Drew,

On behalf of our client St. Lucie Commerce Center, LLC, the following contains our responses to the comments received for the above-mentioned project. The responses have been provided in bold for your reference:

Fort Pierce Planning Division

1. Please provide a justification statement for the requested use that includes a description of daily work activity as this area is adjacent to residential and the truck activity will be exorbitant.

   Response: A revised justification statement has been included on this resubmittal package. See Section F 'Typical Daily Work Activity for Industrial Buildings'.

2. The Code does not call out flex space, please define the flex space proposed.

   Response: Flex space is a smaller scale operation consistent with the other large-scale warehousing uses on the site. The flex spaces are anticipated to serve in the same way, with a combination of warehouse and office/retail space. They are smaller in scale as compared to the large-scale warehouse uses and can be divisible for smaller tenants that don't require such intense loading operations. Typically, these would have a lower interior clear height than the larger spaces due to the reduced loading requirements.

   Potential occupants would include local service businesses, auto shops, HVAC companies, cabinet makers, contractors, flooring companies, etc. Local trades would likely be the most interested tenants in this type of use. Per our initial discussions with St. Lucie County

Economic Development Council, this type of product is in demand within this area. Any of the local users are anticipated to be those permitted by right in the I-1 district.

3. Please confirm walkways are providing around the wetland/conservation areas.

   Response: Walkways around the conservation areas for the existing wetlands are not proposed. Per conversations with Jennifer Hoffmeister-Drew, Planning Department Director, the applicant is proposing seating areas in place of the suggested walkways. These picnic areas have views to the proposed detention areas to provide recreational spaces for employees.

4. Littoral plantings will be required.

   Response: Littoral plantings are proposed as required by the South Florida Water Management and will follow the City of Fort Pierce land development code requirements. See Sheet L1.09 Littoral Details.

5. Please provide the anticipated truck route as surrounding residential development will be affected. Attention to this detail is required.

   Response: See attached truck route exhibit.

6. Please consider providing an area for employs to gather outside surrounding the wetlands that is covered.

   Response: Per conversations with Jennifer Hoffmeister-Drew, Planning Department Director, the applicant is proposing seating areas with view to the proposed detention areas to provide recreational spaces for employees.

7. Will this project be developed in one or multiple phases?

   Response: The applicant's intent is to develop the project's infrastructure in one phase and to develop each building as tenants are contracted.

8. Please remove the location of monument signs on the site plan. Signage will be reviewed and approved in a separate application.

   Response: The location of monument signs on the site plan have been removed and will be submitted for permit on a separate application.

9. A Unity of Title and Lot Combination will be required.

   Response: Acknowledged.

10. Colored architectural renderings are required prior to moving past the TRC review.

    Response: See attached architectural colored elevations for all buildings as requested.

11. Landscaping will be key to the compatibility with the surrounding area and the overall appearance

    Response: Acknowledged.

12. Please schedule a site visit with Planning staff and the Tree Arborist.

    Response: A site visit was held with Planning staff and Tree Arborist on Wednesday February 2nd, 2022.

13. Please note, the following conditions are standard and will be noted on the staff report:

    a. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.

    b. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate

    Response: Acknowledged.

14. Further comments may be provided at the TRC meeting.

    Response: Acknowledged, no further comments were provided at TRC meeting.

Fort Pierce Building Department

1. Any construction will need to meet the requirements of the Florida Building Code 7t Edition.

   Response: Acknowledged.

2. Building Permit required

   Response: Acknowledged.

3. Signed and sealed construction drawings required

   Response: Acknowledged.

4. Will need to meet with Fire Code

   Response: Acknowledged.

5. Other

   Response: Acknowledged.

6. Flex Space is not defined in the FL Bldg Code. All areas of the Bldg shall be given a designation that matches the appropriate Use & Occupancy per the F.B. E. and comply with the Fire Prevention Code.

   Response: Flex space is a smaller scale operation consistent with the other large-scale warehousing uses on the site. The flex spaces are anticipated to serve in the same way, with a combination of warehouse and office/retail space. They are smaller in scale as compared to the large-scale warehouse uses and can be divisible for smaller tenants that don't require such intense loading operations. Typically, these would have a lower interior clear height than the larger spaces due to the reduced loading requirements.

   Potential occupants would include local service businesses, auto shops, HVAC companies, cabinet makers, contractors, flooring companies, etc. Local trades would likely be the most interested tenants in this type of use. Per our initial discussions with St. Lucie County Economic Development Council, this type of product is in demand within this area. Any of the local users are anticipated to be those permitted by right in the I-1 district.

Fort Pierce Code Enforcement Division

No comments.

Response: Acknowledged.

Fort Pierce Tree Arborist

1. Tree survey and mitigation looks good.

   Response: Acknowledged.

2. Preserve areas and transplanted tree require tree protection barriers.

   Response: This note was added to the Tree Disposition Plan sheet T1.00.

3. Landscape buffer and existing trees to be saved need to be inspected prior to starting the project.

   Response: This note was added to the Tree Disposition Plan sheet T1.00.

Fort Pierce Police Department

1. Included in the packet submittal (packet # 2, pages 73 – 91) are renderings of the Kings Highway Business Center. After conferring with this projects' planner Mr. V. Gilmore, it is my understanding those renderings are to simulate proposed building designs for this project. Therefore, I shall echo the same comments I submitted in May 2021 for the Kings Highway Business Park, found below in italics.

   In the schematic renderings of the proposed development and construction of the two warehouse buildings, I observed what was labeled "screen wall" on the rendering that

depicts the rear, loading docks area of the warehouse. From the design rendering, it appears that the "screen wall" is constructed by erecting nine (9) solid panels with a lighting gap between each piece. I am presuming that the reason for the screen wall is to shield the comparatively unsightly "business end" of the warehouse and maybe also to allow for some sound deadening. That, in and of its own is a great addition to the project. However, if practical, please consider a more transparent or opaque design to minimize any possibility of concealment of persons. A more transparent or opaque design also allows for better "natural surveillance" which aides in reduction of potential crime or undesired behaviors and activity.

Response: This comment was deemed non-applicable to the Fort Pierce Commerce Center project during the TRC meeting held on January 20th, 2022, as the applicant is not proposing solid panels.

Fort Pierce Utility Authority (FPUA)

1. FPUA W/WW Engineering: Concept approved.

   Response: Acknowledged.

2. Water and wastewater services are available to serve the subject properties. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com.

   Response: Acknowledged.

Fort Pierce Electric & Gas

1. FPUA Electric & Gas Engineering: Approved.

   Response: Acknowledged.

2. Electric - The property is not in the FPUA electric service area. Located in FPL service area.

   Response: Acknowledged.

3. Gas – Service is available to the site (From Selvitz Rd). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Billy Dupre. Attached below is a copy of the FPUA GIS map.

   Response: Acknowledged.

Florida DOT

Maybe forthcoming

SLC Planning

1. A third-party traffic review is requested for the proposed project to evaluate impacts to adjacent links and intersections, with emphasis at Glades Cut-off and Selvitz and Selvitz and Edwards.

   Response: Acknowledged, traffic review was submitted for on January 26th, 2022. Comments were received on February 11, 2022 see SLC Traffic Review section of this document.

2. Background: St. Lucie County has site plan history for this business park, with particular attention relating the wetland conservation areas and buffering. The County's Approved/Regulatory Plans for the site are enclosed for reference. The proposed plan does not detail the proposed stormwater plan for the new development or display any required/existing retention serving Energy Drive.

   Response: Please see sheets C2.00 to C2.07 Paving, Grading & Drainage Plans.

3. Simply a note: A prior site plan design explored the connection of Energy Drive to Post Office Road/South Jenkins, which does not appear feasible in the future with FMP's plant design.

   Response: Acknowledged.

SLC Public Works

1. Selvitz Road is identified on the County's Right-Of-Way Protection Plan. A ROW Dedication of 30 FT will be required along Selvitz Road.

   Response: The applicant is proposing a 30 feet right-of-way dedication along the eastern boundary adjacent to Selvitz Road right-of-way. See sheets C1.00 Overall Site Plan, C1.03 Site Plan C.

2. A Traffic Report is required for review by the County's outside traffic consultant at the cost of the applicant. Please provide a traffic report directly to the County for review. Selvitz Road is identified on the County's Greenways and Trails Master Plan. A 10 to 12 FT wide Multi-Use path will be required along the Selvitz Road frontage.

3. **Response: Acknowledged, traffic review was submitted for on January 26th, 2022. Dynamic Engineering Consultants, PC has requested a Typical Cross Section for the Selvitz Road expansion and SLC Public Works has stated that there is not an established Typical Section, once the traffic report is reviewed the Department will request the necessary right-of-way improvements associated to the Fort Pierce Commerce Center proposed development.**

4. A permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please remit a Site Development Permit application, an electronic set of plans and a minimum of one hard copy of all necessary plans and documents to the Engineering Division of the County. The application may be found on the County's website, Public Works Department link.

   Response: Acknowledged.

5. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

   Response: Acknowledged.

Engineering Comments

1. Site Plan C, reconfigure the proposed dry detention/retention area away from the Selvitz Road public right of way in accordance with the City of Fort Pierce Code of Ordinance Section 119-9.

   Response: Sheet C1.03 Site Plan C, Lot 1 has been revised to not include a dry detention area to comply with City of Fort Pierce Code of Ordinance Section 119-9.C

2. Relocate any proposed trees from the limits of the dry detention/retention area bottom.

   Response: Proposed and existing trees locations within detention areas have been revised to comply with this comment. See Sheets L1.00 Overall Landscape Plan and L1.01 – L1.08 Landscape Plan.

3. A permit shall be required to discharge to North Saint Lucie River Water Control District (NSLRWCD) Canals 101 and 102.

   Response: Acknowledged.

4. A south Florida Water Management District (SFWMD) permit modification shall be required.

   Response: Acknowledged.

5. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that wetlands are present on the site.

   Response: Acknowledged.

6. Saint Lucie County (SLC) shall advise for required sidewalks, turn lanes and any further roadway improvements in the Selvitz Road right of way.

   Response: Acknowledged.

7. A Unity of Title shall be required for the two parcels that the proposed Warehouse Building B is situated across.

   Response: Acknowledged.

8. The drainage plan was reviewed conceptually and will be reviewed in depth at time DPCR application.

   Response: Acknowledged.

SLC Traffic Review Comments

1. Sidewalks: The renderings of the proposed development appear to depict a sidewalk network throughout the proposed development. However, neither a connected sidewalk network nor a sidewalk along Selvitz Road appear to be included on the plans. A connected sidewalk network throughout the proposed development and a sidewalk along Selvitz Road should be included on the plans.

   Response: The applicant has revised the sidewalk network design to reflect a sidewalk connection to Selvitz Road right-of-way and a 12 feet wide sidewalk along Selvtiz Road. See Sheet C1.03 Site Plan C.

2. Historical Growth Rate: The Traffic Analysis identifies the use of an annual growth rate that exceeds 2.5 percent but does not specify the growth rate. In addition, the background traffic tables included in Appendix C are illegible. The growth rate that was used should be specified, and legible background traffic tables should be provided to confirm that the specified growth rate is appropriate.

   Response: Acknowledged. Revisions will be submitted separately via email.

Sincerely,
Dynamic Engineering Consultants, P.C.

Michael D. Miles, P.E.
Regional Manager/Senior Principal



THIS MAP IS INTENDED FOR REPRESENTING APPROXIMATE LOCATION OF EXISTING HYDRANTS AND ANY ASSOCIATED FLOW TEST DATA. IT IS NOT INTENDED TO BE USED A GRAPHICAL REPRESENTATION OF EXISTING UTILITIES FOR DESIGN. FOR RECORD DRAWING INFORMATION, PLEASE CONTACT THE FORT PIERCE UTILITIES WATER, WASTEWATER & GAS ENGINEERING DEPARTMENT AT (772) 466-1600 x3401 OR THE ADDRESS LISTED BELOW FOR AS-BUILT RECORD DRAWINGS.

Test Date:	Flow Hydrant No.	Pressure Hydrant No. 1	Pressure Hydrant No. 2
02/04/2022	H-1687	H-1686	H-*
Test Time:	**Pitot Gauge**	**Static Pressure / Residual Pressure**	**Static Pressure / Residual Pressure**
8:55 AM	GPM - 1060	66 / 52	N/A / N/A
Repump No. / Repump Status	PSI - 40	**Calculated Flow at 20 PSI (Gallons per Minute)**	**Calculated Flow at 20 PSI (Gallons per Minute)**
1 na	Flow Gauge is for 2 1/2 Butt	2017	N/A
2 na			

Legend

- Flow Test Hydrants
- Completed Flow Hydrant Test
- Fire Hydrants

Watermains

- Active
- Abandoned
- Private

FPUA COMMUNITY PROUD

Fort Pierce Utilities Authority
Water/Wastewater/Gas Engineering
113 North 2nd Street (34950)
P.O. Box 3191
Fort Pierce, FLorida 34948-3191

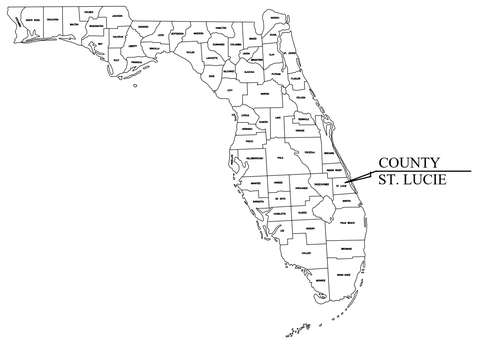
N W E S

0 80 160

Feet

Fire Hydrant Flow Test Map

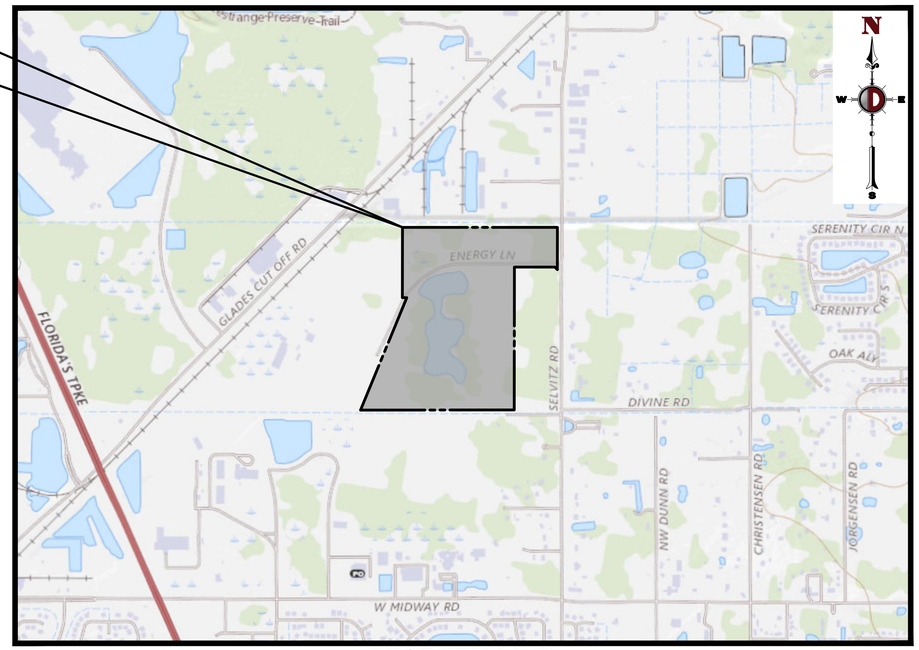
DEVELOPMENT REVIEW PLANS
FOR
FORT PIERCE COMMERCE CENTER



SELVITZ ROAD & ENERGY LANE
FORT PIERCE , FLORIDA 34981

PREPARED FOR:
ST. LUCIE COMMERCE CENTER, LLC
DECEMBER 2021

PROJECT LOCATION



VICINITY MAP
SCALE: AS NOTED
SECTION 31, TOWNSHIP 35S, RANGE 40E

GRAPHIC SCALE
0 500 1000 2000
(IN FEET)

PROJECT CONTACTS:

ARCHITECT/GENERAL CONTRACTOR:
ARCO DESIGN/BUILD INDUSTRIAL
200 N. WARNER ROAD, SUITE 430
KING OF PRUSSIA, PA 19406
(610) 234-0070
CONTACT: DANIEL ZEIDERS

ENGINEER OF RECORD/CONSULTANT:
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 NE 5TH AVE, SUITE B2
DELRAY BEACH, FL 33483
(561) 921-8570
CONTACT: MICHAEL D. MILES, P.E.

LANDSCAPE ARCHITECT:
SCOTT BARBER DESIGNS, P.A.
1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263
CONTACT: SCOTT BARBER, R.L.A.

SURVEYOR:
RITZEL-MASON
5119 BENCHWOOD ROAD
DELRAY BEACH, FL 33484
(786) 472-0358
CONTACT: DENNIS RITZEL, PSM

DEVELOPER/OWNER/APPLICANT:
ST. LUCIE COMMERCE CENTER, LLC
30 S HOPE CHAPEL ROAD
JACKSON, NJ 08527
(561) 921-8570
CONTACT: STEVE TRESS

TRAFFIC ENGINEER:
O'ROURKE ENGINEERING & PLANNING
22 SE SEMINOLE STREET
STUART, FL 34994
(772) 781-7918
CONTACT: SUSAN O'ROURKE, P.E.

GEOTECHNICAL ENGINEER:
DYNAMIC EARTH, LLC
100 NE 5TH AVE, SUITE A1
DELRAY BEACH, FL 33483
(561) 921-8570
CONTACT: HANNA KHOURI

ENVIRONMENTAL ENGINEER:
ATWELL, LLC
11770 N US1, SUITE 308 E
PALM BEACH GARDENS, FL 33408
(866) 850-4200
CONTACT: CHARLES W. MILLAR JR.

AGENCY CONTACTS:

PLANNING AND ZONING:
CITY OF FORT PIERCE PLANNING DEPARTMENT
100 N. US1
FORT PIERCE, FL 34950
(772) 467-3730
CONTACT: JENNIFER HOFFMEISTER-DREW

FIRE RESCUE:
SAINT LUCIE COUNTY FIRE DISTRICT
5160 NW MILNER DRIVE
PORT ST. LUCIE, FL 34983
(772) 621-3400
CONTACT: WAYNE BOYER

UTILITIES:
FORT PIERCE UTILITY AUTHORITY
206 S 6TH STREET
FORT PIERCE, FL 34950
(772) 466-1600 EXT. 3468
CONTACT: SHANE OSTRANDER

ENGINEERING:
CITY OF FORT PIERCE ENGINEERING DEPARTMENT:
100 N US1
FORT PIERCE, FL 34950
(772) 467-3782
CONTACT: JOHN R. ANDREWS, P.E.

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C02	CONCEPTUAL ELEVATIONS – BUILDING C
D01	CONCEPTUAL FLOOR PLAN – BUILDING D
D02	CONCEPTUAL ELEVATIONS – BUILDING D
E01	CONCEPTUAL FLOOR PLAN – BUILDING E
E02	CONCEPTUAL ELEVATIONS – BUILDING E
F01	CONCEPTUAL FLOOR PLAN – BUILDING F
F02	CONCEPTUAL ELEVATIONS – BUILDING F

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 N.E. 5th AVENUE - SUITE B2
DELRAY BEACH, FLORIDA 33483
WWW.DYNAMICEC.COM

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DYNAMIC ENGINEERING CONSULTANTS • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: SRM | DESIGNED BY: ACM | CHECKED BY: MDM | CHECKED BY: –

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
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Lake Forest, New Jersey • T: 732.719.5178
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Philadelphia, Pennsylvania • T: 215.233.4888
Bethlehem, Pennsylvania • T: +1.248.4400
Allen, Texas • T: 972.534.2100
Houston, Texas • T: 281.799.6400
Austin, Texas • T: 512.646.2646
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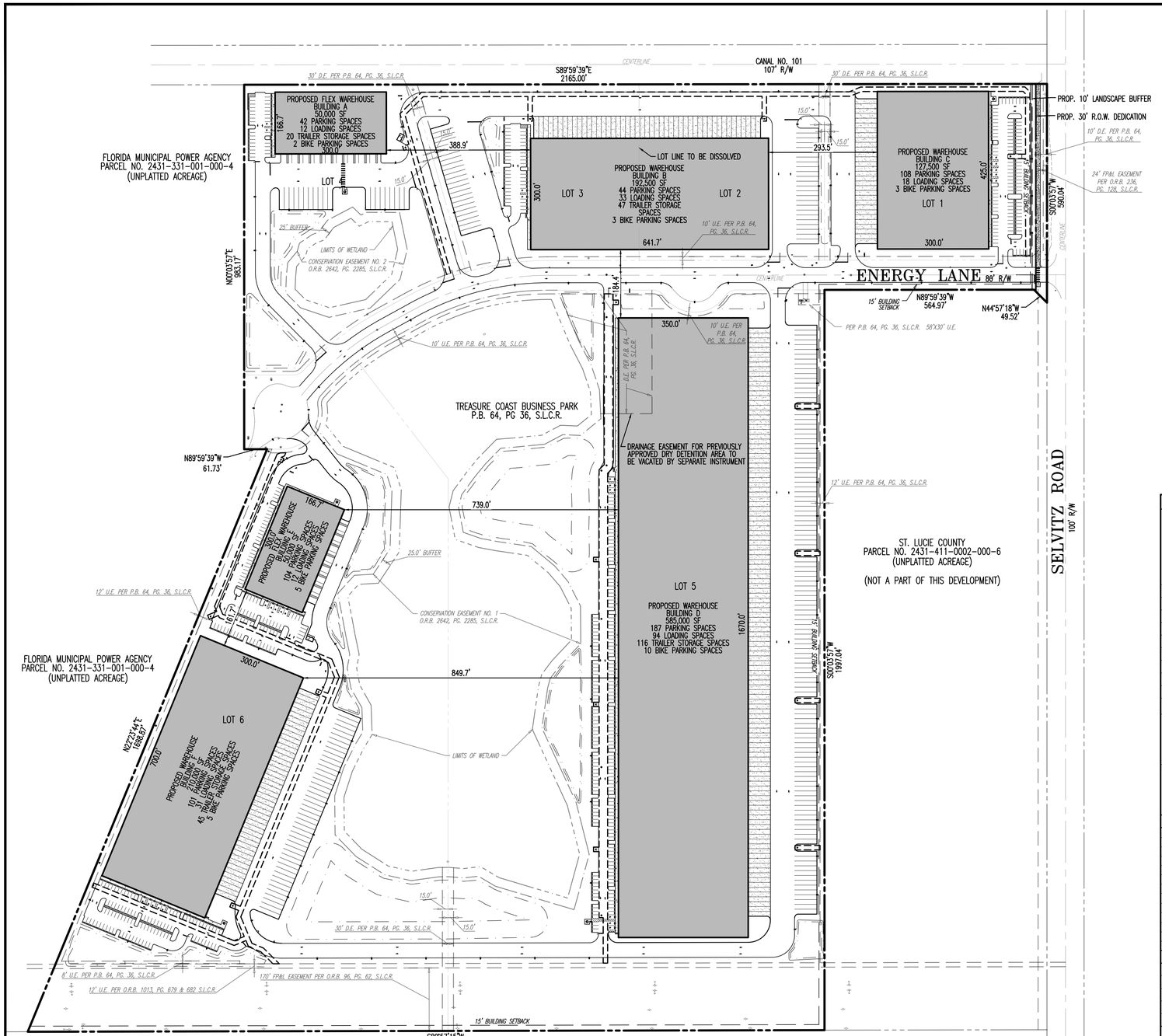
MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

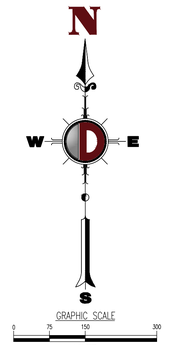
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

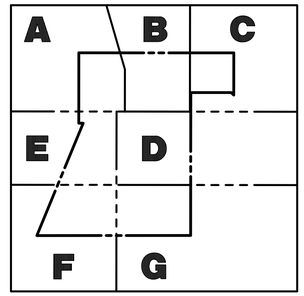
TITLE: COVER SHEET

SCALE: (H) AS NOTED (V) AS NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C0.00 | Rev. #: 1







HORIZONTAL CONTROL & STRIPING NOTES

1. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE 'D' CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT STANDARD PLANS & INDEXES.
3. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

SITE DATA

PARCEL NO.:	2431-800-0005-000-1
	2431-800-0004-000-4
	2431-800-0002-000-0
	2431-800-0006-000-8
	2431-800-0007-000-5
	2431-800-0003-000-7
ADDRESS:	ENERGY LANE, FT. PIERCE, FL 34981
OWNER:	ST. LUCIE COMMERCE CENTER, LLC
PROJECT NAME:	FORT PIERCE COMMERCE CENTER
APPLICANT NAME:	ST. LUCIE COMMERCE CENTER, LLC
EXISTING ZONING:	I-1 (LIGHT INDUSTRIAL)
EXISTING USE:	VACANT
PROPOSED ZONING:	I-1 (LIGHT INDUSTRIAL)
FUTURE LAND USE:	INDUSTRIAL
DEVELOPMENT TYPE:	INDUSTRIAL
LEGAL DESCRIPTION:	LOTS 1 THROUGH 6, TREASURE COAST BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 36 THROUGH 42, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ADJACENT ZONING:	NORTH: I-1 (LIGHT INDUSTRIAL) AND I-3 (HEAVY INDUSTRIAL)
	SOUTH: IND (INDUSTRIAL) AND MXD (MIXED USE) UNINCORPORATED
	EAST: I (INSTITUTIONAL) UNINCORPORATED
	WEST: I-1 (LIGHT INDUSTRIAL)
ADJACENT FUTURE LAND USE:	NORTH: I (INDUSTRIAL) AND HI (HEAVY INDUSTRIAL)
	SOUTH: AR-1 (AGRICULTURE RESIDENTIAL) UNINCORPORATED
	EAST: PIF (PUBLIC FACILITY) UNINCORPORATED
	WEST: I (INDUSTRIAL) AND INST. (INSTITUTIONAL)

DEVELOPMENT DATA

LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
PROJECT SITE AREA:	4,738,491	4,721,227	108.38	100.00%
BUILDING GFA:	0	1,215,000	27.89	25.73%
PAVEMENT AREA:	79,182	1,208,334	27.74	25.59%
SIDEWALKS:	0	28,096	0.64	0.60%
WET STORMWATER MANAGEMENT AREA*:	0	165,602	3.80	3.51%
WETLAND SURFACE AREA:	763,607	763,607	17.53	16.17%
TOTAL IMPERVIOUS (INCLUDES BUILDING):	842,789	2,457,430	56.41	52.05%
DRY STORMWATER MANAGEMENT AREA**:	0	117,542	2.70	2.49%
LANDSCAPING/OPEN SPACE:	3,895,702	1,217,046	27.94	25.78%
TOTAL PERVIOUS:	3,895,702	2,263,797	51.97	47.95%

* CALCULATED FROM CONTROL WATER ELEVATION
** CALCULATED FROM BOTTOM OF DRY DETENTION AREA

BUILDING SETBACKS

	EXISTING	REQUIRED	PROPOSED
NORTH:	N/A	N/A	20.0'
SOUTH:	N/A	15'	250.4'
EAST:	N/A	15'	157.2'
WEST:	N/A	N/A	25.0'

PARKING

PARKING RATIO:	REQUIRED (PER ITE)	TYPE	EXISTING	PROPOSED
0.39 SPACES/1,000 SF GFA	474 SPACES	STANDARD	0	561
		ADA	0	25
BICYCLE RACKS:		TOTAL	0	586
1 BIKE RACK SPACE/20 PARKING SPACES	28 BIKE RACK SPACES			28

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1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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PROJECT: FORT PIERCE COMMERCE CENTER
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, FT. PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

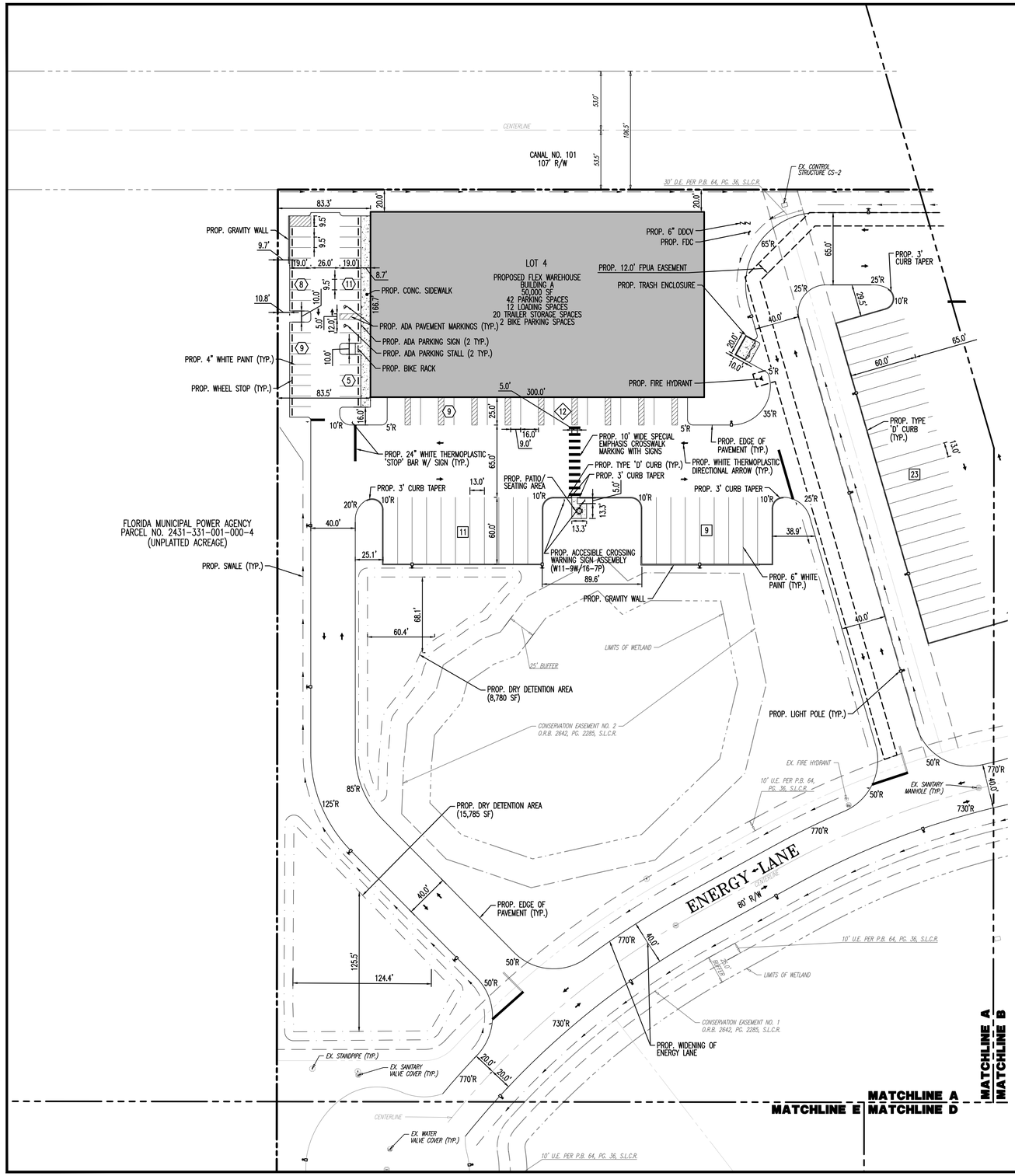
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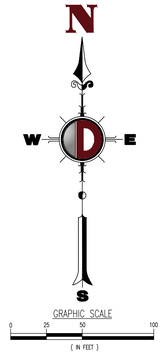
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PROJECT No: 3342-99-005

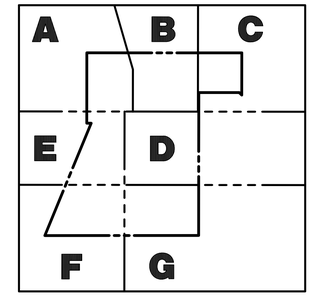
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Plotted: 02/18/22 – 12:03 PM, By: smcdermott
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990005S1.dwg, ----> C1.00 OVERALL SITE PLAN

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PARKING LEGEND

(X) PROPOSED CAR PARKING

(X) PROPOSED LOADING DOCK (FINAL CONFIGURATION & DOCK POSITIONS TO BE DETERMINED AT TIME OF PERMITTING)

[X] PROPOSED TRAILER STORAGE

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PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, ST. LUCIE COUNTY, FL 34981
PARCEL ID: 2431-331-001-000-4
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

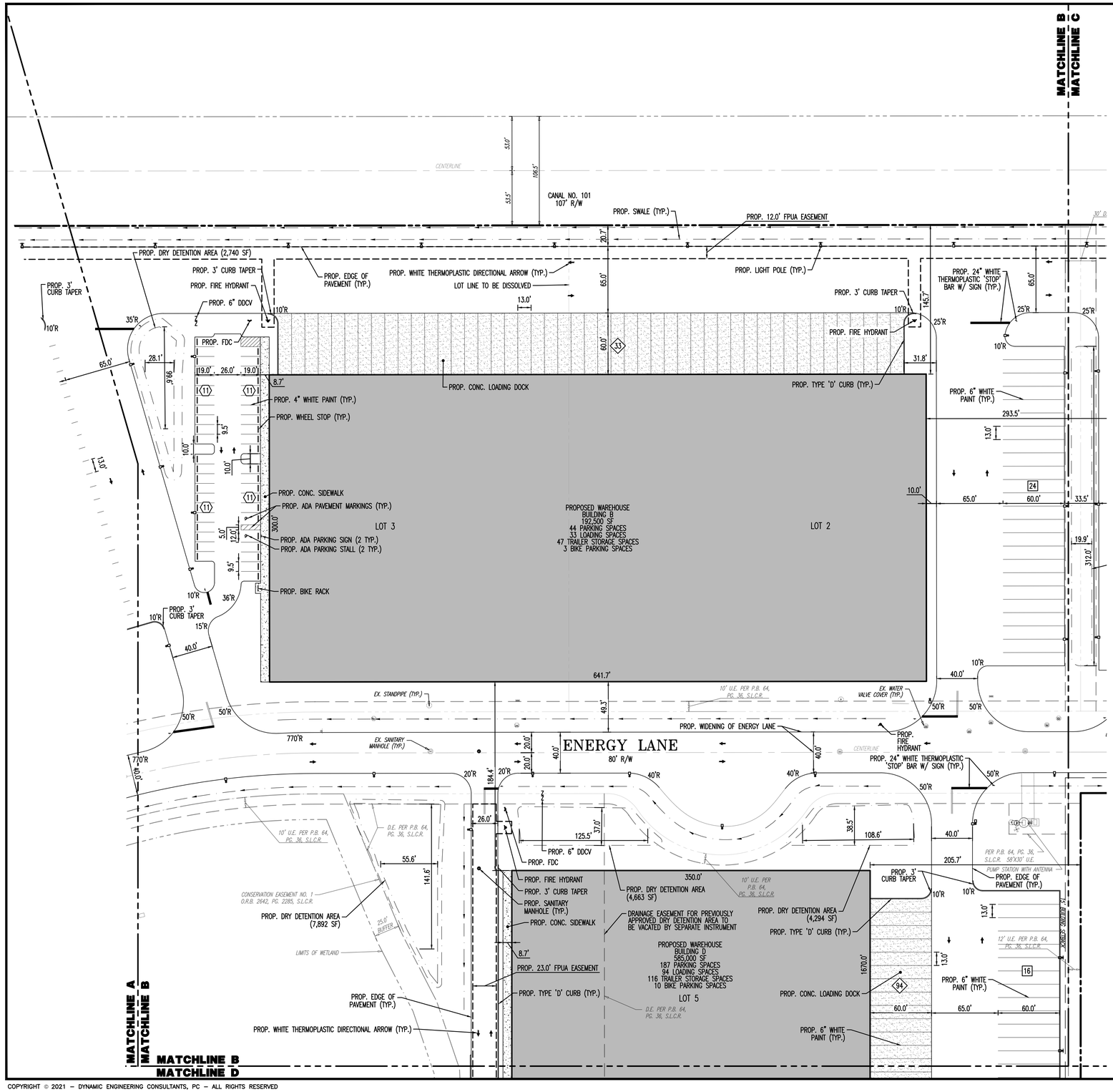
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

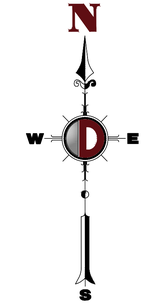
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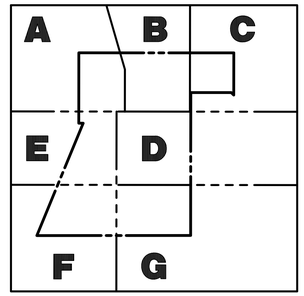
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PROJECT No: 3342-99-005

SHEET No: C1.01 | Rev. #: 1

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PARKING LEGEND

- (X) PROPOSED CAR PARKING
- (X) PROPOSED LOADING DOCK (FINAL CONFIGURATION & DOCK POSITIONS TO BE DETERMINED AT TIME OF PERMITTING)
- [X] PROPOSED TRAILER STORAGE

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BY	REV.	DATE	COMMENTS
KAK	1	02/01/22	PER CITY OF FT. PIERCE COMMENTS

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DRAWN BY: KAK
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CHECKED BY: –

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE
FORT PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

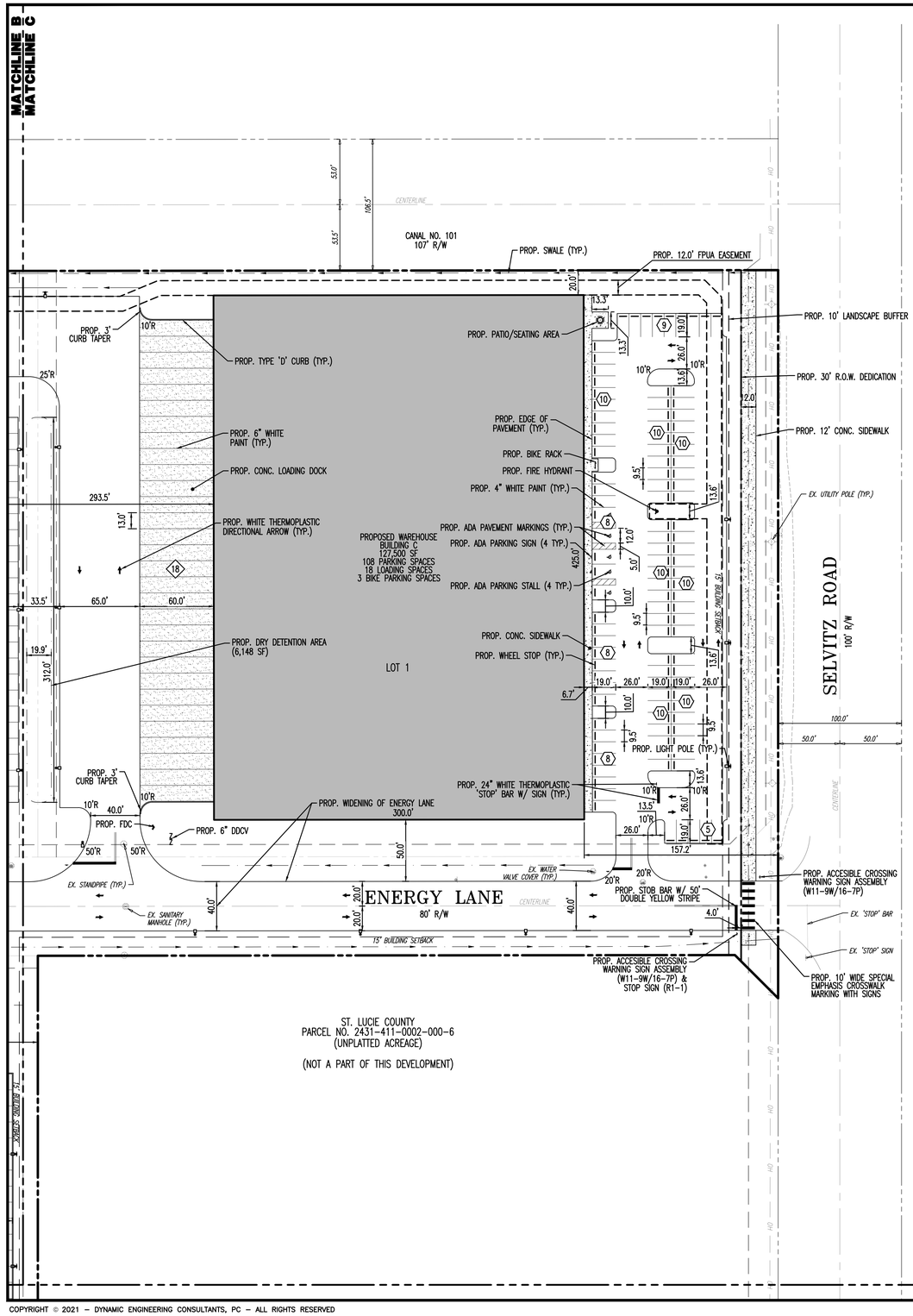
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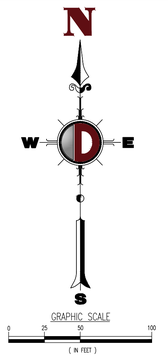
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DATE: 12/03/2021
PROJECT No: 3342-99-005

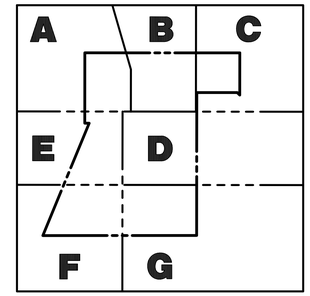
SHEET No: C1.02
Rev. #: 1

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1. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE 'D' CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
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PARKING LEGEND

(X) PROPOSED CAR PARKING

(X) PROPOSED LOADING DOCK (FINAL CONFIGURATION & DOCK POSITIONS TO BE DETERMINED AT TIME OF PERMITTING)

[X] PROPOSED TRAILER STORAGE

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1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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CHECKED BY: –

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SELVITZ ROAD & ENERGY LANE
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE: SITE PLAN C

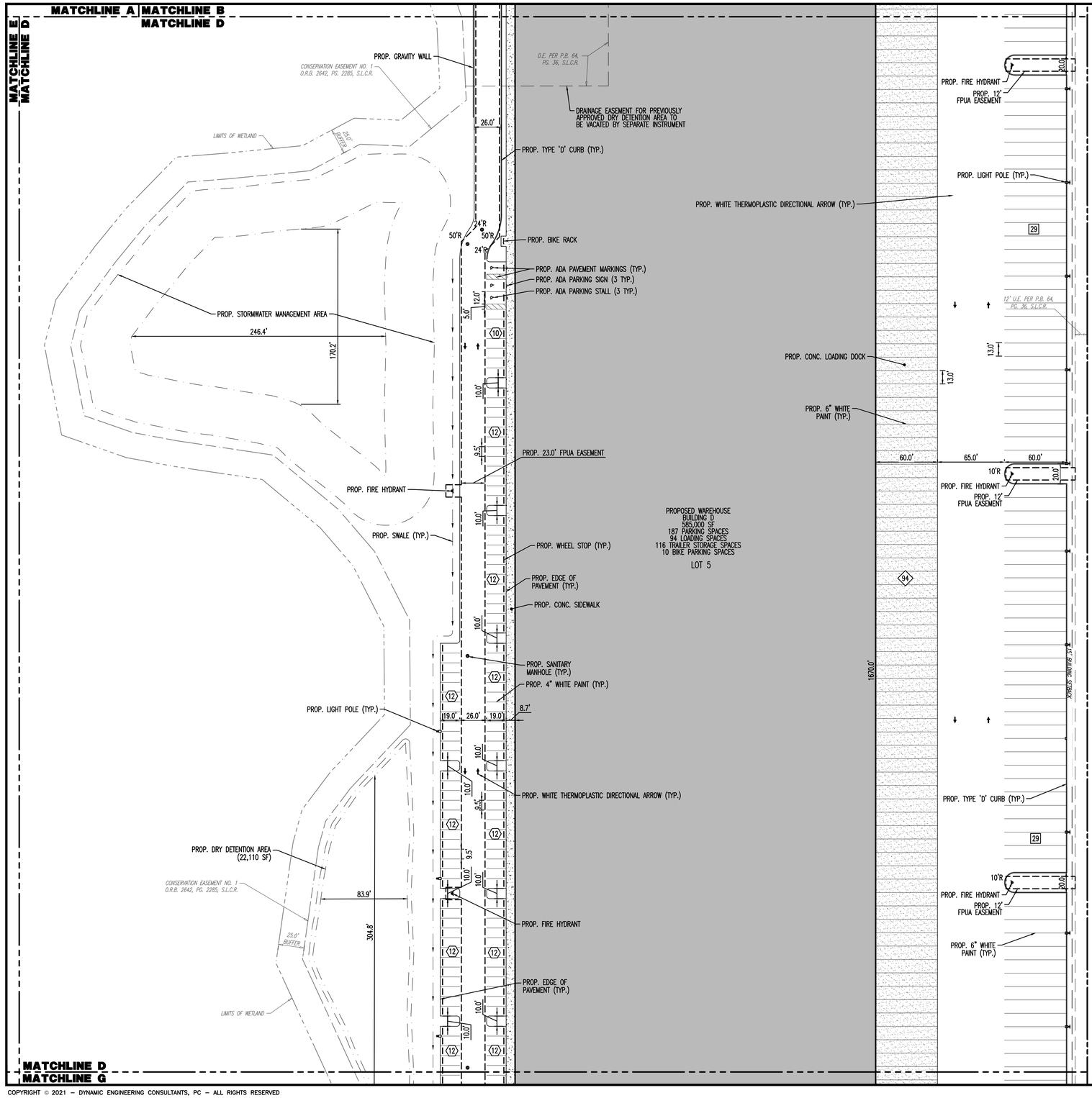
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DATE: 12/03/2021
PROJECT No: 3342-99-005

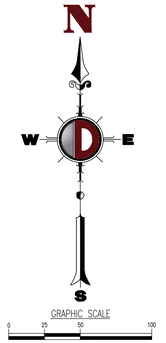
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Rev. #: 1

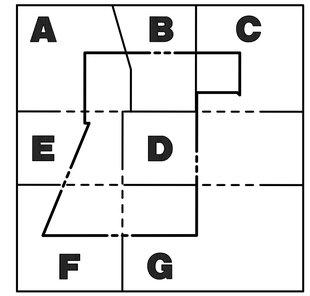
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HORIZONTAL CONTROL & STRIPING NOTES

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PARKING LEGEND

(X) PROPOSED CAR PARKING

◇X◇ PROPOSED LOADING DOCK (FINAL CONFIGURATION & DOCK POSITIONS TO BE DETERMINED AT TIME OF PERMITTING)

[X] PROPOSED TRAILER STORAGE

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1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE: SITE PLAN D

SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

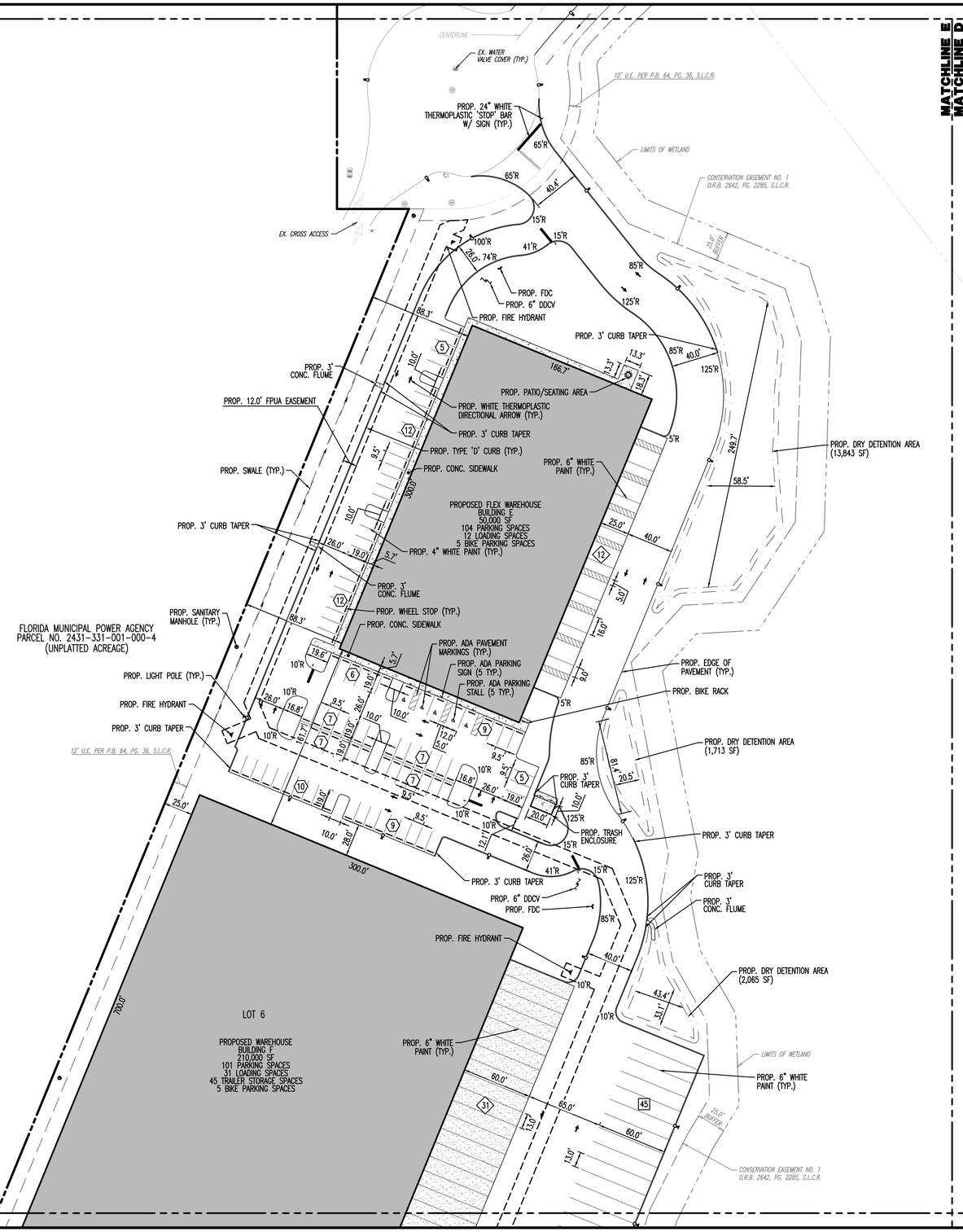
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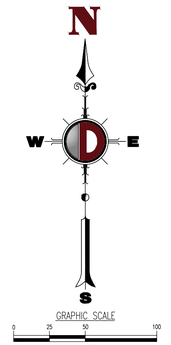
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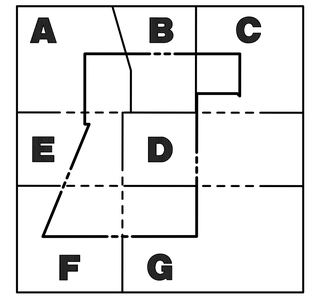
MATCHLINE A
MATCHLINE E

MATCHLINE E
MATCHLINE D



MATCHLINE E
MATCHLINE F





HORIZONTAL CONTROL & STRIPING NOTES

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PARKING LEGEND

(X) PROPOSED CAR PARKING

(X) PROPOSED LOADING DOCK (FINAL CONFIGURATION & DOCK POSITIONS TO BE DETERMINED AT TIME OF PERMITTING)

[X] PROPOSED TRAILER STORAGE

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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

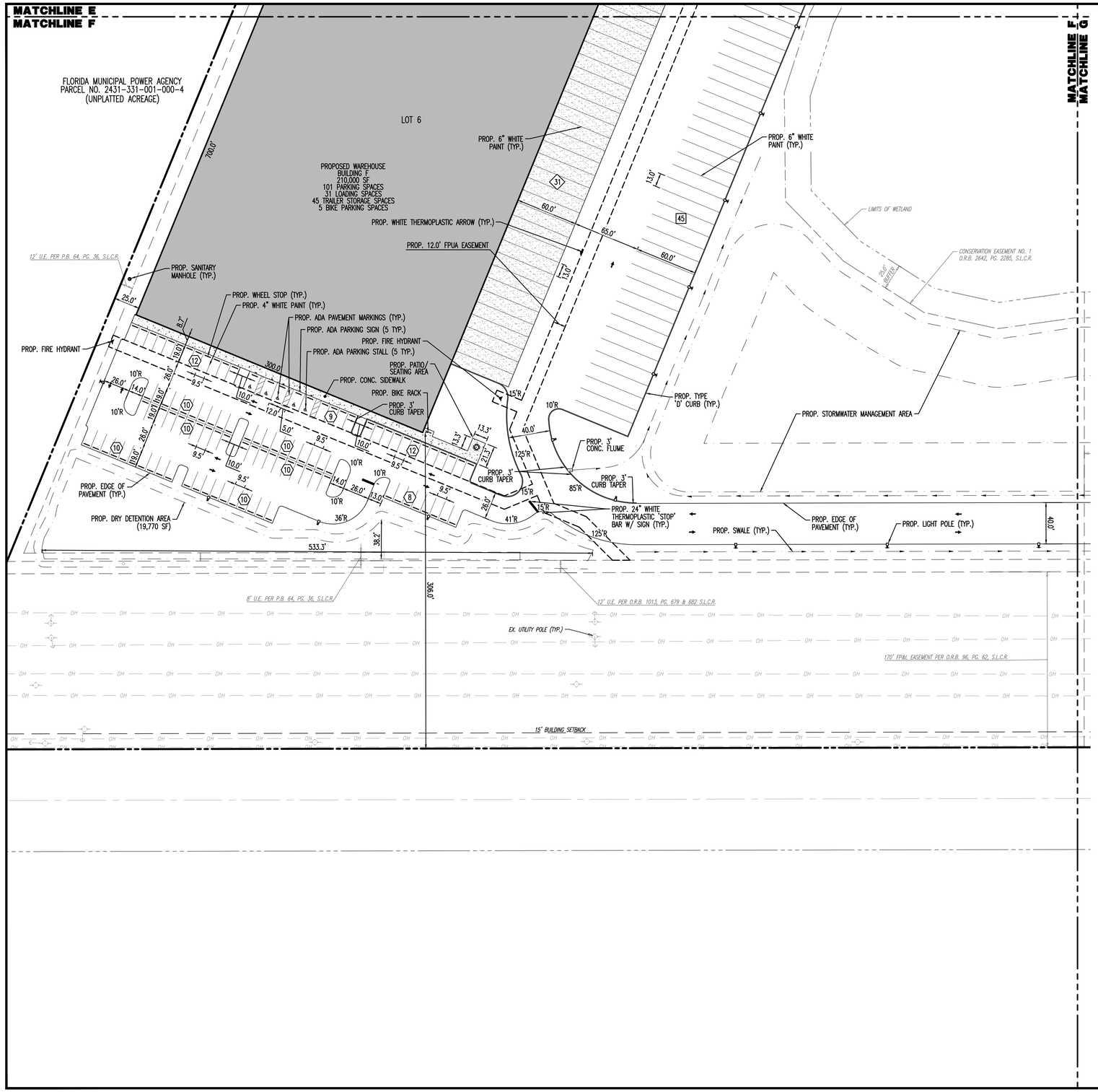
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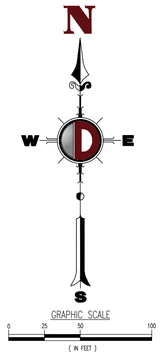
SCALE: (H) AS (V) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

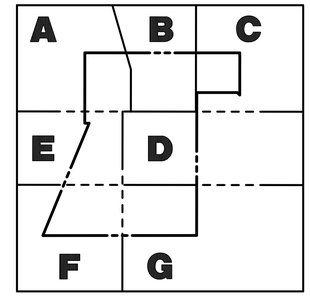
SHEET No: **C1.05**
Rev. #: 1

Plotted: 02/18/22 – 12:03 PM, By: smcdermott
File: P:_DEC/PC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055S1.dwg, ----> C1.05 SITE PLAN E

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HORIZONTAL CONTROL & STRIPING NOTES

1. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE 'D' CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT STANDARD PLANS & INDEXES.
3. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

PARKING LEGEND

(X) PROPOSED CAR PARKING

(X) PROPOSED LOADING DOCK (FINAL CONFIGURATION & DOCK POSITIONS TO BE DETERMINED AT TIME OF PERMITTING)

[X] PROPOSED TRAILER STORAGE

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

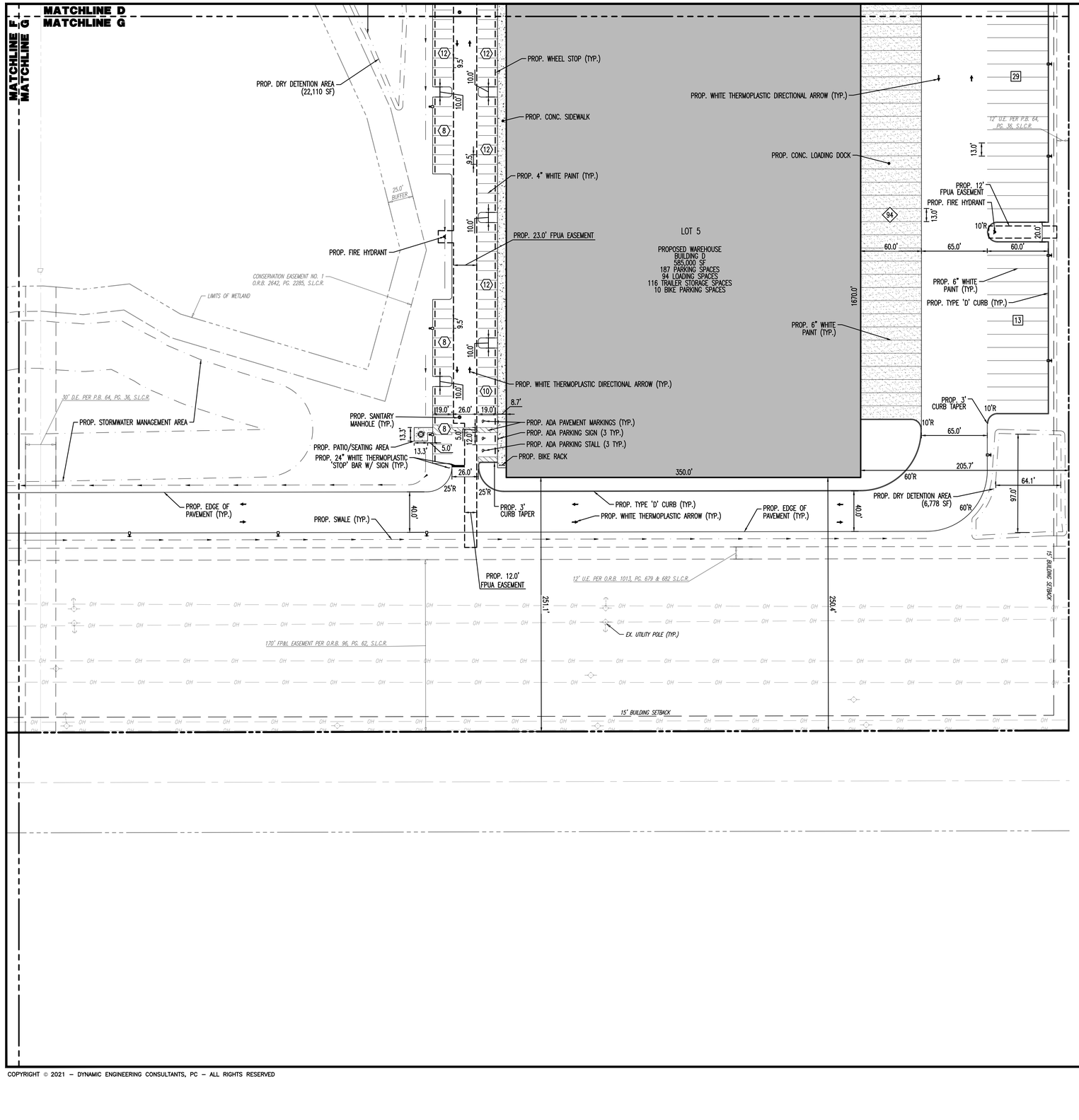
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE: SITE PLAN F

SCALE: (H) AS (V) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C1.06
Rev. #: 1

Plotted: 02/18/22 – 12:03 PM, By: gmcdermott
File: P:\02CPC PROJECTS\3342 Sterling Education Group, LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055S1.dwg, ----> C1.06 SITE PLAN F
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HORIZONTAL CONTROL & STRIPING NOTES

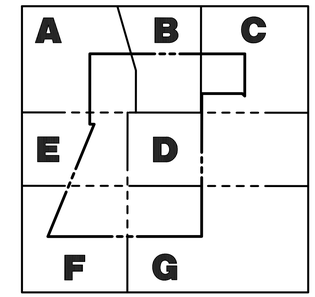
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[X] PROPOSED TRAILER STORAGE



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FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE: SITE PLAN G

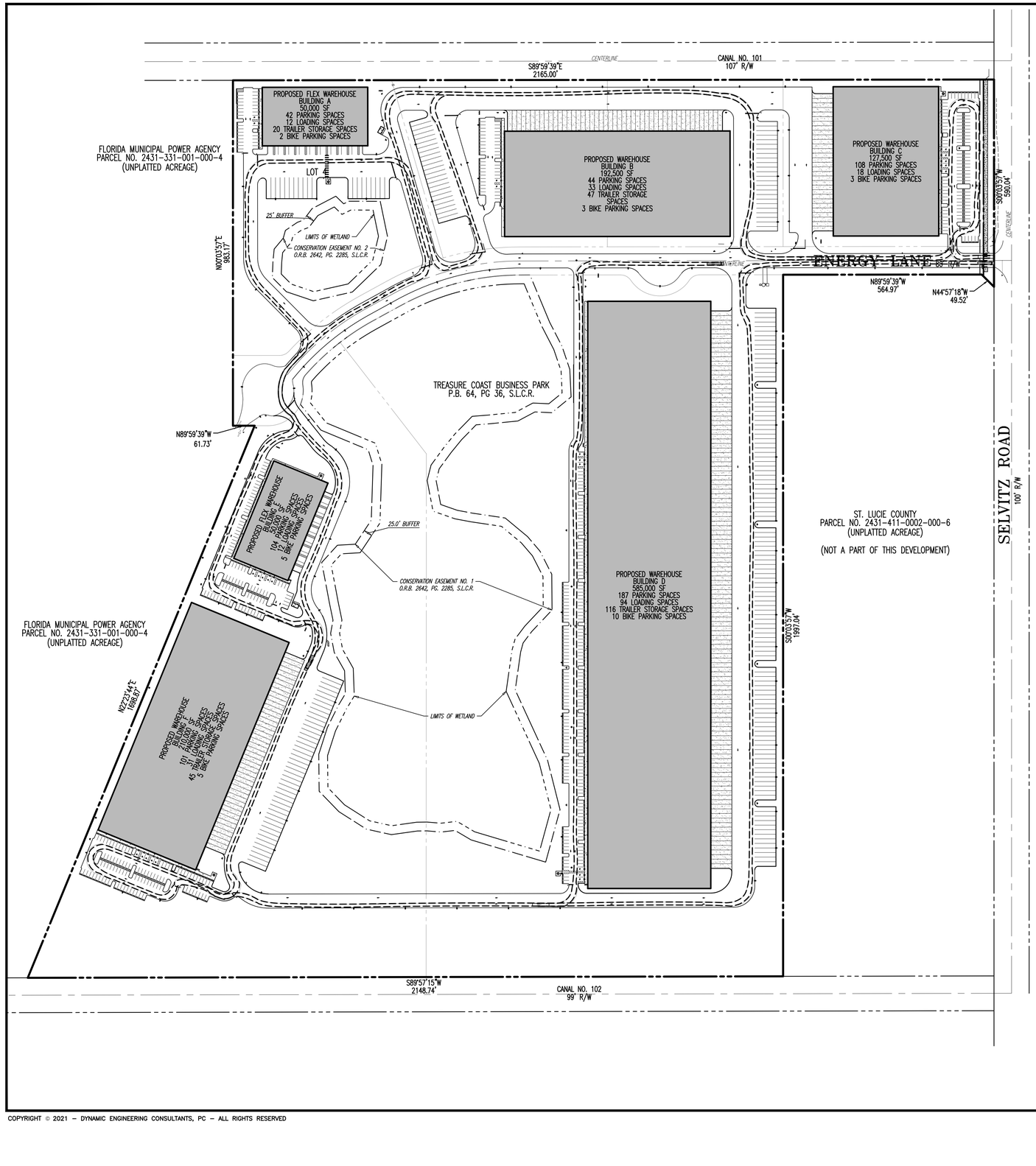
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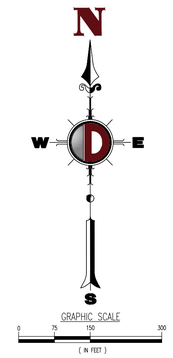
SHEET No: C1.07
Rev. #: 1

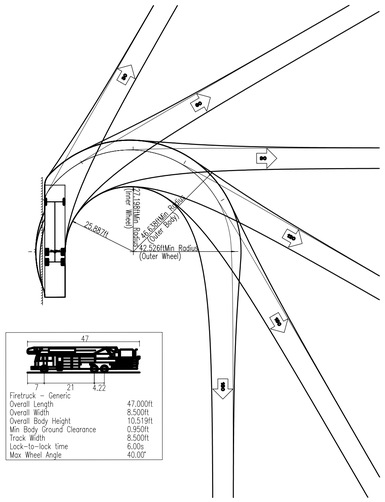
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VEHICLE LEGEND:

CHASSIS ENVELOPE

VEHICLE BODY ENVELOPE

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MICHAEL D. MILES
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FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

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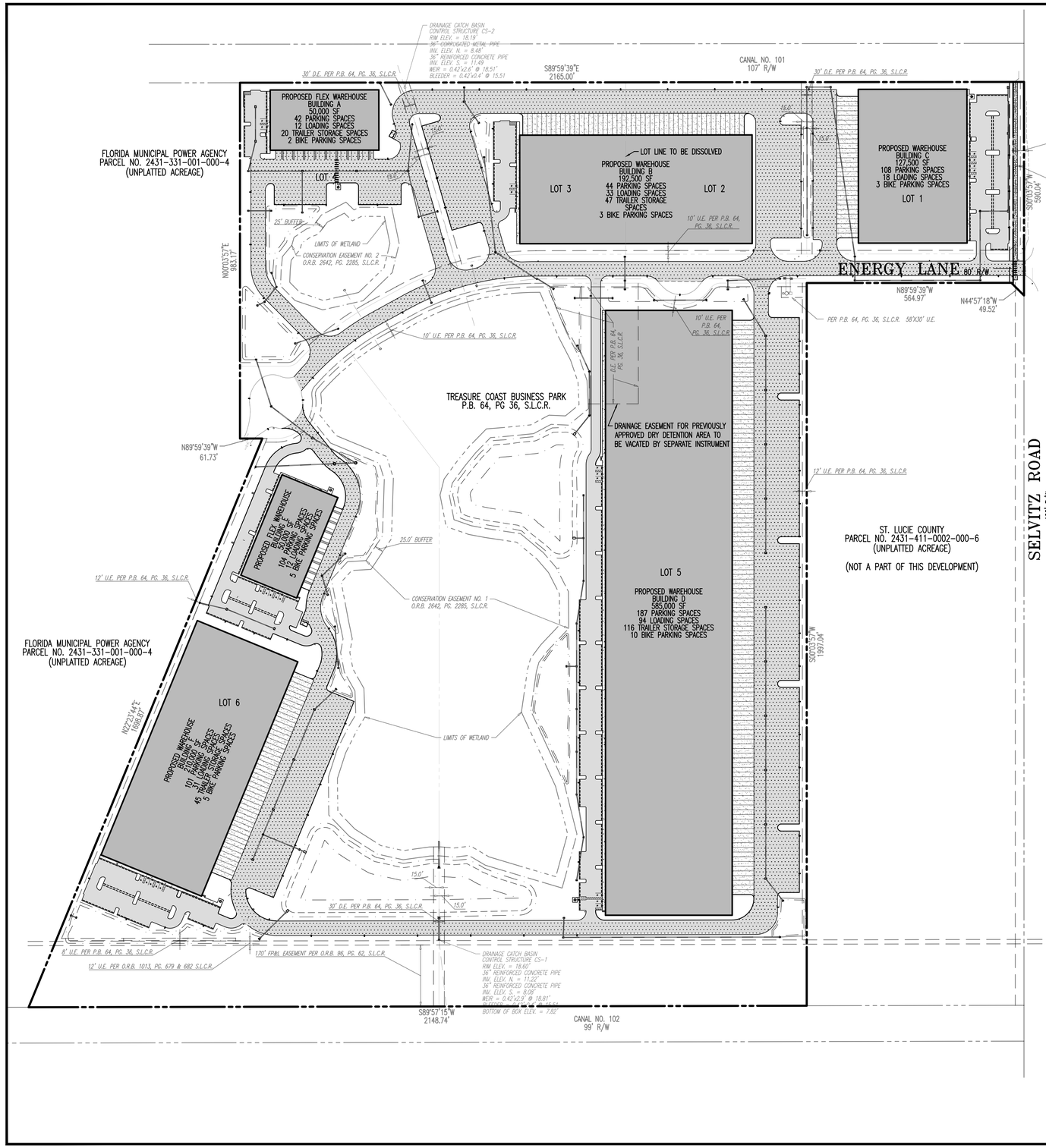
TITLE: **FIRE TRUCK ROUTING PLAN**

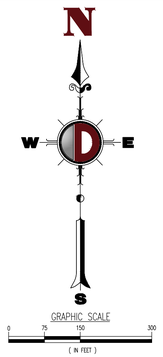
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DATE: 12/03/2021
PROJECT No: 3342-99-005

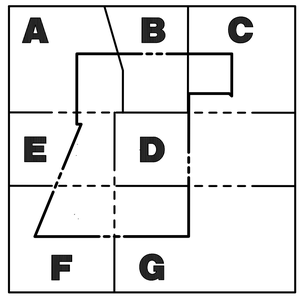
SHEET No: **C1.08**
Rev. #: 1

Plotted: 02/18/22 – 12:04 PM By: smclemott
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PAVING, GRADING & DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FDOT REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN TWENTY-FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.
5. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USF) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24 " DIAMETER
   b. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 430-001, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
7. ALL RAMPS SHALL COMPLY WITH THE LATEST FDOT INDEX STANDARDS.
8. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   a. RCP CLASS III PER ASTM C-76
   b. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 2-2/3"x1/2" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 5"x1" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294. JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
9. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
10. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
12. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ALL STRIPING IS TO BE PAINTED IN ACCORDANCE WITH FDOT REQUIREMENTS UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
15. INLETS CONSTRUCTED ON-SITE IN PAVEMENT OR GRASS AREAS SHALL BE USF (OR APPROVED EQUAL) FRAME 4132 AND GRATE 6429 UNLESS OTHERWISE SPECIFIED.
16. INLETS CONSTRUCTED ON-SITE IN TYPE "D " OR TYPE "F " CURB SHALL BE USF (OR APPROVED EQUAL) FRAME 5130 AND GRATE 6168.
17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
18. GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE & HAVE A CONCRETE APRON.
19. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
20. ALL EXISTING AND PROPOSED RIM ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.
21. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 & 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

LEGEND

- = STANDARD DUTY ASPHALT PAVEMENT
- = HEAVY DUTY ASPHALT PAVEMENT
- = STANDARD DUTY CONCRETE PAVEMENT
- = HEAVY DUTY CONCRETE PAVEMENT
- 18.50 — PROPOSED SPOT ELEVATIONS
- 18.50 (M.E.) — MATCH EXISTING GRADES
- HP: 18.50 — PROPOSED HIGH POINT GRADES
- GRADE BREAK
- 14 — PROPOSED CONTOUR
- 15 OR 14 — EXISTING CONTOUR
- TOP/BOTTOM OF WET POND/DRY DETENTION
- CONTROL WATER ELEVATION (15.51)
- PROPOSED SWALE
- ×14.5 — EXISTING GRADES
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE

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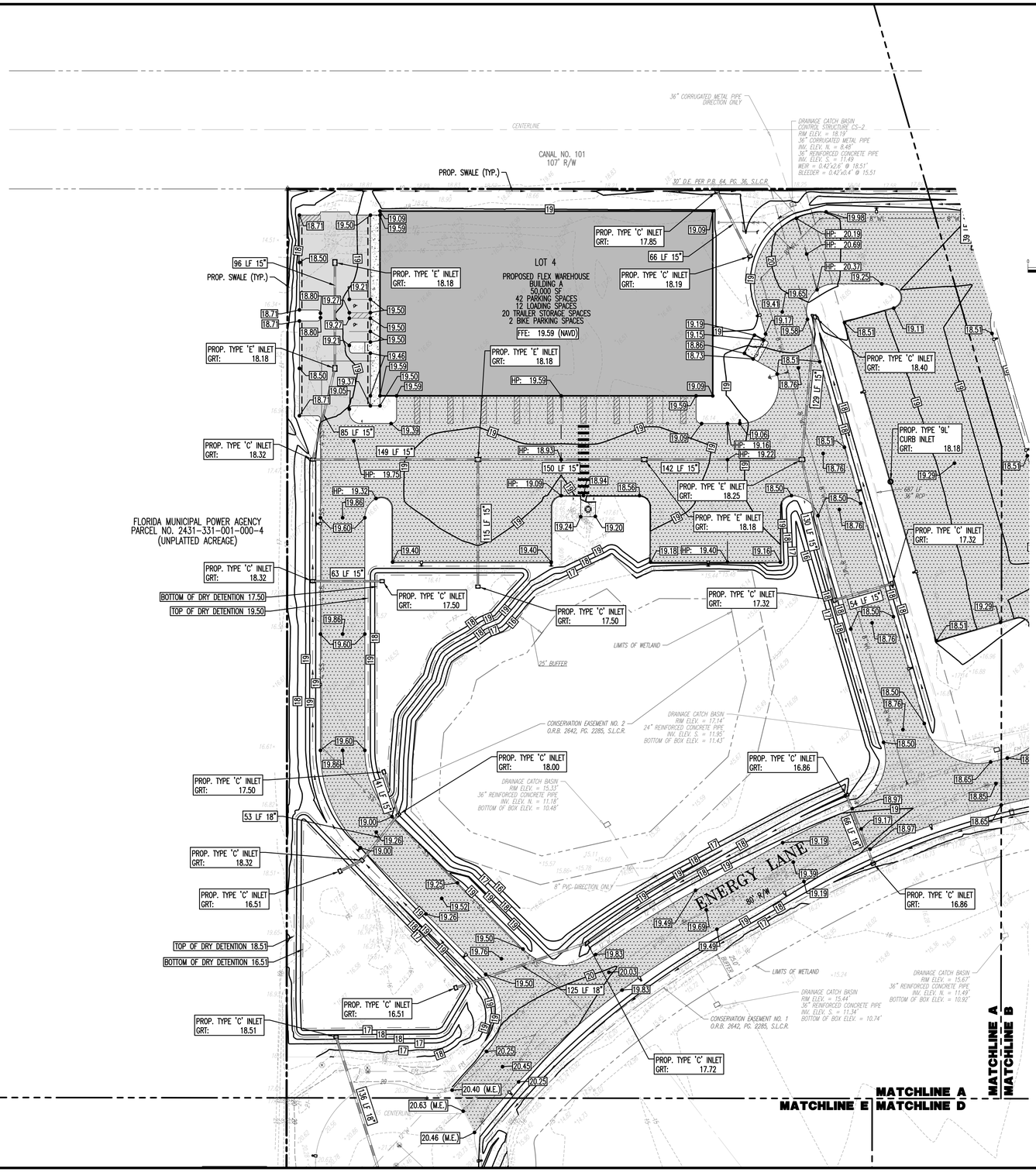
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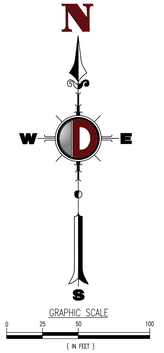
SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

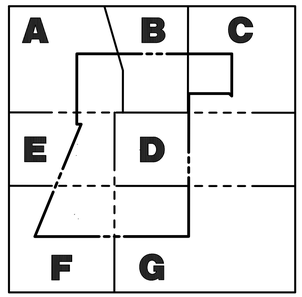
SHEET No: **C2.00** | Rev. #: 1

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File: P:\DEC\PC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\P3342990055G1.dwg, ----> C2.00 OVERALL PAVING GRADING & DRAINAGE PLAN

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PAVING, GRADING & DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FDOT REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN TWENTY-FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.
5. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USF) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4" -24 " DIAMETER
   b. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 430-001, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
7. ALL RAMPS SHALL COMPLY WITH THE LATEST FDOT INDEX STANDARDS.
8. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   a. RCP CLASS III PER ASTM C-76
   b. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48" Ø AND SMALLER SHALL BE 2-2/3"x1/2" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 5"x1" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294. JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
9. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
10. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
12. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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14. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
15. INLETS CONSTRUCTED ON-SITE IN PAVEMENT OR GRASS AREAS SHALL BE USF (OR APPROVED EQUAL) FRAME 4132 AND GRATE 6429 UNLESS OTHERWISE SPECIFIED.
16. INLETS CONSTRUCTED ON-SITE IN TYPE " D " OR TYPE " F " CURB SHALL BE USF (OR APPROVED EQUAL) FRAME 5130 AND GRATE 6168.
17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
18. GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE & HAVE A CONCRETE APRON.
19. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
20. ALL EXISTING AND PROPOSED RIM ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.
21. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 & 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

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File: P:_DEcPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055G1.dwg, ----> C2.01 PAVING GRADING & DRAINAGE PLAN A

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REV.	DATE	COMMENTS	BY
1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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DRAWN BY: KAK
DESIGNED BY: ACM
CHECKED BY: MDM
CHECKED BY: –

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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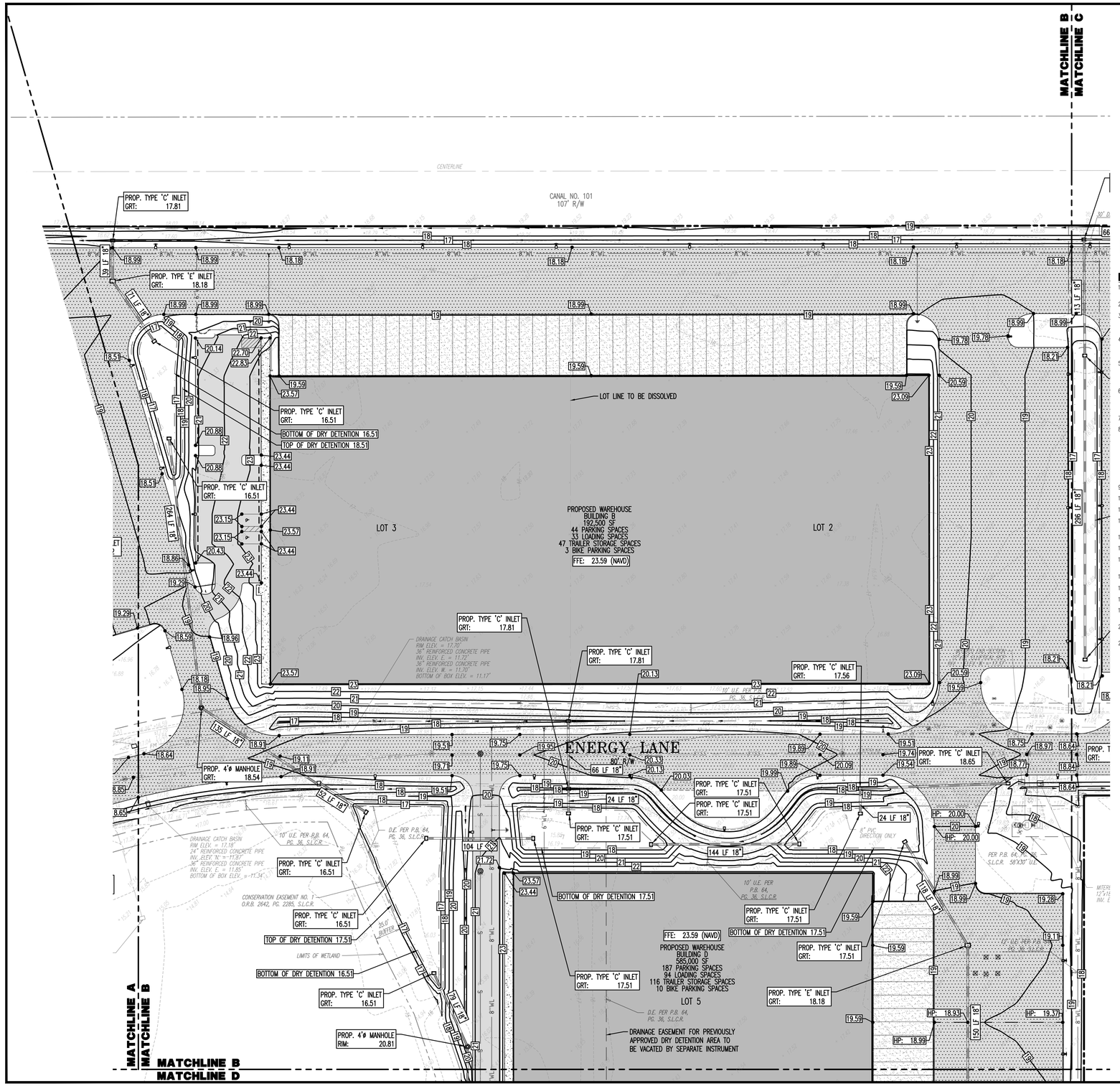
MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

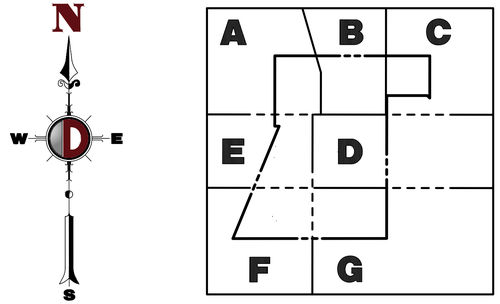
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE: **PAVING, GRADING & DRAINAGE PLAN A**

SCALE: (H) AS (V) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: **C2.01**
Rev. #: 1





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1	02/07/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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DESIGNED BY: ACM
CHECKED BY: MDM
CHECKED BY: –

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PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

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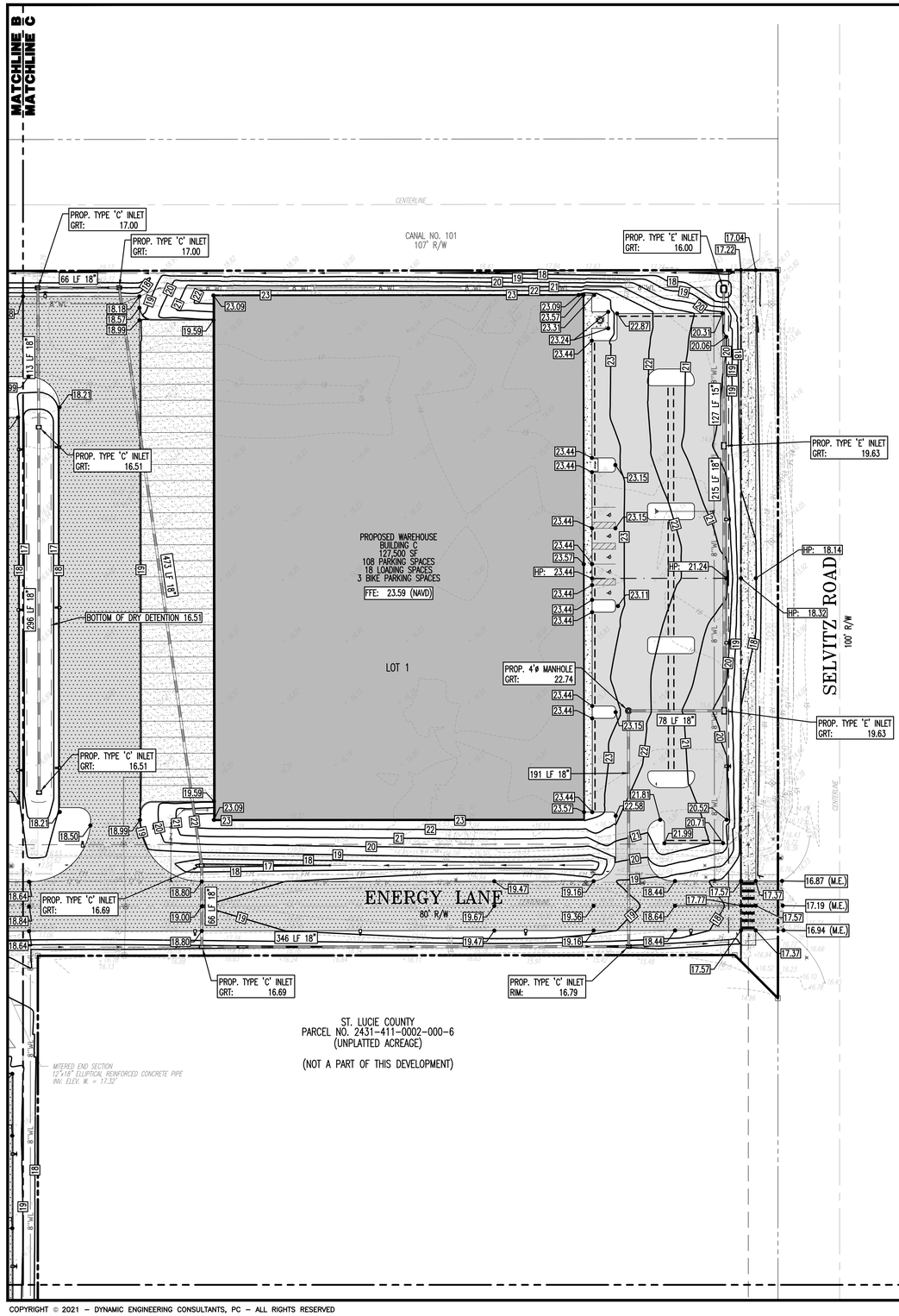
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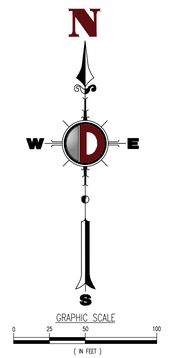
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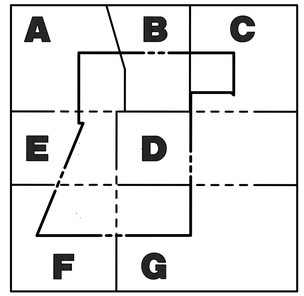
SHEET No: **C2.02**
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File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\P3342990005C01.dwg, ----> C2.02 PAVING GRADING & DRAINAGE PLAN B







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File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990005SG1.dwg, ---> C2.03 PAVING GRADING & DRAINAGE PLAN C

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REV.	DATE	COMMENTS	BY
1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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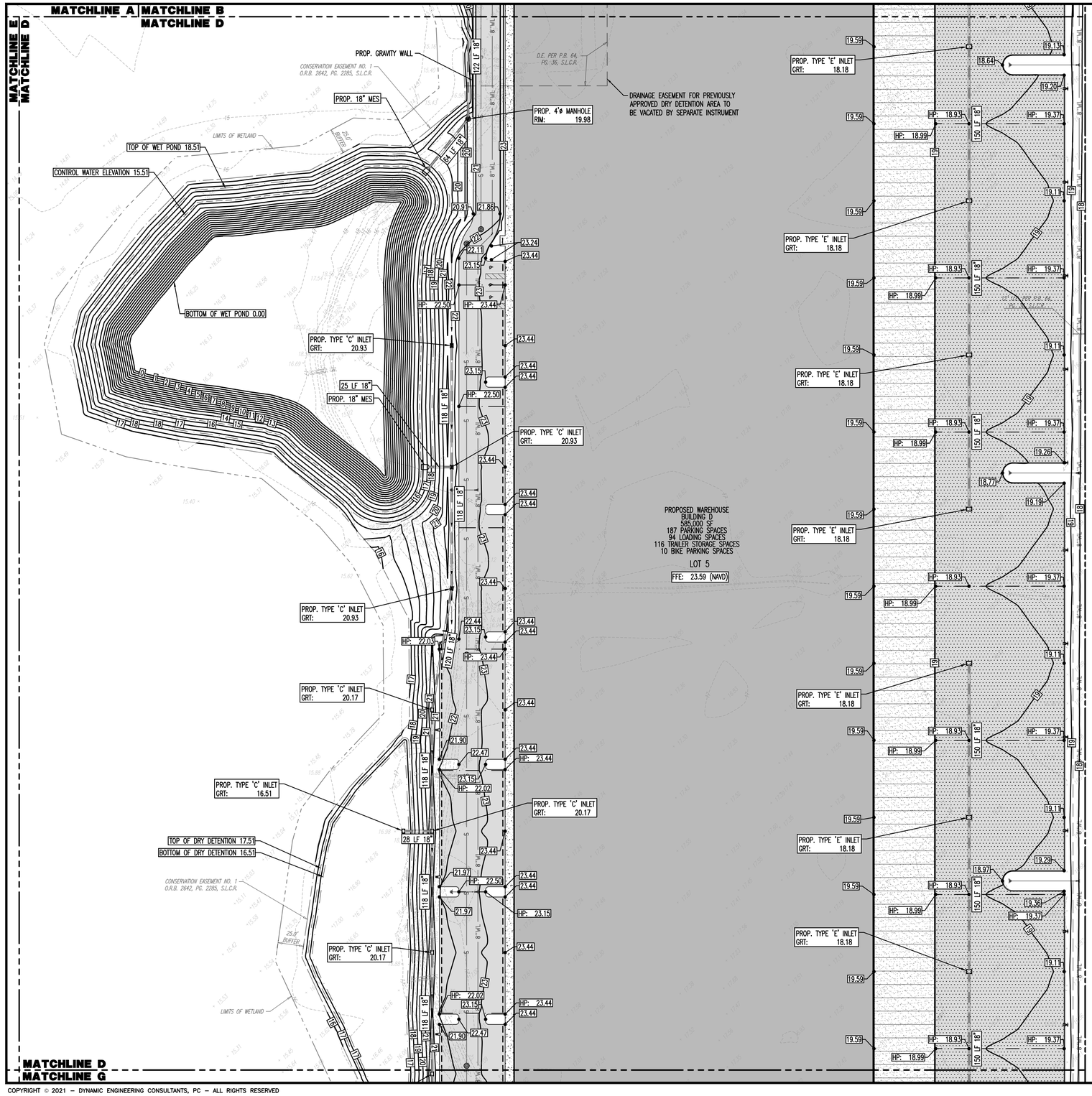
MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 16TH, 2022

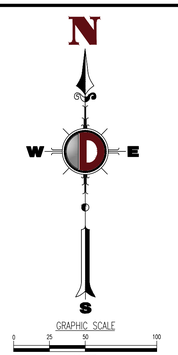
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

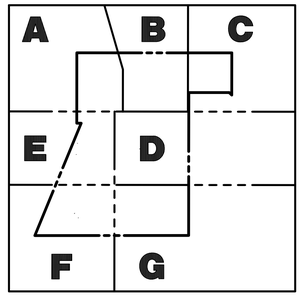
TITLE: **PAVING, GRADING & DRAINAGE PLAN C**

SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: **C2.03** | Rev. #: 1







PAVING, GRADING & DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FDOT REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN TWENTY-FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.
5. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USF) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4" -24 " DIAMETER
   b. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 430-001, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
7. ALL RAMPS SHALL COMPLY WITH THE LATEST FDOT INDEX STANDARDS.
8. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   a. RCP CLASS III PER ASTM C-76
   b. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 2-2/3"x1/2" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064
      54"Ø AND LARGER SHALL BE 5"x1"x1/2" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294. JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
9. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
10. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
12. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ALL STRIPING IS TO BE PAINTED IN ACCORDANCE WITH FDOT REQUIREMENTS UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
15. INLETS CONSTRUCTED ON-SITE IN PAVEMENT OR GRASS AREAS SHALL BE USF (OR APPROVED EQUAL) FRAME 4132 AND GRATE 6429 UNLESS OTHERWISE SPECIFIED.
16. INLETS CONSTRUCTED ON-SITE IN TYPE "D " OR TYPE "F " CURB SHALL BE USF (OR APPROVED EQUAL) FRAME 5130 AND GRATE 6168.
17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
18. GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE & HAVE A CONCRETE APRON.
19. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
20. ALL EXISTING AND PROPOSED RIM ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.
21. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 & 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

LEGEND

- = STANDARD DUTY ASPHALT PAVEMENT
- = HEAVY DUTY ASPHALT PAVEMENT
- = STANDARD DUTY CONCRETE PAVEMENT
- = HEAVY DUTY CONCRETE PAVEMENT
- 18.50 — PROPOSED SPOT ELEVATIONS
- 18.50 (M.E.) — MATCH EXISTING GRADES
- HP: 18.50 — PROPOSED HIGH POINT GRADES
- GRADE BREAK
- 14 — PROPOSED CONTOUR
- 15 — EXISTING MAJOR CONTOUR
- 14 — EXISTING MINOR CONTOUR
- TOP/BOTTOM OF WET POND/DRY DETENTION
- CONTROL WATER ELEVATION (15.51)
- PROPOSED SWALE
- 14.15 — EXISTING GRADES
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE

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BY	DATE	REV.	COMMENTS
KAK	02/01/22	1	PER CITY OF FT. PIERCE COMMENTS

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DESIGNED BY: ACM
CHECKED BY: MDM
CHECKED BY: –

PROJECT: FORT PIERCE COMMERCE CENTER
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 16TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

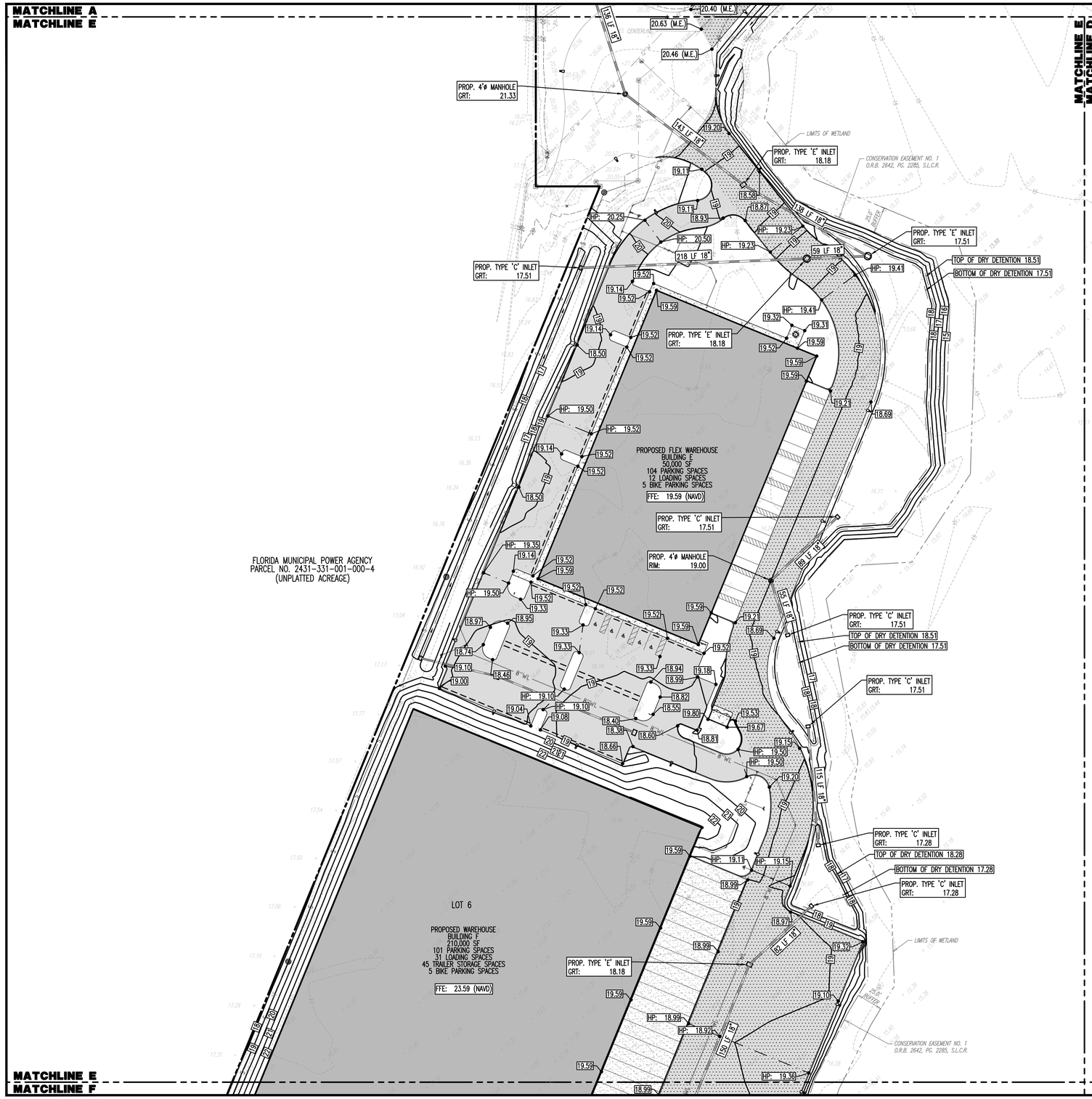
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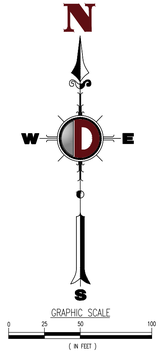
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DATE: 12/03/2021
PROJECT No: 3342-99-005

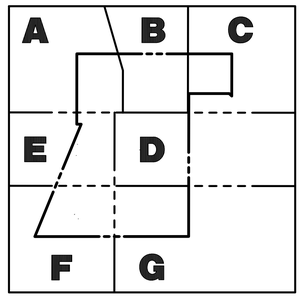
SHEET No: C2.04
Rev. #: 1

Plotted: 02/18/22 – 12:05 PM, By: smcdermott
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17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
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- 15 — EXISTING MAJOR CONTOUR
- 14 — EXISTING MINOR CONTOUR
- TOP/BOTTOM OF WET POND/DRY DETENTION
- CONTROL WATER ELEVATION (15.51)
- PROPOSED SWALE
- X 44.45 — EXISTING GRADES
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE

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REV.	DATE	COMMENTS	BY
1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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DRAWN BY: KAK | DESIGNED BY: ACM | CHECKED BY: MDM | CHECKED BY: –

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

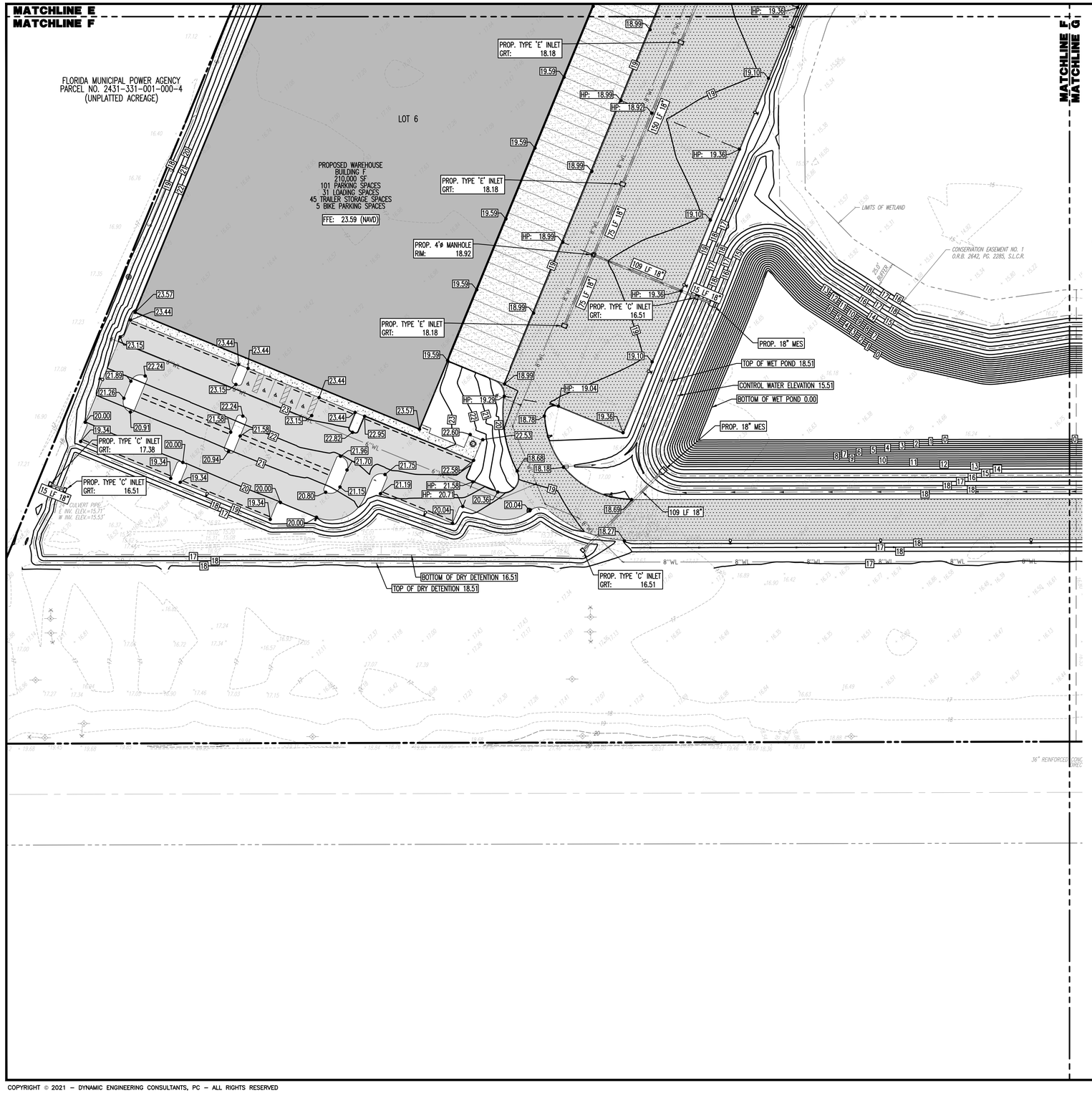
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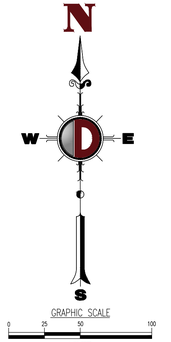
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PROJECT No: 3342-99-005

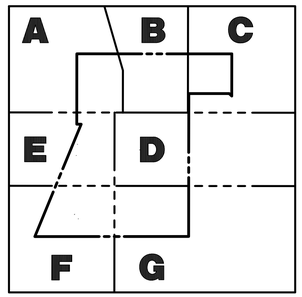
SHEET No: **C2.05** | Rev. #: 1

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File: P:\DECPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990005SG1.dwg, ----> C2.05 PAVING GRADING & DRAINAGE PLAN E







PAVING, GRADING & DRAINAGE NOTES

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      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 5"x1" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294. JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
9. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
10. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
12. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ALL STRIPING IS TO BE PAINTED IN ACCORDANCE WITH FDOT REQUIREMENTS UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
15. INLETS CONSTRUCTED ON-SITE IN PAVEMENT OR GRASS AREAS SHALL BE USF (OR APPROVED EQUAL) FRAME 4132 AND GRATE 6429 UNLESS OTHERWISE SPECIFIED.
16. INLETS CONSTRUCTED ON-SITE IN TYPE "D " OR TYPE "F " CURB SHALL BE USF (OR APPROVED EQUAL) FRAME 5130 AND GRATE 6168.
17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
18. GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE & HAVE A CONCRETE APRON.
19. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
20. ALL EXISTING AND PROPOSED RIM ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.
21. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 & 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

LEGEND

- = STANDARD DUTY ASPHALT PAVEMENT
- = HEAVY DUTY ASPHALT PAVEMENT
- = STANDARD DUTY CONCRETE PAVEMENT
- = HEAVY DUTY CONCRETE PAVEMENT
- 18.50 — PROPOSED SPOT ELEVATIONS
- 18.50 (M.E.) — MATCH EXISTING GRADES
- HP: 18.50 — PROPOSED HIGH POINT GRADES
- GRADE BREAK
- 14 — PROPOSED CONTOUR
- 15 — EXISTING MAJOR CONTOUR
- 14 — EXISTING MINOR CONTOUR
- TOP/BOTTOM OF WET POND/DRY DETENTION
- CONTROL WATER ELEVATION (15.51)
- PROPOSED SWALE
- x 14.5 — EXISTING GRADES
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE

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SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL 34981
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

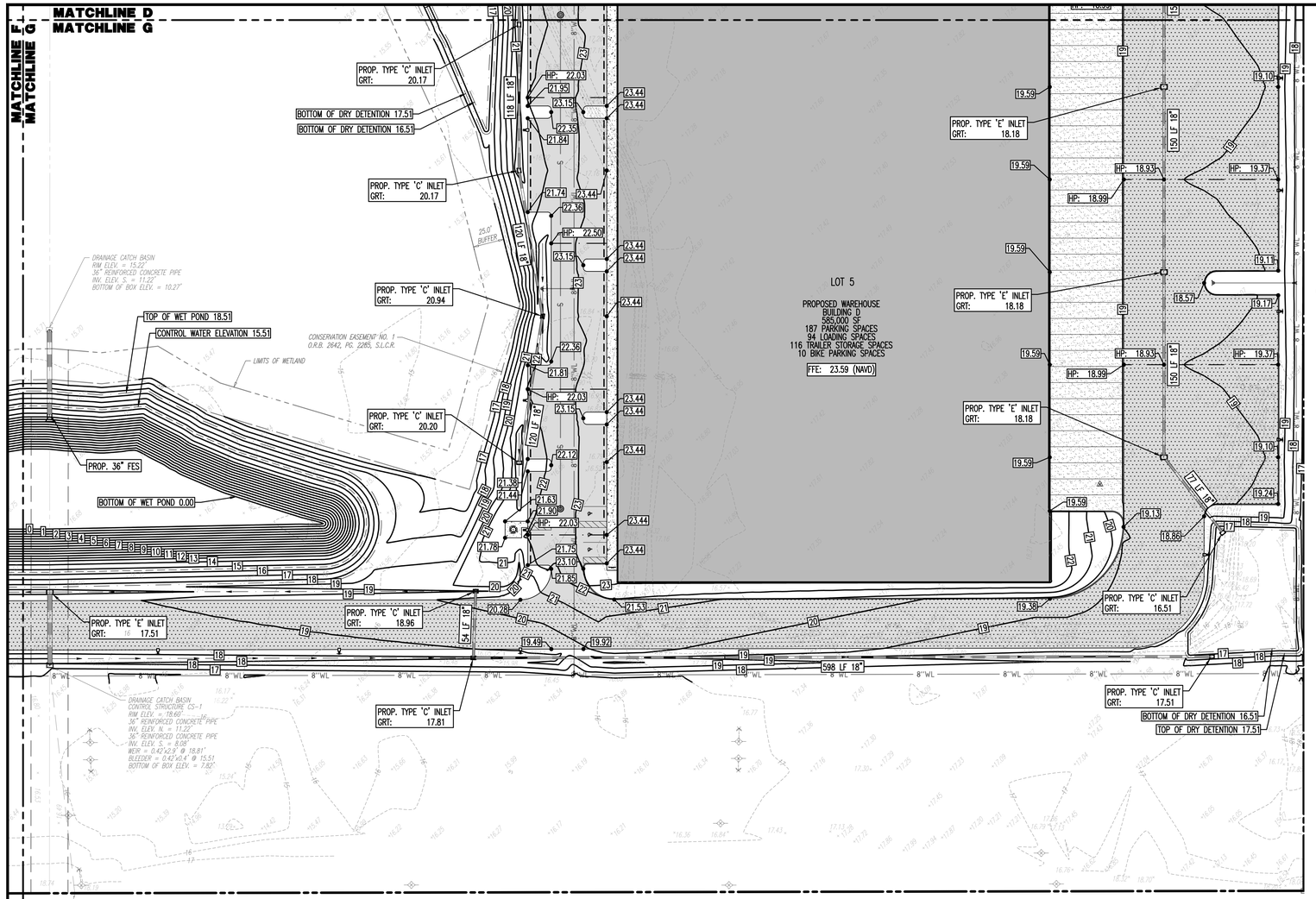
TITLE: **PAVING, GRADING & DRAINAGE PLAN F**

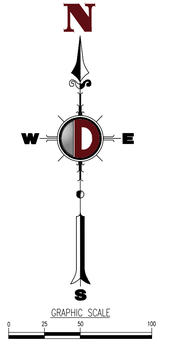
SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

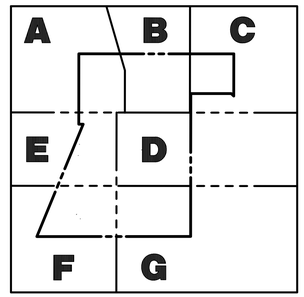
SHEET No: **C2.06** | Rev. #: 1

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PAVING, GRADING & DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FDOT REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN TWENTY-FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.
5. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USF) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4" -24 " DIAMETER
   b. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 430-001, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
7. ALL RAMPS SHALL COMPLY WITH THE LATEST FDOT INDEX STANDARDS.
8. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   a. RCP CLASS III PER ASTM C-76
   b. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 2-2/3"x1/2" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064
      54"Ø AND LARGER SHALL BE 5"x1" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294. JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
9. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
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- TOP/BOTTOM OF WET POND/DRY DETENTION
- CONTROL WATER ELEVATION (15.51)
- PROPOSED SWALE
- x 14.15 — EXISTING GRADES
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE

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File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990005SG1.dwg, ----> C2.07 PAVING GRADING & DRAINAGE PLAN G

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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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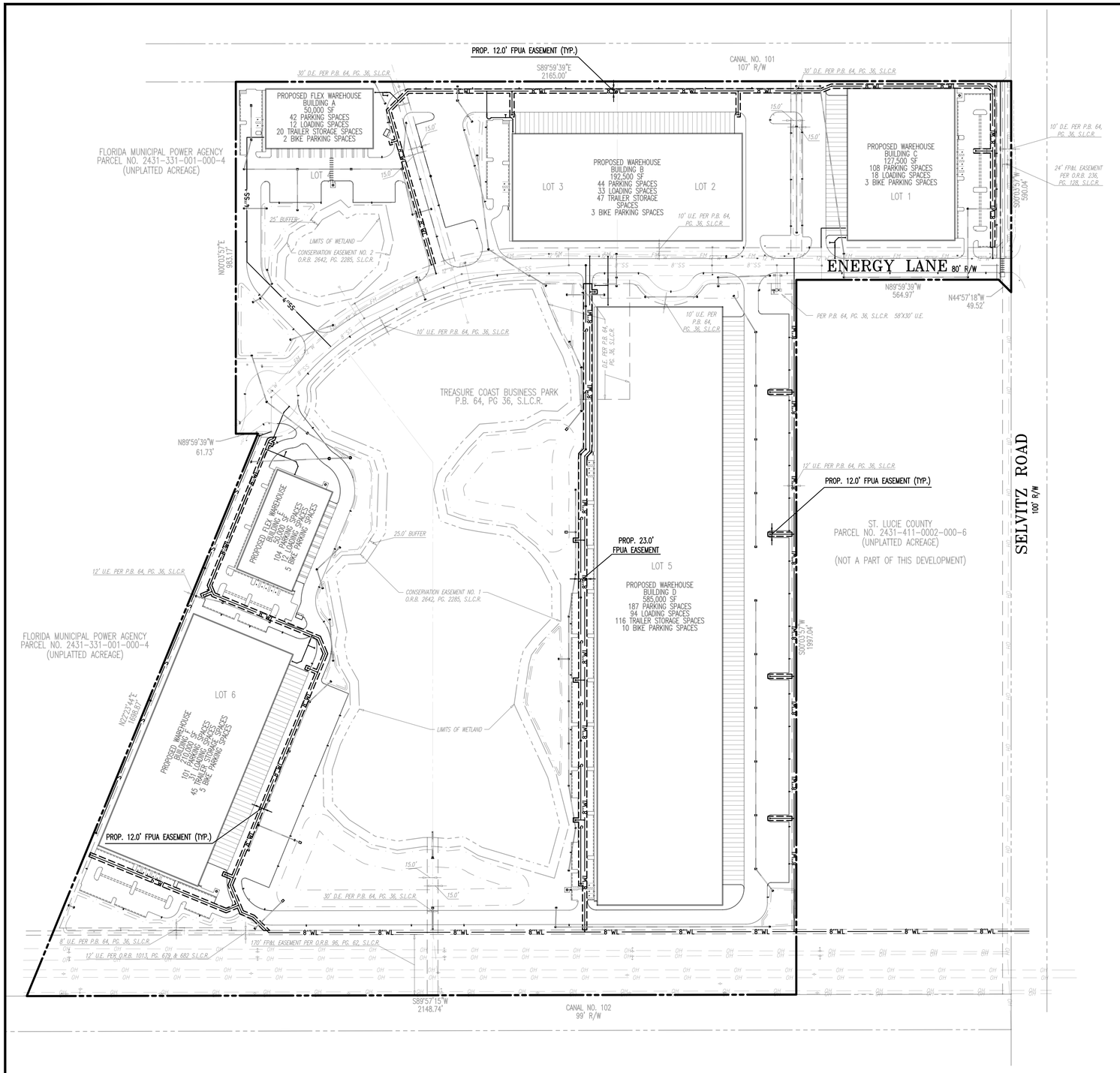
MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

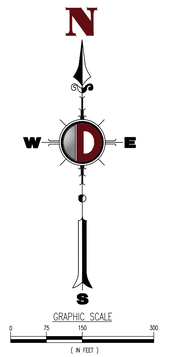
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

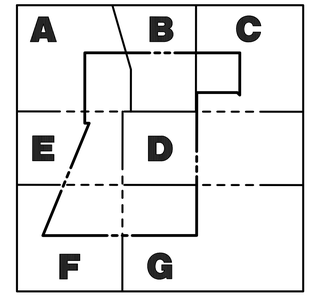
TITLE: **PAVING, GRADING & DRAINAGE PLAN G**

SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: **C2.07** | Rev. #: 1







KEY MAP

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
3. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE FT. PIERCE UTILITIES AUTHORITY STANDARD DETAILS.
4. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF FT. PIERCE CITY ENGINEER.
5. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE FT. PIERCE UTILITIES AUTHORITY ENGINEER.
6. ALL WATER MAIN (WM) SPECIFIED TO BE PVC SHALL BE AWWA C-900 DR-18 OR C-900 DR-18 UNLESS OTHERWISE NOTED. ALL WATER MAIN (WM) SPECIFIED TO BE PE SHALL BE AWWA C-901 OR C-906 W/ STANDARD CODE DESIGNATION AS PE 408 PIPE, CLASS 200 DR-17.
7. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
8. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
10. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED
11. ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPUA FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
13. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY THE FT. PIERCE UTILITIES AUTHORITY.
14. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
15. THE FT. PIERCE UTILITIES AUTHORITY MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES.
16. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
17. PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVISED AND CD SUBMITTED TO THE FT. PIERCE UTILITIES AUTHORITY.
18. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET ST. LUCIE COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY
19. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

LEGEND:

- S — S — PROP. 8" PVC SANITARY MAIN
- 4"SS — PROP. 4" SANITARY LATERAL
- 6"WL — PROP. 6" DIP FIRE SERVICE
- 8"WL — PROP. 8" PVC WATER MAIN
- 12"W — 12"W — EXISTING 12" PVC WATER MAIN
- FM — FM — EXISTING 12" PVC SANITARY FORCE MAIN
- 8"SS — 8"SS — EXISTING 8" PVC SANITARY MAIN
- OH — OH — EXISTING OVERHEAD UTILITY LINES
- PROPOSED DRAINAGE PIPE

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File: P:\DEC/PC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\P3342990055U1.dwg, ----> C3.00 OVERALL UTILITY PLAN

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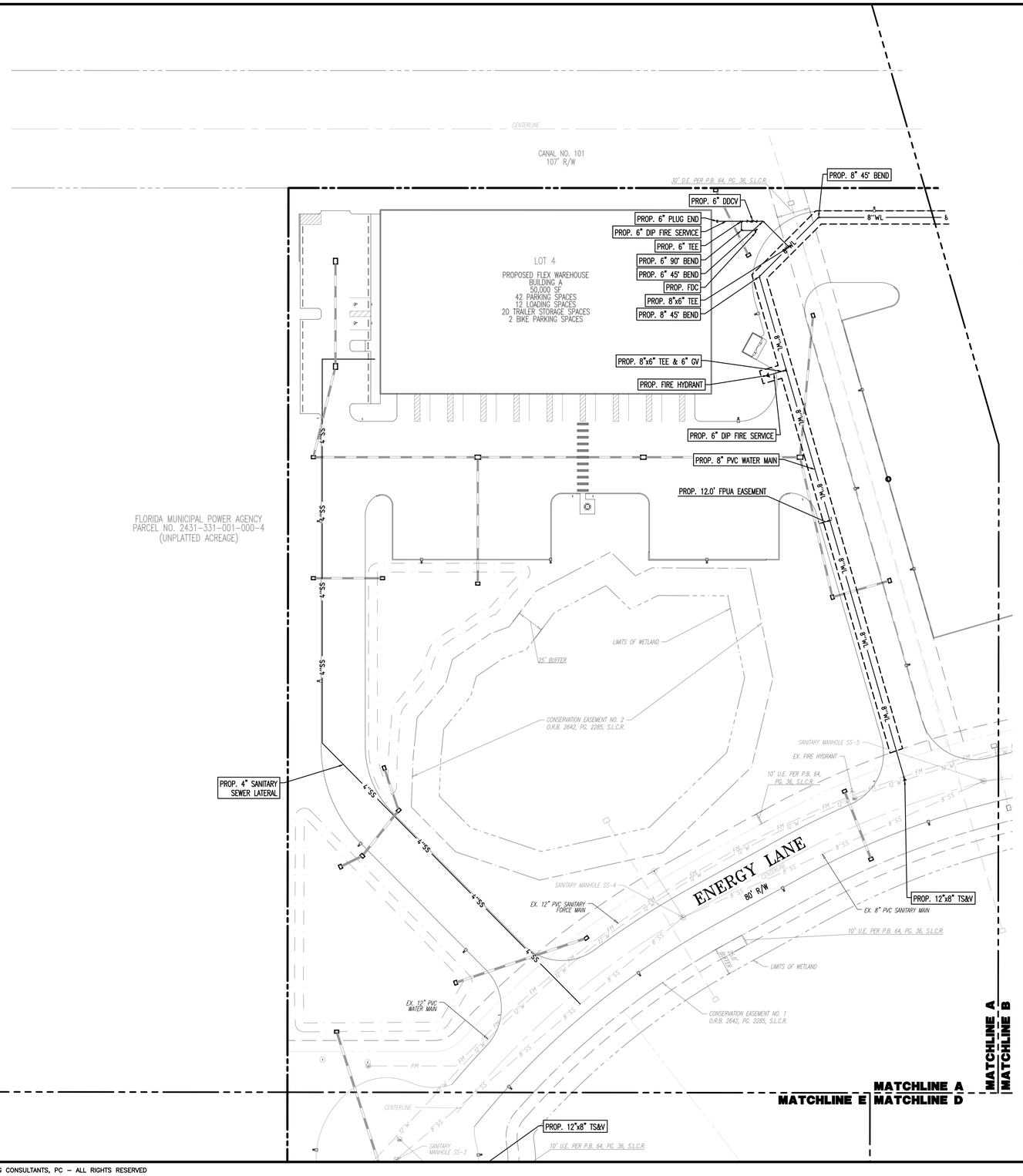
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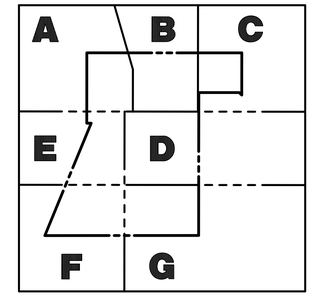
TITLE: **OVERALL UTILITY PLAN**

SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: **C3.00** | Rev. #: 1



N
W
E
S
GRAPHIC SCALE
0 25 50 100
(IN FEET)



KEY MAP

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8. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
10. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED
11. ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPUA FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
13. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY THE FT. PIERCE UTILITIES AUTHORITY.
14. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
15. THE FT. PIERCE UTILITIES AUTHORITY MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES.
16. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
17. PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVISED AND CD SUBMITTED TO THE FT. PIERCE UTILITIES AUTHORITY.
18. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET ST. LUCIE COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY
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LEGEND:

S S	– PROP. 8" PVC SANITARY MAIN
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8"WL	– PROP. 8" PVC WATER MAIN
12"W 12"W	– EXISTING 12" PVC WATER MAIN
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1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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DESIGNED BY: ACM
CHECKED BY: MDM
CHECKED BY: –

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

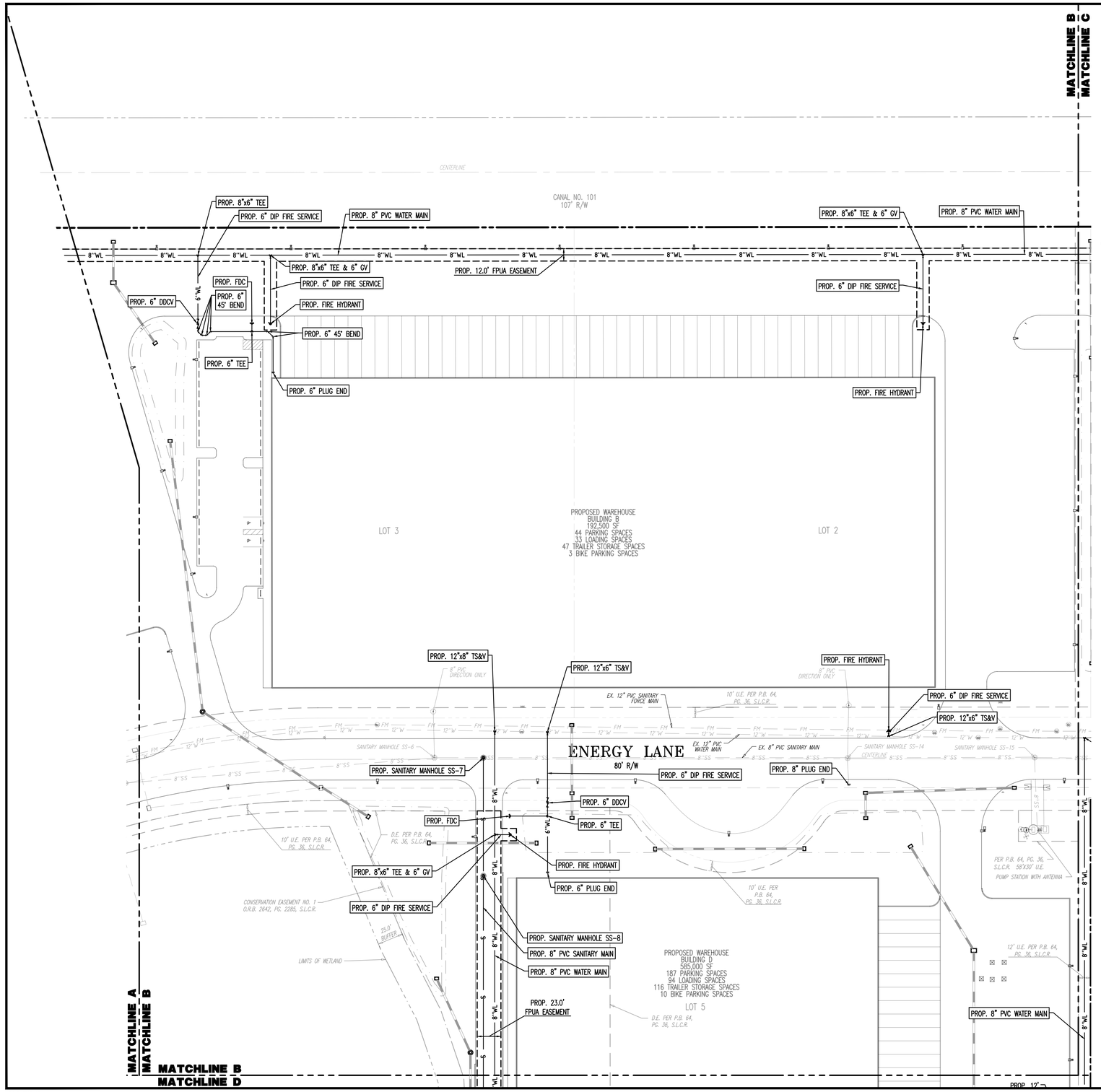
TITLE: **UTILITY PLAN A**

SCALE: (H) AS (V) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: **C3.01**
Rev. #: 1

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Plotted: 02/18/22 – 12:05 PM By: smclemmott
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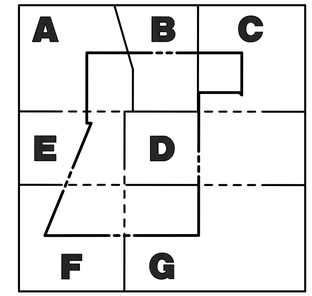
W D E

S

GRAPHIC SCALE

0 25 50 100

(IN FEET)



KEY MAP

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- 8"SS — 8"SS — EXISTING 8" PVC SANITARY MAIN
- OH — OH — EXISTING OVERHEAD UTILITY LINES
- PROPOSED DRAINAGE PIPE

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1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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DESIGNED BY: ACM
CHECKED BY: MDM
CHECKED BY: –

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

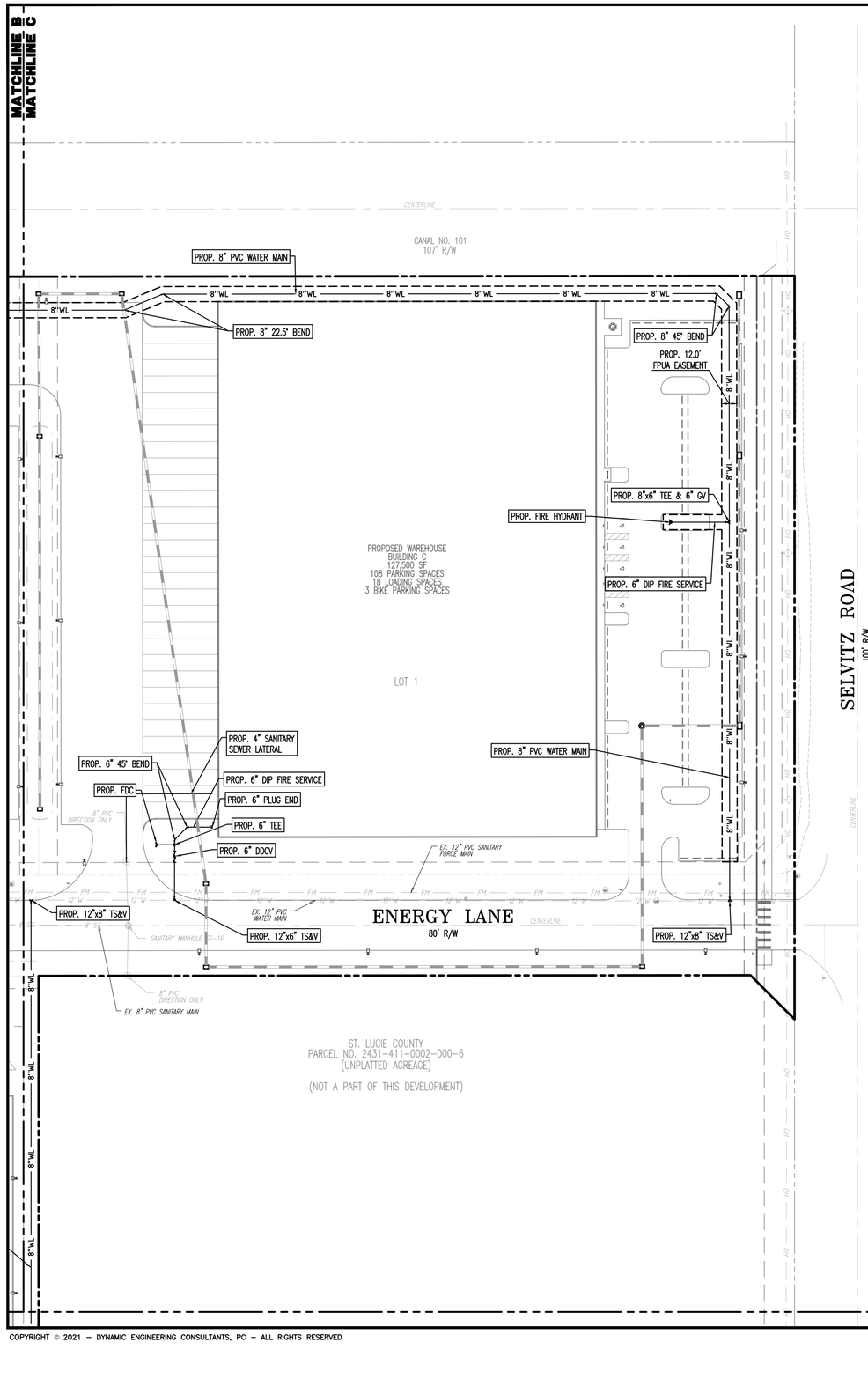
TITLE: UTILITY PLAN B

SCALE: (H) AS (V) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C3.02
Rev. #: 1

Plotted: 02/18/22 – 12:05 PM, By: gmcdermott
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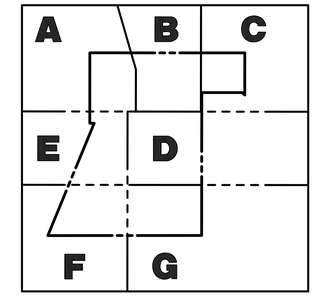
W E

S

GRAPHIC SCALE

0 25 50 100

(IN FEET)



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CHECKED BY: MDM
CHECKED BY: –

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DATE: FEBRUARY 18TH, 2022

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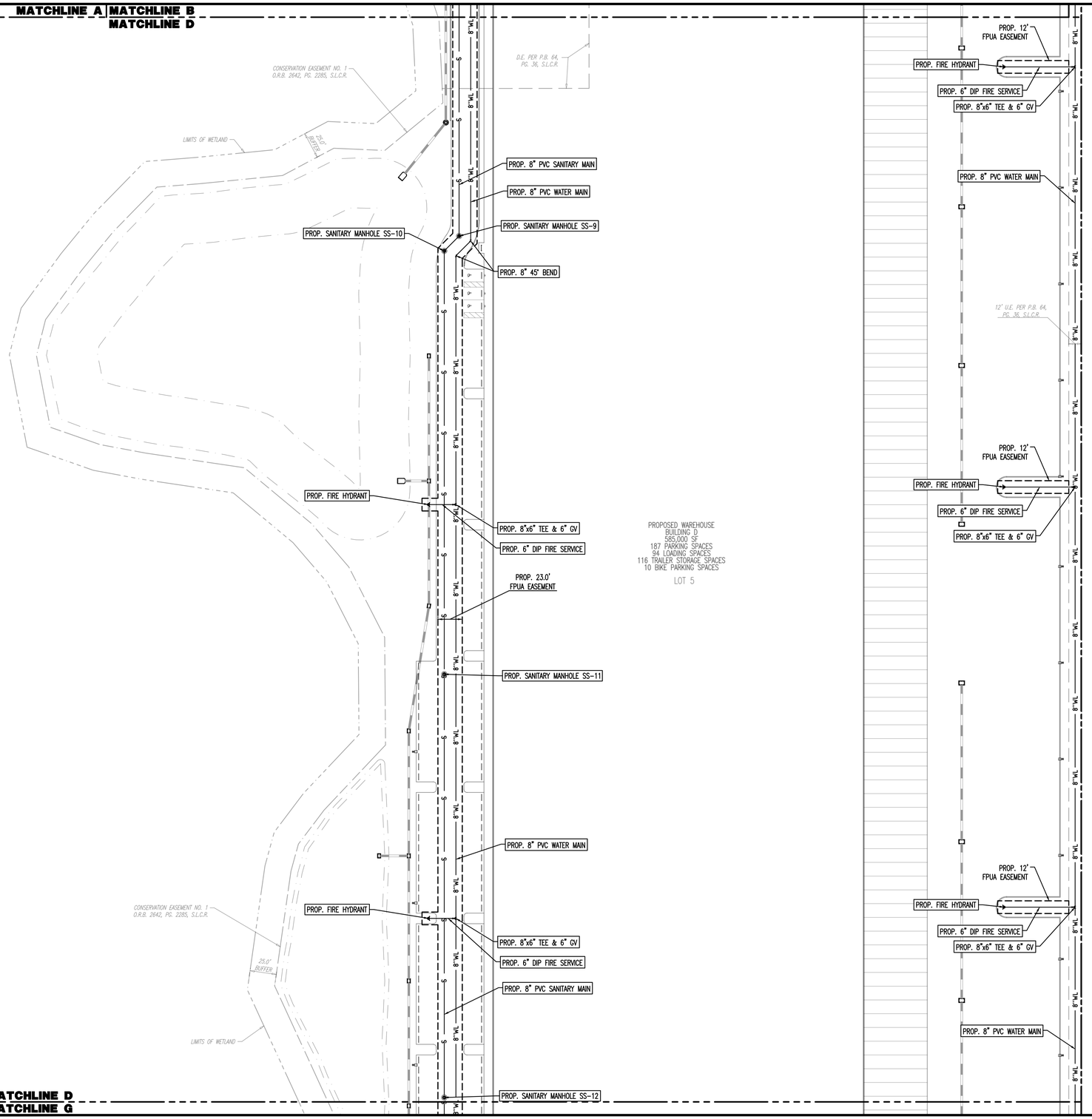
TITLE: **UTILITY PLAN C**

SCALE: (H) A:S (V) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

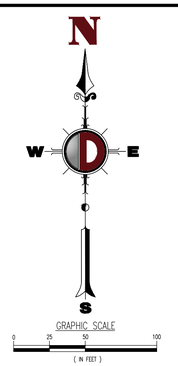
SHEET No: **C3.03**
Rev. #: 1

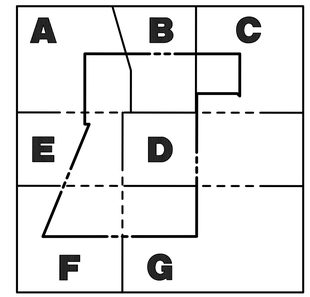
MATCHLINE A | MATCHLINE B
MATCHLINE D

MATCHLINE E
MATCHLINE D



MATCHLINE D
MATCHLINE G





KEY MAP

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CHECKED BY: –

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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE:
UTILITY PLAN D

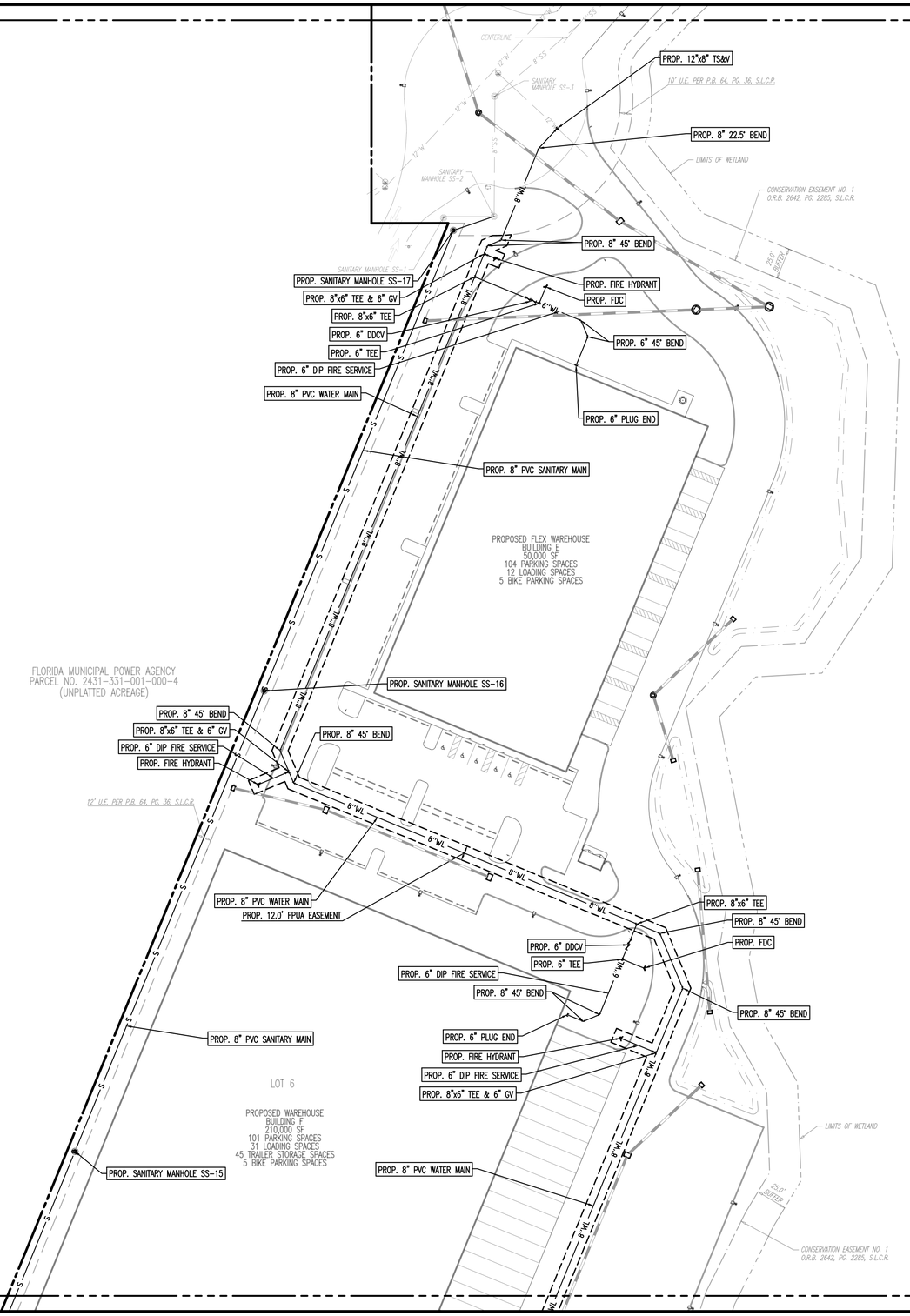
SCALE: (H) AS (V) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C3.04
Rev. #: 1

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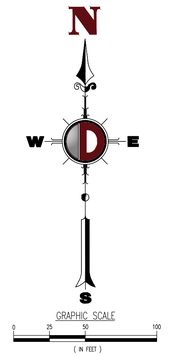
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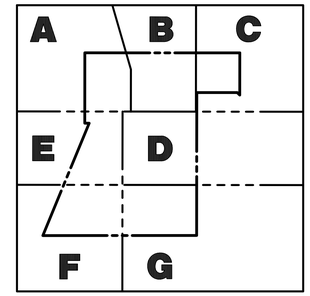
MATCHLINE A
MATCHLINE E



MATCHLINE E
MATCHLINE F

MATCHLINE E
MATCHLINE D





KEY MAP

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
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13. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY THE FT. PIERCE UTILITIES AUTHORITY.
14. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
15. THE FT. PIERCE UTILITIES AUTHORITY MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES.
16. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
17. PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVISED AND CD SUBMITTED TO THE FT. PIERCE UTILITIES AUTHORITY.
18. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET ST. LUCIE COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY
19. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

LEGEND:

- S — S — PROP. 8" PVC SANITARY MAIN
- 4"SS — PROP. 4" SANITARY LATERAL
- 6"WL — PROP. 6" DIP FIRE SERVICE
- 8"WL — PROP. 8" PVC WATER MAIN
- 12"W — 12"W — EXISTING 12" PVC WATER MAIN
- FM — FM — EXISTING 12" PVC SANITARY FORCE MAIN
- 8"SS — 8"SS — EXISTING 8" PVC SANITARY MAIN
- OH — OH — EXISTING OVERHEAD UTILITY LINES
- PROPOSED DRAINAGE PIPE

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PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

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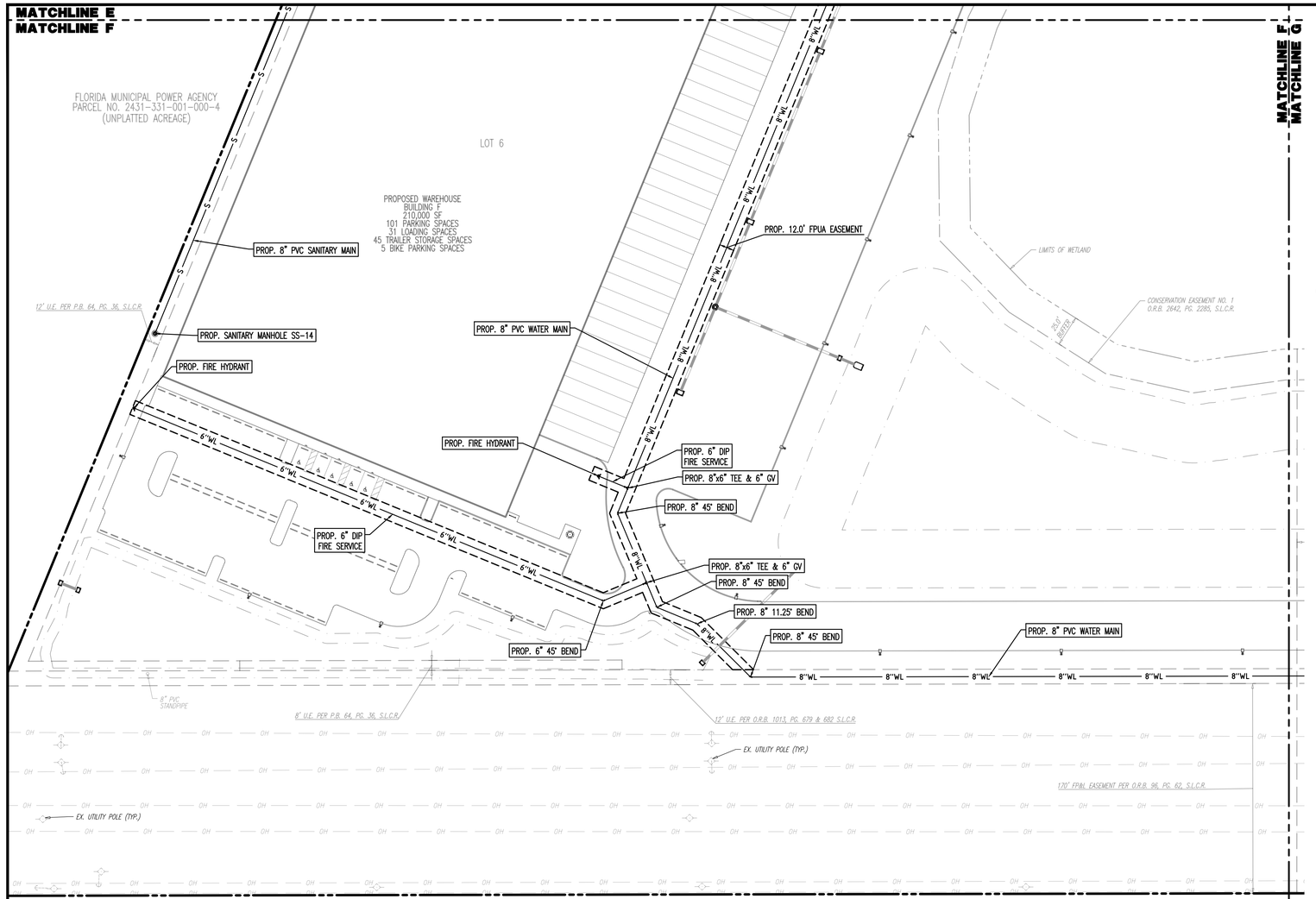
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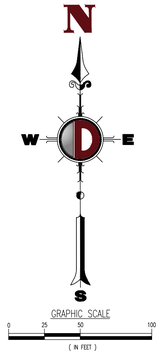
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DATE: 12/03/2021
PROJECT No: 3342-99-005

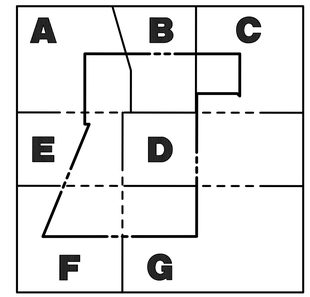
SHEET No: C3.05
Rev. #: 1

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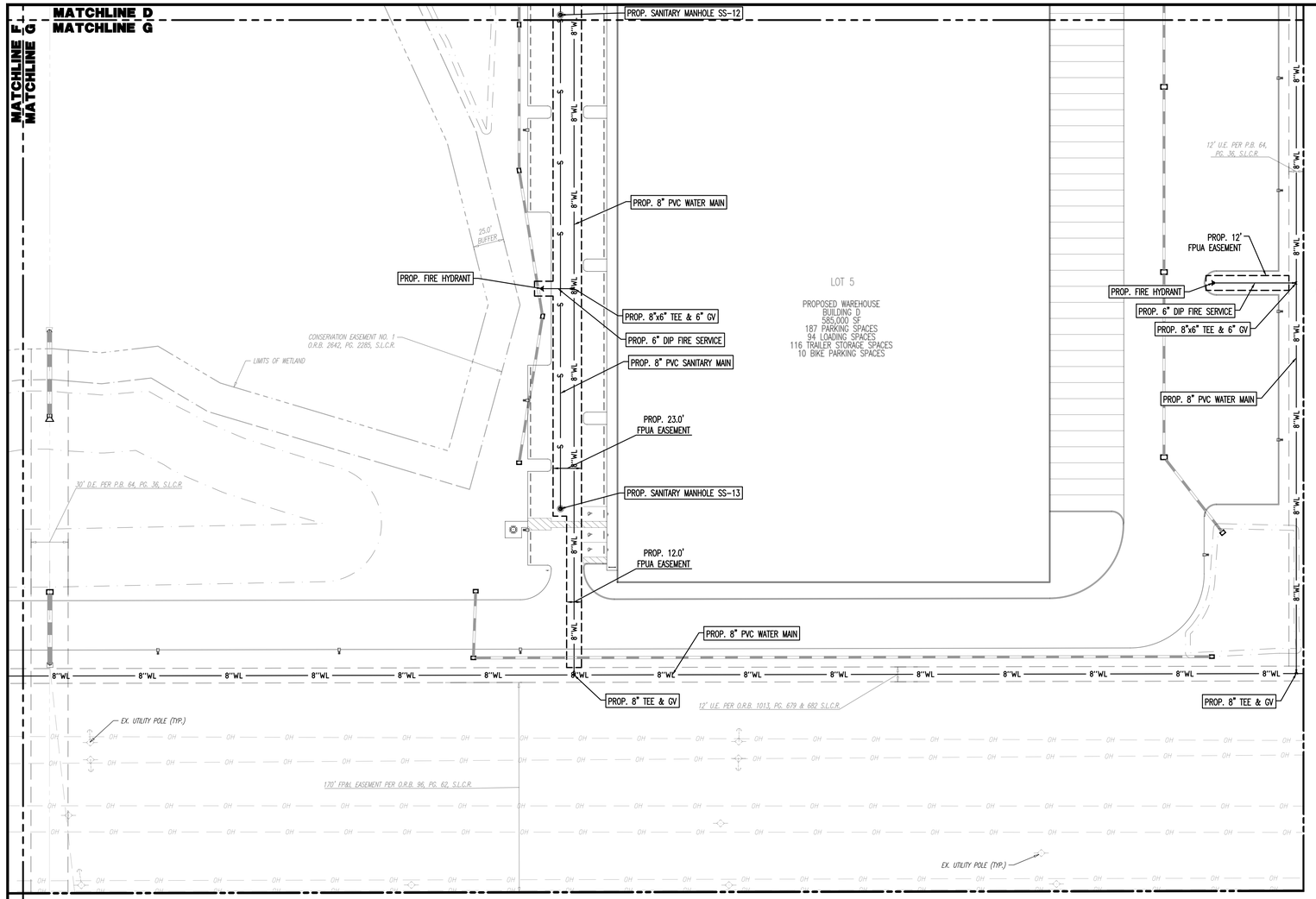
MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

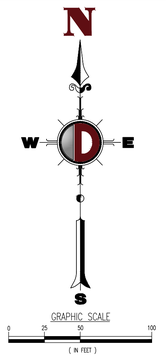
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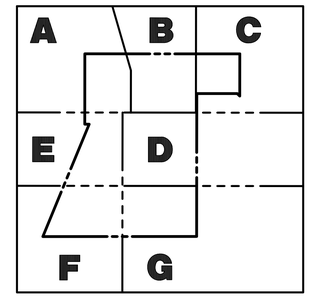
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SCALE: (H) AS (V) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C3.06
Rev. #: 1







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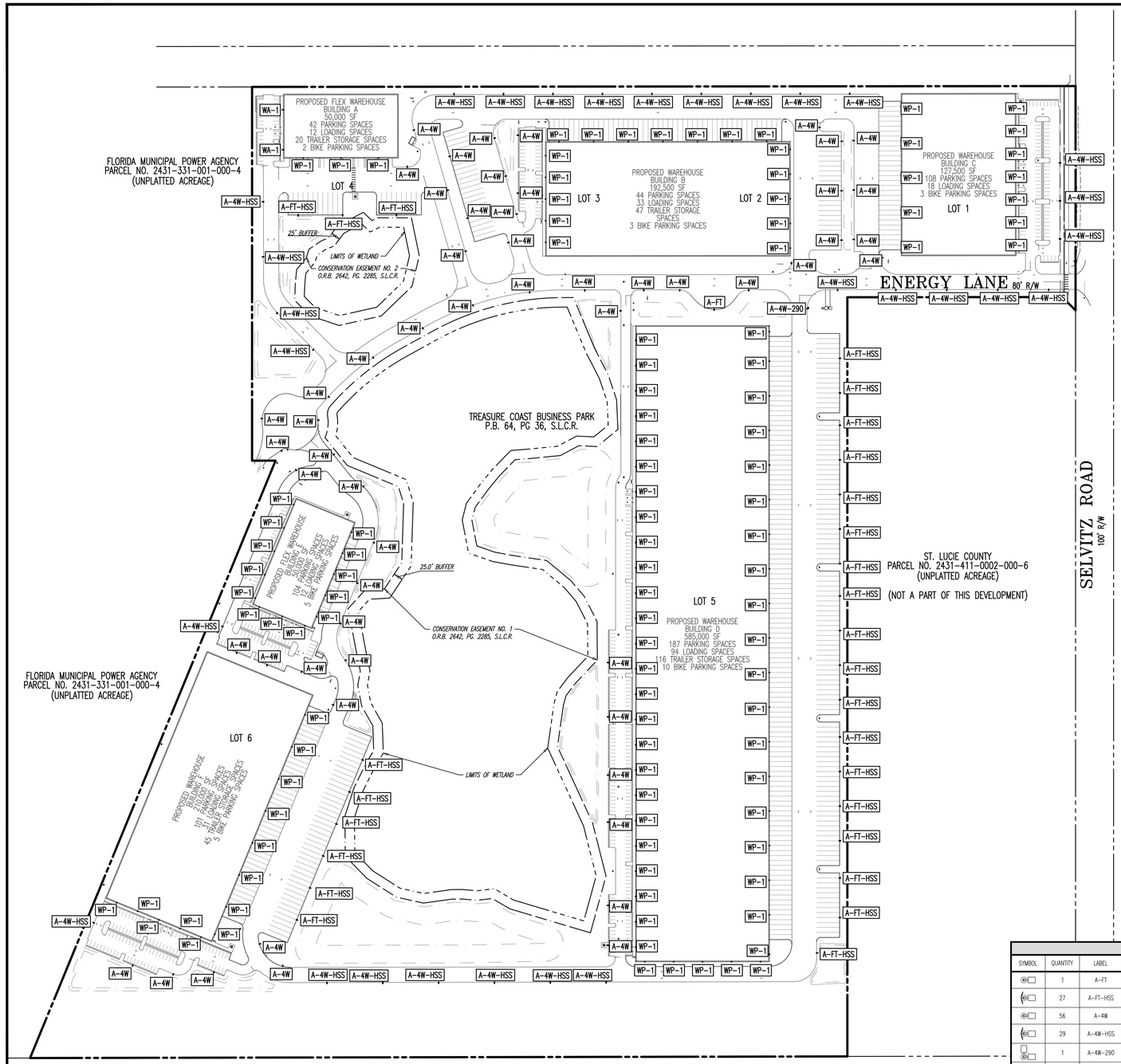
MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

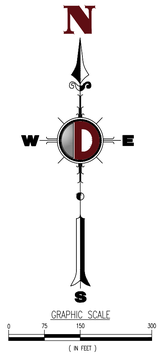
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

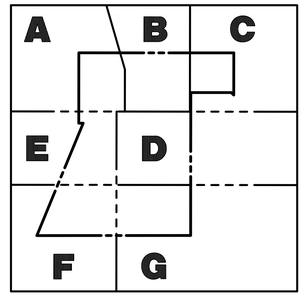
TITLE:
UTILITY PLAN G

SCALE: (H) AS (V) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C3.07
Rev. #: 1







GENERAL NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
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3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDERAIL POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
	1	A-FT	25 FT	SINGLE	1.000	COOPER LIGHTING SOLUTIONS	McGRAW EDISON GLEON GALLEON POLE MOUNT FORWARD THROW AREA LIGHT	GLEON-5A0D-830-U-T4FT.ies
	27	A-FT-HSS	30 FT	SINGLE	1.000	COOPER LIGHTING SOLUTIONS	McGRAW EDISON GLEON GALLEON POLE MOUNT FORWARD THROW AREA LIGHT W/ HOUSE SIDE SHIELD	GLEON-5A0D-830-U-T4FT-HSS.ies
	56	A-4W	25 FT	SINGLE	1.000	COOPER LIGHTING SOLUTIONS	McGRAW EDISON GLEON GALLEON POLE MOUNT TYPE 4 WIDE AREA LIGHT	GLEON-5A8B-830-U-T4W.ies
	29	A-4W-HSS	25 FT	SINGLE	1.000	COOPER LIGHTING SOLUTIONS	McGRAW EDISON GLEON GALLEON POLE MOUNT TYPE 4 WIDE AREA LIGHT W/ HOUSE SIDE SHIELD	GLEON-5A8B-830-U-T4W-HSS.ies
	1	A-4W-290	25 FT	2 @ 90°	1.000	COOPER LIGHTING SOLUTIONS	McGRAW EDISON GLEON GALLEON POLE MOUNT TYPE 4 WIDE AREA LIGHT	GLEON-5A8B-830-U-T4W.ies
	2	WA-1	20 FT ABOVE FINISHED FLOOR	SINGLE	1.000	COOPER LIGHTING SOLUTIONS	McGRAW EDISON GLEON GALLEON WALL MOUNT FORWARD THROW AREA LIGHT	GLEON-5A8A-830-U-T4FT.ies
	107	WP-1	20 FT ABOVE FINISHED FLOOR	SINGLE	1.000	COOPER LIGHTING SOLUTIONS	McGRAW EDISON GWC GALLEON FORWARD THROW WALLPACK	GWC-5A2D-830-U-T4FT.ies

(FM) – FLUSH MOUNT FOUNDATION (PED) – PEDESTAL FOUNDATION
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

STATISTICAL AREA SUMMARY

LABEL	CALC TYPE	UNITS	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.
ALL POINTS	ILLUMINANCE	FC	2.01	14.8	0.0	N/A	N/A
ALL PAVED AREAS	ILLUMINANCE	FC	3.12	13.0	1.0	3.12	13.00

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1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
PARCEL 1, 2, 3, 4, 5 & 6 LESS
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www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

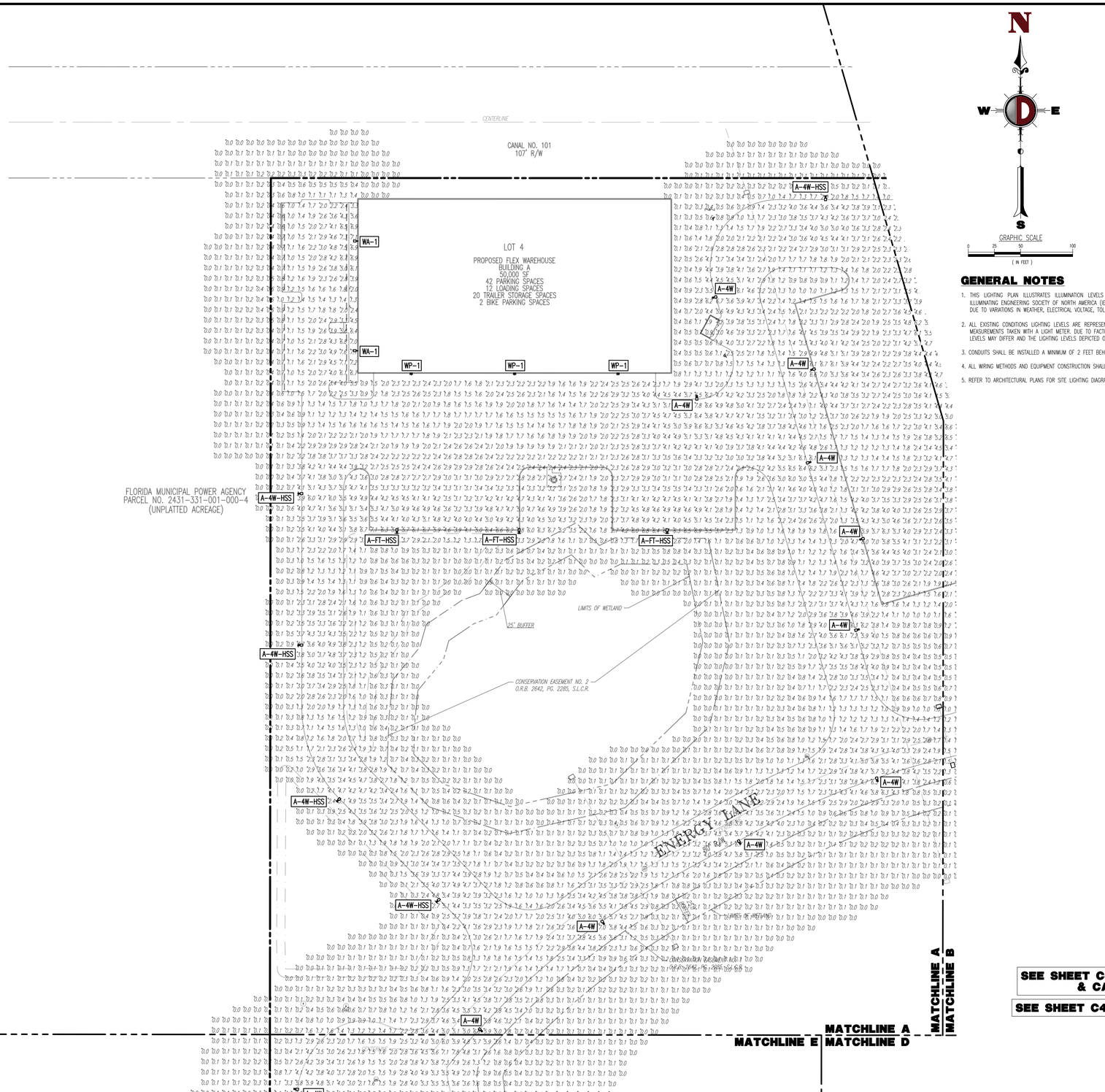
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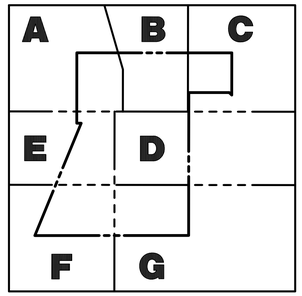
SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: **C4.00** | Rev. #: 1

Plotted: 02/18/22 – 12:06 PM, By: smcdermott
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\P3342990005I1.dwg, ----> C4.00 OVERALL PHOTOMETRIC PLAN

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SEE SHEET C4.00 FOR LUMINAIRE SCHEDULE & CALCULATION SUMMARY

SEE SHEET C4.08 FOR PHOTOMETRIC DETAILS

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1	02/07/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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DESIGNED BY: ACM
CHECKED BY: MDM
CHECKED BY: —

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
PART OF SECTION 31, TOWNSHIP 35S, RANGE 40E
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 16TH, 2022

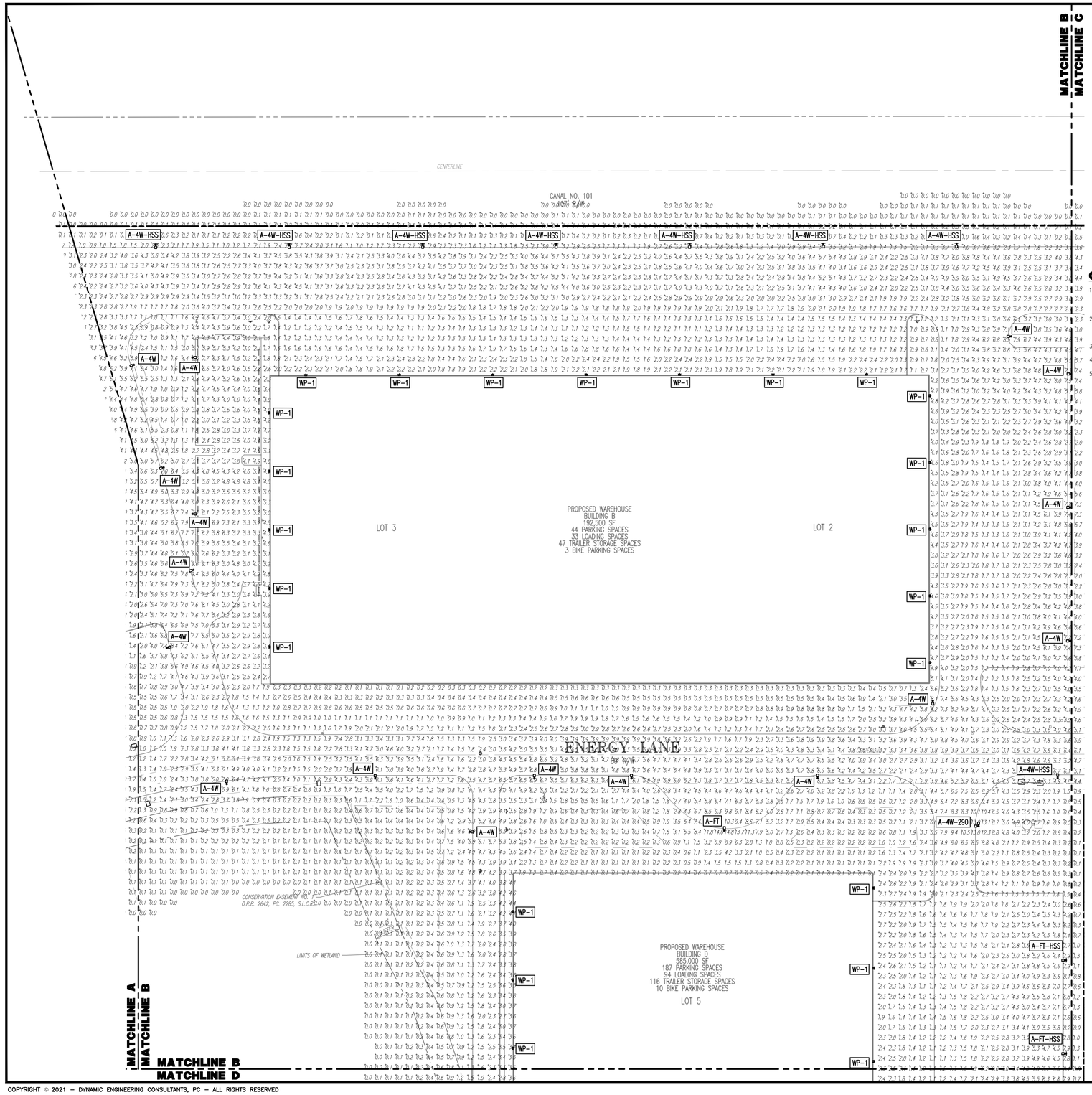
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

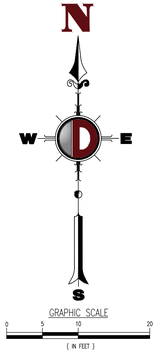
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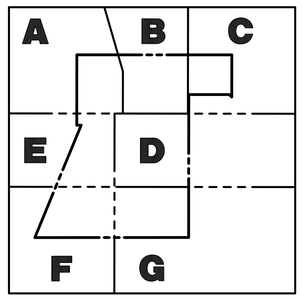
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DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C4.01
Rev. #: 1

Plotted: 02/18/22 — 12:08 PM, By: smcdermott
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SEE SHEET C4.08 FOR PHOTOMETRIC DETAILS

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1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

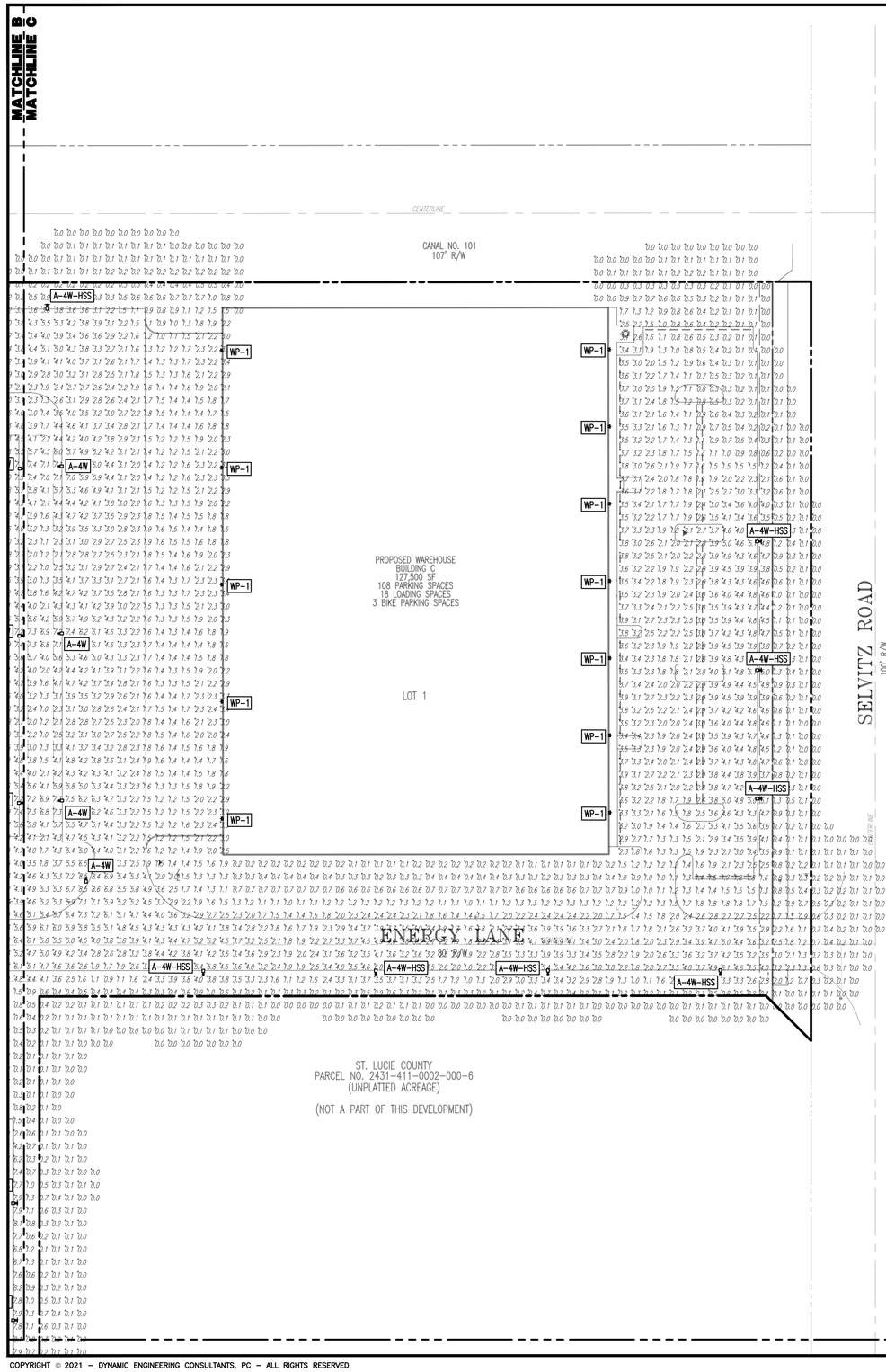
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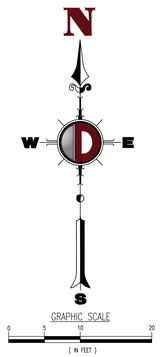
SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342–99–005

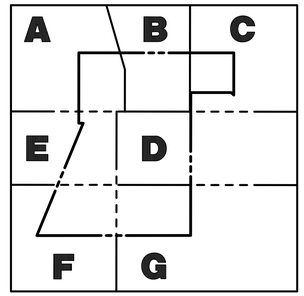
SHEET No: C4.02 | Rev. #: 1

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CHECKED BY: MDM
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PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE: PHOTOMETRIC PLAN C

SCALE: (H) AS (V) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

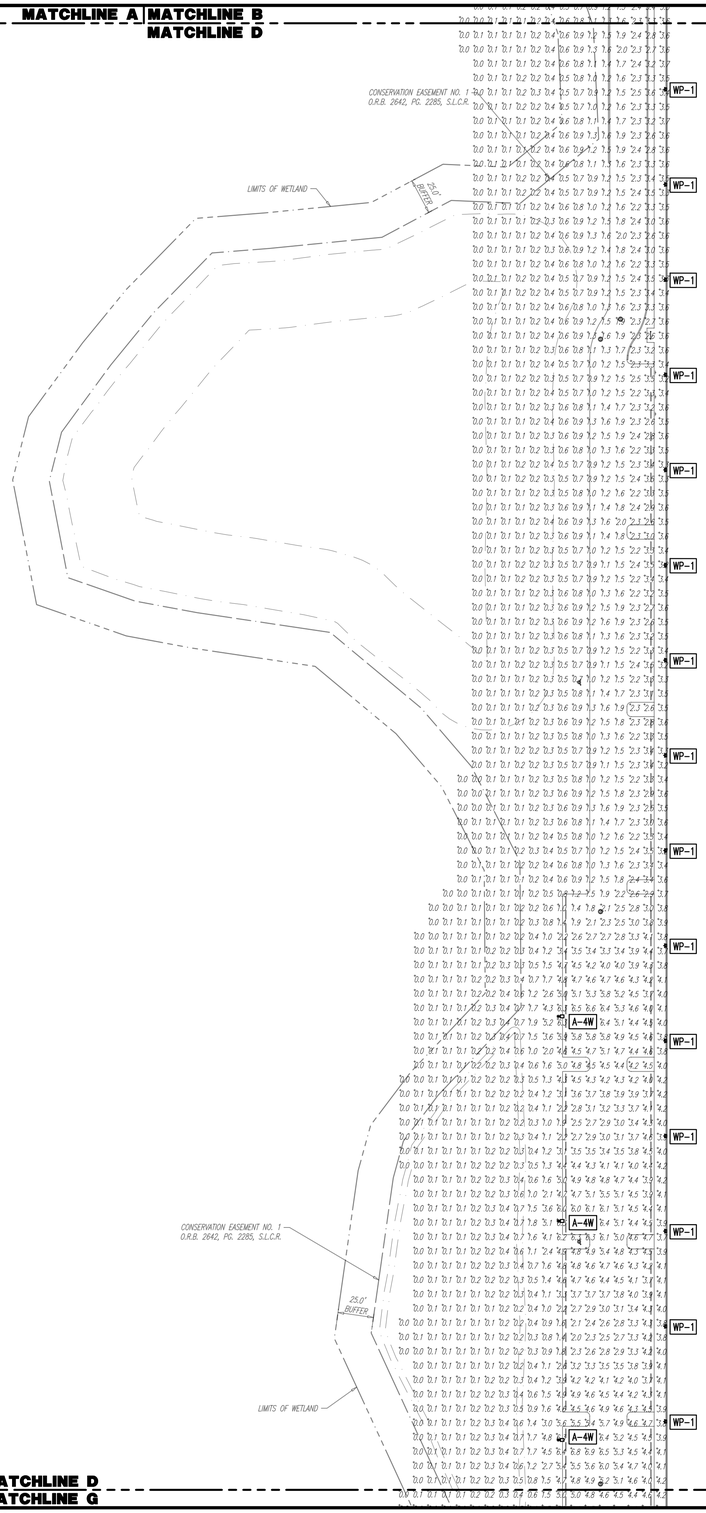
SHEET No: C4.03
Rev. #: 1

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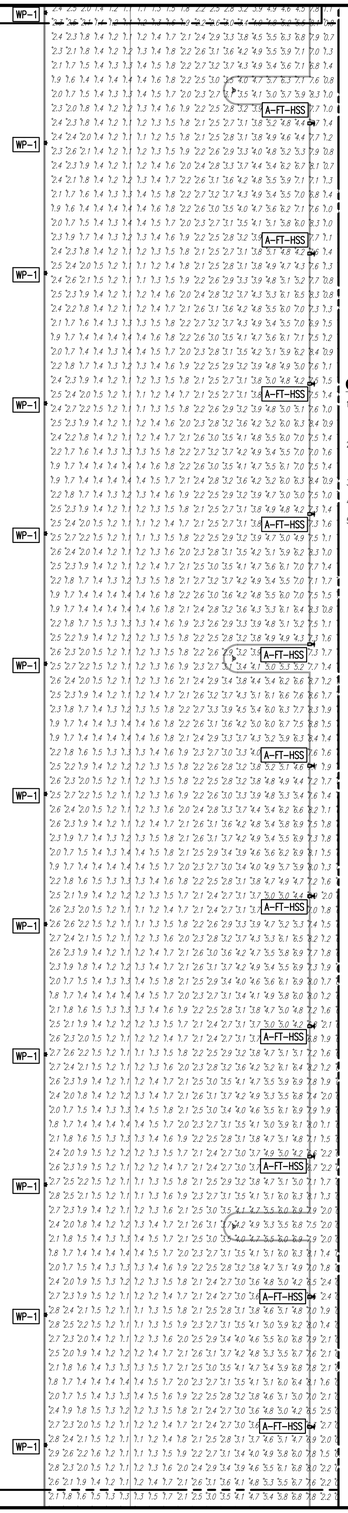
MATCHLINE A | MATCHLINE B
MATCHLINE D

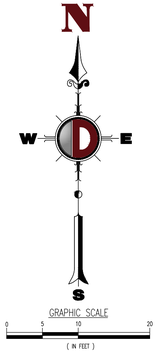
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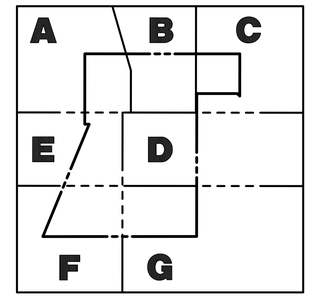


PROPOSED WAREHOUSE
BUILDING D
585,000 SF
187 PARKING SPACES
94 LOADING SPACES
116 TRAILER STORAGE SPACES
10 BIKE PARKING SPACES

LOT 5







GENERAL NOTES

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5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

SEE SHEET C4.00 FOR LUMINAIRE SCHEDULE & CALCULATION SUMMARY

SEE SHEET C4.08 FOR PHOTOMETRIC DETAILS

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REV.	DATE	COMMENTS	BY
1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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DRAWN BY: KAK | DESIGNED BY: ACM | CHECKED BY: MDM | CHECKED BY: –

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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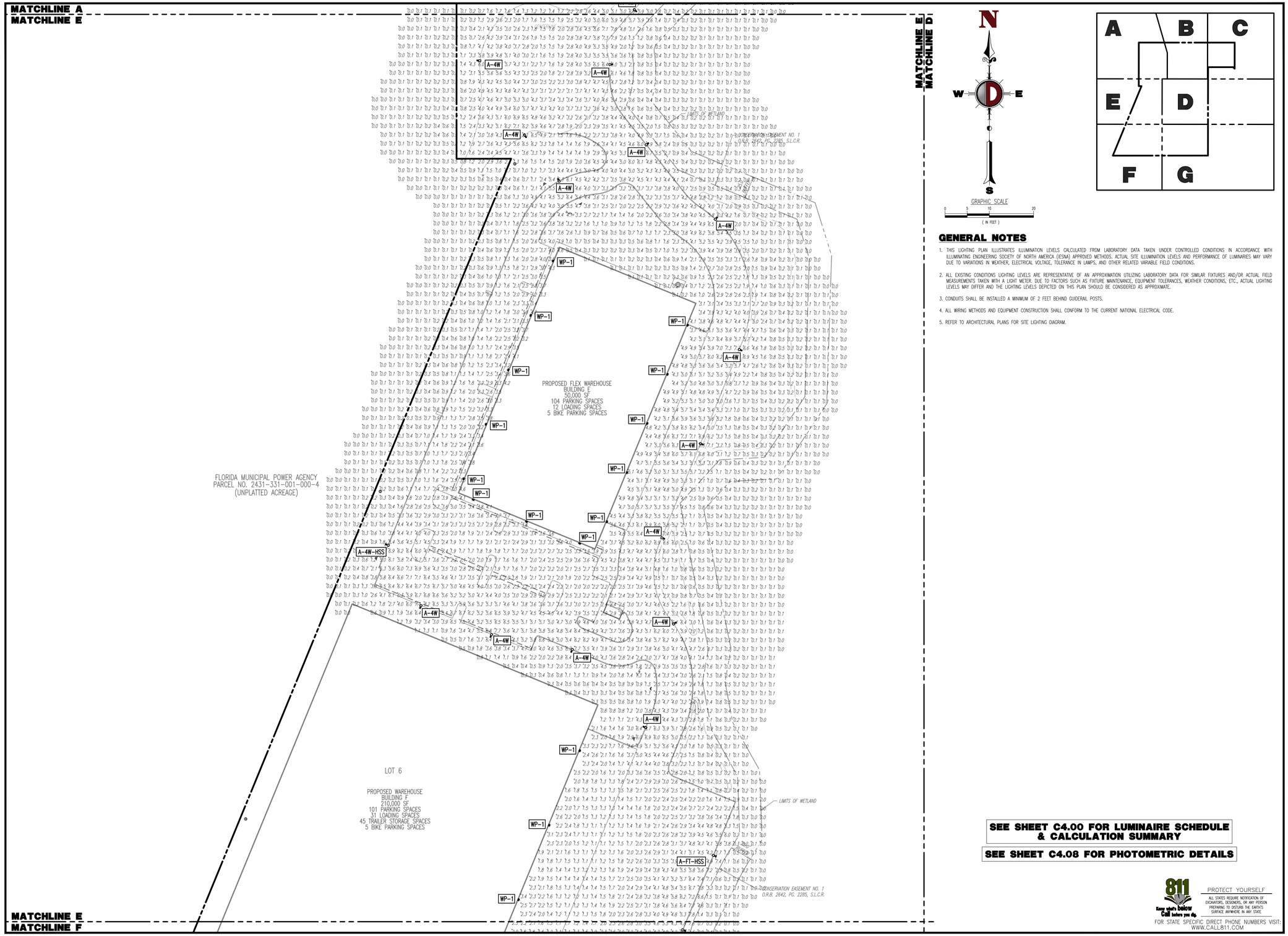
MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE: **PHOTOMETRIC PLAN D**

SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: **C4.04** | Rev. #: 1



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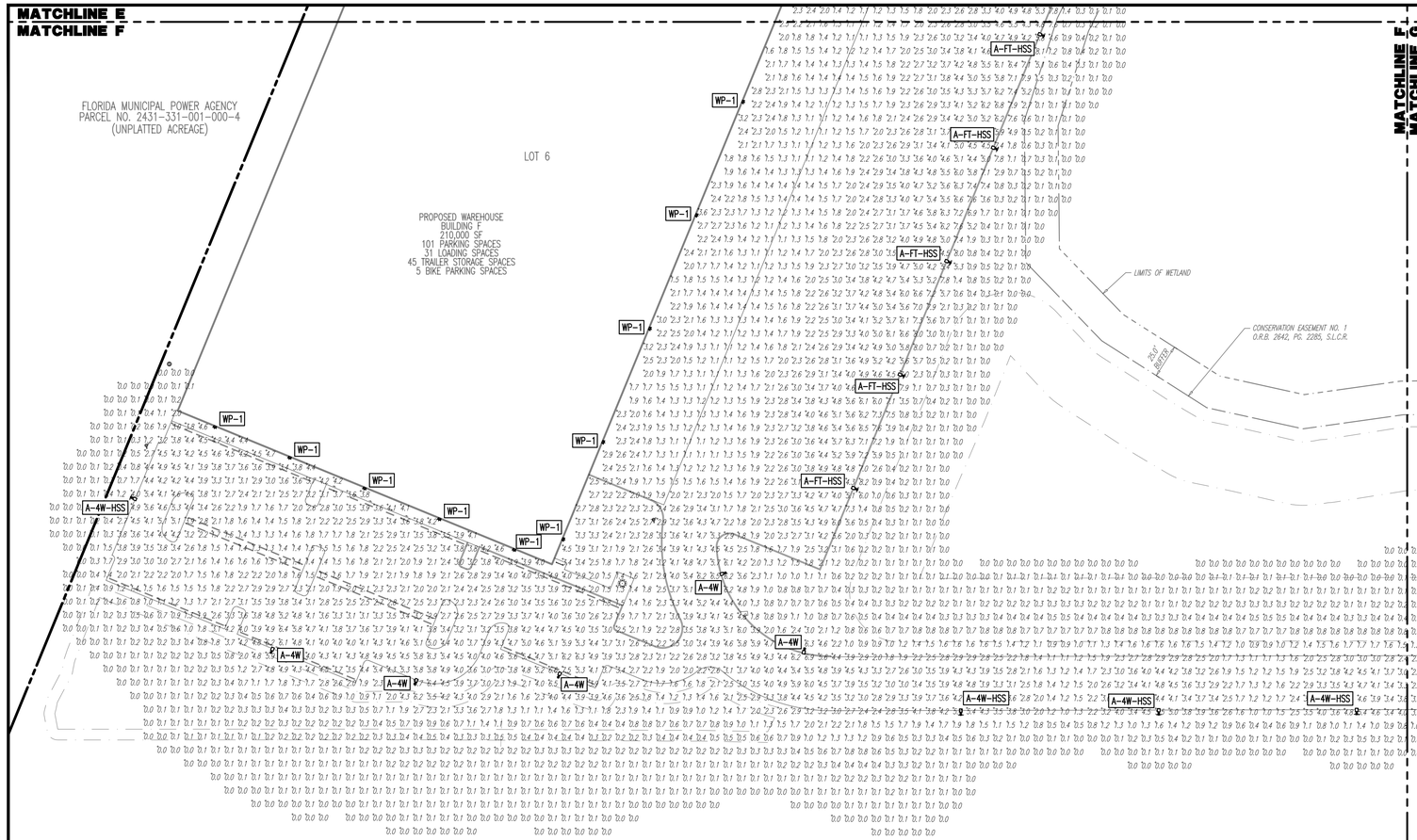
SEE SHEET C4.00 FOR LUMINAIRE SCHEDULE & CALCULATION SUMMARY

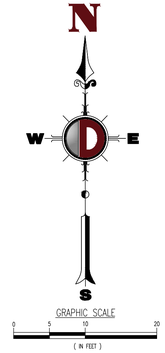
SEE SHEET C4.08 FOR PHOTOMETRIC DETAILS

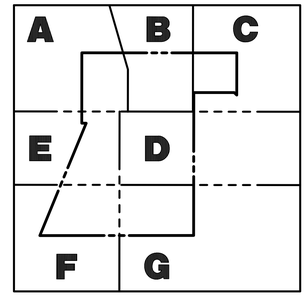
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| BY | KAK | | |







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REV.	DATE	COMMENTS	BY
1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 16TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE: **PHOTOMETRIC PLAN F**

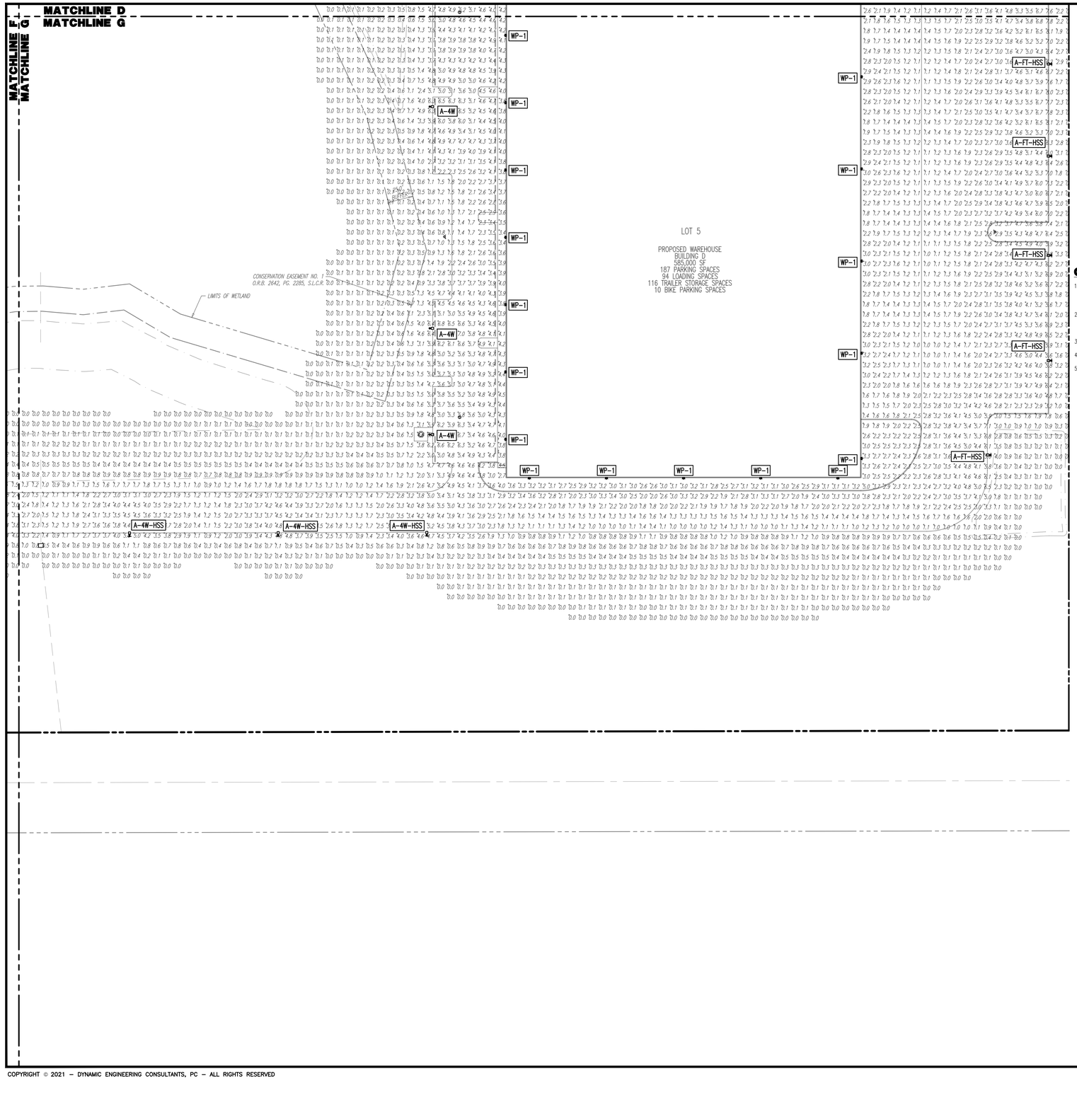
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PROJECT No: 3342-99-005

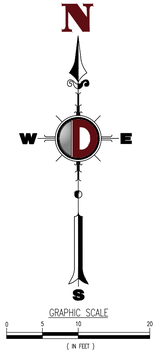
SHEET No: **C4.06** | Rev. #: 1

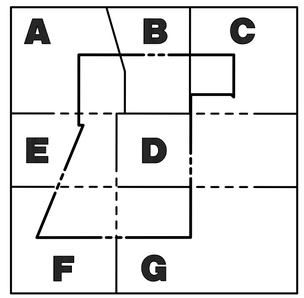
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MATCHLINE D
MATCHLINE G

MATCHLINE F
MATCHLINE G







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BY	COMMENTS	DATE	REV.
KAK	PER CITY OF FT. PIERCE COMMENTS	02/01/22	1

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DESIGNED BY: ACM
CHECKED BY: MDM
CHECKED BY: –

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TITLE: PHOTOMETRIC PLAN G

SCALE: (H) AS (H) NOTED
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C4.07
Rev. #: 1

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

LumenSafe Technology · Light Ahhchieve™

Product Certifications

DLC · DLC · DLC · 3G VIB · IP66 · CERTIFIED · IDA · 5 YEAR · BAA

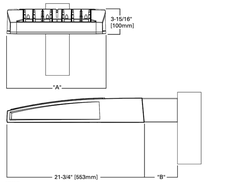
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Connected Systems

- WaveLinx
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

McGraw-Edison

GLEON Galleon

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON=Galleon **BAA-GLEON**=Galleon, Buy American Act Compliant [3] **TAA-GLEON**=Galleon, Trade Agreements Act Compliant [3]	**SA1**=1 Square **SA2**=2 Squares [4] **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [4] **SA8**=8 Squares [4] **SA9**=9 Squares [4] **SA9**=10 Squares [4]	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [5]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [6, 7]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Square **SNQW**=Type V Square Medium **SLQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QML**=Quick Mount Arm (Standard Length, Large) [9] **QMEA**=Quick Mount Arm (Extended Length) [9]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [12]
DIM=External 0-10V Dimming Leads [13, 28] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two Circuits [14] **HA**=50°C High Ambient [15] **HSS**=Installed House Side Shield [16] **GBSBK**=Glare Reducing Shield, Black [16] **GBSWH**=Glare Reducing Shield, White [16] **LCF**=Light Square Trim Painted to Match Housing [17] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **WCT**=Wireless Configuration Tool [18] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking [19] **AHD14S**=After Hours Dim, 5 Hours [20] **AHD23S**=After Hours Dim, 6 Hours [20] **AHD25S**=After Hours Dim, 7 Hours [20] **AHD35S**=After Hours Dim, 8 Hours [20] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [21] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [22] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [22] **MS/DIM-L**=Motion Sensor for Dimming Operation, 8' - 20' Mounting Height [23] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [23] **MSX/L120**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 25] **MSX/L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [26] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [26] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [26, 28] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [26, 29] **SWPD4XX-WH**=WaveLinx Sensor Only, White [26, 29] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [26, 29] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [26, 29] **LWB-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [26, 30] **LWN-LW**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [26, 30, 31]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1313**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1027-XX**=480V Control Module Replacement **MA1028-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=Dpl180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=Dpl180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=Dpl120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [32] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit **GLEON-QMEA**=Quick Mount Extended Arm Kit [33] **LSNSS**=Field Installed House Side Shield [34, 35] **LSJGSBK**=Glare Reducing Shield, Black [34, 35] **LSJGSWH**=Glare Reducing Shield, White [34, 35] **LSJPS**=Pedestrian Shield, Black [34] **WOLC-7P-10A**=WireLinx Outdoor Control Module [34, 36] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' - 15' Mounting Height [34, 35, 36, 38] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' - 40' Mounting Height [34, 35, 36, 38]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP139010N for additional support information.
2. Provide a DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 6,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with HSS option.
4. Not compatible with MD-H LED or MD-1/LVE sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not available with 1 square configuration in the extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with exterior options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize fiber system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Center Tapped Delta configurations).
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Not available with SNQ, SNQ, SLQ, SL3 and SL4 distributions. Can be used with HSS option.
11. Maximum 8 light squares.
12. Maximum 5 light squares.
13. Not available with SLQ, SL3, SL4 or RW distributions.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current 6, supplied at 560mA drive current only. Available with SNQ, SNQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Not available with HA option.
16. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
17. Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
18. Not available with Enlighted or Bluetooth sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative or Cooper Lighting Solutions for more information.
25. Replace X with number of Light Squares operating in low output mode.
26. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
27. Not available with house side shield (HSS).
28. Not available with SNQ, SNQ, SNQ or RW optics. A black trim plate is used when HSS is selected.
29. CE is not available with the LWS, WS, WS-X, WSHM, BPC, PR or PR7 options. Available in 120-277V only.
30. One required for each Light Square.
31. Max 16' AFG.
32. Replace XX with sensor color (WH, BZ or BK).
33. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
34. Requires ZW or ZD receptacle.
35. Replace XX with sensor color (WH, BZ, or BK).
36. Specify 120V or 277V.
37. Must be ordered with mobile application required to change system defaults. See controls section for details.
38. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
39. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
40. Not available in 1 square configuration at 800mA or below.

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

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light Ahhchieve™

Product Certifications

DLC · DLC · ETL · CERTIFIED · FC · IP66 · IDA · 5 YEAR · BAA

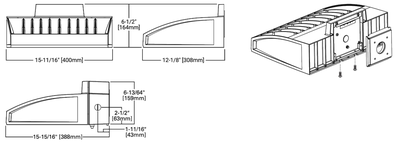
Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

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

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Connected Systems

- WaveLinx
- Enlighted

McGraw-Edison

GWC Galleon Wall

Ordering Information

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

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

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [8]
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two Circuit Light Engine **DIM**=External 0-10V Dimming Leads [9, 10] **CBP**=Battery Pack with Back Box, Cold Weather Rated [3, 9, 10, 11] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [3, 9, 10] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Installed House Side Shield [12] **GBSBK**=Glare Reducing Shield, Black [12] **GBSWH**=Factory Installed Glare Shield, WH [12] **UPL**=Uplight Housing [13] **HA**=50°C High Ambient [14] **LCF**=Light Square Trim Plate Painted to Match Housing [15] **MT**=Factory Installed Mesh Top **CE**=CE Marking [16] **CM**=CE Marking and Small Terminal Block [16] **AHD14S**=After Hours Dim, 5 Hours [17] **AHD23S**=After Hours Dim, 6 Hours [17] **AHD25S**=After Hours Dim, 7 Hours [17] **AHD35S**=After Hours Dim, 8 Hours [17] **DALI**=DALI Driver [18]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle [19] **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [19] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19, 20] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [19, 20] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [19, 20] **MS-L20W**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [19, 21] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [19, 21] **MSX/L120**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [19, 22, 23] **MSX/L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [19, 22, 23] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [19, 24] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [19, 24] **ZW**=WaveLinx Module and 4-PIN Receptacle [19, 25] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [19, 25, 26] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [19, 25, 27] **SWPD4XX-WH**=WaveLinx Sensor Only, White [19, 25, 27] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [19, 25, 27] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [19, 25, 27] **LWB-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 25, 28] **LWN-LW**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 25, 28, 29]	**OA/RA1013**=Photocontrol Shorting Cap [19] **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V [19] **OA/RA1027**=NEMA Photocontrol - 480V [19] **OA/RA1201**=NEMA Photocontrol - 347V [19] **OA/RA1014**=120V Photocontrol [19] **MA1027-XX**=480V Control Module Replacement [19] **MA1028-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon [19] **MA1037-XX**=Dpl180° Tenon Adapter for 2-3/8" O.D. Tenon [19] **MA1197-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon [19] **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon [19] **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon [19] **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon [19] **MA1191-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon [19] **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon [19] **MA1039-XX**=Dpl180° Tenon Adapter for 3-1/2" O.D. Tenon [19] **MA1192-XX**=Dpl120° Tenon Adapter for 3-1/2" O.D. Tenon [19] **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon [19] **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon [19] **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon [19] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [30] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares [19] **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares [19] **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares [19] **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares [19] **GLEON-QM**=Quick Mount Arm Kit [19] **GLEON-QMEA**=Quick Mount Extended Arm Kit [19, 31] **LSNSS**=Field Installed House Side Shield [19, 32] **LSJGSBK**=Glare Reducing Shield, Black [19, 32] **LSJGSWH**=Glare Reducing Shield, White [19, 32] **LSJPS**=Pedestrian Shield, Black [19, 32] **WOLC-7P-10A**=WireLinx Outdoor Control Module [19, 33] **SWPD4-XX**=Wavelinx Wireless Sensor, 7'-15' Mounting Height [19, 32, 33, 35] **SWPD5-XX**=Wavelinx Wireless Sensor, 15'-40' Mounting Height [19, 32, 33, 35]

NOTES:
1. Design/Light Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. CBP not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current 6, supplied at 560mA drive current only. Available with SNQ, SNQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V not to be used with ungrounded or impedance grounded systems.
8. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.experlt.com/duravolt for more information.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, LPS or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, WL, DM19 or DM29 distributions.
14. Not for use in single light square configurations at -30°C to +40°C. Backbox is non-IP-rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 3-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative or Cooper Lighting Solutions for more information.
18. Replace LX# with L38 (=0° mounting), L20 (0°-20° mounting) or L40R (21°-40° mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or SRS options.
23. Not for use with SNQ, SNQ, SWQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 120S, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
28. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWS).
29. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
30. Requires ZW or ZD receptacle.
31. Replace XX with sensor color (WH, BZ, or BK).
32. Specify 120V or 277V.
33. Must be ordered with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Not available in 1 square configuration at 800mA or below.

Product Specifications

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

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

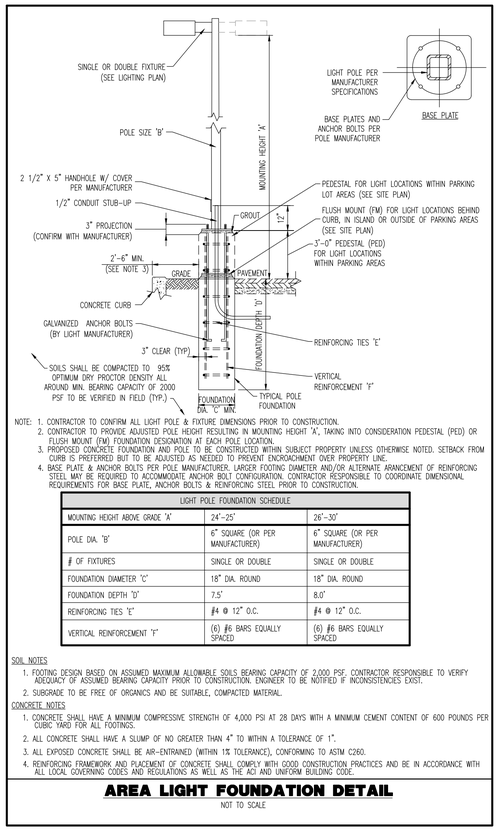
Electrical
- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

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

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

Typical Applications
- Exterior Wall, Walkway

Warranty
- Five-year warranty



NOTE:
1. CONTRACTOR TO CONFIRM ALL LIGHT POLE & FIXTURE DIMENSIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ADJUSTED POLE HEIGHT RESULTING IN MOUNTING HEIGHT 'A', TAKING INTO CONSIDERATION PEDESTAL (PED) OR FLUSH MOUNT (FM) FOUNDATION DESIGNATION AT EACH POLE LOCATION.
3. PROPOSED CONCRETE FOUNDATION AND POLE TO BE CONSTRUCTED WITHIN SUBJECT PROPERTY UNLESS OTHERWISE NOTED. SETBACK FROM CURB IS PREFERRED BUT TO BE ADJUSTED AS NEEDED TO PREVENT ENCROACHMENT OVER PROPERTY LINE.
4. BASE PLATE & ANCHOR BOLTS PER POLE MANUFACTURER. LARGER FOOTING DIAMETER AND/OR ALTERNATE ARANGEMENT OF REINFORCING STEEL MAY BE REQUIRED TO ACCOMMODATE ANCHOR BOLT CONFIGURATION. CONTRACTOR RESPONSIBLE TO COORDINATE DIMENSIONAL REQUIREMENTS FOR BASE PLATE, ANCHOR BOLTS & REINFORCING STEEL PRIOR TO CONSTRUCTION.

LIGHT POLE FOUNDATION SCHEDULE

MOUNTING HEIGHT ABOVE GRADE 'A'	24'-25'	26'-30'
POLE DIA. 'B'	6" SQUARE (OR PER MANUFACTURER)	6" SQUARE (OR PER MANUFACTURER)
# OF FIXTURES	SINGLE OR DOUBLE	SINGLE OR DOUBLE
FOUNDATION DIAMETER 'C'	18" DIA. ROUND	18" DIA. ROUND
FOUNDATION DEPTH 'D'	7.5'	8.0'
REINFORCING TIES 'E'	#4 @ 12" O.C.	#4 @ 12" O.C.
VERTICAL REINFORCEMENT 'F'	(6) #6 BARS EQUALLY SPACED	(6) #6 BARS EQUALLY SPACED

SOIL NOTES
1. FOOTING DESIGN BASED ON ASSUMED MAXIMUM ALLOWABLE SOILS BEARING CAPACITY OF 2,000 PSF. CONTRACTOR RESPONSIBLE TO VERIFY ADEQUACY OF ASSUMED BEARING CAPACITY PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED IF INCONSISTENCIES EXIST.
2. SUBGRADE TO BE FREE OF ORGANICS AND BE SUITABLE, COMPACTED MATERIAL.

CONCRETE NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A MINIMUM CEMENT CONTENT OF 600 POUNDS PER CUBIC YARD FOR ALL FOOTINGS.
2. ALL CONCRETE SHALL HAVE A SLUMP OF NO GREATER THAN 4" TO WITHIN A TOLERANCE OF 1".
3. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED (WITHIN 1% TOLERANCE), CONFORMING TO ASTM C260.
4. REINFORCING FRAMEWORK AND PLACEMENT OF CONCRETE SHALL COMPLY WITH GOOD CONSTRUCTION PRACTICES AND BE IN ACCORDANCE WITH ALL LOCAL GOVERNING CODES AND REGULATIONS AS WELL AS THE ACI AND UNIFORM BUILDING CODE.

AREA LIGHT FOUNDATION DETAIL

NOT TO SCALE

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BY	KAK
DATE	02/01/22
COMMENTS	PER CITY OF FT. PIERCE COMMENTS
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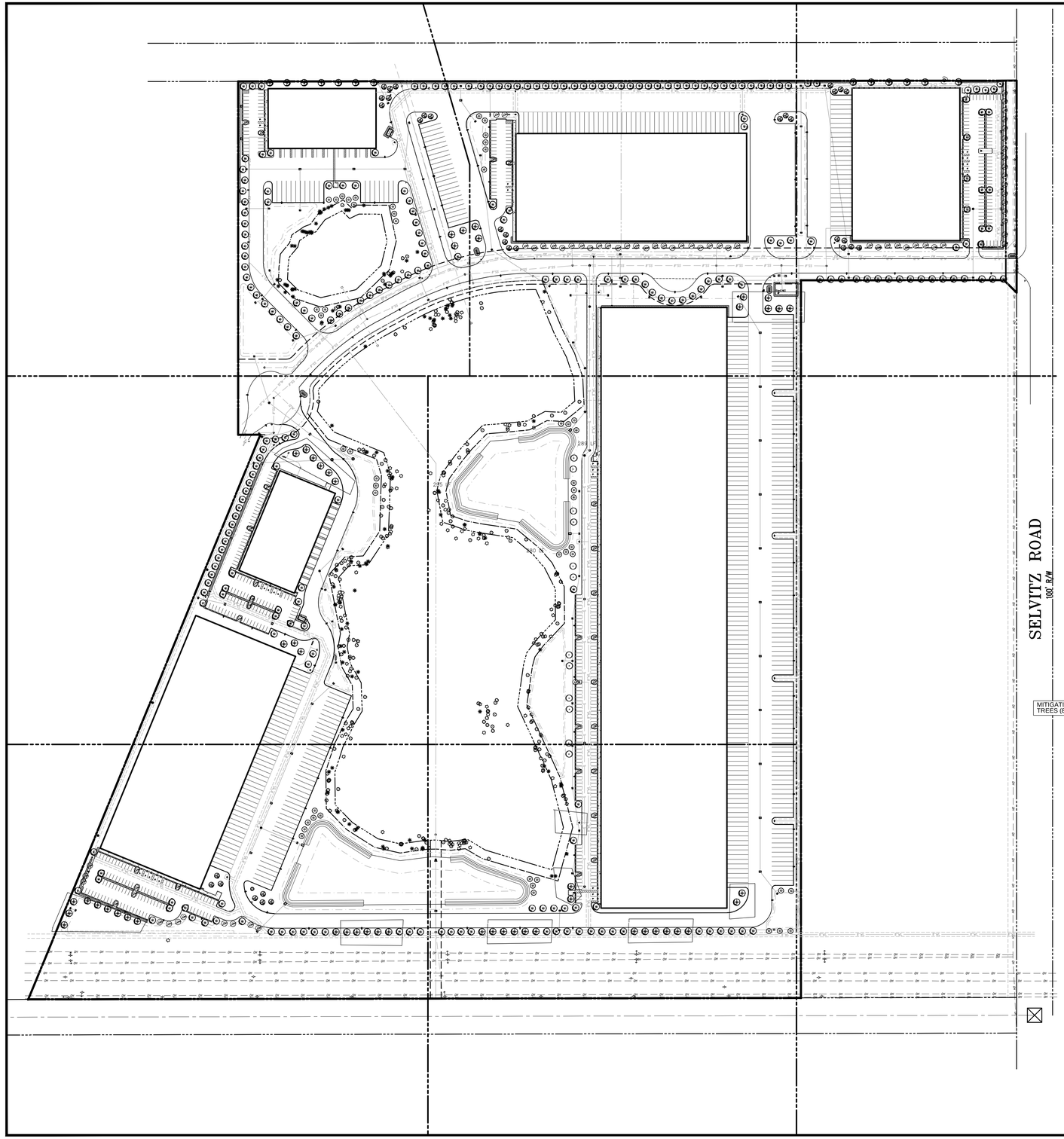
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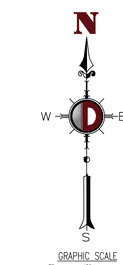
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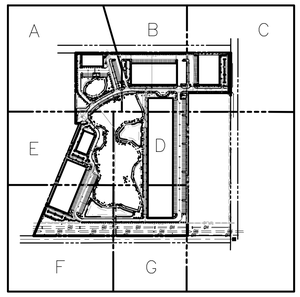
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MICHAEL D. MILES
PROFESSIONA







LANDSCAPE CALCULATIONS:

- VEHICULAR USE AREA (VUA) LANDSCAPE (1,207,021 SF):
  REQUIRED - 1 SF LANDSCAPE AREA / 30 SF VUA = 40,234 SF
  REQUIRED - 1 TREE PER 100 SF OF REQUIRED AREA = 402 TREES
  INCLUDES 1 TREE PER PARKING ISLAND (98 ISLANDS) = 98 TREES
  REQUIRED - GRASS, GROUNDCOVER OR SHRUBS
  PROPOSED - 402 NEW TREES, 88 MITIGATION TREES, LAWN GRASS
- PERIMETER BUFFERS:
  NORTH - 10' (INTERIOR PARKING BUFFER) (1,535 LF)
  REQUIRED - 1 TREE / 200 SF + 36" CONTINUOUS HEDGE AT INSTALL = 77 TREES
  PROPOSED - 77 TREES, 36" TALL CONTINUOUS HEDGE

  EAST - 10' (ROADWAY BUFFER) (495 LF) (UNDER OVERHEAD WIRES)
  REQUIRED - 1 TREE / 300 SF + 36" CONTINUOUS HEDGE AT INSTALL = 17 TREES
  PROPOSED - 17 TREES, 36" TALL CONTINUOUS HEDGE

  SOUTH - 10' (INTERIOR PARKING (VUA) BUFFER) (582 LF)
  REQUIRED - 1 SHADE TREE / 200 SF + 36" CONTINUOUS HEDGE AT INSTALL = 30 TREES
  PROPOSED - 30 TREES, 36" TALL CONTINUOUS HEDGE

  WEST (LOT 4) - 10' (INTERIOR PARKING BUFFER) (318 LF)
  REQUIRED - 1 SHADE TREE / 200 SF + 24" CONTINUOUS HEDGE AT INSTALL = 16 TREES
  PROPOSED - 19 TREES, 36" TALL CONTINUOUS HEDGE

  WEST (LOT 6) - 10' (INTERIOR PARKING BUFFER) (579 LF)
  REQUIRED - 1 SHADE TREE / 200 SF + 24" CONTINUOUS HEDGE AT INSTALL = 29 TREES
  PROPOSED - 29 NEW TREES, 36" TALL CONTINUOUS HEDGE
- DROUGHT TOLERANT PLANT MATERIALS
  PROPOSED - 100% NATIVE TREES, 98% NATIVE SHRUBS

PLANT KEY LEGEND:

BU - BUFFER BL - BUILDING FOUNDATION
VUA - PARKING

SITE DATA:

ZONING: LI - LIGHT INDUSTRIAL
SITE AREA: 4,738,490 SF (108.78 AC)
BUILDING 1 AREA: 127,500 SF
BUILDING 2 AREA: 192,500 SF
BUILDING 3 AREA: 50,000 SF
BUILDING 4 AREA: 50,000 SF
BUILDING 5 AREA: 210,000 SF
BUILDING 6 AREA: 585,000 SF
VEHICLE USE AREA: 1,207,021 SF
OPEN SPACE: 1,365,110 SF

IRRIGATION PERFORMANCE NOTES:

1. SAN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED, PROVIDING 100 PERCENT COVERAGE WITH 50 PERCENT OVERLAP FOR ALL LANDSCAPE. THE WATER SOURCE WILL BE A WELL AND PUMP AT EACH LOT. THE SYSTEMS WILL INCLUDE THE INSTALLATION OF A RAIN SENSORS, AND WILL OPERATE FROM 10 PM TO 6 AM.
2. THE IRRIGATION SYSTEM IS DESIGNED WITH HYDRO-ZONES, BASED ON PLANT WATERING NEEDS. TURF, SHRUBS, AND TREES WILL BE WATERED BY SEPARATE ZONES, AND ALL TREES WILL HAVE BUBBLER HEADS. MICRO-IRRIGATION WILL BE UTILIZED WHERE PRACTICAL.

UPLAND PLANT SCHEDULE (CONTRACTOR TO VERIFY PLANT QUANTITIES)

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS (Minimums)	NATIVE	DROUGHT TOLL.
TREES (100% NATIVE MIN)						
AR	12	Acer Rubrum	Red Maple	12' Ht x 5' Spr, 2.5" DBH, 4.5' CT	Y	High
IL	100	Ilex x attenuata 'Eagleston'	Eagleston Holly	12' Ht x 5' Spr, 2.5" DBH, 4.5' CT	Y	High
LS	64	Liquidambar styracifula	Sweetgum	12' Ht x 5' Spr, 2.5" DBH, 4.5' CT	Y	High
QV	246	Quercus virginiana	Live Oak	12' Ht x 5' Spr, 2.5" DBH, 4.5' CT	Y	High
PE	33	Pinus elliottii 'Densa'	Densa Slash Pine	12' Ht x 5' Spr, 2.5" DBH, 4.5' CT	Y	High
TD	49	Taxodium distichum	Bald Cypress	12' Ht x 5' Spr, 2.5" DBH, 4.5' CT	Y	High
SHRUBS (25% NATIVE MIN)						
CHR	1557	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	10G, 36" Ht x 24", 36" On Center, Hedge	Y	High
LOR	138	Loropetalum chinense 'PD'	Plum Delight Loropetalum	3G, 18" Ht x 18", 24" On Center	N	Med
SOD (DROUGHT TOLERANT SPECIES)						
SOD	*	Paspalum notatum	Argentine Bahia	Tight Joints, Neat, Level		
MULCH					N	High
MULCH	TBD**	3" Florimulch - 100% Melaleuca or approved equal - No Cypress Used				

* CONTRACTOR TO VERIFY SQUARE FOOTAGE. SEEDING IS AN OPTION REQUIRING OWNER APPROVAL.
** CONTRACTOR TO VERIFY CUBIC YARDS

LANDSCAPE AND ROOT BARRIER NOTES:

SEE DETAIL 4 ON SHEET L-1.08 FOR ROOT BARRIER REQUIREMENTS

LITTORAL PLANTING NOTES:

SEE SHEETS L-1.04, L-1.06 & L-1.07 FOR LITTORAL PLANTING AREAS

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LA-0001660
STATE OF FLORIDA

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HOPE COMMERCIAL HOLDINGS, LLC
SELVITZ ROAD & ENERGY LANE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL 34981
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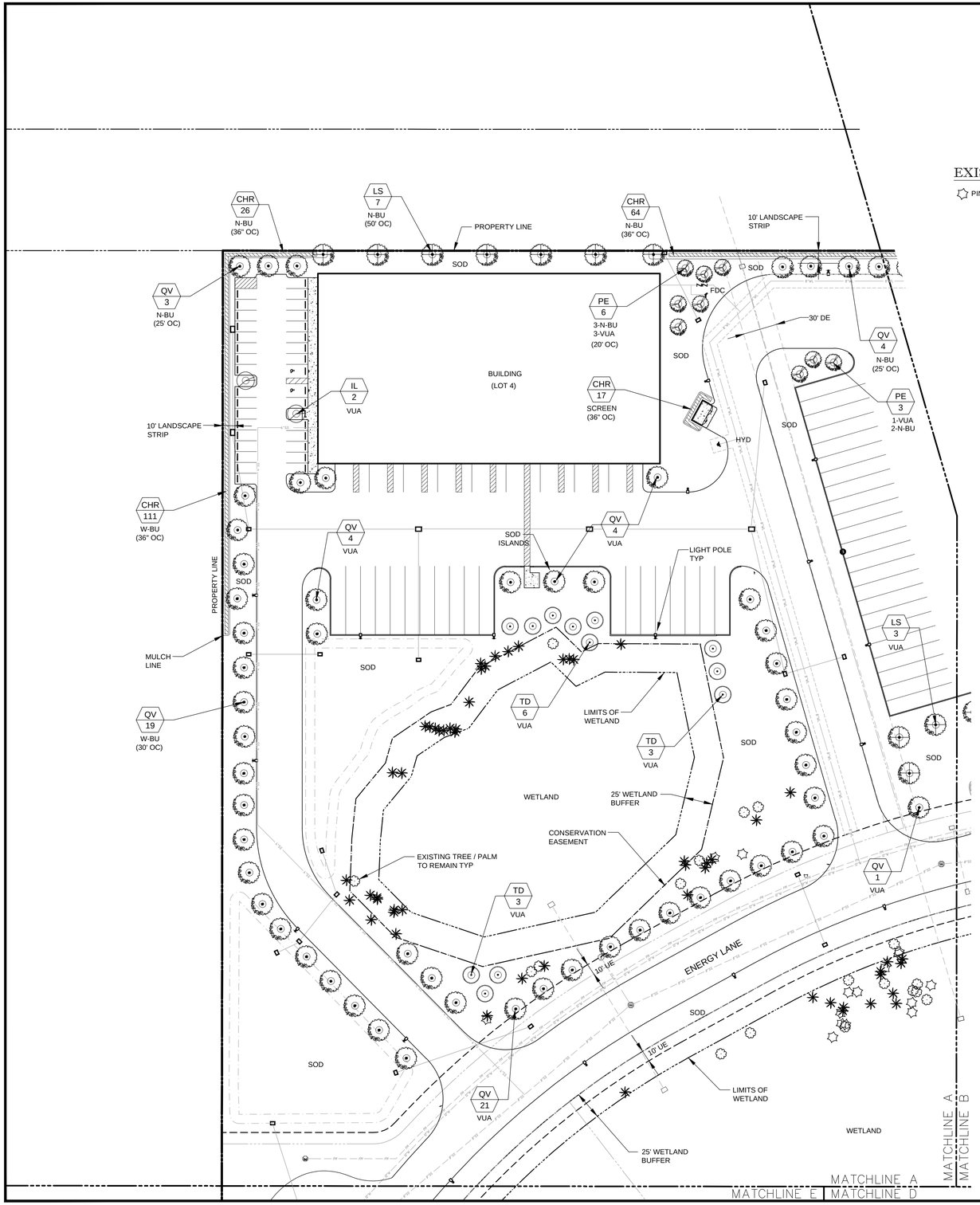
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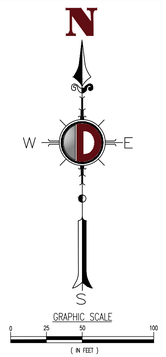
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DATE: 11/12/2021
PROJECT No: 3342-99-005

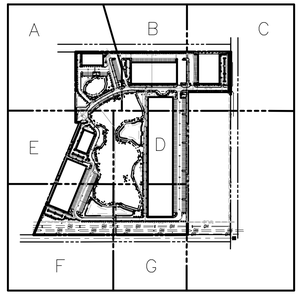
SHEET No: L1.00
Rev. #: 0

EXISTIGN TREE LEGEND

PINE PALM OAK







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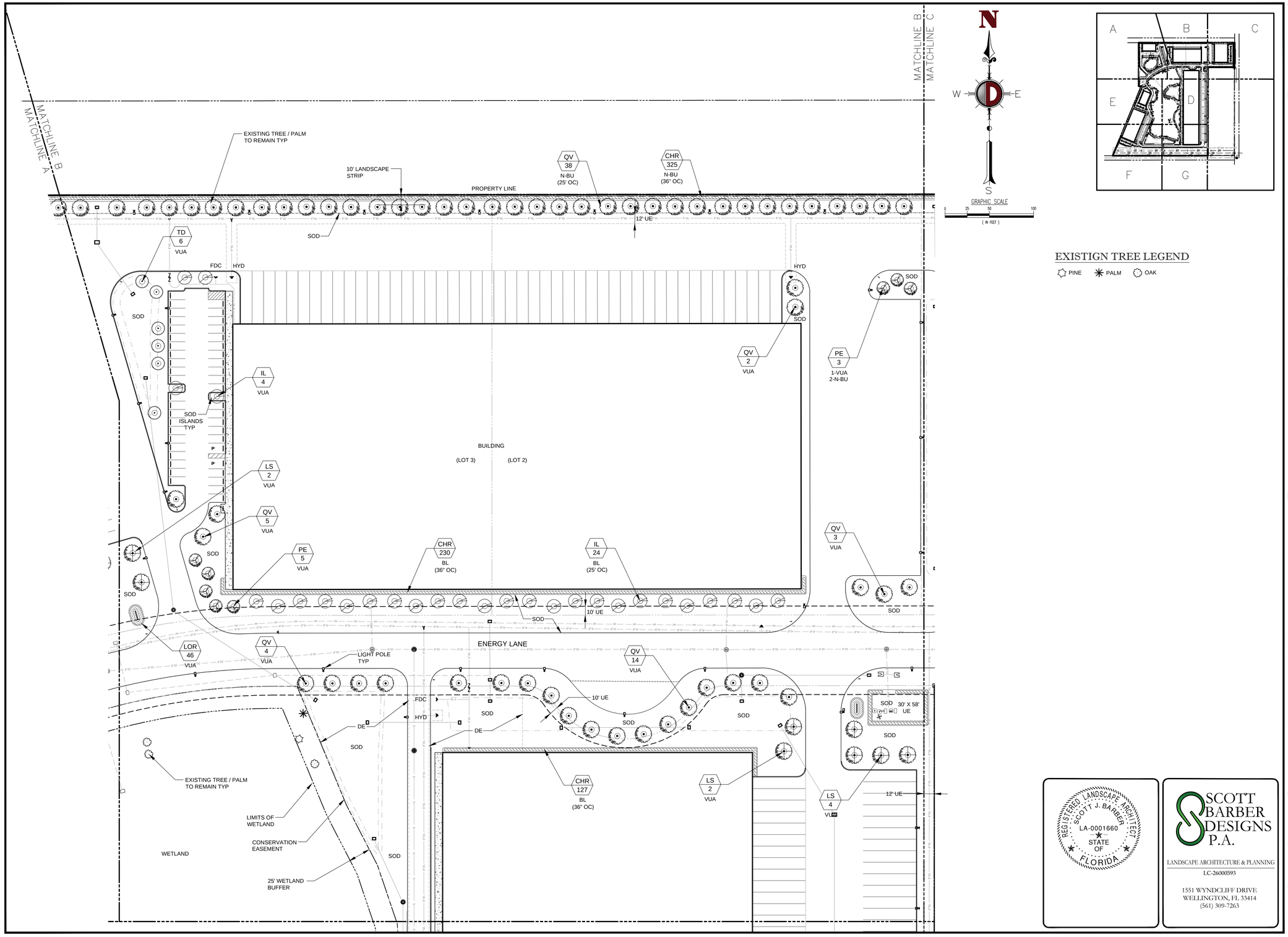
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SCALE: (H) AS (V) NOTED
DATE: 11/12/2021
PROJECT No: 3342-99-005

SHEET No: L1.01
Rev. #: 0

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EXISTIGN TREE LEGEND

PINE PALM OAK

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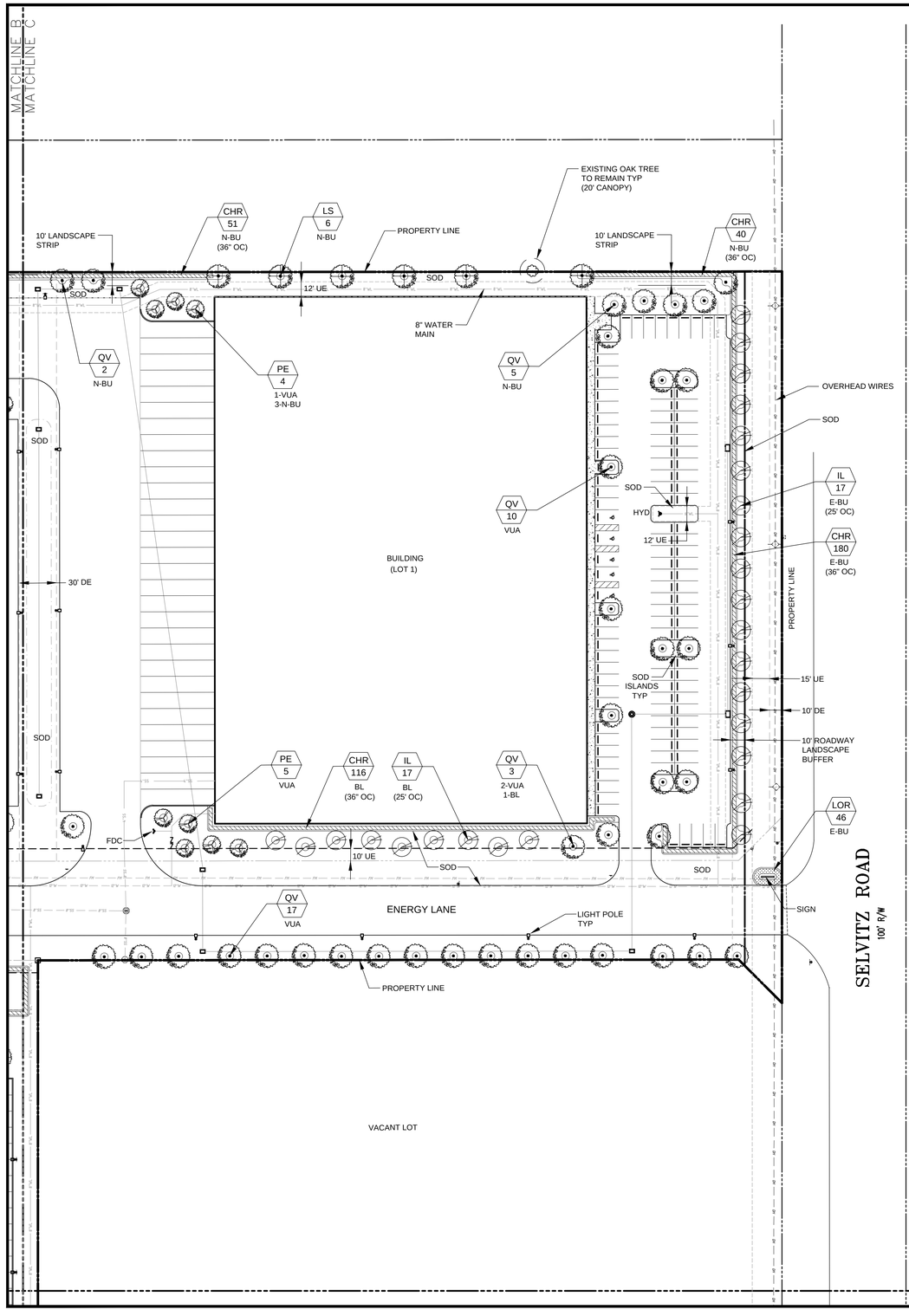
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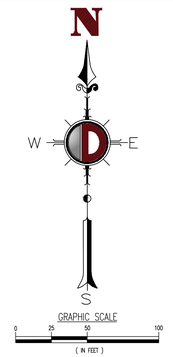
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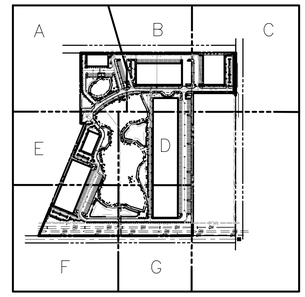
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EXISTIGN TREE LEGEND

PINE PALM OAK

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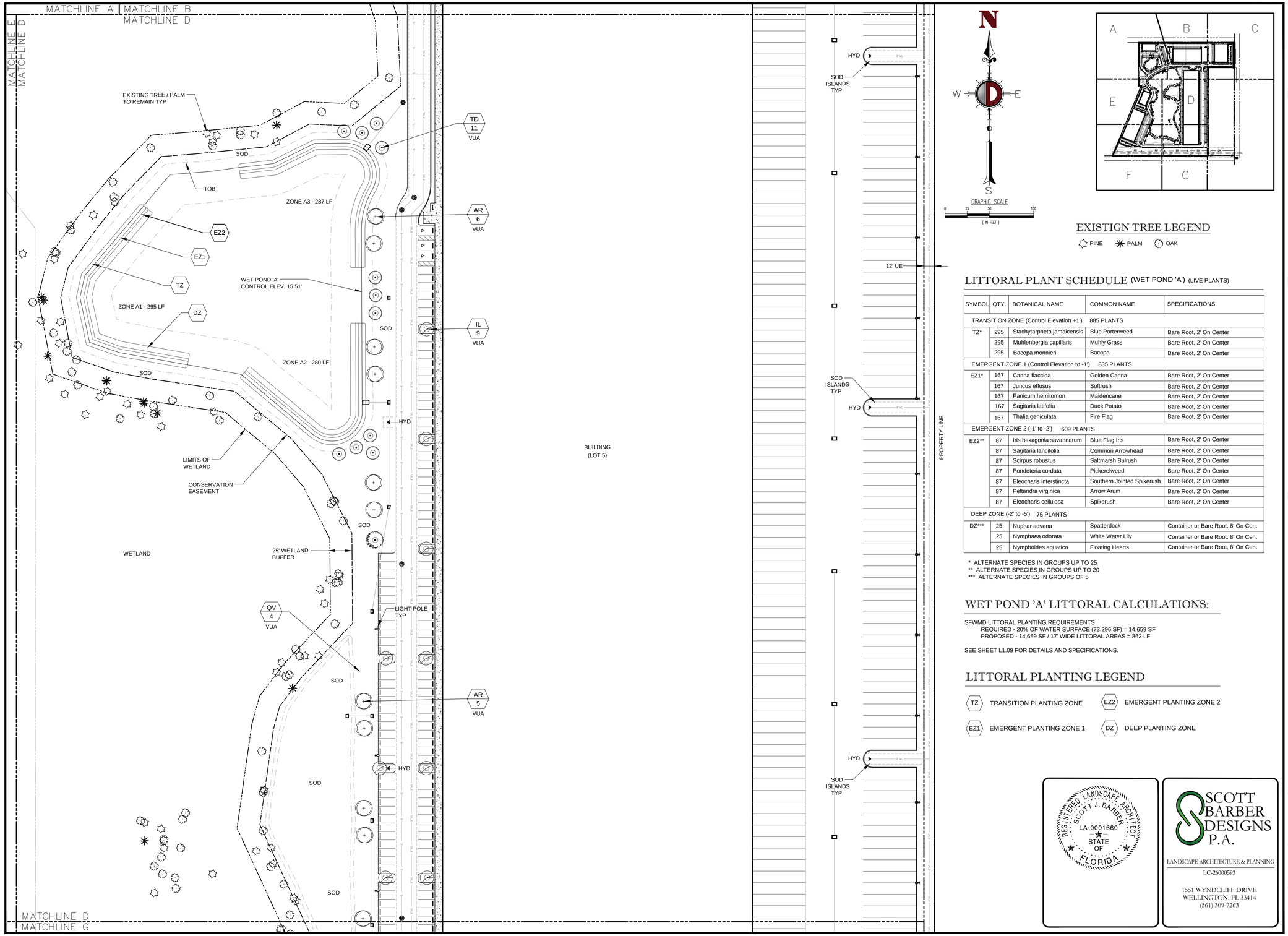
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EXISTIGN TREE LEGEND

PINE PALM OAK

LITTORAL PLANT SCHEDULE (WET POND 'A') (LIVE PLANTS)

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TRANSITION ZONE (Control Elevation +1') 885 PLANTS				
TZ*	295	Stachytarpheta jamaicensis	Blue Porterweed	Bare Root, 2' On Center
	295	Muhlenbergia capillaris	Muhly Grass	Bare Root, 2' On Center
	295	Bacopa monnieri	Bacopa	Bare Root, 2' On Center
EMERGENT ZONE 1 (Control Elevation to -1') 835 PLANTS				
EZ1*	167	Canna flaccida	Golden Canna	Bare Root, 2' On Center
	167	Juncus effusus	Softrush	Bare Root, 2' On Center
	167	Panicum hemitomon	Maidencane	Bare Root, 2' On Center
	167	Sagitaria latifolia	Duck Potato	Bare Root, 2' On Center
	167	Thalia geniculata	Fire Flag	Bare Root, 2' On Center
EMERGENT ZONE 2 (-1' to -2') 609 PLANTS				
EZ2**	87	Iris hexagonia savannarum	Blue Flag Iris	Bare Root, 2' On Center
	87	Sagitaria lancifolia	Common Arrowhead	Bare Root, 2' On Center
	87	Scirpus robustus	Saltmarsh Bulrush	Bare Root, 2' On Center
	87	Pondeteria cordata	Pickerelweed	Bare Root, 2' On Center
	87	Eleocharis interstincta	Southern Jointed Spikerush	Bare Root, 2' On Center
	87	Peltandra virginica	Arrow Arum	Bare Root, 2' On Center
	87	Eleocharis cellulosa	Spikerush	Bare Root, 2' On Center
DEEP ZONE (-2' to -5') 75 PLANTS				
DZ***	25	Nuphar advena	Spatterdock	Container or Bare Root, 8' On Cen.
	25	Nymphaea odorata	White Water Lily	Container or Bare Root, 8' On Cen.
	25	Nymphoides aquatica	Floating Hearts	Container or Bare Root, 8' On Cen.

* ALTERNATE SPECIES IN GROUPS UP TO 25
** ALTERNATE SPECIES IN GROUPS UP TO 20
*** ALTERNATE SPECIES IN GROUPS OF 5

WET POND 'A' LITTORAL CALCULATIONS:

SFWMD LITTORAL PLANTING REQUIREMENTS
REQUIRED - 20% OF WATER SURFACE (73,296 SF) = 14,659 SF
PROPOSED - 14,659 SF / 17' WIDE LITTORAL AREAS = 862 LF

SEE SHEET L1.09 FOR DETAILS AND SPECIFICATIONS.

LITTORAL PLANTING LEGEND

TZ TRANSITION PLANTING ZONE
EZ2 EMERGENT PLANTING ZONE 2
EZ1 EMERGENT PLANTING ZONE 1
DZ DEEP PLANTING ZONE

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CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL
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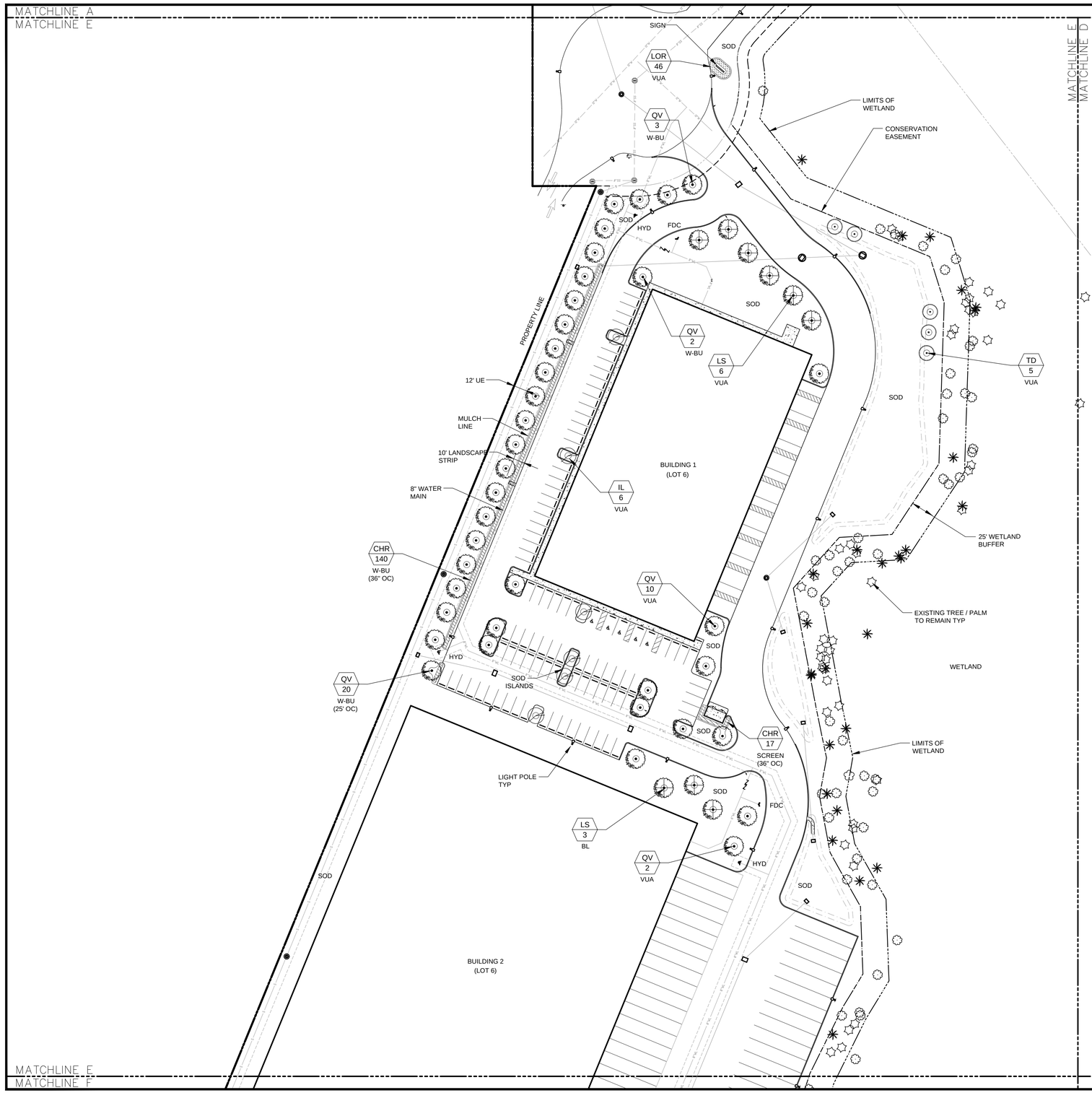
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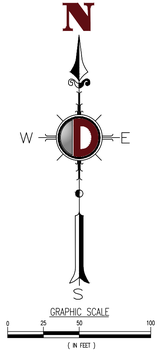
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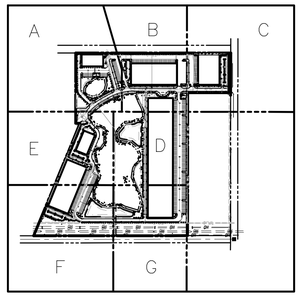
TITLE:
LANDSCAPE PLAN SHEET 'D'

SCALE: (H) AS (V) NOTED
DATE: 11/12/2021
PROJECT No: 3342-99-005

SHEET No: L1.04
Rev. #: 0







EXISTIGN TREE LEGEND

PINE PALM OAK

DYNAMIC ENGINEERING SERVICES, LLC · SURVEY · TRAFFIC

REV.	DATE	COMMENTS	BY
1	2/10/22	CITY COMMENTS	SB

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PROJECT: **TREASURE COAST BUSINESS PARK**
HOPE COMMERCIAL HOLDINGS, LLC

SELVITZ ROAD & ENERGY LANE
CITY OF FT. PIERCE; ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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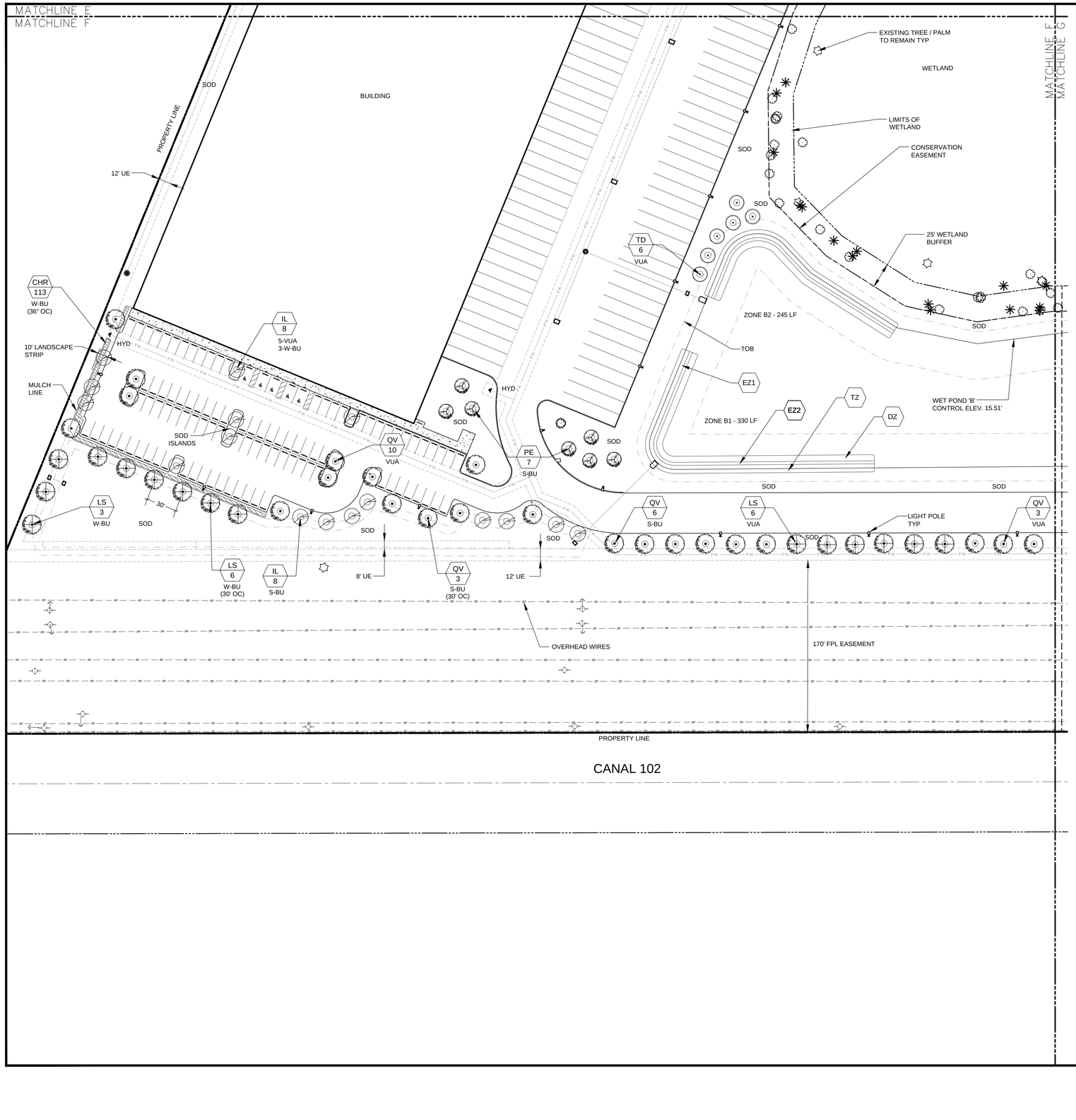
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LANDSCAPE PLAN SHEET 'E'

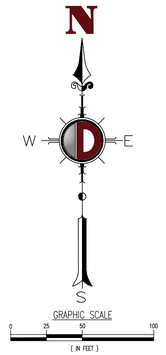
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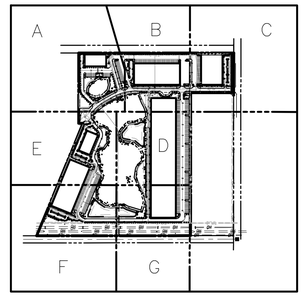
SCOTT BARBER DESIGNS P.A.
LANDSCAPE ARCHITECTURE & PLANNING
LC-26000593
1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263

SCALE: (H) AS (V) NOTED | DATE: 11/12/2021
PROJECT No: 3342-99-005

SHEET No: L1.05 | Rev. #: 0







EXISTIGN TREE LEGEND

PINE PALM OAK

LITTORAL PLANT SCHEDULE (WET POND 'B') (LIVE PLANTS)

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TRANSITION ZONE (Control Elevation +1') 600 PLANTS				
TZ*	200	Stachytarpheta jamaicensis	Blue Porterweed	Bare Root, 2' On Center
	200	Muhlenbergia capillaris	Muhly Grass	Bare Root, 2' On Center
	200	Bacopa monnieri	Bacopa	Bare Root, 2' On Center
EMERGENT ZONE 1 (Control Elevation to -1') 575 PLANTS				
EZ1*	115	Canna flaccida	Golden Canna	Bare Root, 2' On Center
	115	Juncus effusus	Softrush	Bare Root, 2' On Center
	115	Panicum hemitomon	Maidencane	Bare Root, 2' On Center
	115	Sagitaria latifolia	Duck Potato	Bare Root, 2' On Center
	115	Thalia geniculata	Fire Flag	Bare Root, 2' On Center
EMERGENT ZONE 2 (-1' to -2') 420 PLANTS				
EZ2**	60	Iris hexagonia savannarum	Blue Flag Iris	Bare Root, 2' On Center
	60	Sagitaria lancifolia	Common Arrowhead	Bare Root, 2' On Center
	60	Scirpus robustus	Saltmarsh Bulrush	Bare Root, 2' On Center
	60	Pondeteria cordata	Pickerelweed	Bare Root, 2' On Center
	60	Eleocharis interstincta	Southern Jointed Spikerush	Bare Root, 2' On Center
	60	Peltandra virginica	Arrow Arum	Bare Root, 2' On Center
	60	Eleocharis cellulosa	Spikerush	Bare Root, 2' On Center
DEEP ZONE (-2' to -5') 51 PLANTS				
DZ***	17	Nuphar advena	Spatterdock	Container or Bare Root, 8' On Cen.
	17	Nymphaea odorata	White Water Lily	Container or Bare Root, 8' On Cen.
	17	Nymphoides aquatica	Floating Hearts	Container or Bare Root, 8' On Cen.

* ALTERNATE SPECIES IN GROUPS UP TO 25
** ALTERNATE SPECIES IN GROUPS UP TO 20
*** ALTERNATE SPECIES IN GROUPS OF 5

WET POND 'B' LITTORAL CALCULATIONS:

SFWMD LITTORAL PLANTING REQUIREMENTS
REQUIRED - 20% OF WATER SURFACE (90,914 SF) = 18,183 SF
PROPOSED - 18,183 SF / 17' WIDE LITTORAL AREAS = 1,069 LF

SEE SHEET L1.07 FOR EASTERN PORTION OF THE WET POND
SEE SHEET L1.09 FOR DETAILS AND SPECIFICATIONS.

LITTORAL PLANTING LEGEND

TZ TRANSITION PLANTING ZONE
EZ2 EMERGENT PLANTING ZONE 2
EZ1 EMERGENT PLANTING ZONE 1
DZ DEEP PLANTING ZONE

REGISTERED LANDSCAPE ARCHITECT
SCOTT J. BARBER
LA-0001660
STATE OF FLORIDA

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REV.	DATE	COMMENTS	BY
1	2/10/22	CITY COMMENTS	SB

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DESIGNED BY: ACM
CHECKED BY: MDM
CHECKED BY: SB

PROJECT: TREASURE COAST BUSINESS PARK
HOPE COMMERCIAL HOLDINGS, LLC
SELVITZ ROAD & ENERGY LANE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

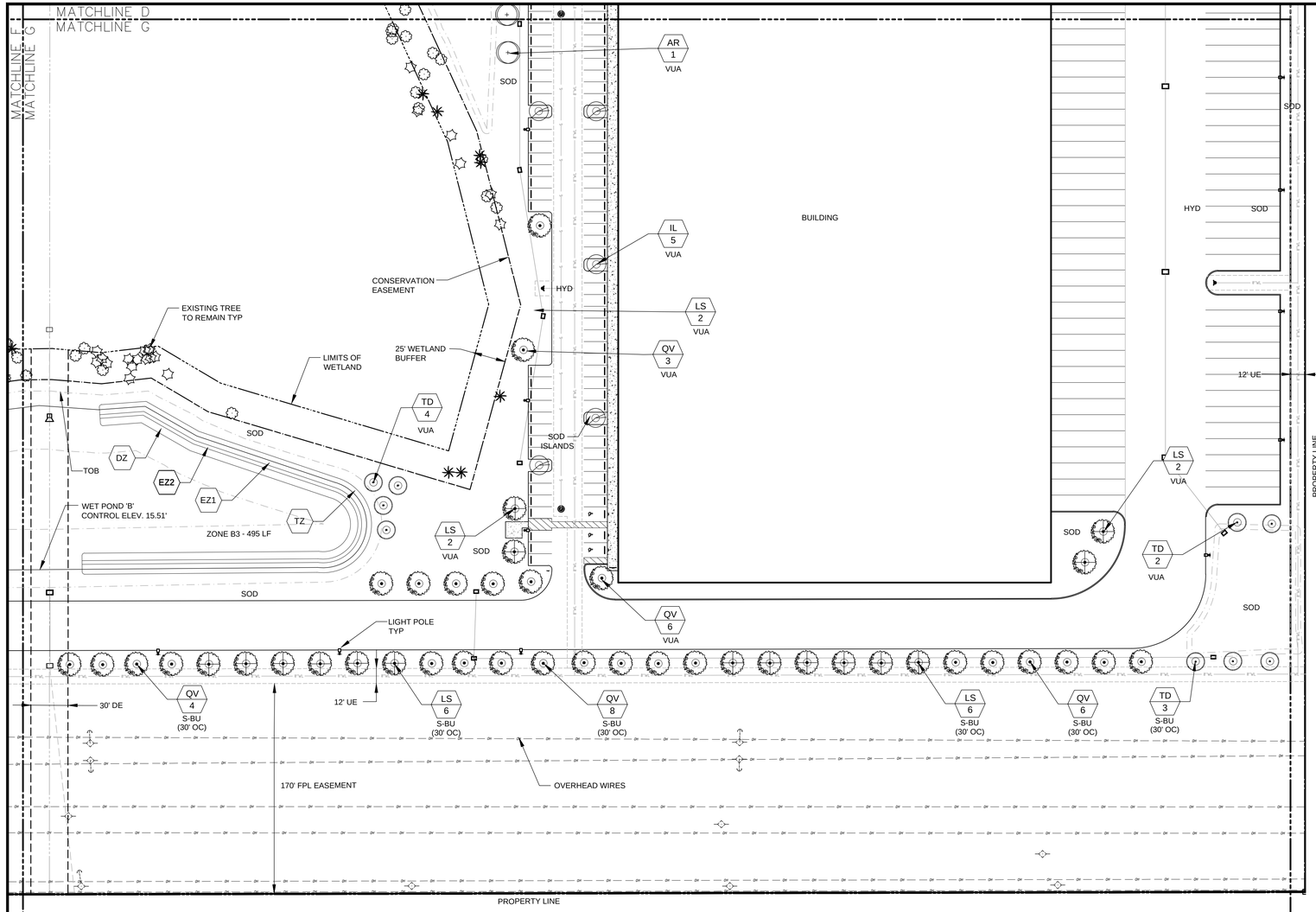
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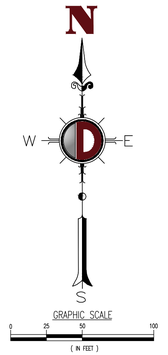
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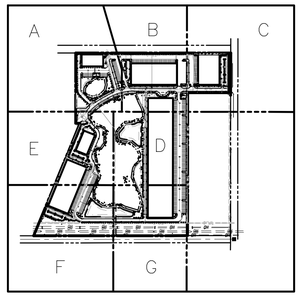
TITLE:
LANDSCAPE PLAN
SHEET 'F'

SCALE: (H) AS NOTED
DATE: 11/12/2021
PROJECT No: 3342-99-005

SHEET No: L1.06
Rev. #: 0







EXISTIGN TREE LEGEND

PINE PALM OAK

LITTORAL PLANT SCHEDULE (WET POND 'A') (LIVE PLANTS)

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TRANSITION ZONE (Control Elevation +1') 510 PLANTS				
TZ*	170	Stachytarpheta jamaicensis	Blue Porterweed	Bare Root, 2' On Center
	170	Muhlenbergia capillaris	Muhly Grass	Bare Root, 2' On Center
	170	Bacopa monnieri	Bacopa	Bare Root, 2' On Center
EMERGENT ZONE 1 (Control Elevation to -1') 485 PLANTS				
EZ1*	97	Canna flaccida	Golden Canna	Bare Root, 2' On Center
	97	Juncus effusus	Softrush	Bare Root, 2' On Center
	97	Panicum hemitomon	Maidencane	Bare Root, 2' On Center
	97	Sagitaria latifolia	Duck Potato	Bare Root, 2' On Center
	97	Thalia geniculata	Fire Flag	Bare Root, 2' On Center
EMERGENT ZONE 2 (-1' to -2') 357 PLANTS				
EZ2**	51	Iris hexagonia savannarum	Blue Flag Iris	Bare Root, 2' On Center
	51	Sagitaria lancifolia	Common Arrowhead	Bare Root, 2' On Center
	51	Scirpus robustus	Saltmarsh Bulrush	Bare Root, 2' On Center
	51	Pondeteria cordata	Pickerelweed	Bare Root, 2' On Center
	51	Eleocharis interstincta	Southern Jointed Spikerush	Bare Root, 2' On Center
	51	Peltandra virginica	Arrow Arum	Bare Root, 2' On Center
	51	Eleocharis cellulosa	Spikerush	Bare Root, 2' On Center
DEEP ZONE (-2' to -5') 45 PLANTS				
DZ***	15	Nuphar advena	Spatterdock	Container or Bare Root, 8' On Cen.
	15	Nymphaea odorata	White Water Lily	Container or Bare Root, 8' On Cen.
	15	Nymphoides aquatica	Floating Hearts	Container or Bare Root, 8' On Cen.

* ALTERNATE SPECIES IN GROUPS UP TO 25
** ALTERNATE SPECIES IN GROUPS UP TO 20
*** ALTERNATE SPECIES IN GROUPS OF 5

LITTORAL PLANTING LEGEND

TZ TRANSITION PLANTING ZONE
EZ2 EMERGENT PLANTING ZONE 2
EZ1 EMERGENT PLANTING ZONE 1
DZ DEEP PLANTING ZONE

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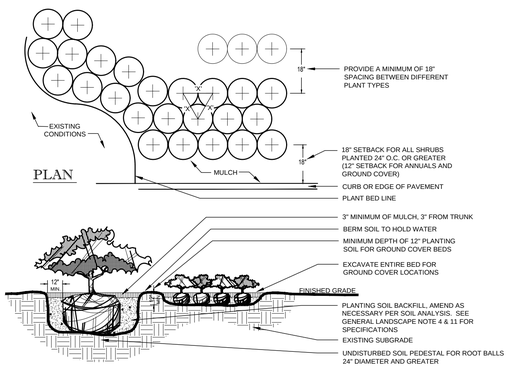
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TITLE:
LANDSCAPE PLAN SHEET 'G'

SCALE: (H) AS (V) NOTED
DATE: 10/22/2021
PROJECT No: 3342-99-005

SHEET No: L1.07
Rev. #: 0

NOTES:
1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
2. ALL PLANTING PITS SHOULD HAVE VERTICAL SIDES AND BE APPROXIMATELY TWO TIMES LARGER THAN ROOT BALL
3. PLANT MATERIAL SHALL BE INSTALLED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
4. WHERE GROUND COVERS ARE USED IN MASSES, THE ENTIRE BED SHALL BE EXCAVATED PRIOR TO RECEIVING PLANT MATERIAL AND PLANTING SOIL EXCEPT WHERE SPECIFIED.
5. ALL PLANT MATERIAL MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED. REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.
6. PLANT MATERIAL INSTALLED ADJACENT TO STRAIGHT EDGES SHALL BE SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE. THOSE INSTALLED ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE



1 SHRUB AND GROUND COVER
SCALE: NTS

GENERAL LANDSCAPE NOTES:

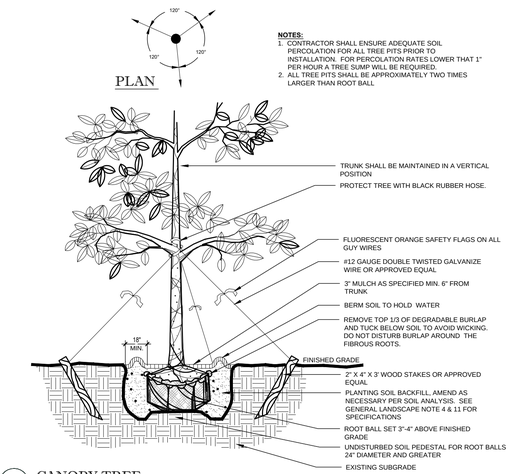
1. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. IF ANY, TEMPORARY BARRICADES SHALL BE REMOVED PROMPTLY UPON COMPLETION OF THE WORK.
3. EXCAVATIONS AND DISTURBANCES CAUSED TO TURF AND LANDSCAPED AREAS ON SITE SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS.
4. CONTRACTOR IS RESPONSIBLE TO REPLACE AND RESTORE DAMAGED SITE LIGHTING, DEAD OR DYING LANDSCAPE MATERIALS/PLANTS, PARKING LOT PAVING, SIDEWALK PAVING, CURBS, SIGNS, IRRIGATION EQUIPMENT OR ANY OTHER DAMAGED ITEMS DUE TO CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL KEEP ALL PROPERTY FREE OF CONSTRUCTION MATERIALS, DEBRIS, AND ANY RELATED ITEMS AT ALL TIMES. AREAS WHERE SOIL, MUD OR SAND HAS BEEN DEPOSITED ONTO THE PROPERTY DUE TO CONSTRUCTION ACTIVITIES SHALL BE CLEANED IMMEDIATELY.
6. EXCAVATIONS AND DISTURBANCES CAUSED TO LANDSCAPED AREAS SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE OWNER'S REP.
8. THE LANDSCAPE PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH EXISTING CODES AND APPLICABLE DEED RESTRICTIONS OR REQUIREMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO BIDDING, AND NOTIFY OWNER'S REP OF ANY PLAN DISCREPANCIES PRIOR TO CONSTRUCTION. RESOLUTION OF DISCREPANCIES FOUND DURING CONSTRUCTION SHALL BE IN FAVOR OF THE OWNER.
10. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
11. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE MINIMUMS ONLY. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. OWNER'S REP SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.
12. CONTRACTOR TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA, INC AT 800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
13. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER AFTER FINAL ACCEPTANCE.

TREE RELOCATION PROCEDURES:

1. THE TREE MOVING CONTRACTOR SHALL DETERMINE IN THE FIELD IF THE TREE OR PALM IS THE CORRECT SIZE FOR TREE SPADE RELOCATION OR IF A CRANE IS NECESSARY, AND REPORT TO THE LANDSCAPE ARCHITECT THE CHOSEN METHOD OF TREE RELOCATION FOR APPROVAL PRIOR TO DIGGING. PALMS MAY BE HAND DUG BASED ON INDUSTRY STANDARDS AND DETAILS ON THIS SHEET.
2. PREPARATION FOR TREE RELOCATION (TREES TOO LARGE FOR A TREE SPADE)
   a. BY HAND, REMOVE ALL OTHER VEGETATION AWAY FROM THE TRUNK OUT TO THE DRIPLINE
   b. INSTALL A TEMPORARY IRRIGATION SYSTEM OVER THE ROOT ZONE
   c. IRRIGATE ROOT ZONE DAILY WITH 1/2 INCH OF WATER UNTIL RELOCATION. KEEP WATER OFF THE TRUNK
   d. MULCH AREA OF CLEARED VEGETATION, RANGING DEPTH FROM 3" AT DRIP LINE TO 1" AT THE TRUNK
   e. FERTILIZE THE ROOT ZONE WITH A 8-2-12 FERTILIZER AT THE RATE: 1/3 LB. NITROGEN PER 1,000 SF
   f. CUT THE ROOTS AT THE DRIPLINE WITH AN AIR SPADE ALONG 1/4 OF THE DISTANCE OF THE CIRCUMFERENCE OF THE DRIPLINE
   g. MAKE THE SAME CUT THE OPPOSITE 1/4 DISTANCE
   h. OUTSIDE THE CUT DRIPLINE, EXCAVATE A 1' WIDE TRENCH 3 FEET DEEP
   i. ANY ROOTS ENCOUNTERED MUST BE CUT CLEANLY WITH LOPPERS, AND DAMAGED ROOTS TRACED BACK AND CUT CLEAN
   j. BACKFILL TRENCH WITH MULCH, AND WATER DAILY FOR 60 DAYS
   k. IN 30 DAYS REPEAT THE STEPS 6 THRU 9 ON THE REMAINING QUARTERS OF THE DRIP LINE
   l. EACH TRENCH SHALL BE WATERED FOR 30 DAYS MINIMUM AND NEVER LET DRY
   m. CONSIDER CANOPY CROWN REDUCTION, PER ANSI A300 STANDARDS, TO REDUCE WEIGHT DURING RELOCATION
3. RELOCATION PROCEDURES
   a. MOVE TREE ONE TIME FOR BEST SURVIVABILITY RATE
   b. AFTER THE ROOT BALL PREPARATION PROCESS, REMOVE MULCH WITHIN THE ROOT BALL TRENCH
   c. TIGHTLY WRAP BURLAP AROUND THE EXPOSED ROOT BALL SIDES TO RETAIN ROOT BALL SOIL DURING RELOCATION
   d. UNDERCUT THE ROOT BALL TO REDUCE DAMAGE WHEN LIFTING TREE
   e. RECOMMEND UTILIZING A CRANE FOR LIFTING TREES GREATER THAN 8 INCHES IN CALIPER
   f. DIG HOLE TO RECEIVE THE ROOT BALL, 3 FEET LARGER IN DIAMETER
   g. DIG HOLE TO RECEIVE THE ROOT BALL WITH SIMILAR DEPTH AS ROOT BALL
   h. INSTALL TREE AND BACKFILL WITH 70/30 TOPSOIL MIX, AND WATER IN, DO NOT COMPACT BACKFILL
   i. DO NOT BACKFILL SOIL OVER ORIGINAL GRADE OF ROOT BALL, AND INSTALL 1 INCH OF MULCH COVER OVER ROOT BALL
   j. INSTALL TEMPORARY IRRIGATION SYSTEM OVER ROOT BALL
   k. WATER ENTIRE ROOT BALL DAILY WITH ONE INCH OF WATER FOR ONE MONTH PER INCH CALIPER (ESTABLISHMENT PERIOD)
   l. INSTALL TREE PROTECTION BARRICADE AROUND THE OUTSIDE OF THE BACKFILLED AREA, UNTIL END OF CONSTRUCTION
4. AFTER THE ESTABLISHMENT PERIOD, WATER AND MAINTAIN TREES AND PALMS AS SPECIFIED FOR NEW PLANTS.

CANOPY TREE PLANTING NOTES:

1. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
2. ALL TREES SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM LIGHT POLES, AND SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITIES OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN.
3. ALL TREE TRIMMING SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)A-300 PRUNING STANDARDS.

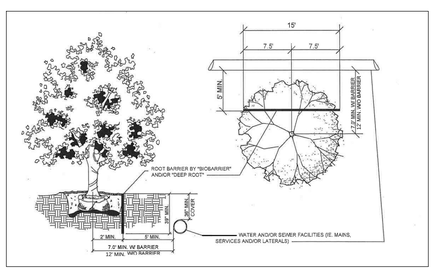


2 CANOPY TREE
SCALE: NTS

NOTES:
1. ALL MULCH SHALL BE PEST AND INSECT FREE.
2. COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.



3 MULCH APPLICATION
SCALE: NTS

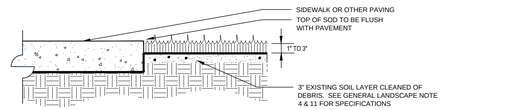


1. TREE LOCATION AND SPACING IS BASED ON DESIGN REQUIREMENTS AND THE THE TREES SHOWN ON THIS PLAN ATTEMPT TO ACCOMPLISH SPACING REQUIREMENTS WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN ANY CASE THE TREES SHALL BE PLANTED IN ACCORDANCE WITH THE PLANT DETAILS SHOW HEREON.
2. ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TWELVE FOOT (12') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TWELVE FOOT (12') CLEARANCE CANNOT BE ACHIEVED, SPACING CAN BE REDUCED TO SEVEN FOOT (7') IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL (THIS SHEET) FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO AN EASEMENT WITHOUT PRIOR APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND UTILITIES DEPARTMENT.

4 LANDSCAPE ROOT BARRIER DETAIL
SCALE: NTS

GENERAL PLANTING NOTES:

1. NUISANCE, EXOTIC PLANT SPECIES REMOVAL SHALL BE COMPLETED IN ACCORDANCE WITH SECTIONS OF THE MUNICIPAL REGULATIONS, GUIDELINES AND STANDARDS.
2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, AS SET FORTH BY THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS,
3. PLANT MATERIAL SHALL BE LOCAL FLORIDA NURSERY STOCK.
4. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY IMPROPER SOIL CONDITIONS (WETNESS, MUCK, DEBRIS, ETC.) PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL AMENDMENTS AND/OR FERTILIZER RECOMMENDED BY THE REQUIRED SOIL ANALYSIS REPORT FOR HEALTHY, VIGOROUS PLANT GROWTH. SEE NOTE 11.
5. ALL PLANT MATERIAL HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR PROJECT IMPROVEMENTS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE ELEMENTS UNTIL CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE OWNER'S REP. THIS MAINTENANCE SHALL INCLUDE BUT MAY NOT BE LIMITED TO MOWING, EDGING AND TRIMMING GRASS, KEEPING PLANTING BEDS FREE OF DEBRIS AND WEEDS, MANAGING ALL DISEASE OR INFESTATION, WATERING OF PLANT MATERIALS, AND MAINTAINING MULCH.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF COMPLETION OF CONSTRUCTION.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND STAKE ALL UTILITIES. A MINIMUM OF TEN FEET SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREE PLANTINGS. IN ADDITION, ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOW LINE OF SWALES AND PROPOSED OR EXISTING STORM WATER INLETS.
9. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDER-STORY TREES AND SHRUBS OR GROUND COVER. THIS WILL ENSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
10. ALL PLANT MATERIALS TO BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED. BAG GROWN PLANTS ARE NOT ACCEPTABLE.
11. THE PLANTING SOIL USED IN THE PLANTING OPERATIONS SHALL BE A MIXTURE OF 2 PARTS EXISTING TOPSOIL AND 1 PART CLEAN SAND. THE EXISTING TOPSOIL SHALL BE TESTED AND CONSIST OF NATURAL, FRIABLE, FINE LOAM SOIL WITH A pH OF 5.5 TO 7.0, AND 3-5% ORGANIC MATTER. IT SHALL BE FREE OF WEED SEEDS, PATHOGENS, LITTER, SOD, CLAY, ROAD BASE, STONES, ROOTS AND STUMPS. SOIL DEPTH SPECIFIED ON THE PLANS IS MEASURED AFTER LIGHT COMPACTION. TOP SOIL THAT DOES NOT MEET THIS SPEC SHALL BE SUBSTITUTED WITH PROPER BORROW SOIL. SEE NOTE 4.
12. BED PREPARATION: LOOSEN SOIL TO A MINIMUM DEPTH OF TWELVE INCHES AND REMOVE ALL DEBRIS. RE-GRADE THE BED TO ITS ORIGINAL GRADE. DIG PLANTING PITS AT 2 TIMES THE DIAMETER OF THE POT. FILL PLANT PIT WITH SPECIFIED PLANTING MIX AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE 1/8 DEPTH OF THE ROOT BALL ABOVE FINISH GRADE. SET PLANT AND FILL REMAINDER OF HOLE WITH PLANTING MIX. FERTILIZE EACH PLANT WITH THE RECOMMENDED RATE BASED ON SOIL ANALYSIS AND RECOMMENDATIONS. WATER IN THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPOIL SOIL AND RAKE THE BED TO ITS FINISH GRADE.
13. MULCH ALL BED AREAS WITH A 3" DEPTH OF APPROVED ORGANIC MULCH, ENSURE MULCH OVER ROOT BALLS DOES NOT EXCEED A DEPTH OF ONE INCH. REMOVE ALL DEBRIS FROM THE MULCH. WATER BED THOROUGHLY. THE USE OF CYPRESS MULCH IS PROHIBITED. ALL TREES NOT LOCATED WITHIN A PLANTING BED SHALL RECEIVE A FOUR FEET DIAMETER MULCH RING.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE FINE GRADING OF PLANTING AREAS TO ENSURE AT LEAST THREE PERCENT POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO TURF AREAS, PONDS, STREETS OR OTHER DRAINAGE WAYS. IN ADDITION, THE FINISH MULCH ELEVATION AT THE BUILDINGS SHALL BE AT LEAST SIX INCHES BELOW FINISH FLOOR OF THE ADJACENT BUILDING. PARKING LOT ISLANDS SHALL SLOPE AT THREE PERCENT FROM CENTER. TURF AND PLANTING BEDS SHALL MEET SIDEWALKS AND FLATWORK AT TWO INCHES BELOW THE FLATWORK.
15. SLOPES GREATER THAN 4:1 SHALL REQUIRE SODDING FOR STABILIZATION.
16. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE AND MAYBE UTILIZED AT THE OWNERS DISCRETION.
17. IF ALTERNATIVE VEGETATION IS UTILIZED (I.E. MATCHING AND/OR EXTENDING EXISTING SHRUB BED, THE INSTALLED MATERIAL MUST BE HEAL THY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO.1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. MATERIAL IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.
18. SOD SHALL BE INSTALLED IN ALL DISTURBED LANDSCAPE AREAS THAT ARE NOT PLANTED OR HARDSCAPED. CONTRACTOR SHALL VERIFY SOD QUANTITY. DO NOT INSTALL SOD IN WETLAND OR WETLAND CONSERVATION AREAS
19. LANDSCAPE CONTRACTOR SHALL REPAIR, RELOCATE AND/OR REPLACE ANY CONSTRUCTION DAMAGED OR REMOVED LANDSCAPE MATERIALS, ON OR OFF SITE, THAT ARE NOT DELINEATED ON THE DEMOLITION PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER'S REP. PRIOR TO ANY REMEDIATION LANDSCAPE EFFORTS.



5 SOD APPLICATION
SCALE: NTS

REGISTERED LANDSCAPE ARCHITECT
SCOTT J. BARBER
LA-0001660
STATE OF FLORIDA

SCOTT BARBER DESIGNS P.A.
LANDSCAPE ARCHITECTURE & PLANNING
LC-26000593
1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263

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REV.	DATE	COMMENTS	BY
1	2/10/22	CITY COMMENTS	SB

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DRAWN BY: SB | DESIGNED BY: ACM | CHECKED BY: MDM | CHECKED BY: SB

PROJECT: TREASURE COAST BUSINESS PARK
HOPE COMMERCIAL HOLDINGS, LLC
SELVITZ ROAD & ENERGY LANE
FORT PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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TITLE: LANDSCAPE DETAILS

SCALE: (H) AS (V) NOTED | DATE: 10/22/2021
PROJECT No: 3342-99-005

SHEET No: L1.08 | Rev. #: 0

LITTORAL AREA PREPARATION AND PLANTING

1 PART 1 GENERAL

1.01 SUMMARY

A. This Section describes the work necessary to establish a wetland plant community. Plant species, source of plants, quality of plants, plant spacing, planting methods, plant maintenance, and criteria for success of plant establishment are specified herein.

1.02 DRAWINGS

A. Planting Areas for Listed Plant Species and Communities are Shown in the Drawings Including the:
1. Location of planting zones.
2. Spacing for each plant species or group of species.

1.03 DEFINITIONS

A. Littoral Area: Refers herein to the full-scale constructed multi zone/littoral system to be constructed for the purpose of achieving water quality improvement and wildlife enhancement objectives.
B. Contractor: Refers to designated representative of Paradelo/Burgess.
C. Planting: Refers to local soil preparation, location, placement and securing of plant materials; and water control operations as required to complete a successful planting of the Constructed Wetlands as specified.
D. Maintenance Period: The Maintenance Period begins immediately after all four planting zones have been planted (open water area, emergent zone 1 & 2, and transition zone), and continues for a period of 1 year from inspection and acceptance by the Contractor.
E. Acceptable Plant Propagules: Propagules are vegetative plant structures used for plant reproduction, consisting of aboveground and/or underground structures. Acceptable propagules under this Section may consist of transplants (entire plants dug from a natural site or nursery grown), bare-root material (nursery-grown plants shipped with no soil attached to roots), plant fragments for submerged aquatic areas, seedlings (entire plants, container grown), tubelings (seedlings grown in narrow tube-shaped containers), or plant plugs (plant material from local populations or nursery-grown vegetative material that has been divided into plugs or clumps that contain viable plants and are of the minimum size as specified). The size and configuration of Plant Propagules deemed acceptable for planting under this section will vary depending on the plant species and/or the plant source(s). The determination of acceptability will be made by the Contractor after examining the plant material samples submitted for inspection.
F. Satisfactory Stand of Plant Propagules:
1. The average spacing of plant materials shall be equal to or less than the planting density specified for each plant zone on the Drawings. The overall survival rate of planted clumps shall be at least 80 percent, and areas no greater than 100 contiguous square feet shall have a survival rate of not less than 50 percent, after one year. Plants removed by herbivory or those not found to be a vigorous, thriving condition shall be considered killed for purposes of survival calculations. Herbivory is the disturbance of plants by animals and includes any animal consumption, uprooting, trampling, or other disturbance that precludes establishment of the specified plant species and densities. Each plant zone shall contain no contiguous areas of weeds that exceed 100 square feet in size, with overall wetland weed coverage not to exceed 5%.
2. All required replanting work shall be initiated within 90 days from the date of determination of the viability and survival rate of plant materials as specified, and shall be completed within 30 days of the starting date of replanting.
3. Viable plants shall be indicated by the evidence of one or more new live plant shoots arising from each separate plant plug or clump.
4. The presence of a Satisfactory Stand and plant viability shall be determined by the Contractor after the first full growing season cycle.
G. Planting Area: An area within the littoral zones that is planted during a specified stage of planting. A Planting Area may include one or more Plant Zones.
H. Planting Zone: An area planted with one or more plant species adapted to the same water regime (depth and duration of flooding). There are three planting zones, transition, emergent and open water zones, as indicated on the Drawings.

1.04 SUBMITTALS

A. Shop Drawings: Product labels/data sheets.
B. Quality Control Submittals:
1. Plant Material: Within 1 month following award of Contract, the Subcontractor shall submit to the Contractor a summary of the availability of plant materials needed to complete this project. Identification of source for each species shall be provided. For materials to be purchased from a commercial nursery, an affidavit from nursery owners that specified, nursery-grown plant materials will be available by the expected startup of each phase of wetland planting shall be provided. For field-harvested plant materials, the Subcontractor shall provide a description of any sites where plant material will be harvested, identification to species of any plants that will be harvested, an estimate of the number of plant propagules of each species that will be collected, and an affidavit that any necessary permissions have been granted for plant harvesting and that no laws will be violated by field harvesting.
2. Plant Samples: Plant propagules within 1 month before littoral planting begins, the Subcontractor shall submit to the Contractor for review samples of all wetland plant species to be used. Representative plant samples should be placed in sealable plastic bags, labeled, packed on ice, and delivered. The samples shall be identified by species, location obtained, and number of propagules to be obtained from this source location. If the Contractor finds that any plant materials are not likely to be satisfactory for use, the Subcontractor will be required to find an alternate source of acceptable plant materials.
C. The Subcontractor shall submit to the Contractor for review a planting schedule and work plan outlining the proposed schedule and procedures for installation of plant materials. The work plan shall also describe techniques that will be applied to assure plant viability during harvest, transport, planting, and long term survival. The Subcontractor shall update the planting schedule and work plan, and provide revisions to the Contractor as changes occur.
D. Contract Closeout Submittals: Description of required maintenance activities and activity frequency.

1.05 DELIVERY, STORAGE, AND PROTECTION

A. Propagules of Wetland Plant Species:
1. Harvest and deliver only after planting area is prepared and water delivery system is operable.
2. Deliver and plant within 48 hours after harvesting.
3. Keep moist and covered to protect from drying from time of harvesting, during delivery, and until planted.

1.06 WEATHER RESTRICTIONS

A. Perform work under favorable weather and soil moisture conditions as determined by local practice. Planting will not be conducted during periods when the mean air temperature is below 40 degrees Fahrenheit.

1.07 SEQUENCING AND SCHEDULING

A. When plant propagules from local populations are to be used, planting operations shall be coordinated with the harvesting of the wetland vegetative material as requiredto minimize the time from harvest to planting.
B. The Subcontractor shall work with the Contractor when planninig deliveries. Final grading should be completed and ready for operation before starting work.
C. The Subcontractor shall follow the Planting Schedule in developing his work plan. During the coordination of planting activities. Any deviations from the Planting schedule shall be approved by the Contractor prior to changes being made.
D. The Subcontractor shall complete work under this section within 30 days after being planted. Planting will begin no earlier than April 1, and be completed no later than July 31 for a given year.
E. The Subcontractor shall Notify Contractor at Least 3 Days in Advance of:
1. Start of planting activity for each planting stage.
2. Completion of planting activity for each planting stage.

1.08 MAINTENANCE SERVICE

A. Subcontractor: Perform maintenance operations during maintenance period to include:
1. Watering: Transition Zone plants by a temporary watering system to until the irrigation system is operational.
2. Replant unsatisfactory areas or portions thereof immediately when observed or at the end of the maintenance period if a satisfactory stand has not been produced.
3. Replant entire area if satisfactory stand does not develop by the inspection date or stage of planting.
4. Control of exotic nuisance plants that would inhibit satisfactory growth of planted material.

PART 2 PRODUCTS

2.01 SUMMARY

A. Four Planting Zones as defined on the Drawings shall be established with multiple plant species within each Plant Zone. The emergent zone is further divided into two sub-zones or bands of individual or similar plant species. The locations of the Planting Zones and specific planting densities are shown on the Drawings and on the Planting List. Any deviations in planting stock quantities or listed species must be approved by the Contractor. All plant materials delivered onsite shall be properly identified and shall be in healthy condition at the time of planting. Plant materials may be field harvested from sites reviewed by the Contractor or plant materials may be from a commercial nursery.

2.02 PLANT MATERIALS

A. The plant materials required for the four plant zones within the Littoral area shall be field-harvested or nursery-grown propagules consisting of selected species for each zone as described and illustrated on the Drawings.
B. Plants shall be live, fresh, healthy, and uninjured at the time of planting. Plants shall be acceptable Plant Propagules as defined in this section. Plants may be harvested from local wetland areas or ponds, provided that a written affidavit is provided that documents all necessary authorizations have been received. Plants shall be kept continually moist and shaded until they are planted. Any plants that have been permitted to dry out or are otherwise injured for any reason in the judgment of the Contractor and do not show a viable condition, shall be rejected for use.

2.03 REQUIRED EQUIPMENT AND FACILITIES

A. All equipment and materials required to complete the Work as specified shall be provided and maintained by the Subcontractor, and shall be removed from the site by the Subcontractor upon the completion of the Work.
B. Water distribution piping and water supply shall be provided by the Contractor with the approval of the Owner and the Subcontractor.
C. The transplant positions for individual bare-root plants, plant plugs or clumps may be marked with white flour, chalk, or stakes. Paint or other types of compounds noxious to plants are not acceptable for marking. Wire flags may be used if subsequently removed from the Constructed Wetlands during planting.
D. Wooden stakes or other nontoxic, degradable materials may be used for anchoring of plant plugs or clumps.

2.04 HARVEST AND TRANSPORT OF PLANT MATERIALS

A. When local populations are used, other species (unless noted as a nuisance species) intermingled with the target species should not be excluded from the harvested material prior to planting in the indicated areas of the Constructed Wetlands. Nuisance species are defined as weeds and noxious plants that have been determined to be aggressive and potentially detrimental to the establishment and long-term growth of the planted species.
B. Plant materials harvested from local populations acceptable for planting shall consist of clumps that contain viable root-rhizome stock as required to satisfy the Constructed Wetland planting.
C. Plant material shall be divided into plugs or clumps suitable for planting. The minimum plug size to be installed at the planting site is 4 inch by 4 inch. The Subcontractor shall be responsible for using a plug or clump size that assures viability and rapid colonization of the wetland plants.
D. Large soil clumps containing viable root-rhizome stock may be extracted from the harvest site and divided into smaller clumps prior to planting. Excessive manipulation and disturbance of soil mass should be avoided as it may cause physical damage and desiccation during harvest, transport and planting.
E. Before the plant materials are transported, the top of bulrush and other tall emergents shall be cut to leave an approximate 2-foot height. The intent is to promote rapid regrowth upon transplanting and to make them easier to transport. The Subcontractor shall be responsible for the removal and off site disposal of all discard cuttings.
F. Plant material purchased from a commercial nursery for use in planting the Constructed Wetlands may include plant fragments (for submerged species listed), bare-root material, or container grown material.
G. Shipments from a commercial nursery supplying plant materials for planting the wetlands shall be coordinated with planting of the cells so that maintenance of plant materials prior to commencement of planting activities is no longer than 48 hours.
H. All plant materials shall be kept moist and covered to protect from drying from time of harvesting, during transport, and until planted.

2.05 PLANT REPLACEMENT

A. The Subcontractor shall re-plant within 30 days from the specified inspection dates for each planting phase any areas where the plant survival rate is less than the survival rate specified.
B. All required replanting work shall be initiated within 30 days from the date of determination of the viability and survival rate of plant materials as specified, and shall be completed within 30 days of the starting date of replanting.
C. The Subcontractor is responsible for obtaining a supply of viable plant material for replanting. Plant material for re-planting may be available from local populations or the onsite nursery (if included), subject to review by the Contractor.

3 PART 3 EXECUTION

3.01 SUMMARY

A. The littoral planting areas shall be planted in four planting zones as indicated on the Drawings. In order to coordinate with the construction of the wetland system, the planting of the wetland areas will be conducted as outlined in the Planting Schedule and Work Plan provided by the Subcontractor. Planting shall begin following installation of an adequate supply of water to the wetland cells and after final grading and seed bed preparation is shown on the Drawings.

3.02 PLANTING AREAS AND DENSITY

A. The constructed wetlands shall be planted in the zones and at the required densities as

3.03 PREPARATION FOR PLANTING

A. The Subcontractor shall coordinate with the Contractor 24 hours in advance prior to commencement of planting activities. The Subcontractor shall verify with the Contractor the completed in a given planting area.

3.04 PLANTING SEQUENCE

A. For each zone, deep zones shall be planted first to minimize soil erosion and sedimentation after planting preparation has occurred water levels prior to planting.
B. Planting of the emergent zone shall take place after the soil medium is saturated and at the
C. Transitional plants will be planted along the edges as specified in the Drawings.

3.05 PLANTING METHODS

A. Wetland Plant propagules shall be planted in moist to shallowly flooded soils. Water depths shall be maintained during planting and the plant establishment to allow optimal rooting conditions. Emergent wetland plants shall be planted by hand using a shovel, spade, dibble, trowel, or other method reviewed by the Contractor.
B. The planting tool shall be used to create a shallow hole in the moist substrate for planting. The hole shall be of sufficient depth and width to allow the entire root mass to be inserted without breakage or other damage. Planting rows should be staggered so that open pathways along the direction of water flow are not created. The plants shall be planted upright so the junction between the root crown and the stem or leaf base is at the ground surface. After placement of the plant in the hole, the hole shall be carefully closed around the plant roots by gently applying pressure to the edge of the hole with the foot or other method as reviewed by the Contractor. Anchoring of the plant plugs or clumps by methods such as staking in place or otherwise securing plant clumps is at the discretion of the
C. Deep Zones: Submerged aquatic plants shall be planted in shallowly flooded deep water zones in between riprap rubble. Remove rubble to expose underlying soil to install plant. Plant Propagules shall be weighted with an iron nail or staple, or equivalent method reviewed by the Contractor, so they will be in contact with the flooded substrate.
D. Plants which have been judged by the Contractor to be damaged by mishandling during the planting process shall be replaced at the Subcontractor's expense.

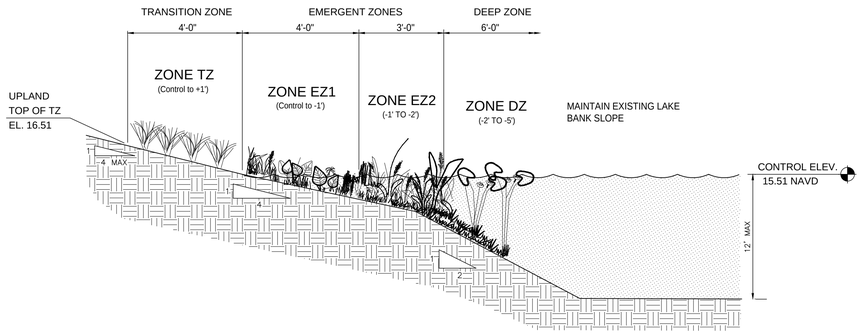
3.06 WORK ACTIVITIES AND SITE DISTURBANCE

A. At the completion of the planting contract, all work equipment, materials displaced during work activities, shall be repaired or removed. Final grading shall be completed were impacted soil has occured. There should be no substantial high or low points within the grades of planted areas.

3.07 PLANT INSPECTION AND ACCEPTANCE

A. All planting areas will be continuously flooded to maintain moist soil conditions until plants have passed inspection and been accepted by the Owner. Irrigation is to be coordinated the Contractor.
B. Maintenance: The Subcontractor shall be responsible for maintenance of plantings for specified maintenance period. The Subcontractor is fully responsible for the plantings survival and maintenance for 1 year after acceptance by the Contractor. Although the Subcontractor is wholly responsible for maintenance of the wetlands planting, the Subcontractor is encouraged to consult with the Contractor and Owner concerning methods to optimize plant growth and survival. If acceptable by the Subcontractor, the Owner shall assist in activities during the maintenance period to include water depth adjustment and weed/unwanted plant growth.
C. Weed Control: The Subcontractor shall remove or control weeds and noxious plants before they compete with desired plant species within the planted areas. Weeds and noxious plants are defined as those plants that have been determined to be aggressive and potentially detrimental to the establishment and long term growth of the planted species; and shall include, but are not limited to reed canary-grass, Johnson grass, and Bermuda grass. Weeds and noxious plants shall be mechanically removed or controlled with herbicides. The Subcontractor shall review with the Contractor herbicide materials, means of application, and applications rates before use. The Subcontractor will be responsible for replacing desirable plants damaged by any weed and noxious plant control measures implemented. The Contractor shall obtain written approval from the project permitting team prior to any use of herbicide.
D. Period of Maintenance: The Subcontractor is responsible for maintenance until the planted areas have been inspected by the Contractor at the specified inspection date for each phase. At the specified inspection dates, the Contractor will inventory wetland plantings and determine if they meet minimum levels of survival and growth as described below.
E. The Subcontractor shall give the Contractor 7 days ' notice prior to plant inspection visits.
F. Inspection and Acceptance: During the inspection date(s) specified in the planting schedule, the Contractor will make an inspection to determine if the satisfactory stands of wetland plants have been established, as previously defined in this section. For the purposes of this inspection, original planted clumps will be counted as one unit regardless of the number of daughter plants that may have emerged since planting. If the requirements for satisfactory stands are met, the wetland planting will be accepted and the Owner will assume responsibility for the continued plant maintenance. If any stands are not found to be satisfactory, the Subcontractor shall replant those areas at his own expense until satisfactory stands are judged by the Contractor to be achieved. The Contractor will inspect any replanted areas within 4 weeks following replanting and will determine if those replanting efforts are satisfactory. The Subcontractor shall be responsible for replanting and continued plant maintenance until all plantings are accepted by the Contractor.

PROPOSED LITTORAL PLANTING SECTION



TYPICAL LAKE SECTION / LITTORAL SHELF PLANTING DETAIL

SCALE: NTS

REGISTERED LANDSCAPE ARCHITECT
SCOTT J. BARBER
LA-0001660
STATE OF FLORIDA

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1	2/10/22	CITY COMMENTS	SB

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PROJECT: **TREASURE COAST BUSINESS PARK**
HOPE COMMERCIAL HOLDINGS, LLC
SELVITZ ROAD & ENERGY LANE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

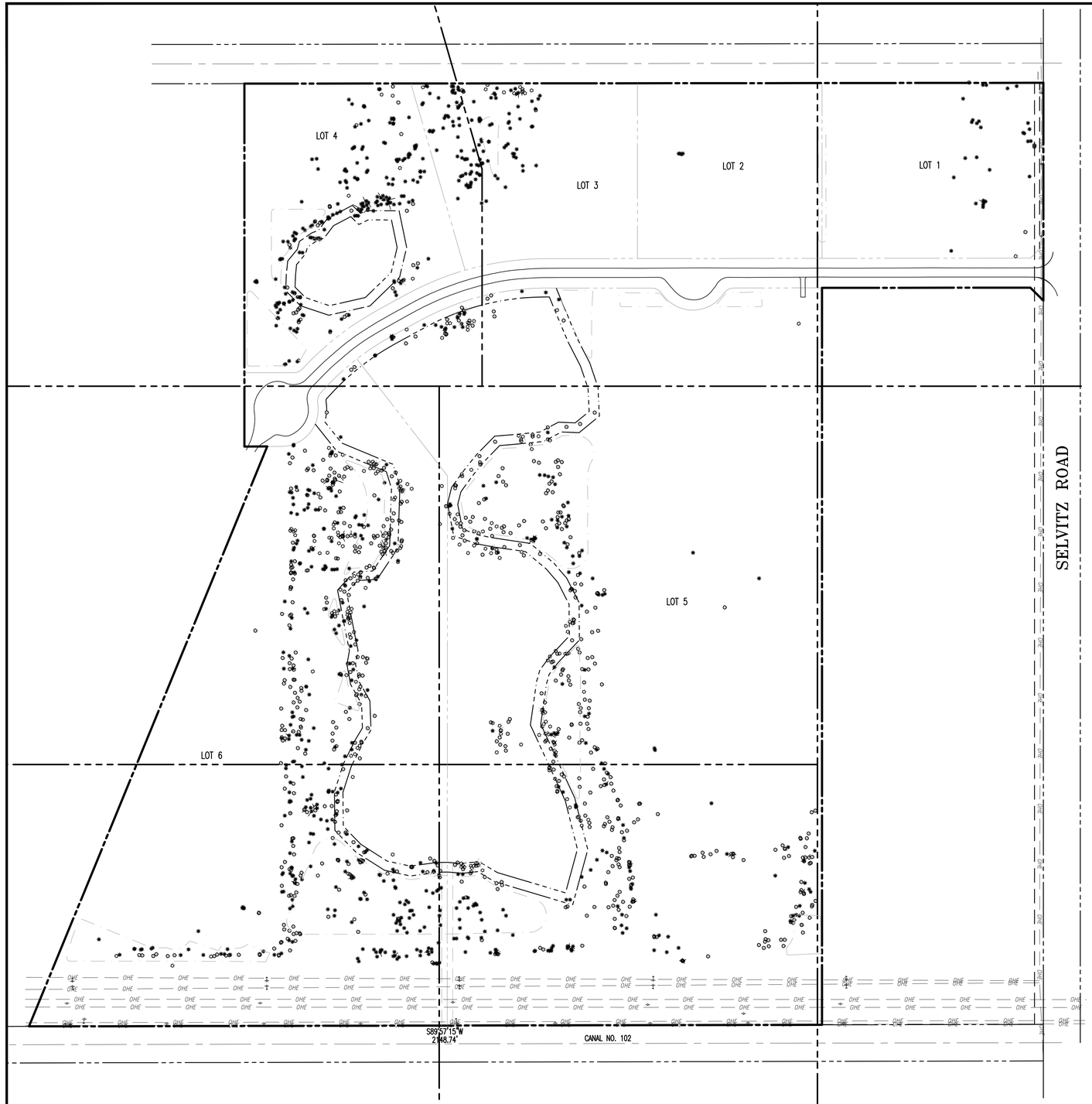
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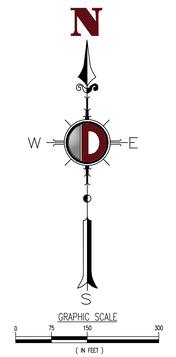
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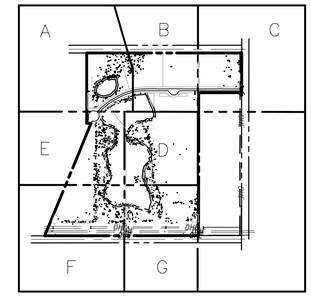
TITLE: **LITTORAL DETAILS**

SCALE: (H) AS (V) NOTED | DATE: 10/22/2021
PROJECT No: 3342-99-005

SHEET No: L1.09 | Rev. #: 0

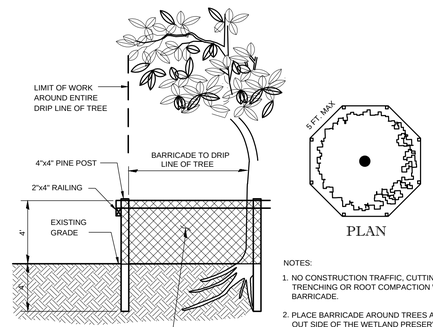






TREE MITIGATION NOTES:

1. REMOVE ALL CATEGORY 1 EXOTIC PLANTS.
2. TOTAL OAK AND PINE DBH INCHES SAVED ON SITE = 3,016 DBH. TOTAL NATIVE PALMS SAVED 116.
3. TOTAL OAK AND PINE DBH INCHES TO BE REMOVED (14" AND GREATER DBH TREES) = 2,646 DBH INCHES OF OAK, 373 DBH INCHES OF PINE. 777 PALMS WILL BE REMOVED.
4. PER SECTION 123.66 (D)(2)(A), 3,019 INCHES (DBH) WILL BE MITIGATED ON SITE BY RETAINING 3,016 DBH INCHES OF OAKS AND PINES PLUS INSTALLING 2 REPLACEMENT OAK TREES.
5. PER SECTION 123.66 (D)(5), 777 PALM WILL BE MITIGATED ON SITE BY RETAINING 116 PALMS AND REPLACING THE REMAINING 661 PALM CREDITS WITH 86 OAK TREES (12' X 2.5" DBH) AND BY PAYING THE BALANCE INTO THE CITY OF FT. PIERCE TREE PRESERVATION FUND.
6. LAND CLEARING WILL NOT ENCROACH INTO THE CONSERVATION EASEMENTS.



NOTES:

1. NO CONSTRUCTION TRAFFIC, CUTTING, FILLING STAGING, TRENCHING OR ROOT COMPACTION WITHIN TREE BARRICADE.
2. PLACE BARRICADE AROUND TREES AND PALMS TO REMAIN OUT SIDE OF THE WETLAND PRESERVE AREA FENCE LINES. INSTALL VEGETATION PROTECTION BARRICADES AND OBTAIN CITY APPROVAL OF INSTALLATION PRIOR TO DEMOLITION, CLEARING, OR SITE WORK.

1 TREE BARRICADE DETAIL
SCALE: NTS

TREE PROTECTION NOTES:

1. LANDSCAPE BUFFER AND EXISTING TREES TO BE SAVED NEED TO BE INSPECTED PRIOR TO STARTING THE PROJECT.
2. DO NOT BARRICADE TREES WITHIN THE WETLAND PRESERVE AREA PERIMETER FENCE LINES. BARRICADE PRESERVE AREA TREE CROWNS THAT SPREAD OUTSIDE OF THE PRESERVE AREA FENCE LINE.

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TITLE: **OVERALL TREE DISPOSITION PLAN**

SCALE: (H) AS (V) NOTED
DATE: 11/12/2021
PROJECT No: 3342-99-005

SHEET No: T1.00
Rev. #: 0

EXISTING TREE LEGEND

PINE PALM OAK

N

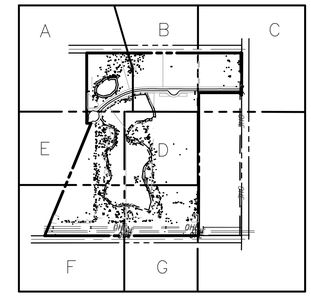
W E

S

GRAPHIC SCALE

0 25 50 100

(IN FEET)



PROPERTY LINE

PROPERTY LINE

LOT 4

ENERGY LANE

EXISTING TREE TO REMOVE TYP

LIMITS OF WETLAND

CONSERVATION EASEMENT

EXISTING TREE TO REMAIN TYP

25' WETLAND BUFFER

EXISTING PALM TO REMAIN TYP

EXISTING PALM TO REMAIN TYP

LIMITS OF WETLAND

25' WETLAND BUFFER

MATCHLINE A

MATCHLINE B

MATCHLINE E

MATCHLINE D

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TITLE: **TREE DISPOSITION PLAN SHEET 'A'**

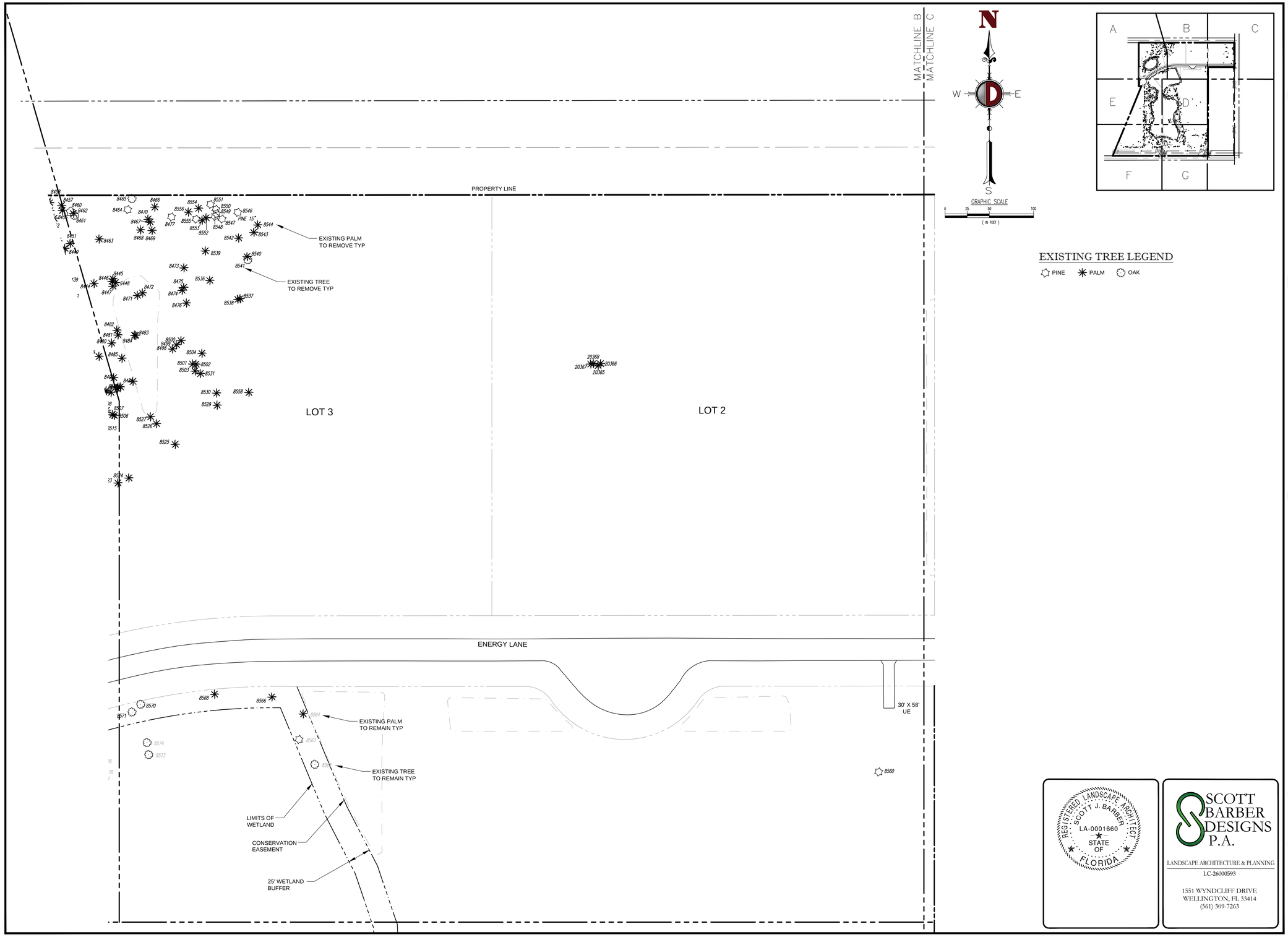
SCALE: (H) AS (V) NOTED

DATE: 11/12/2021

PROJECT No: 3342–99–005

SHEET No: T1.01

Rev. #: 0



EXISTING TREE LEGEND

PINE PALM OAK

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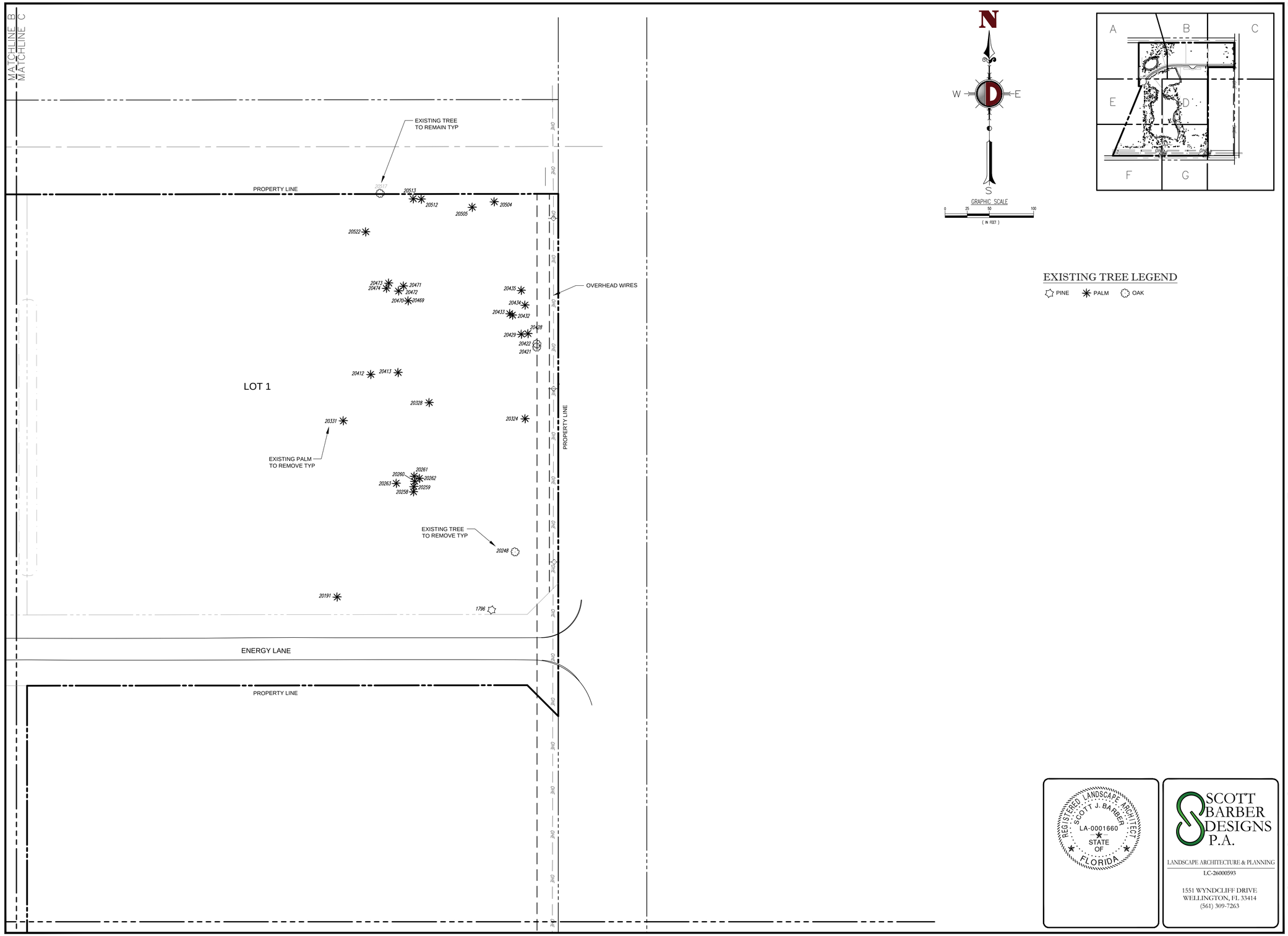
TITLE: **TREE DISPOSITION PLAN SHEET 'B'**

SCALE: (H) AS (V) NOTED
DATE: 11/12/2021
PROJECT No: 3342-99-005

SHEET No: T1.02
Rev. #: 0

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EXISTING TREE LEGEND

PINE PALM OAK

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TITLE: **TREE DISPOSITION PLAN SHEET 'C'**

SCALE: (H) AS (V) NOTED
DATE: 11/12/2021
PROJECT No: 3342-99-005

SHEET No: T1.03
Rev. #: 0

MATCHLINE A | MATCHLINE B
MATCHLINE D

MATCHLINE E
MATCHLINE D

EXISTING TREE TO REMAIN TYP

EXISTING TREE TO REMOVE TYP

LIMITS OF WETLAND

CONSERVATION EASEMENT

EXISTING PALM TO REMOVE TYP

25' WETLAND BUFFER

EXISTING PALM TO REMAIN TYP

EXISTING TREE TO REMAIN TYP

LOT 5

PROPERTY LINE

MATCHLINE D
MATCHLINE G

N
W
E
S

GRAPHIC SCALE
0 25 50 100
(IN FEET)

A B C
E D
F G

EXISTING TREE LEGEND

PINE PALM OAK

REV.	DATE	COMMENTS	BY
1	2/10/22	CITY COMMENTS	SB

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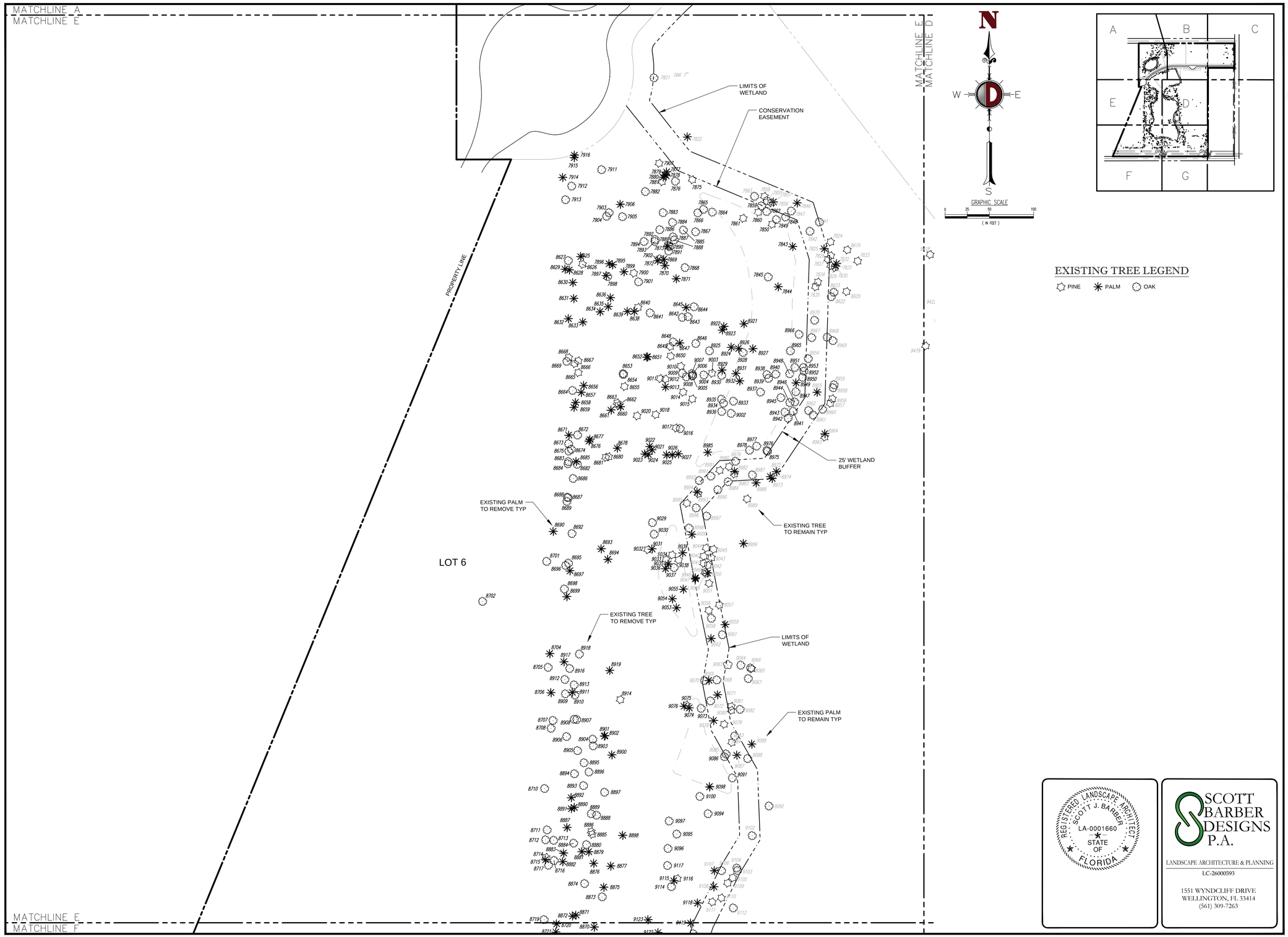
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TITLE: **TREE DISPOSITION PLAN SHEET 'D'**

SCALE: (H) AS (V) NOTED
DATE: 11/12/2021
PROJECT No: 3342-99-005

SHEET No: T1.04
Rev. #: 0



N
W
E
S

GRAPHIC SCALE
0 25 50 100
(IN FEET)

EXISTING TREE LEGEND

PINE PALM OAK

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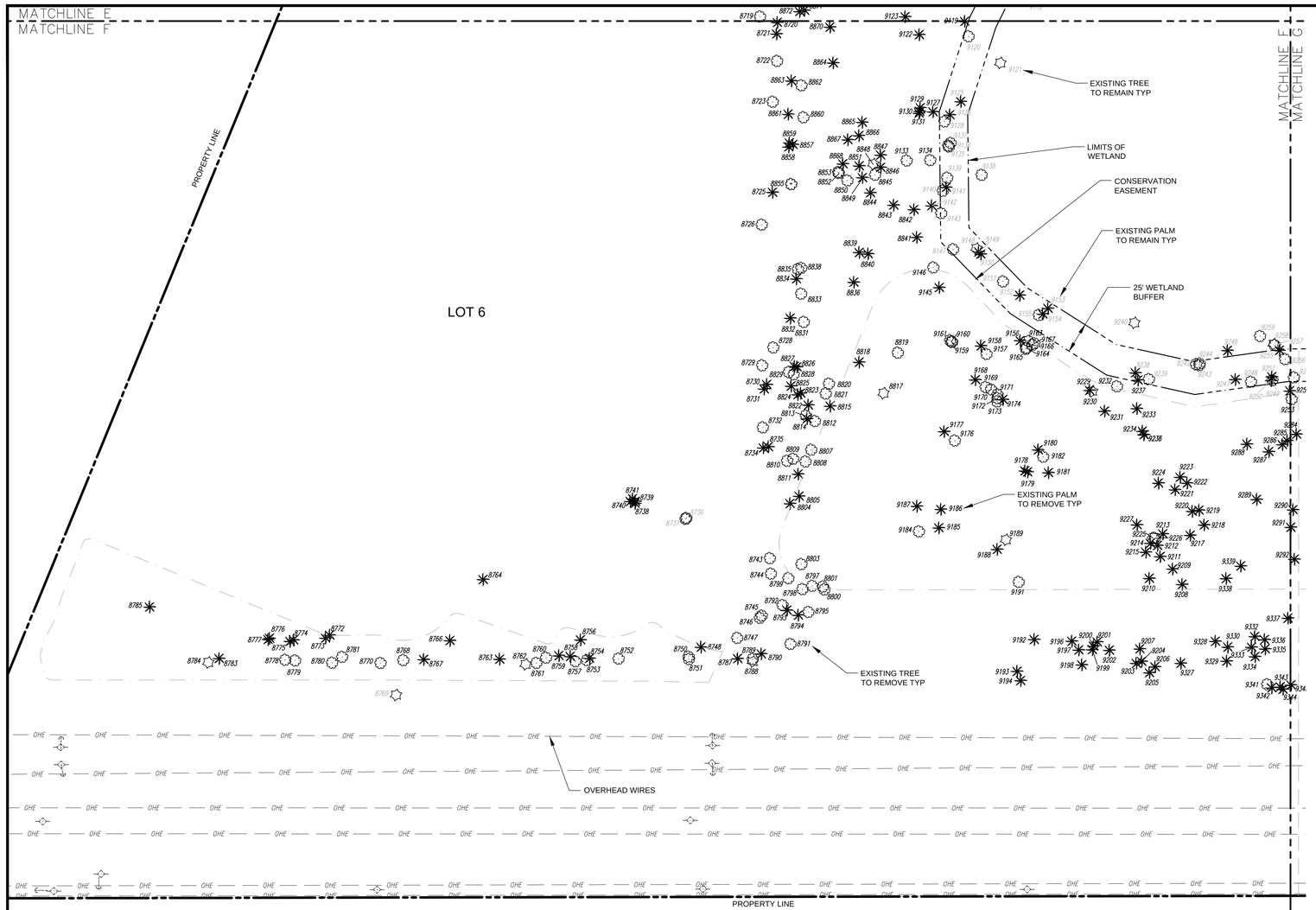
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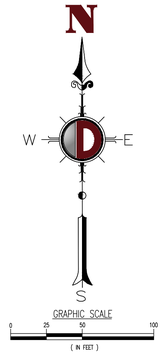
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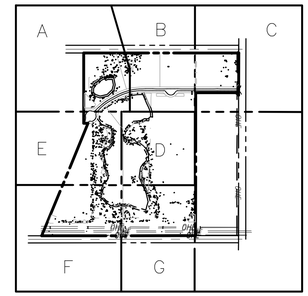
TITLE: **TREE DISPOSITION PLAN SHEET 'E'**

SCALE: (H) AS (V) NOTED
DATE: 11/12/2021
PROJECT No: 3342-99-005

SHEET No: T1.05
Rev. #: 0







EXISTING TREE LEGEND

PINE PALM OAK

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TITLE: **TREE DISPOSITION PLAN SHEET 'F'**

SCALE: (H) AS (V) NOTED
DATE: 11/12/2021
PROJECT No: 3342-99-005

SHEET No: T1.06
Rev. #: 0

MATCHLINE D
MATCHLINE G
MATCHLINE E
MATCHLINE F

EXISTING PALM TO REMAIN TYP

EXISTING TREE TO REMAIN TYP

CONSERVATION EASEMENT

LIMITS OF WETLAND

25' WETLAND BUFFER

LOT 5

EXISTING PALM TO REMOVE TYP

EXISTING TREE TO REMOVE TYP

OVERHEAD WIRES

PROPERTY LINE

CANAL 102

PROPERTY LINE

N
W
E
S

GRAPHIC SCALE
0 25 50 100
(IN FEET)

A B C
E D
F G

EXISTING TREE LEGEND

PINE PALM OAK

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WELLINGTON, FL 33414
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TITLE: **TREE DISPOSITION PLAN SHEET 'G'**

SCALE: (H) AS (V) NOTED
DATE: 10/22/2021
PROJECT No: 3342-99-005

SHEET No: T1.07
Rev. #: 0

MITIGATION TABLE: EXISTING NATIVE TREES AND PALMS TO BE REMOVED

ID #	SPECIES	DBH IN.
1796	PINE	13
7000	OAK	13
7001	OAK	8
7002	OAK	5
7003	OAK	5
7004	OAK	9
7005	OAK	19
7006	OAK	12
7007	OAK	19
7008	OAK	10
7009	OAK	5
7010	OAK	5
7011	OAK	5
7012	PALM	31
7013	OAK	9
7014	OAK	8
7015	PALM	16
7016	PALM	18
7017	PALM	18
7018	OAK	14
7019	PALM	18
7020	OAK	20
7021	OAK	13
7022	OAK	9
7023	OAK	10
7024	OAK	17
7025	OAK	7
7026	OAK	5
7027	OAK	5
7028	PALM	20
7029	PALM	15
7030	OAK	14
7031	OAK	14
7032	OAK	9
7033	OAK	10
7034	OAK	13
7035	PALM	19
7036	PALM	16
7037	OAK	19
7038	OAK	8
7039	OAK	7
7040	OAK	13
7041	OAK	6
7042	OAK	11
7043	OAK	7
7044	PALM	22
7045	OAK	13
7046	OAK	18
7047	OAK	15
7048	OAK	12
7049	OAK	10
7050	PALM	17
7051	OAK	16
7052	OAK	12
7053	OAK	16
7054	OAK	12
7055	OAK	23
7056	OAK	23
7057	PALM	15
7064	OAK	15
7065	OAK	18
7066	OAK	5
7067	OAK	5
7068	OAK	15
7069	PALM	15
7070	OAK	15
7071	OAK	10
7072	OAK	9
7073	OAK	17
7074	OAK	6
7075	OAK	15
7076	OAK	9
7126	OAK	11
7127	OAK	8
7130	OAK	16
7131	OAK	5
7132	OAK	5
7133	OAK	6
7134	OAK	5
7135	PALM	12
7136	PALM	6
7137	PALM	18
7138	PALM	21
7139	OAK	15
7140	OAK	10
7141	OAK	8
7142	PALM	13
7143	PALM	19
7144	OAK	18
7145	PALM	19
7146	PALM	19
7147	PALM	21
7148	PALM	16
7149	PALM	19
7150	OAK	23
7187	OAK	6
7188	OAK	7
7189	OAK	6
7190	OAK	6
7191	OAK	11
7192	OAK	5
7193	OAK	18
7194	OAK	13
7194	OAK	13
7195	OAK	19
7196	OAK	4
7197	OAK	4
7198	OAK	5
7199	OAK	18
7200	PALM	10
7201	PALM	10
7202	OAK	6
7203	OAK	17
7204	OAK	8
7205	PALM	11
7206	PALM	19
7207	PALM	19
7208	OAK	5
7209	OAK	8
7210	OAK	8
7211	OAK	9
7212	OAK	8
7213	OAK	26
7214	PALM	18
7220	PALM	13
7221	PALM	13
7222	OAK	10
7223	OAK	10
7224	OAK	17
7225	PALM	17
7226	OAK	8
7227	PALM	13
7228	OAK	12
7229	OAK	12
7230	OAK	12
7231	OAK	13
7232	OAK	19
7233	OAK	8
7234	OAK	11
7235	OAK	18
7236	OAK	16
7238	OAK	19
7254	OAK	17
7255	OAK	10
7256	OAK	10
7257	OAK	7
7258	OAK	11
7259	OAK	11
7260	OAK	22
7261	OAK	10
7262	PALM	18
7263	PALM	14
7264	PALM	18
7265	OAK	13
7266	PALM	17
7267	OAK	14
7268	PALM	13
7269	OAK	18
7270	OAK	14
7271	OAK	8
7272	OAK	18
7273	OAK	10
7274	OAK	18
7275	OAK	6
7276	OAK	10
7343	OAK	10
7344	PALM	15
7345	PALM	15
7346	OAK	8
7347	OAK	5
7348	OAK	8
7349	OAK	6
7350	OAK	6
7351	PALM	10
7352	OAK	7
7353	OAK	5
7354	OAK	10
7355	OAK	11
7356	OAK	6
7357	PALM	10
7358	PALM	10
7359	OAK	8
7360	PALM	11
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7362	OAK	5
7363	OAK	11
7364	OAK	5
7459	PALM	15
7460	PALM	11
7461	PALM	11
7462	OAK	19
7463	PALM	15
7464	OAK	15
7465	PALM	15
7466	PALM	11
7467	OAK	34
7469	PALM	8
7470	OAK	9
7471	OAK	8
7472	PALM	10
7473	OAK	9
7474	OAK	6
7475	PALM	14
7476	OAK	5
7477	OAK	8
7478	PALM	15
7479	PALM	11
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7483	OAK	6
7484	OAK	10
7485	PALM	14
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7796	PALM	13
7797	PALM	13
7798	PALM	13
7799	PALM	13
7800	PALM	13
7801	PALM	13
7802	PALM	13
7803	PALM	13
7804	PINE	14
7811	OAK	13
7812	OAK	9
7813	PALM	13
7815	OAK	10
7816	OAK	14
7817	PALM	14
7843	PALM	13
7844	PALM	13
7845	OAK	8
7848	OAK	6
7849	OAK	12
7850	PINE	7
7859	OAK	5
7860	PINE	8
7861	PINE	12
7862	OAK	8
7864	OAK	5
7865	OAK	6
7866	OAK	6
7867	OAK	15
7868	OAK	15
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7872	PALM	13
7873	PALM	13
7875	PINE	12
7876	OAK	8
7877	PALM	13
7878	PALM	13
7879	PALM	13
7880	PALM	13
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7882	OAK	16
7883	OAK	16
7884	OAK	12
7885	OAK	16
7886	OAK	13
7887	OAK	5
7888	OAK	10
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7892	OAK	11
7893	OAK	8
7894	OAK	8
7895	PALM	13
7896	PALM	13
7897	PALM	13
7898	OAK	5
7899	PALM	13
7900	PINE	10
7901	OAK	8
7902	OAK	6
7903	OAK	8
7904	OAK	17
7905	OAK	15
7906	PALM	13
7907	PINE	13
7911	OAK	9
7912	OAK	11
7913	OAK	13
7914	PALM	13
7915	PALM	13
7916	PALM	13
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7965	PALM	13
7966	PALM	13
7967	PALM	13
7968	OAK	8
7969	OAK	10
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8225	PALM	13
8230	PALM	10
8231	PALM	10
8232	PALM	10
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8234	PALM	13
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8238	PALM	13
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8268	PALM	13
8273	PINE	15
8274	OAK	16
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8285	PALM	13
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8288	PALM	13
8289	PALM	13
8292	OAK	8
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8298	PALM	13
8300	PALM	13
8301	PALM	13
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8312	PALM	13
8314	OAK	6
8315	OAK	8
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8355	PINE	16
8356	PALM	13
8357	PALM	13
8358	OAK	29
8359	PALM	13
8361	PALM	13
8362	PINE	22
8363	PALM	13
8364	PALM	13
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8366	PALM	13
8367	PALM	13
8368	PINE	17
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8400	TREE	18
8401	PALM	13
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8431	PALM	13
8432	PINE	15
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8440	PALM	13
8441	PINE	18
8443	PALM	13
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8445	PALM	13
8446	PALM	13
8447	PALM	13
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8449	PALM	13
8450	PALM	13
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8457	PALM	13
8458	PALM	13
8459	PALM	13
8460	TREE	42
8461	OAK	7
8462	PALM	13
8463	PALM	13
8464	PINE	18
8465	OAK	29
8466	PALM	13
8467	PALM	13
8468	PALM	13
8469	PALM	13
8470	PALM	13
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8472	PALM	13
8473	PALM	13
8474	PALM	13
8475	PALM	13
8476	PALM	13
8477	PINE	14
8479	PALM	13
8480	PALM	13
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8495	PALM	13
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8499	PALM	13
8500	PALM	13
8501	PALM	13
8502	PALM	13
8503	PALM	13
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8541	OAK	10
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8543	PALM	13
8544	PALM	13
8546	PINE	15
8547	PINE	8
8548	PINE	7
8549	PINE	5
8550	PINE	14
8551	PINE	10
8552	PALM	13
8553	PALM	13
8554	PALM	13
8555	PINE	18
8556	PALM	13
8558	PALM	13
8560	PINE	11
8566	PALM	13
8568	PALM	13
8570	OAK	14
8571	OAK	15
8603	PALM	13
8614	PINE	9
8616	OAK	15
8617	PALM	13
8619	PINE	6
8625	PALM	13
8626	PINE	13
8627	OAK	11
8628	PALM	13
8629	PALM	13
8630	PALM	13
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8639	PALM	13
8640	PINE	9
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8642	OAK	8
8643	OAK	8
8644	OAK	9
8645	PALM	13
8646	OAK	6
8647	PALM	13
8648	OAK	11
8649	PINE	8
8650	PINE	10
8651	PALM	13
8652	PALM	13
8653	OAK	6
8654	OAK	7
8655	PINE	8
8656	PALM	13
8657	PALM	13
8658	PALM	13
8659	PALM	13
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8661	PALM	13
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8663	PINE	6
8664	OAK	10
8665	PINE	11
8666	PINE	10
8667	PINE	7
8668	PINE	6
8669	OAK	7
8671	PALM	13
8672	OAK	18
8673	OAK	7
8674	OAK	8
8675	OAK	5
8676	PALM	13
8677	PALM	13
8678	PALM	13
8680	PINE	8
8681	PINE	6
8682	OAK	20
8683	OAK	15
8684	OAK	10
8685	PALM	13
8686	OAK	9
8687	OAK	9
8688	OAK	9
8689	OAK	5
8690	PALM	13
8692	OAK	12
8693	PALM	13
8694	PALM	13
8695	OAK	12
8696	OAK	12
8697	PALM	13
8698	OAK	7
8699	PALM	13
8701	OAK	15
8702	OAK	18
8704	PALM	13
8705	OAK	7
8706	PALM	13
8707	OAK	18
8708	OAK	18
8710	OAK	20
8711	OAK	16
8712	OAK	19
8713	OAK	11
8714	PINE	6
8715	PALM	13
8716	OAK	11
8717	OAK	9
8719	OAK	12
8720	PALM	13
8721	PALM	13
8722	OAK	16
8723	OAK	7
8725	PALM	13
8726	OAK	21
8728	OAK	12
8729	OAK	18
8730	PALM	13
8731	PALM	13
8732	OAK	6
8734	PALM	13
8735	PALM	13
8738	PALM	13
8739	PALM	13
8740	PALM	13
8741	PALM	13
8743	OAK	15
8744	OAK	15
8745	OAK	7
8746	OAK	7
8747	OAK	10
8748	PALM	13
8750	OAK	7
8751	OAK	9
8752	OAK	9
8753	OAK	18
8754	PALM	13
8756	PALM	13
8757	OAK	11
8758	PALM	13
8759	PALM	3
8760	OAK	22
8761	OAK	17
8762	PINE	14
8763	PALM	13
8764	PALM	13
8766	PALM	13
8767	PALM	13
8768	OAK	19
8770	OAK	17
8772	PALM	13
8773	PALM	13
8774	PALM	13
8775	PALM	13
8776	PALM	13
8777	PALM	13
8778	OAK	15
8779	OAK	19
8780	OAK	16
8781	OAK	19
8783	PALM	13
8784	PINE	18
8785	PALM	13
8787	PALM	13
8788	PINE	14
8789	OAK	13
8790	PALM	13
8791	OAK	5
8792	OAK	16
8793	PALM	13
8794	PALM	13
8795	OAK	17
8797	OAK	10
8798	OAK	5
8799	OAK	5
8800	OAK	11
8801	OAK	11
8803	OAK	7
8804	PALM	13
8805	PALM	13
8807	OAK	21
8808	OAK	21
8809	OAK	10
8810	OAK	13
8811	PALM	13
8812	OAK	5
8813	OAK	5
8814	PALM	13
8815	PALM	13
8817	PINE	15
8818	PALM	13
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8821	OAK	6
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8827	PALM	13
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8838	OAK	10
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8844	PALM	13
8845	OAK	10
8846	PALM	13
8847	PALM	13
8848	PINE	8
8849	PALM	13
8850	OAK	10
8851	PALM	13
8852	OAK	10
8853	OAK	10
8854	OAK	7
8855	OAK	7
8857	PALM	13
8858	PALM	13
8859	PALM	13
8860	OAK	10
8861	PALM	13
8862	OAK	18
8863	PALM	13
8864	PALM	13
8865	PALM	13
8866	PALM	13
8867	PALM	13
8868	PALM	13
8870	PALM	13
8871	PALM	13
8872	PALM	13
8873	OAK	15
8874	OAK	19
8875	PALM	13
8876	PALM	13
8877	PALM	13
8879	PALM	13
8880	OAK	16
8881	PALM	13
8882	PALM	13
8883	PALM	13
8884	OAK	6
8885	PINE	6
8886	PINE	6
8887	PALM	13
8888	OAK	10
8889	OAK	11
8890	PALM	13
8891	PALM	13
8892	PALM	13
8893	OAK	13
8894	OAK	10
8895	OAK	12
8896	OAK	11
8897	OAK	11
8898	PALM	13
8900	PALM	13
8901	PALM	13
8902	PALM	13
8903	OAK	5
8904	OAK	13
8905	OAK	6
8906	OAK	7
8907	OAK	9
8908	OAK	14
8909	OAK	5
8910	OAK	10
8911	PALM	13
8912	OAK	13
8913	OAK	11
8914	PINE	8
8916	OAK	14
8917	PALM	13
8918	OAK	10
8919	PALM	13
8921	PALM	13
8922	PALM	13
8923	PALM	13
8924	PALM	13
8925	OAK	9
8926	PALM	13
8927	PALM	13
8928	OAK	17
8929	PALM	13
8930	OAK	14
8931	PALM	13
8932	PALM	13
8933	OAK	16
8934	OAK	10
8935	OAK	15
8936	OAK	20
8937	OAK	11
8938	OAK	10
8939	OAK	10
8940	OAK	13
8941	OAK	7
8942	OAK	6
8943	OAK	6
8944	OAK	9
8945	OAK	10
8946	OAK	11
8947	OAK	6
8948	OAK	8
8949	PALM	13
8950	OAK	7
8951	OAK	11
8952	OAK	8
8953	OAK	6
8965	OAK	10
8966	OAK	14
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8976	OAK	6
8977	OAK	7
8978	OAK	5
8985	PALM	13
9002	OAK	19
9003	PINE	7
9004	OAK	13
9005	OAK	6
9006	OAK	6
9007	OAK	6
9008	OAK	6
9009	OAK	9
9010	PINE	8
9011	PINE	5
9012	PINE	10
9013	PALM	13
9014	PINE	10
9015	PINE	8
9016	OAK	7
9017	PINE	8
9018	PINE	8
9020	PINE	8
9021	PALM	13
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9026	PALM	13
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9034	PINE	8
9035	PALM	13
9036	PALM	13
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9053	PALM	13
9054	PALM	13
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9073	OAK	11
9074	PALM	13
9075	PINE	8
9076	PALM	13
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9095	OAK	20
9096	OAK	20
9097	OAK	17
9098	PALM	13
9099	PALM	13
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9133	OAK	8
9134	OAK	9
9145	PALM	13
9146	OAK	23
9156	PALM	13
9157	OAK	15
9158	PALM	13
9159	OAK	6
9160	OAK	9
9161	OAK	7
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9164	OAK	6
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9166	OAK	6
9167	OAK	8
9168	PALM	13
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9170	OAK	8
9171	OAK	8
9172	OAK	5
9173	OAK	8
9174	PALM	13
9176	OAK	19
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9178	PALM	13
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9184	OAK	23
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9212	PALM	13
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9214	PALM	13
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9219	PALM	13
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9222	PALM	13
9223	PALM	13
9224	PALM	13
9225	OAK	7
9226	OAK	7
9227	PALM	13
9229	PALM	13
9230	PINE	11
9231	PALM	13
9232	OAK	17
9233	PALM	13
9234	PALM	13
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9236	PALM	13
9237	PALM	13
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9288	PALM	13
9289	PALM	13
9290	PALM	13
9291	PALM	13
9292	PALM	13
9293	PALM	13
9294	PALM	13
9295	PALM	13
9296	PALM	13
9297	PALM	13
9298	PALM	13

MITIGATION TABLE: EXISTING TREES AND PALMS TO BE REMOVED

ID #	SPECIES	DBH IN.
9401	OAK	13
9402	OAK	10
9403	PALM	13
9404	PALM	13
9405	PALM	13
9406	OAK	13
9407	OAK	8
9427	OAK	13
9428	OAK	11
9429	PALM	13
9430	PALM	13
9432	PALM	13
9433	OAK	10
9434	OAK	9
9435	OAK	19
9436	OAK	16
9438	OAK	12
9439	OAK	11
9440	OAK	8
9441	OAK	9
9442	PALM	13
9443	OAK	7
9444	PALM	13
9445	OAK	8
9446	PALM	13
9447	OAK	30
9448	OAK	9
9450	OAK	13
9451	OAK	7
9452	PALM	13
9453	PALM	13
9454	PALM	13
9455	PALM	13
9456	PALM	13
9457	PALM	13
9458	PALM	13
9462	OAK	7
9463	OAK	10
9464	OAK	10
9465	OAK	7
9466	PINE	9
9468	PINE	8
9469	OAK	16
9470	OAK	16
9471	PINE	10
9472	OAK	9
9473	OAK	9
9474	OAK	8
9475	OAK	10
9476	OAK	7
9477	OAK	7
9493	PALM	13
9494	PALM	13
9501	PALM	13
9512	PALM	13
9513	PALM	13
9514	OAK	7
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9516	OAK	14
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9518	OAK	8
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9526	OAK	8
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9529	OAK	18
9530	PALM	13
9539	OAK	29
9542	OAK	18
9543	OAK	11
9544	OAK	14
9545	OAK	9
9546	PINE	12
9558	OAK	8
9559	OAK	9
9560	PALM	
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9562	PINE	9
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9564	OAK	10
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9567	OAK	10
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9570	OAK	9
9572	OAK	9
9573	OAK	10
9574	OAK	10
9575	OAK	13
9576	PALM	13
9577	OAK	12
9578	OAK	16
9579	OAK	12
9580	PALM	13
9581	OAK	10
9582	OAK	10
9583	OAK	15
9584	OAK	9
9585	PALM	13
9586	PALM	13
9587	PINE	6
9588	PINE	13
9596	OAK	11
9597	PINE	13
9622	PINE	13
9623	PALM	13
9624	PALM	13
9625	OAK	7
9626	OAK	7
9627	OAK	7
9628	OAK	13
9629	PINE	13
9649	OAK	8
9650	OAK	20
9651	OAK	12
9652	OAK	15
9653	PALM	13
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9657	OAK	19
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9672	OAK	8
9674	PALM	13
9675	OAK	21
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9679	OAK	11
9682	OAK	14
9683	OAK	29
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20248	OAK	14
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20324	PALM	10
20328	PALM	25
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20367	PALM	16
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20413	PALM	14
20421	OAK	5
20422	OAK	3
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20429	PALM	8
20432	PALM	13
20433	PALM	13
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20435	PALM	12
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20470	PALM	0
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20472	PALM	10
20473	PALM	12
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20504	PALM	12
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20527	PALM	0
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20575	PALM	14
20577	PINE	12
20578	PINE	12
20579	PINE	12
20580	PALM	16
20581	PALM	2
20582	PALM	2
20583	PALM	2
20584	PALM	12
20585	PALM	15
20587	PINE	10
20592	PALM	11
20598	PALM	11
20599	PALM	7
20600	PINE	13
20601	PALM	12
20607	PINE	9
20608	OAK	2
20609	OAK	2
20616	PALM	12
20617	PALM	12
20622	OAK	28
20623	PALM	14
20624	PALM	13
20628	OAK	2
20635	PALM	13
20636	PALM	13
20641	PALM	14
20642	PALM	14
20643	OAK	3
20648	PALM	12
20652	OAK	2
20656	PINE	10
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20658	PALM	12
20662	OAK	2
20663	PALM	12
20664	PALM	12
20671	PINE	8
20672	PALM	11
20673	OAK	13
20674	PALM	4
20675	PALM	14
20676	PALM	10
20677	PALM	12
20681	PALM	13
20682	PALM	12
20686	PALM	10
20687	OAK	3
20691	PALM	12
20695	PINE	17
20696	PINE	8
20706	PALM	12
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20709	PALM	14
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20711	PINE	13
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20727	PALM	11
20728	PALM	12
20729	PALM	11
20730	PALM	11
20731	PALM	12
20732	PALM	10
20733	OAK	8
20734	PALM	12
20741	PALM	14
20742	PALM	12
20743	PALM	12

REGISTERED LANDSCAPE ARCHITECT
SCOTT J. BARBER
LA-0001660
STATE OF FLORIDA

SCOTT BARBER DESIGNS P.A.
LANDSCAPE ARCHITECTURE & PLANNING
LC-26000593
1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263

DYNAMIC
• ENGINEERING • EARTH • SURVEY • TRAFFIC •

REV.	DATE	COMMENTS	BY
1	2/10/22	CITY COMMENTS	SB

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DRAWN BY: XXX
DESIGNED BY: ACM
CHECKED BY: MDM
CHECKED BY: _

PROJECT: **TREASURE COAST BUSINESS PARK**
HOPE COMMERCIAL HOLDINGS, LLC
SELVITZ ROAD & ENERGY LANE
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

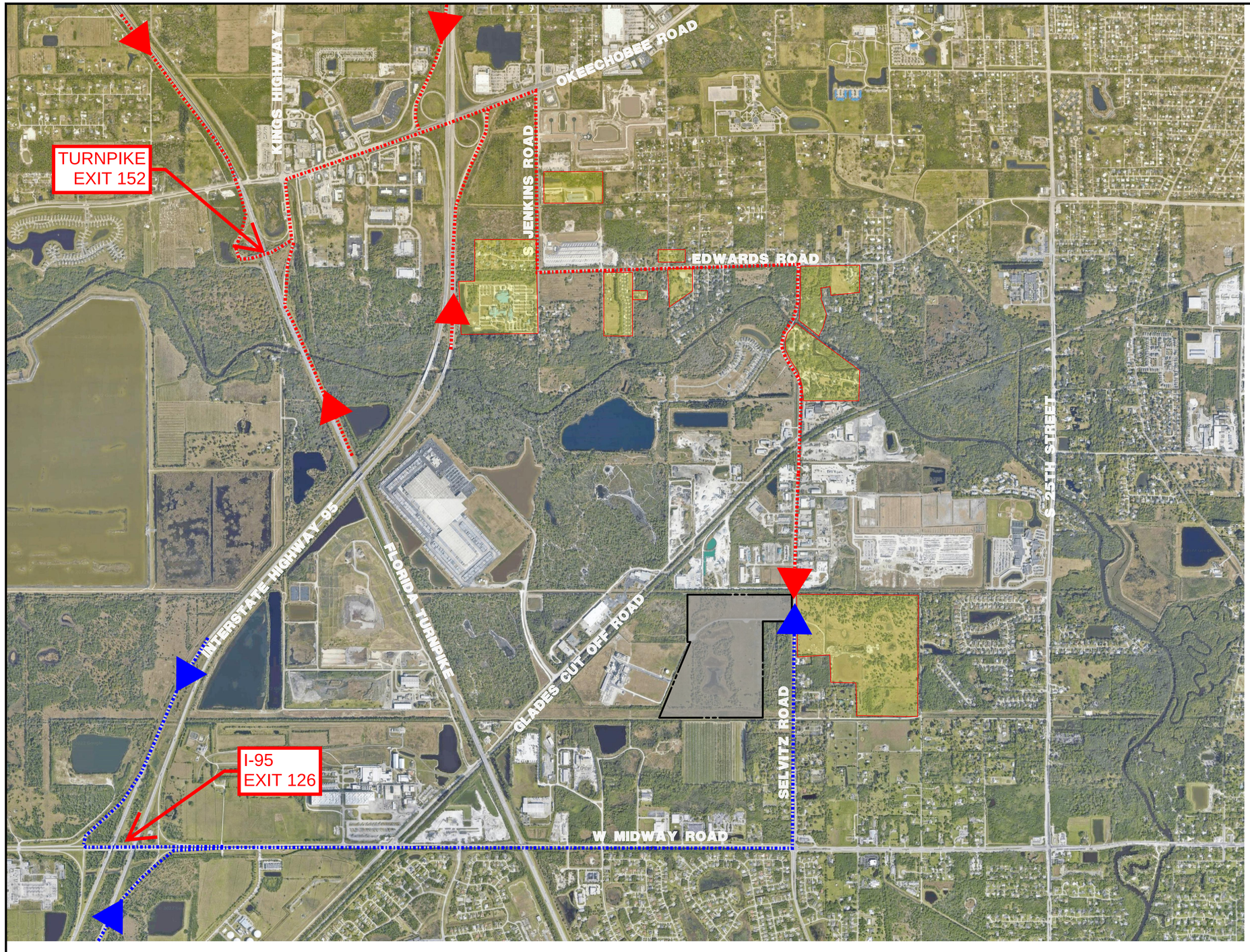
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100 NE 5th Avenue, Suite B2
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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

TITLE: **TREE IDENTIFICATION TABLES**

SCALE: (H) AS (V) NOTED
DATE: 10/22/2021
PROJECT No: 3342-99-005

SHEET No: T1.09
Rev. #: 0



N

W E

S

GRAPHIC SCALE

0 500 1000 2000

(IN FEET)

LEGEND

OKEECHOBEE PATH

MIDWAY PATH

CITY OF FORT PIERCE RESIDENTIAL ZONED AREAS

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REV.	DATE	COMMENTS	BY

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DRAWN BY: SRM | DESIGNED BY: ACM | CHECKED BY: MDM | CHECKED BY: –

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313

TITLE:
TRUCK AERIAL EXHIBIT

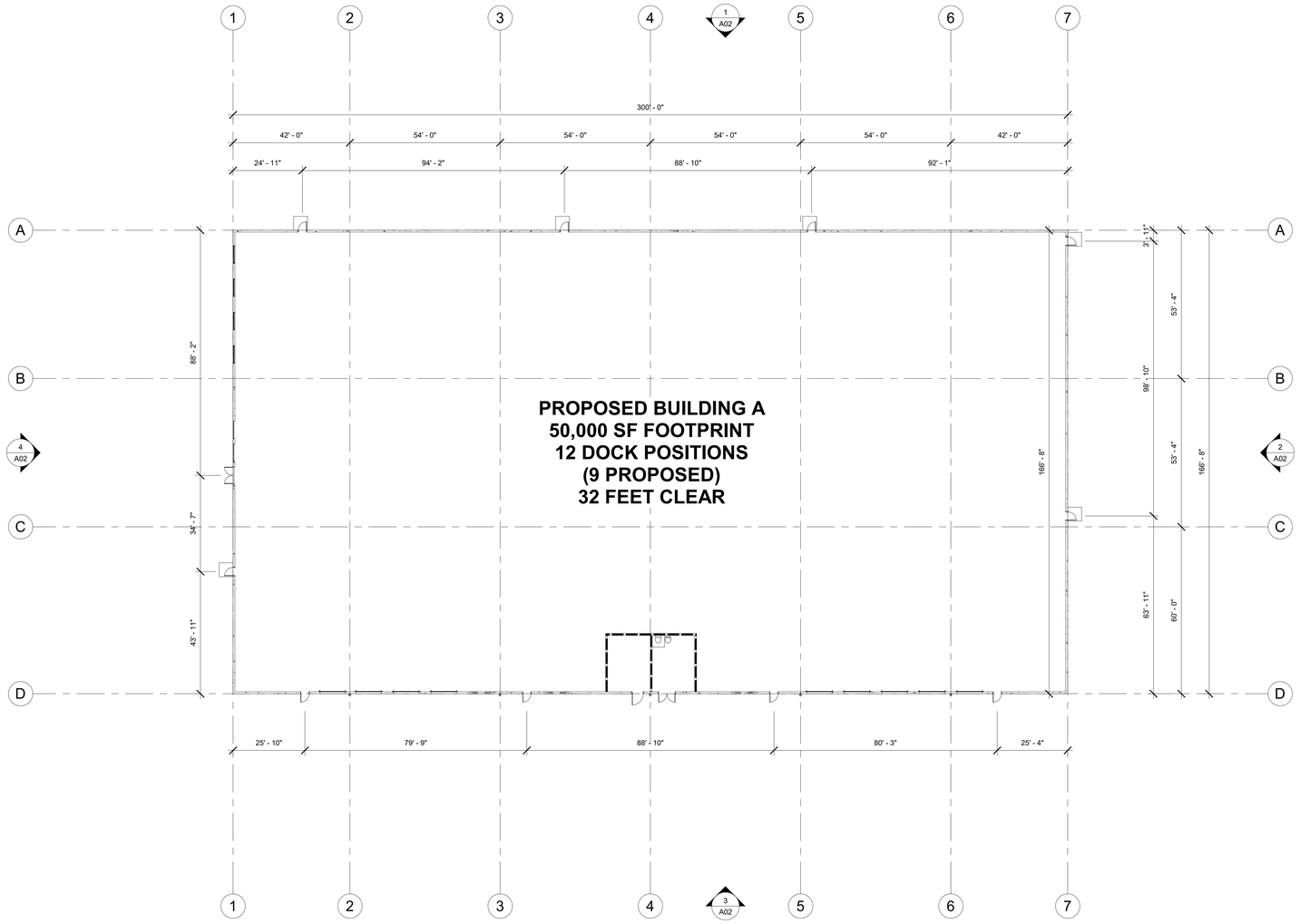
SCALE: (H) AS (V) NOTED | DATE: 02/16/2022
PROJECT No: 3342-99-005

SHEET No: **C1.00** | Rev. #: 0

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Plotted: 02/17/22 – 11:46 AM By: achu
File: P:\02CPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Exhibits\2022.02.16 – Aerial Exhibit.dwg, ----> AERIAL EXHIBIT

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SEAL

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 20'

0 10 20 40 100

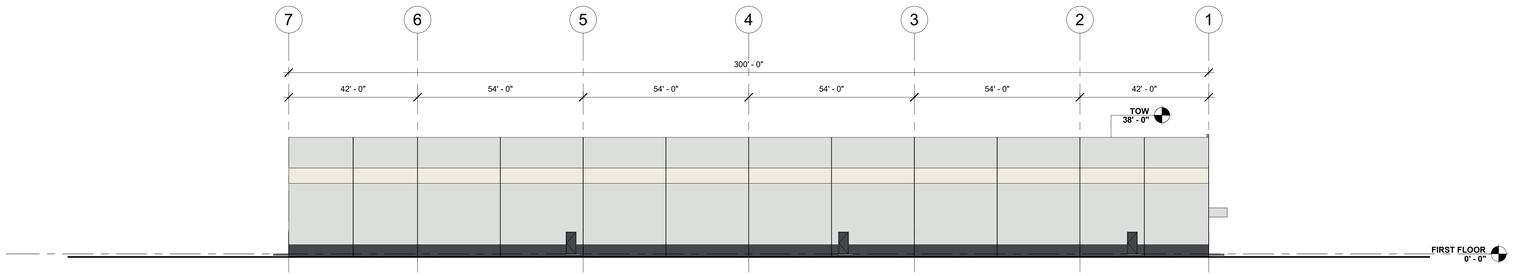
ADBI / DESIGN SERVICES

CONCEPTUAL FLOOR PLAN - BUILDING A

FORT PIERCE COMMERCE CENTER | BUILDING A
SELVITS RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

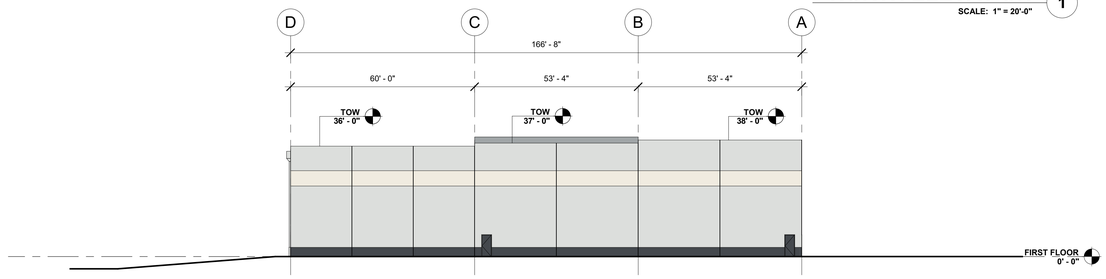
ARCO DESIGN/BUILD INDUSTRIAL

A01



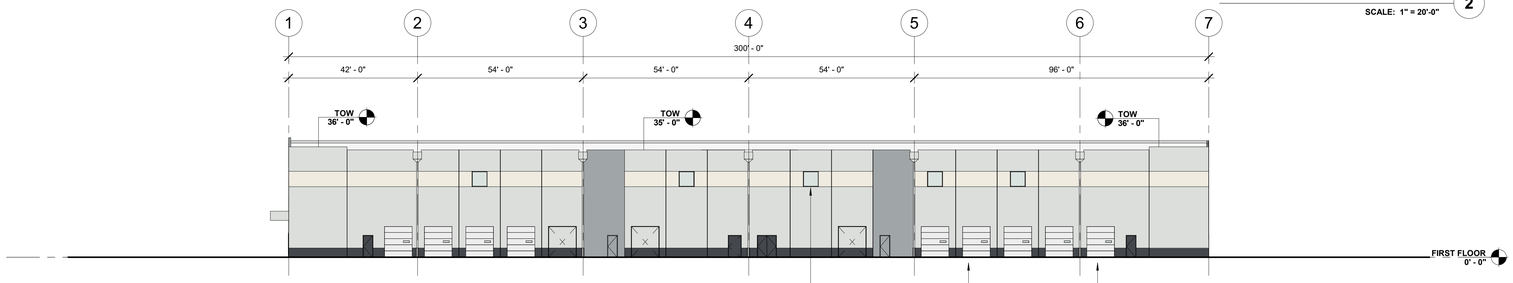
NORTH ELEVATION 1

SCALE: 1" = 20'-0"



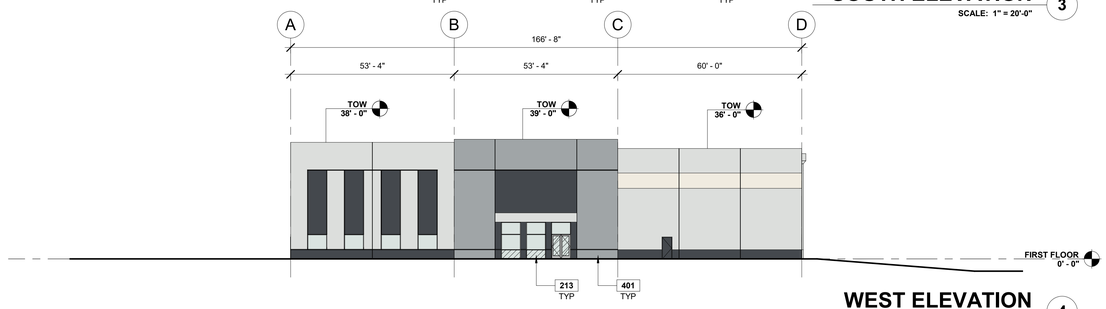
EAST ELEVATION 2

SCALE: 1" = 20'-0"



SOUTH ELEVATION 3

SCALE: 1" = 20'-0"



WEST ELEVATION 4

SCALE: 1" = 20'-0"

NOTES

TOW = TOP OF CONCRETE + 1-1/2" BLOCKING

213	ALUMINIUM STOREFRONT SYSTEM.
401	CONCRETE PANEL, PAINTED MEDIUM TEXTURE.
408	9'-0" WIDE x 10'-0" HIGH SECTIONAL OVERHEAD DOOR.
410	12'-0" WIDE x 14'-0" HIGH DRIVE-IN DOOR.
419	5'-0" WIDE x 5'-0" HIGH CLERESTORY WINDOW.

MATERIALS:

DOWNSPOUT GUARDS - TO MATCH ADJACENT WALL COLOR

DOWNSPOUT & SCUPPER BOXES - TO MATCH ADJACENT WALL COLOR

METAL COPING - TO MATCH ADJACENT WALL COLOR

GLASS:

GL-01
INSULATED GLAZING UNIT

GL-02
TEMPERED SAFETY GLASS

GL-03
SPANDREL GLASS

PAINT SCHEME COLORS:

P1 - BASE COLOR: SW 7070 SITE WHITE

P2 - ACCENT COLOR: SW 8917 SHELL WHITEE

P3 - ACCENT COLOR: SW 7073 NETWORK GRAY

P4 - ACCENT COLOR: SW 7076 CYBERSPACE

SEAL

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 20'

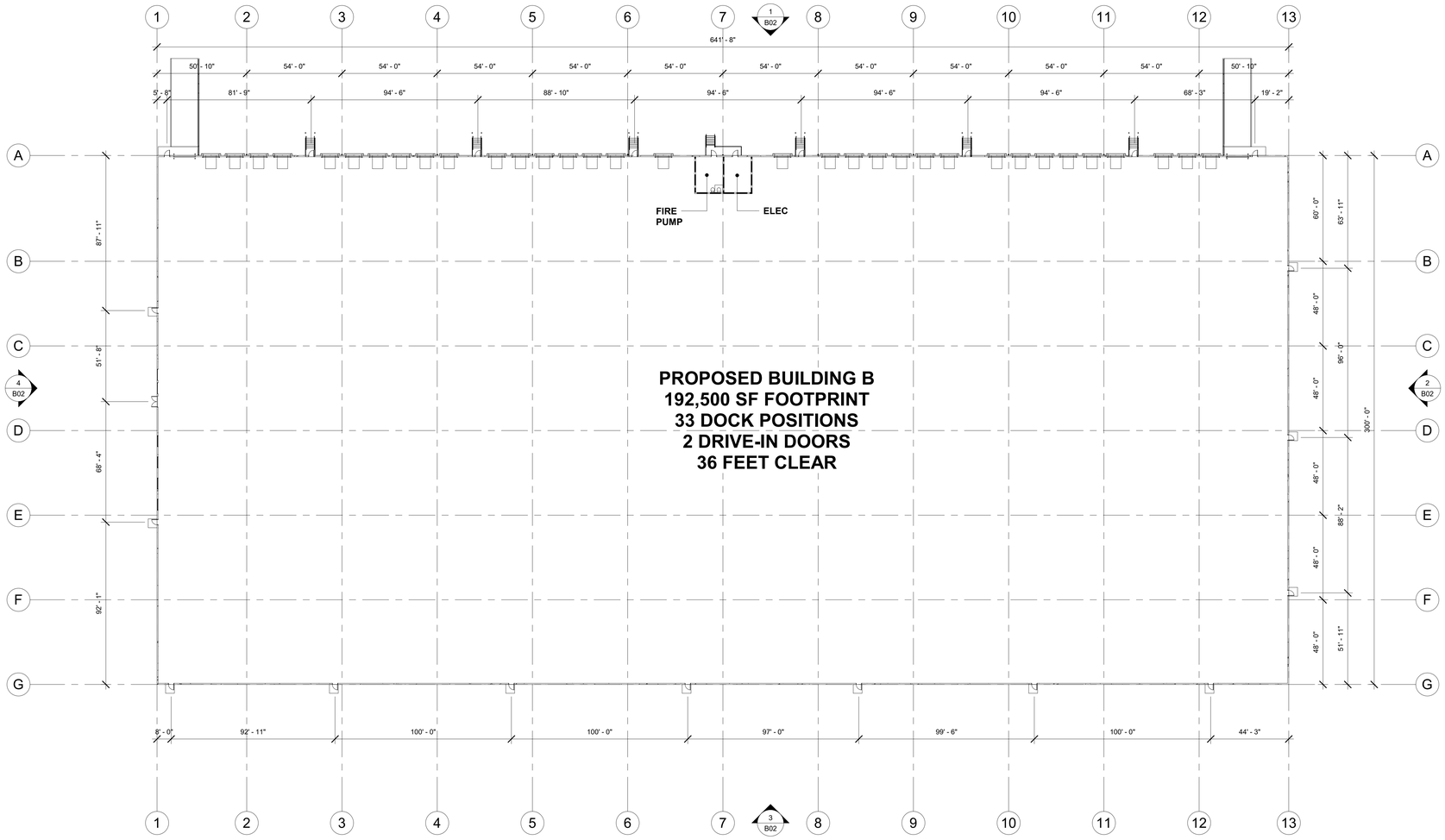
0 10 20 40 100

ADBI / DESIGN SERVICES

CONCEPTUAL ELEVATIONS - BUILDING A

FORT PIERCE COMMERCE CENTER | BUILDING A
SELVITS RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

ARCO DESIGN/BUILD INDUSTRIAL



PROPOSED BUILDING B
192,500 SF FOOTPRINT
33 DOCK POSITIONS
2 DRIVE-IN DOORS
36 FEET CLEAR

SEAL

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 30'

0 15 30 60 150

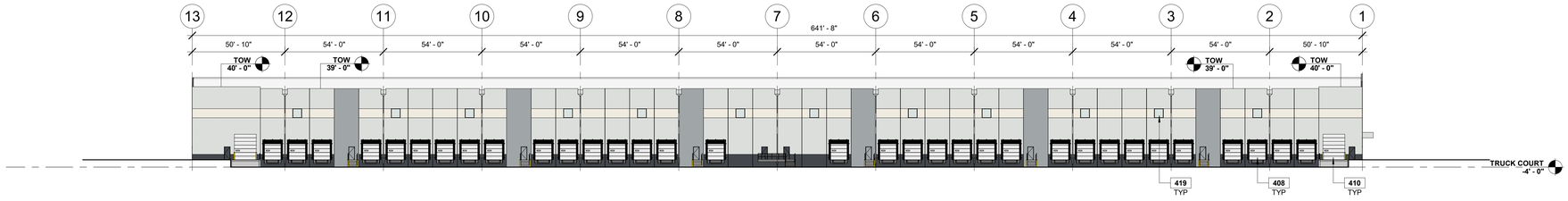
ADBI / DESIGN SERVICES

CONCEPTUAL FLOOR PLAN - BUILDING B

FORT PIERCE COMMERCE CENTER | BUILDING B
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

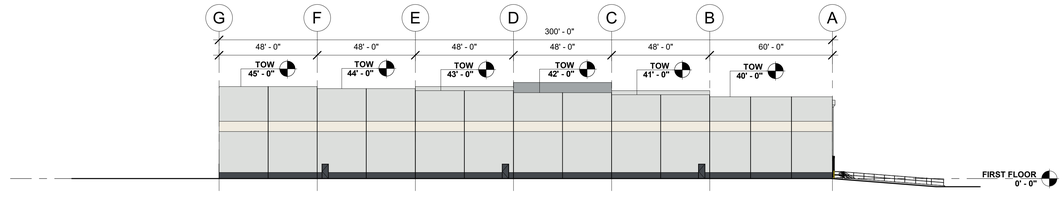
ARCO DESIGN/BUILD INDUSTRIAL

B01



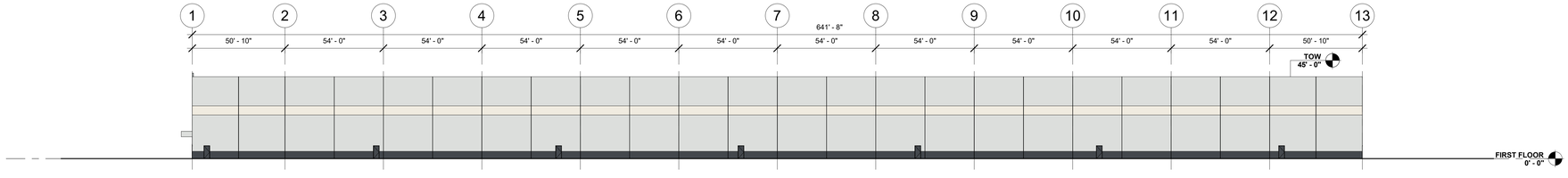
NORTH ELEVATION 1

SCALE: 1" = 30'-0"



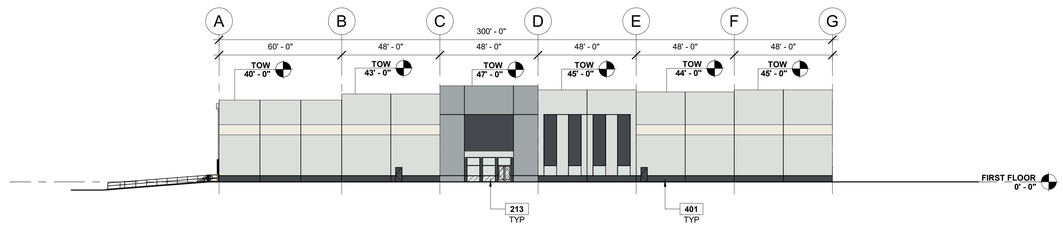
EAST ELEVATION 2

SCALE: 1" = 30'-0"



SOUTH ELEVATION 3

SCALE: 1" = 30'-0"



WEST ELEVATION 4

SCALE: 1" = 30'-0"

NOTES

TOW = TOP OF CONCRETE + 1-1/2" BLOCKING

213 ALUMINIUM STOREFRONT SYSTEM.
401 CONCRETE PANEL, PAINTED MEDIUM TEXTURE.
408 9'-0" WIDE x 10'-0" HIGH SECTIONAL OVERHEAD DOOR.
410 12'-0" WIDE x 14'-0" HIGH DRIVE-IN DOOR.
419 5'-0" WIDE x 5'-0" HIGH CLERESTORY WINDOW.

MATERIALS:

DOWNSPOUT GUARDS - TO MATCH ADJACENT WALL COLOR

DOWNSPOUT & SCUPPER BOXES - TO MATCH ADJACENT WALL COLOR

METAL COPING - TO MATCH ADJACENT WALL COLOR

GLASS:

GL-01
INSULATED GLAZING UNIT

GL-02
TEMPERED SAFETY GLASS

GL-03
SPANDREL GLASS

PAINT SCHEME COLORS:

P1 - BASE COLOR: SW 7070 SITE WHITE

P2 - ACCENT COLOR: SW 8917 SHELL WHITEE

P3 - ACCENT COLOR: SW 7073 NETWORK GRAY

P4 - ACCENT COLOR: SW 7076 CYBERSPACE

SEAL

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 30'

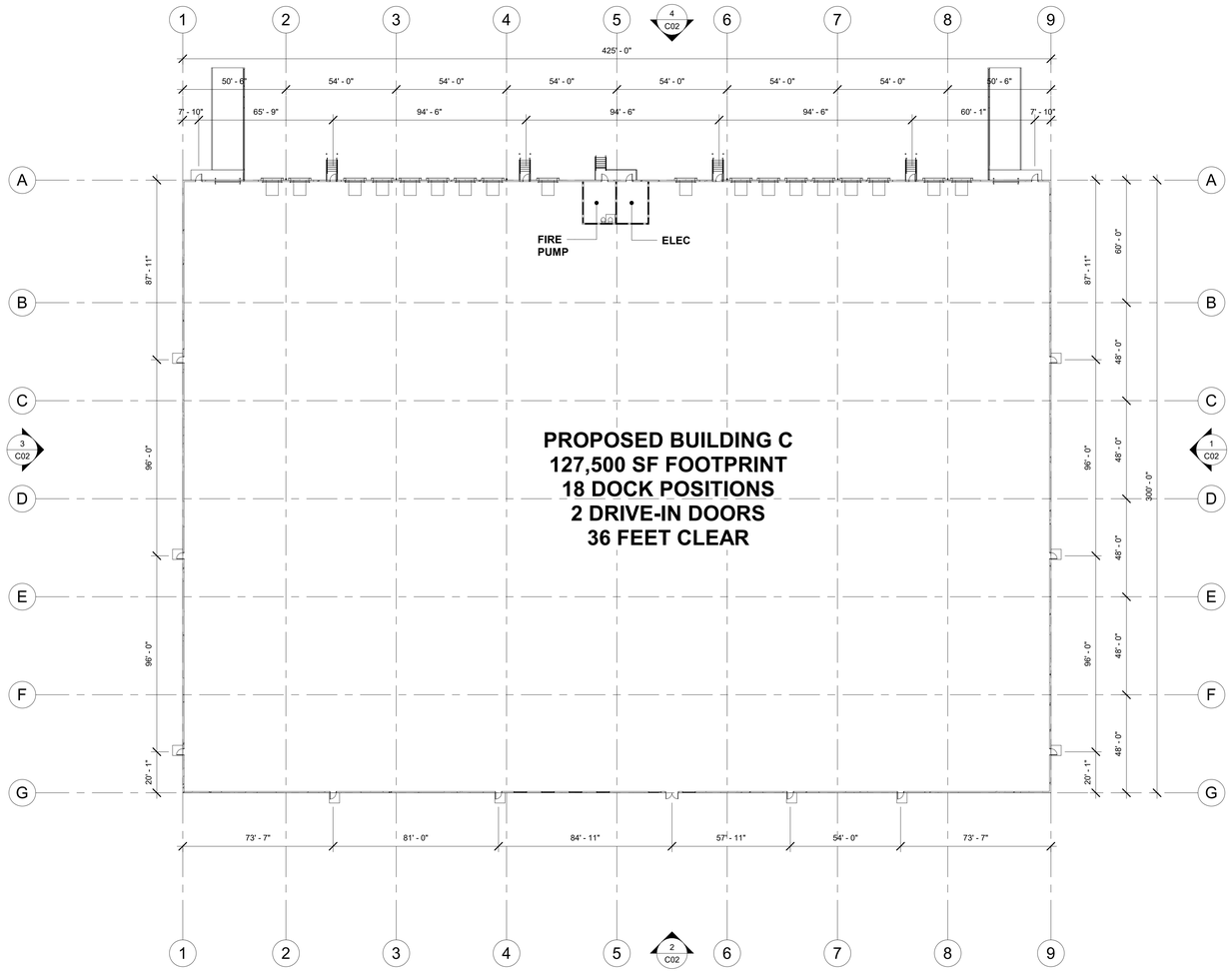
0 15 30 60 150

ADBI / DESIGN SERVICES

CONCEPTUAL ELEVATIONS - BULIDING B

FORT PIERCE COMMERCE CENTER | BUILDING B
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

ARCO DESIGN/BUILD INDUSTRIAL



SEAL

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SCALE 1" = 30'

0 15 30 60 150

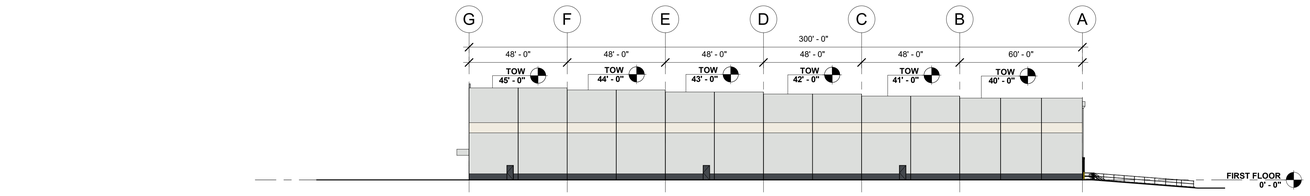
ADBI / DESIGN SERVICES

CONCEPTUAL FLOOR PLAN - BUILDING C

FORT PIERCE COMMERCE CENTER | BUILDING C
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

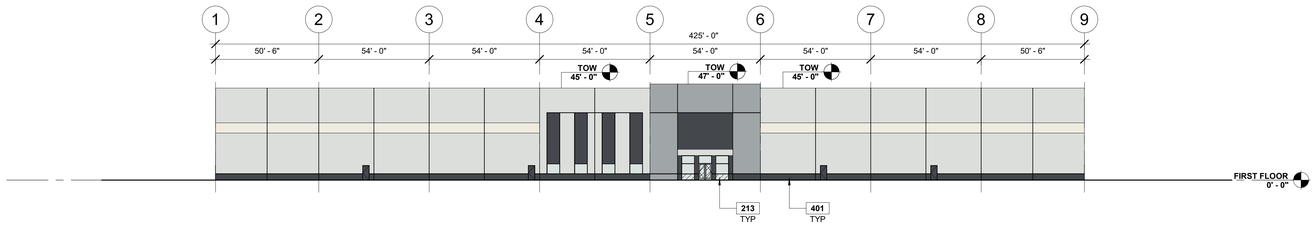
ARCO DESIGN/BUILD INDUSTRIAL

C01



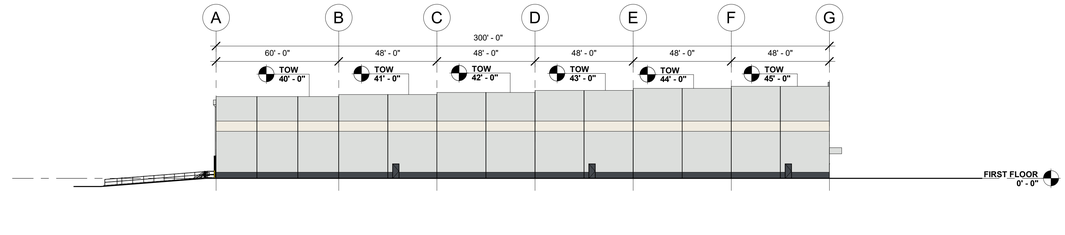
NORTH ELEVATION 1

SCALE: 1" = 30'-0"



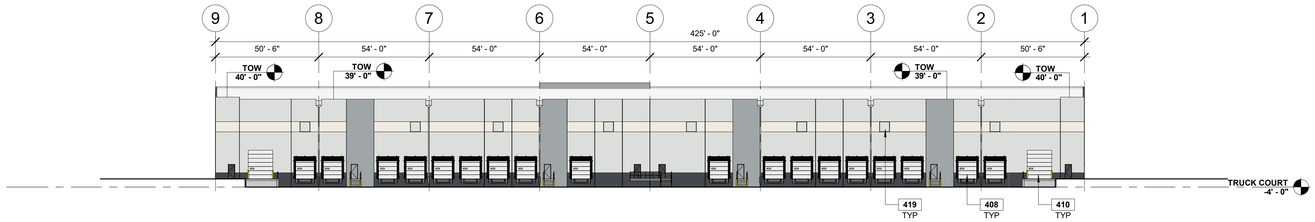
EAST ELEVATION 2

SCALE: 1" = 30'-0"



SOUTH ELEVATION 3

SCALE: 1" = 30'-0"



WEST ELEVATION 4

SCALE: 1" = 30'-0"

NOTES

TOW = TOP OF CONCRETE + 1-1/2" BLOCKING

213 ALUMINIUM STOREFRONT SYSTEM.
401 CONCRETE PANEL, PAINTED MEDIUM TEXTURE.
408 9'-0" WIDE x 10'-0" HIGH SECTIONAL OVERHEAD DOOR.
410 12'-0" WIDE x 14'-0" HIGH DRIVE-IN DOOR.
419 5'-0" WIDE x 5'-0" HIGH CLERESTORY WINDOW.

MATERIALS:

DOWNSPOUT GUARDS - TO MATCH ADJACENT WALL COLOR

DOWNSPOUT & SCUPPER BOXES - TO MATCH ADJACENT WALL COLOR

METAL COPING - TO MATCH ADJACENT WALL COLOR

GLASS:

GL-01
INSULATED GLAZING UNIT

GL-02
TEMPERED SAFETY GLASS

GL-03
SPANDREL GLASS

PAINT SCHEME COLORS:

P1 - BASE COLOR: SW 7070 SITE WHITE

P2 - ACCENT COLOR: SW 8917 SHELL WHITEE

P3 - ACCENT COLOR: SW 7073 NETWORK GRAY

P4 - ACCENT COLOR: SW 7076 CYBERSPACE

SEAL

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 30'

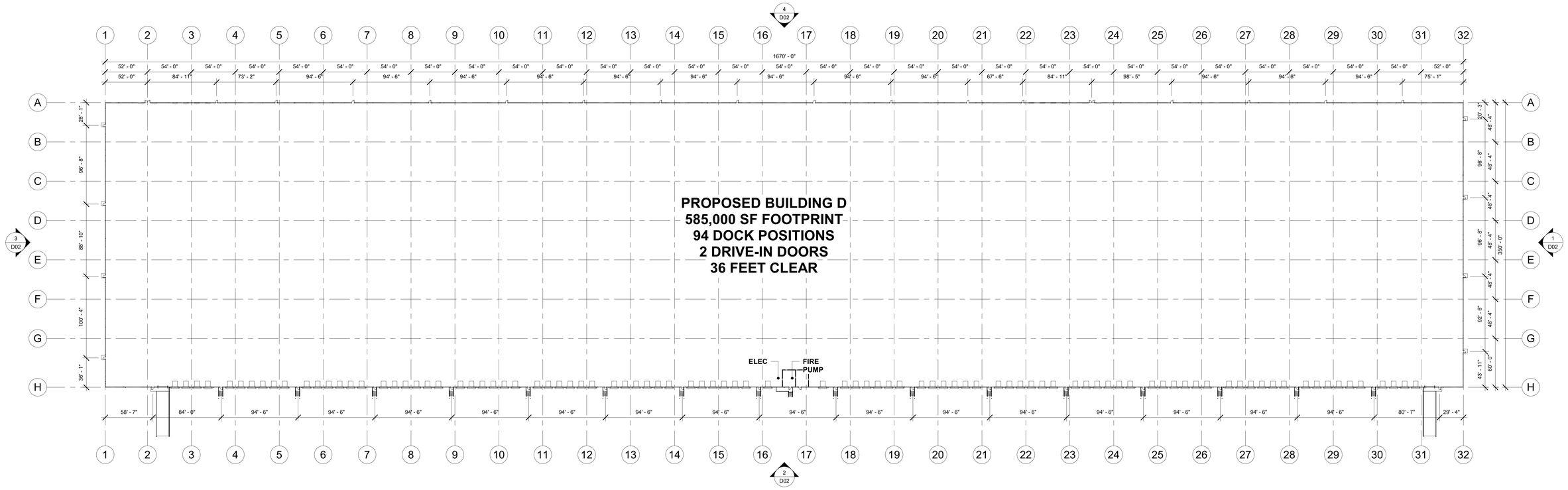
0 15 30 60 150

ADBI / DESIGN SERVICES

CONCEPTUAL ELEVATIONS - BUILDING C

FORT PIERCE COMMERCE CENTER | BUILDING C
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

ARCO DESIGN/BUILD INDUSTRIAL



SEAL

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 50'

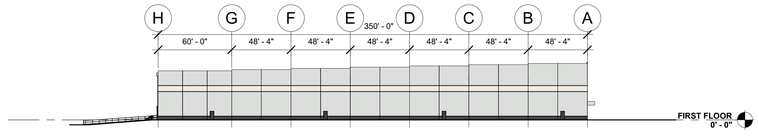
0 25 50 100 250

ADBI / DESIGN SERVICES

CONCEPTUAL FLOOR PLAN - BUILDING D

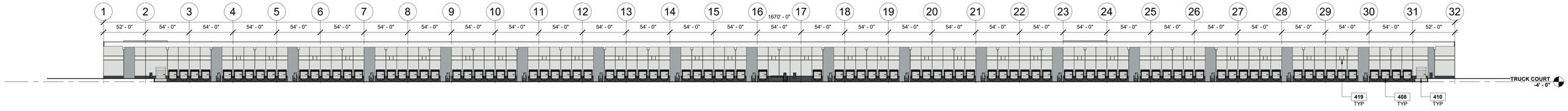
FORT PIERCE COMMERCE CENTER | BUILDING D
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

ARCO DESIGN/BUILD INDUSTRIAL



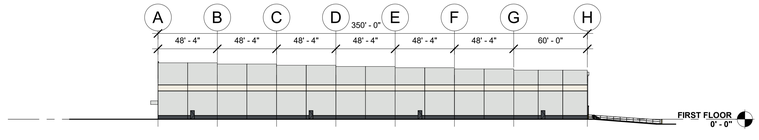
NORTH ELEVATION 1

SCALE: 1" = 50'-0"



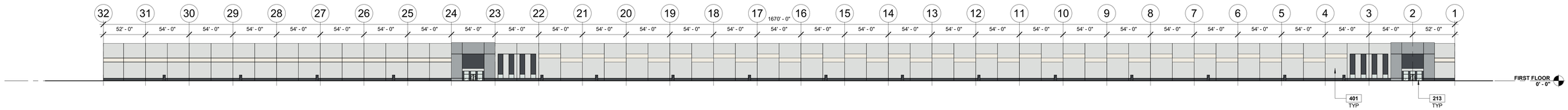
EAST ELEVATION 2

SCALE: 1" = 50'-0"



SOUTH ELEVATION 3

SCALE: 1" = 50'-0"



WEST ELEVATION 4

SCALE: 1" = 50'-0"

NOTES

TOW = TOP OF CONCRETE + 1-1/2" BLOCKING

213 ALUMINIUM STOREFRONT SYSTEM.
401 CONCRETE PANEL, PAINTED MEDIUM TEXTURE.
408 9'-0" WIDE x 10'-0" HIGH SECTIONAL OVERHEAD DOOR.
410 12'-0" WIDE x 14'-0" HIGH DRIVE-IN DOOR.
419 5'-0" WIDE x 5'-0" HIGH CLERESTORY WINDOW.

MATERIALS:

DOWNSPOUT GUARDS - TO MATCH ADJACENT WALL COLOR

DOWNSPOUT & SCUPPER BOXES - TO MATCH ADJACENT WALL COLOR

METAL COPING - TO MATCH ADJACENT WALL COLOR

GLASS:

GL-01
INSULATED GLAZING UNIT

GL-02
TEMPERED SAFETY GLASS

GL-03
SPANDREL GLASS

PAINT SCHEME COLORS:

P1 - BASE COLOR: SW 7070 SITE WHITE

P2 - ACCENT COLOR: SW 8917 SHELL WHITE

P3 - ACCENT COLOR: SW 7073 NETWORK GRAY

P4 - ACCENT COLOR: SW 7076 CYBERSPACE

SEAL

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SCALE 1" = 50'

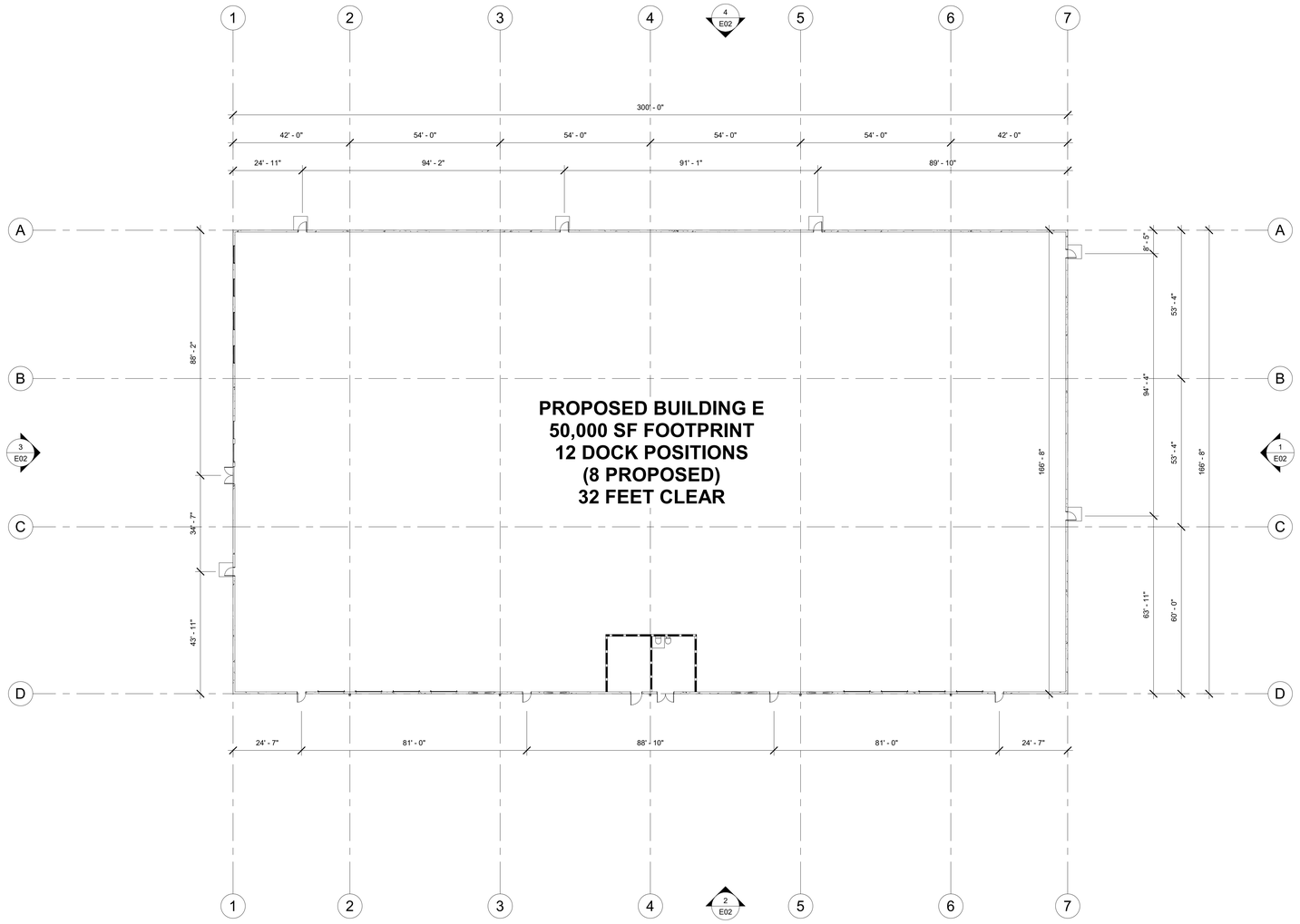
0 25 50 100 250

ADBI / DESIGN SERVICES

CONCEPTUAL ELEVATIONS - BUILDING D

FORT PIERCE COMMERCE CENTER | BUILDING D
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

ARCO DESIGN/BUILD INDUSTRIAL



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 20'

0 10 20 40 100

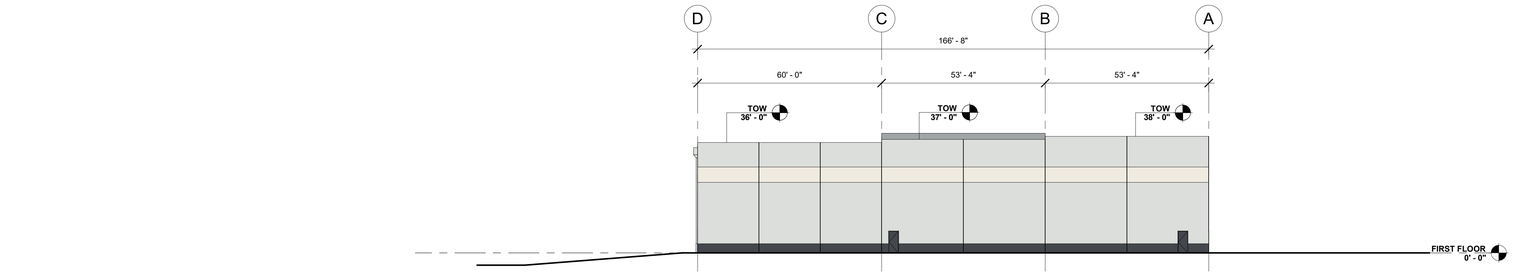
ADBI / DESIGN SERVICES

CONCEPTUAL FLOOR PLAN - BUILDING E

FORT PIERCE COMMERCE CENTER | BUILDING E
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

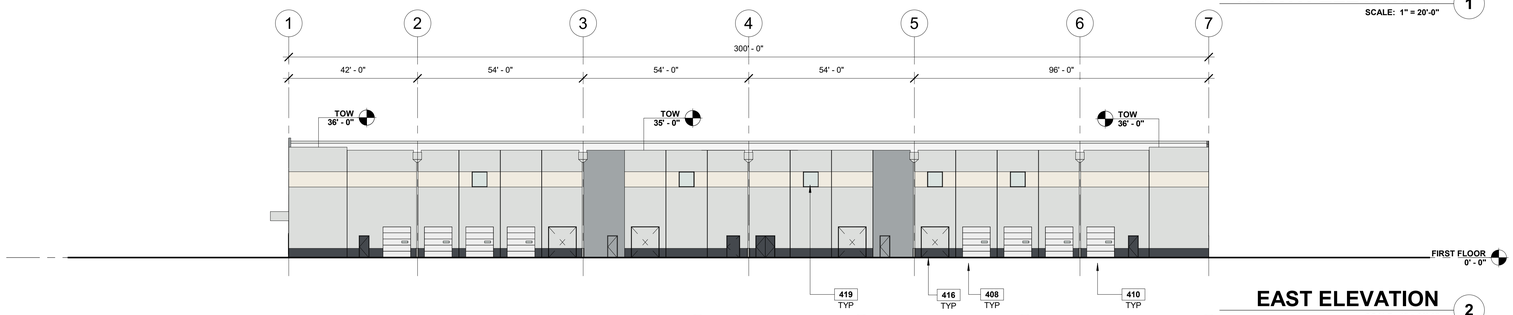
SEAL

ARCO DESIGN/BUILD INDUSTRIAL



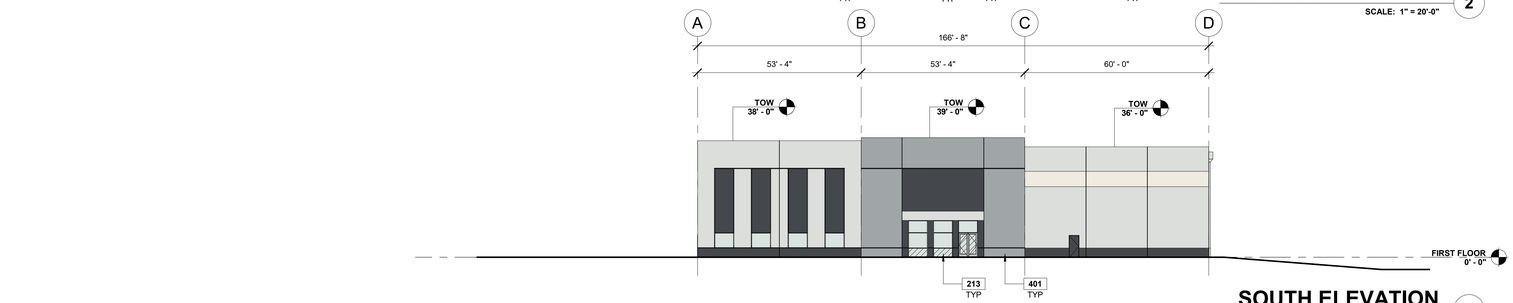
NORTH ELEVATION 1

SCALE: 1" = 20'-0"



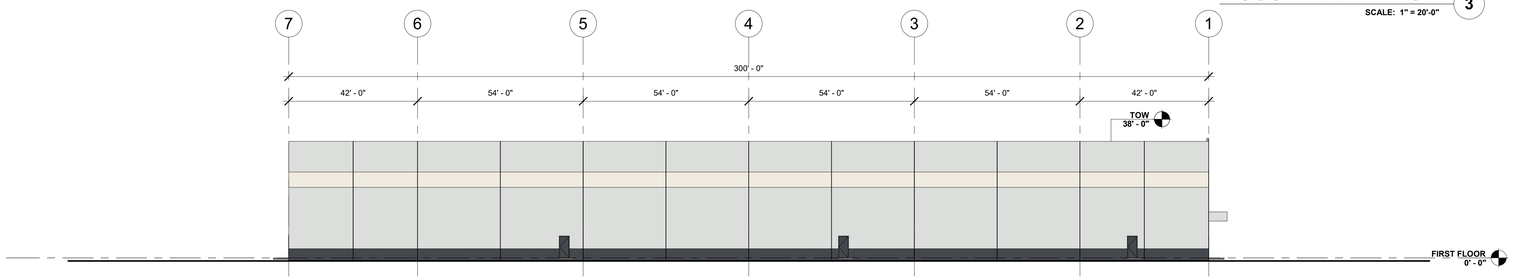
EAST ELEVATION 2

SCALE: 1" = 20'-0"



SOUTH ELEVATION 3

SCALE: 1" = 20'-0"



WEST ELEVATION 4

SCALE: 1" = 20'-0"

NOTES

TOW = TOP OF CONCRETE + 1-1/2" BLOCKING

213	ALUMINIUM STOREFRONT SYSTEM.
401	CONCRETE PANEL, PAINTED MEDIUM TEXTURE.
408	9'-0" WIDE x 10'-0" HIGH SECTIONAL OVERHEAD DOOR.
410	12'-0" WIDE x 14'-0" HIGH DRIVE-IN DOOR.
416	KNOCKOUT PANEL FOR FUTURE DOCK DOOR.
419	5'-0" WIDE x 5'-0" HIGH CLERESTORY WINDOW.

MATERIALS:

DOWNSPOUT GUARDS - TO MATCH ADJACENT WALL COLOR

DOWNSPOUT & SCUPPER BOXES - TO MATCH ADJACENT WALL COLOR

METAL COPING - TO MATCH ADJACENT WALL COLOR

GLASS:

GL-01
INSULATED GLAZING UNIT

GL-02
TEMPERED SAFETY GLASS

GL-03
SPANDREL GLASS

PAINT SCHEME COLORS:

P1 - BASE COLOR: SW 7070 SITE WHITE

P2 - ACCENT COLOR: SW 8917 SHELL WHITEE

P3 - ACCENT COLOR: SW 7073 NETWORK GRAY

P4 - ACCENT COLOR: SW 7076 CYBERSPACE

SEAL

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 20'

0 10 20 40 100

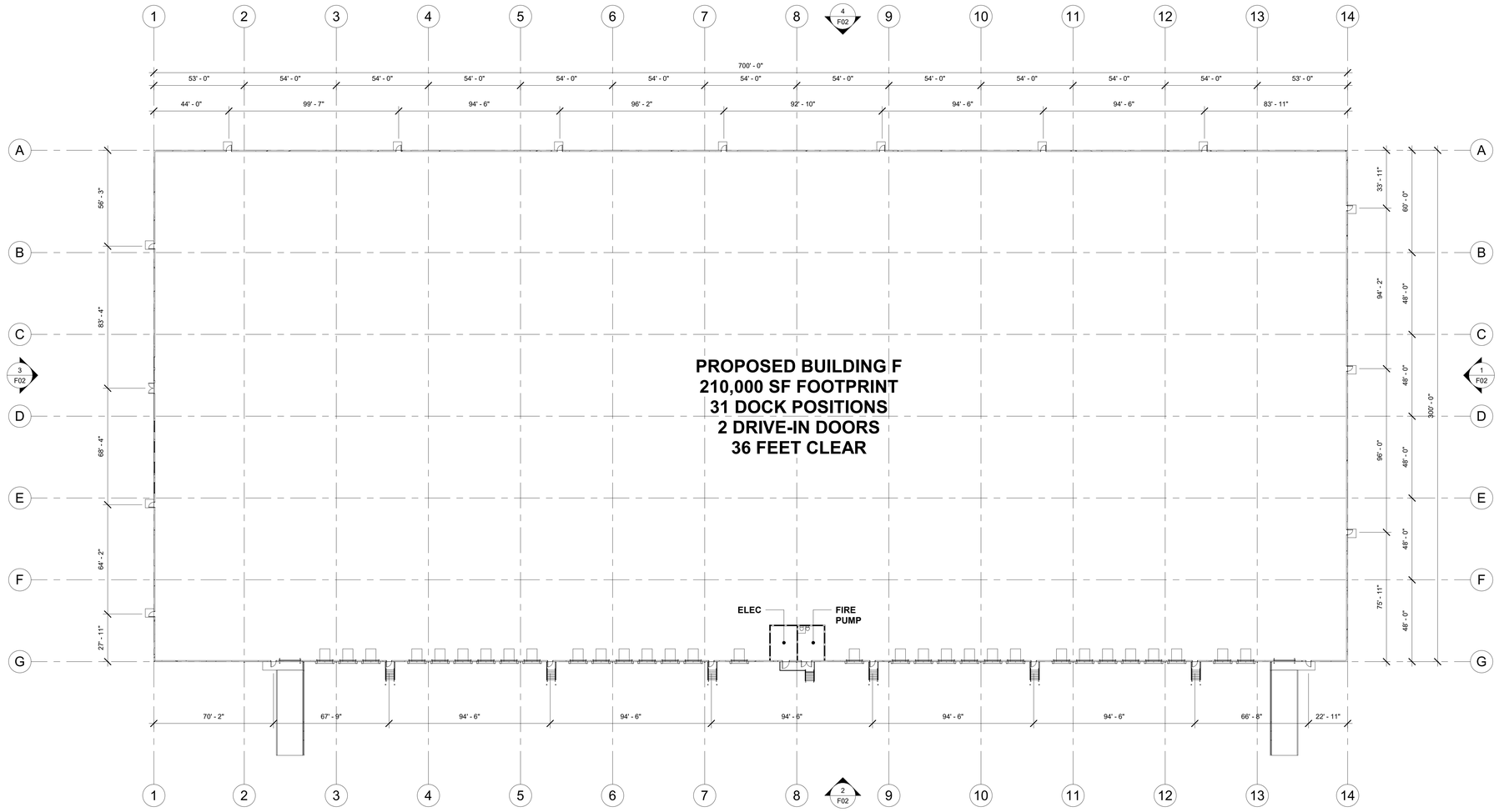
ADBI / DESIGN SERVICES

CONCEPTUAL ELEVATIONS - BUILDING E

FORT PIERCE COMMERCE CENTER | BUILDING E
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

ARCO DESIGN/BUILD INDUSTRIAL

E02



SEAL

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 30'

0 15 30 60 150

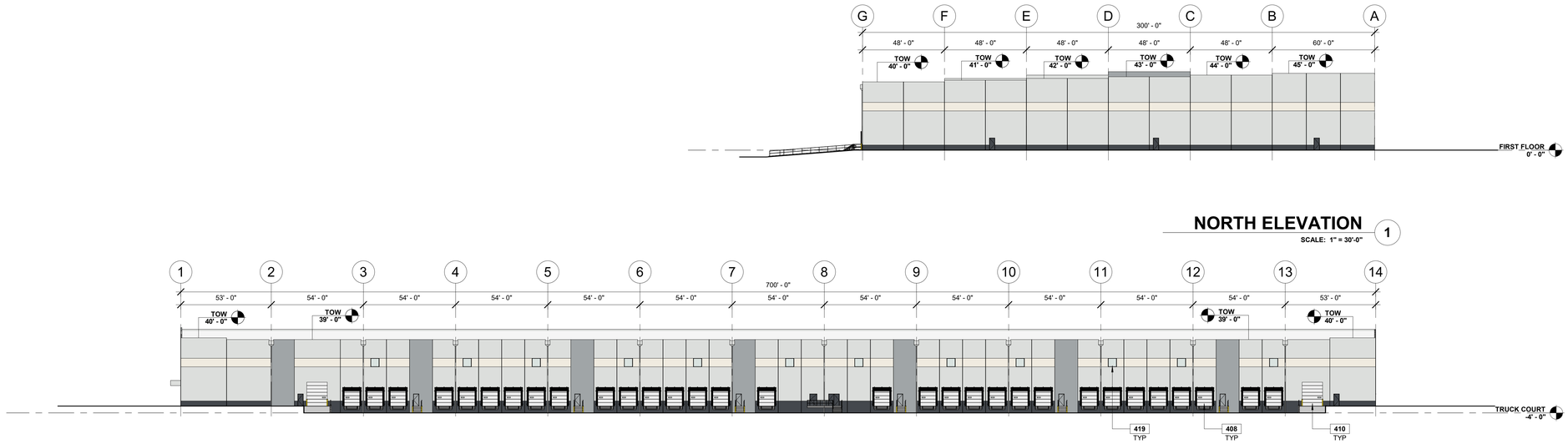
ADBI / DESIGN SERVICES

CONCEPTUAL FLOOR PLAN - BUILDING F

FORT PIERCE COMMERCE CENTER | BUILDING F
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

ARCO DESIGN/BUILD INDUSTRIAL

F01

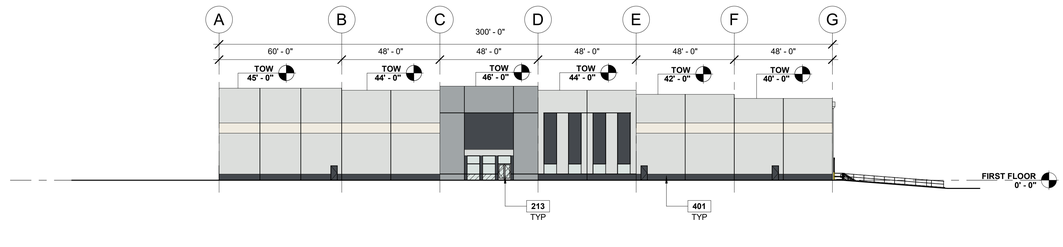


NORTH ELEVATION 1

SCALE: 1" = 30'-0"

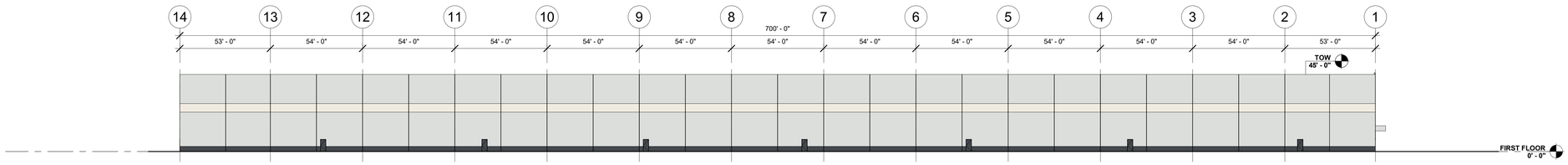
EAST ELEVATION 2

SCALE: 1" = 30'-0"



SOUTH ELEVATION 3

SCALE: 1" = 30'-0"



WEST ELEVATION 4

SCALE: 1" = 30'-0"

NOTES

SEE SHEET G-0.02 FOR GENERAL NOTES.
TOW = TOP OF CONCRETE + 1-1/2" BLOCKING

213 ALUMINIUM STOREFRONT SYSTEM.
401 CONCRETE PANEL, PAINTED MEDIUM TEXTURE.
408 9'-0" WIDE x 10'-0" HIGH SECTIONAL OVERHEAD DOOR.
410 12'-0" WIDE x 14'-0" HIGH DRIVE-IN DOOR.
419 5'-0" WIDE x 5'-0" HIGH CLERESTORY WINDOW.

MATERIALS:

DOWNSPOUT GUARDS - TO MATCH ADJACENT WALL COLOR

DOWNSPOUT & SCUPPER BOXES - TO MATCH ADJACENT WALL COLOR

METAL COPING - TO MATCH ADJACENT WALL COLOR

GLASS:

GL-01
INSULATED GLAZING UNIT

GL-02
TEMPERED SAFETY GLASS

GL-03
SPANDREL GLASS

PAINT SCHEME COLORS:

P1 - BASE COLOR (LIGHT): SW 7070 SITE WHITE

P2 - ACCENT COLOR (MEDIUM): SW 8917 SHELL WHITE

P3 - ACCENT COLOR (DARK): SW 7073 NETWORK GRAY

P4 - ACCENT COLOR: SW 7076 CYBERSPACE

SEAL

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 30'

0 15 30 60 150

ADBI / DESIGN SERVICES

CONCEPTUAL ELEVATIONS - BUILDING F

FORT PIERCE COMMERCE CENTER | BUILDING F
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 02/16/22

ARCO DESIGN/BUILD INDUSTRIAL

DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Dynamic Engineering Consultants, PC
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T. 561-921-8570

February 18th, 2022

St. Lucie County Fire District
5160 NW Milner Drive,
Port Saint Lucie, FL 34983

Attn: Captain Wayne Boyer, M.S., FM, FO, MIFireE, CFEI

RE: Fort Pierce Commerce Center
Energy Lane,
Fort Pierce, FL 34981
DEC# 3342-99-005
TRC #21-07000030

Dear Captain Boyer,

On behalf of our client St Lucie Commerce Center, LLC (the "Applicant"); please accept this letter as the required fire flow calculations for the Fort Pierce Commerce Center project currently under review with the City of Fort Pierce under TRC #21-07000030. The applicant is proposing a combined 1,215,000 SF of construction type IIB buildings with associated parking, landscape and site infrastructure.

As part of the design, the applicant is proposing several fire hydrants, fire department connections with DDCV and fire service connections to the buildings for a sprinkler system, see Sheets C3.00-C3.07 of the Development Review Plans. Per the Florida Fire Prevention Code NFPA 1 current Edition table 18.4.5.2.1(See Figure 1) the minimum required fire flow and flow duration for each building is listed as follows:

- Buildings A & E of 50,000 SF type IIB (or II (000)) is 4,750 GPM for a duration of 4 hours.
- Building B of 192,500 SF type IIB (or II (000)) is 8,000 GPM for a duration of 4 hours.
- Building C of 127,500 SF type IIB (or II (000)) is 7,500 GPM for a duration of 4 hours.
- Building D of 585,000 SF type IIB (or II (000)) is 8,000 GPM for a duration of 4 hours.
- Building F of 210,000 SF type IIB (or II (000)) is 8,000 GPM for a duration of 4 hours.

Per section 18.4.5.3.2 a reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. Therefore, the required fire flow for the above referenced project is as follows:

- Buildings A & E of 50,000 SF type IIB (or II (000)) is 1,500 GPM for a duration of 2 hours.
- Building B of 192,500 SF type IIB (or II (000)) is 2,000 GPM for a duration of 2 hours.
- Building C of 127,500 SF type IIB (or II (000)) is 1,875 GPM for a duration of 2 hours.
- Building D of 585,000 SF type IIB (or II (000)) is 2,000 GPM for a duration of 2 hours.
- Building F of 210,000 SF type IIB (or II (000)) is 2,000 GPM for a duration of 2 hours

TABLE B105.1
MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS[a]

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute)[c]	FLOW DURATION (hours)
Type IA and IB[b]	Type IIA and IIIA[b]	Type IV and V-A[b]	Type IIB and IIIB[b]	Type V-B[b]		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

Figure 1

On February 4th, 2022 at 8:55 am a fire flow test was performed by Fort Pierce Utility Authority, see attached fire flow test results. The test results show a calculated flow of 2,017 gpm at 20 psi which is anticipated to provide sufficient flow capacity for the proposed fire services and fire hydrants in conjunction with added pressure for each building via a fire pump located internal to the industrial warehouse buildings.

If there are any questions or concerns, please do not hesitate to reach out to our office at (561) 921-8570.

Sincerely,

Dynamic Engineering Consultants, PC

Michael D. Miles, P.E.
Regional Manager/Senior Principal
FL License No.: 81313