



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*

TO: Technical Review Committee

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Technical Review Project- Savannah Preserve - 21-43900002**

Meeting Date: January 20, 2022

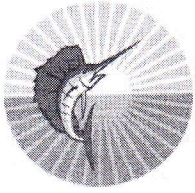
The above referenced project is being submitted for your review and comment for a Future Land Use and Zoning Amendment and PD and Site Plan (Development and Design Review).

The subject submittal is a change to the previous site plan in order to add 7-acre (more or less) off of Dickson Road, referred to as the Dickson Parcel. The addition of this parcel will allow the project to tie into the intersection of South US 1 and Dickson drive. With the addition of this parcel, we have reduced the function of the south market drive access to that of an emergency only access. This will allow for a gated access (with a Knox box) and all daily traffic will be routed through the main intersection at Dickson and US 1. There was some minor realigning of units in the western two parcels and our total unit count stands at 650 (maximum).

Please send all comments to the following emails: jhofmeister@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, January 18, 2022).

Please do not hesitate to contact me should you require any additional information at 772-467-3730 or 772-353-9036.

Thank you.



DEVELOPMENT REVIEW

Property address or Location 125 acre tract of land, lying between Gator Trace PUD and the High Pointe Condominium
 Parcel ID #(s) 2426-333-0015-000-5 (PCL1, 120 acres) and 2434-121-0001-000-8 (pcl 2, 5Acres)
 Project description Residential Planned Development

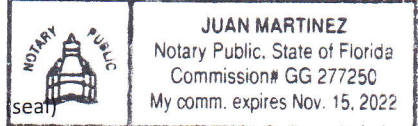
Karma Capital Investments, LP <hr/> Property Owner(s) 4512 No. Flagler Dr., Ste 206 <hr/> Street Address West Palm Beach Fla 33407 <hr/> City State Zip <hr/> Phone Number <hr/> Email Address	Kolter Land Partners, LLC (Culpepper & Terpening, inc) <hr/> Applicant/Representative, Title, Company 105 NE 1st St. <hr/> Street Address Delray Beach Fla 33444 <hr/> City State Zip 954-649-6613 <hr/> Phone Number mcaputo@kolter.com <hr/> Email Address
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Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY palm beach
 The foregoing instrument was acknowledged before me this 20 day of July, 2021, by
MUSTAFA ALTIKOK who is personally known to me or has produced
Florida DL A 435-545-77-122-0 as identification.

[Signature]
 Signature of Notary



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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type

- | | | |
|--|--|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Conditional Use with New Const. | <input type="checkbox"/> Major Amendment |
| <input type="checkbox"/> Conceptual Development Plan | <input type="checkbox"/> Minor Amendment | |

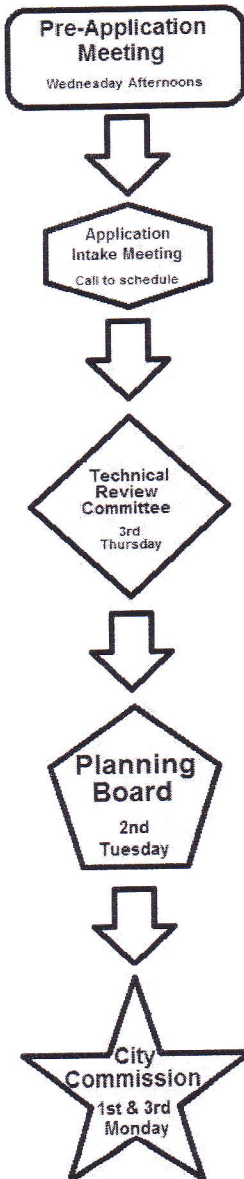
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 620 (+/-)

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

North	South	East	West
Residential	Residential	Park	Mixed Uses

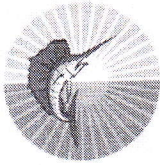
Application Outlook



Site Plan submittal requirements:

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

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



Design Review

Property address or Location 125 acre tract of land lying between Gator Trace PUD and High Pointe Condominium
 Parcel ID #(s) 2426-333-0015-000-5 & 2434-121-0001-000-8
 Project Description 620 Unit Residential Planned Development

Karma Capital Investments, LP
 Property Owner(s)

4512 North, Flagler Drive, Suite 206
 Street Address

West Plam Beach FLA 33407
 City State Zip

Phone Number _____

Email Address _____

Kolter Land Partners, LLC
 Applicant/Representative, Title, Company

105 NE 1st Street
 Street Address

Delray Beach FLA 33444
 City State Zip

954-649-6613
 Phone Number

mcaputo@kolter.com
 Email Address

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

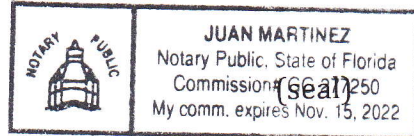
[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach
 The foregoing instrument was acknowledged before me this 20 day of July, 2021, by

MUSTAFA ALTINOK who is personally known to me or has produced

Florida DL A435-545-77-122-0 as identification.

[Signature]
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
 Intake Planner _____
 Planner Assigned _____
 Approved _____ Date _____
 Comments _____

Intake Date Stamp

Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

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

Submittal for Board Approval

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



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 125 Acre tract lying between Gator Trace PUD & High Pointe
2. Property Tax ID(s): 2426-333-0015-000-5 & 2434-121-0001-000-8
3. Total Acreage: 125 Acres
4. Existing Future Land Use Designation: Medium Density Residential (RM)
5. Existing Zoning Classification: Planned Development (PD) Expired
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: Design Review, Subdivision, PUD

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To develop Planned Development

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	RM	R4A
South	Residential	RM	PUD - Gator Trace
East	Park/Preserve	OSC	OSC
West	Commercial & Mobile Homes	CG & RM	C3, R4A & R2

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	PD	1375	125	X
Proposed	RM	PD	620	125	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 161,200
Demand Analysis	Maximum 161, 200 GPD
Current Zoning	Total gallons per day 357,500 GPD
Proposed Zoning	Total gallons per day 161,200 GPD
Change in Demand	Total gallons per day -196,300 GPD

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 161,200 GPD
Current Zoning	Total gallons per day 357,500 GPD
Proposed Zoning	Total gallons per day 161,200 GPD
Change in Demand	Total gallons per day - 196,300 GPD

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	71.5	32.2	(-) 39.3
Urban District	5 acres per 1,000 people	17.9	8.1	(-) 9.8
Community	2.5 acres per 1,000 people	8.9	4.0	(-) 4.9
Neighborhood	1.36 acres per 1,000 people	4.9	2.2	(-) 2.7

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand	199	85
Proposed Zoning Enrollment Demand	89	38
Change in Demand	(-) 110	(-) 47

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	23 - 8 Yard
Proposed Zoning	11 - 8 Yard
Change in Demand	(-) 12 - 8 yard

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

Impact	
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III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Karma Capital Investments, LP
 Mailing Address: 4512 North Flagler Drive, Suite 206
 City West Palm beach State FL Zip 33407
 Phone # _____
 E-mail: _____

13. Name of Applicant: Kolter Land Partners, LLC
 Mailing Address: 105 NE 1st Street
 City Delray Beach State FL Zip 33444
 Phone # (954) 649-6613 Fax # _____
 E-mail: mcaputo@kolter.com

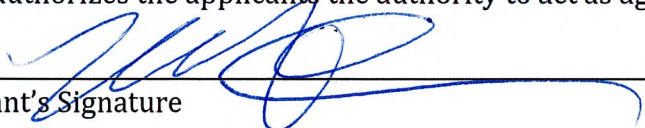
14. Name of Representative: Culpepper & Terpening, Inc.
 Mailing Address: 2980 South 25th Street
 City Ft. Pierce State FL Zip 34981
 Phone # (772) 464-3537 Fax # (772) 464-9497
 E-mail: dmurphy@ct-eng.com

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

I certify that: (Check One)

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

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

Applicant's Signature 

Date 8/2/21

Address State Zip

Phone Fax E-mail Address

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

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ___ day of ____, 20___, by
_____ who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

OFFICE USE:
DATE RECEIVED: _____ Signed: _____
File Number: _____ Check No: _____ Receipt No: _____
TRC Review: _____ Planning Board Review: _____ City Commission: _____
Ordinance No: _____ Date Approved: _____



Subdivision

Property address or Location 125 Acre Tract of land, lying between Gator Trace PUD and High Pointe Condominium

Parcel ID #(s) 2426-333-0015-5 (PL-1, 120 Acres) and 2434-121-0001-000-8 (PL-2 5 acres)

Project description 612 unit residential plat

Karma Capital Investments, LP

Property Owner(s)
4512 North Flagler Drive, Suite 206

Street Address
West Palm Beach FL 33407

City State Zip

Phone Number

Email Address

Kolter Land Partners, LLC

Applicant/Representative, Title, Company
105 NE 1st Street

Street Address
Delray Beach FL 33444

City State Zip

Phone Number
954-649-6613

Email Address
mcaputo@kolter.com

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 2 day of August, 2021, by Michael Caputo who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)



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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans Electric Infrastructure plans
- Water & Sewer system construction plans Gas Infrastructure plans
- Stormwater Retention plans Complete, notarized application

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - o proposed lots, including acreage, square footage, & dimensions.
 - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St, Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

RECEIVED
SEP 21 2021
FINANCE DEPT.

09/11/2021

Linda Tuttle
Subscribed and sworn to before on September 11, 2021

Amy Kokott
Notary, State of WI, County of Brown

6/30/2025
My commission expires

Publication Cost: \$126.36
Ad No: 0004906542
Customer No: 1330883
PO#: Savannah Lakes CDD

AMY KOKOTT
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings on Monday, September 20, 2021 at 4:30 p.m. and Monday, October 18, 2021 at 4:30 p.m., on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 21-035 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING NOTICE OF REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

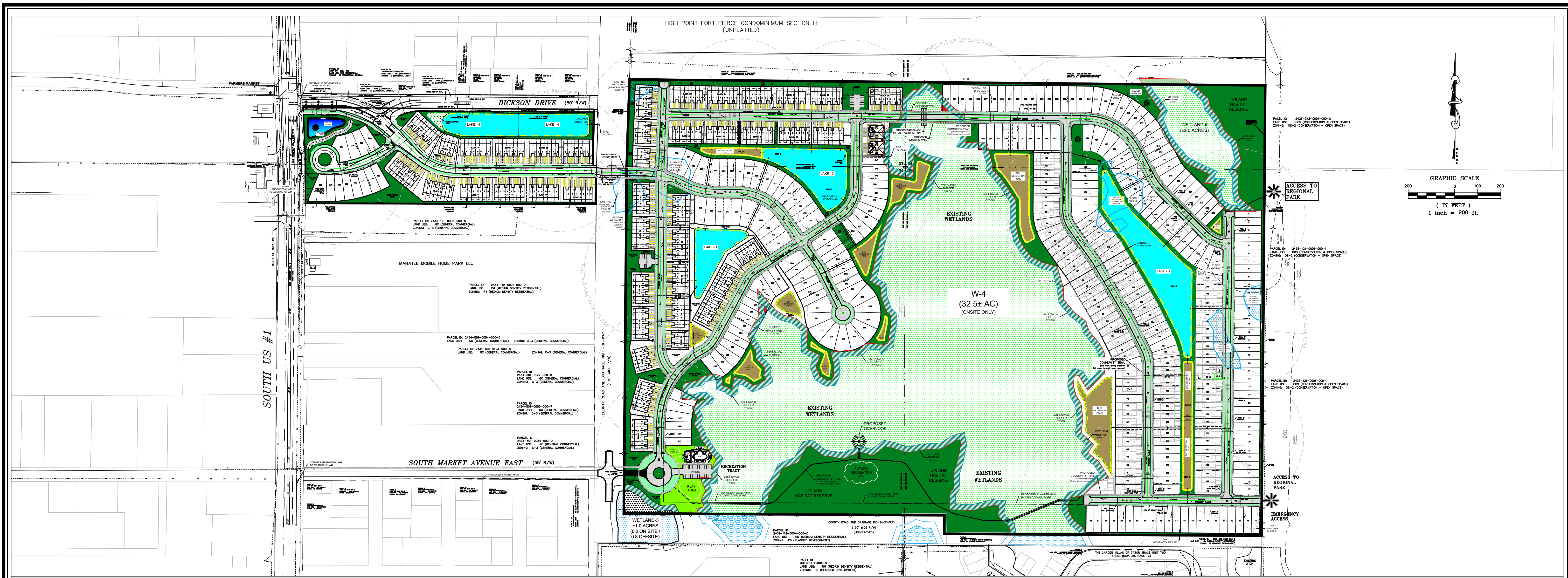
All interested parties may appear at the meeting and be heard with respect to the Ordinance. Said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 9/11/2021
TCN4906542

RECEIVED
SEP 21 2021
FINANCE DEPT.



SITE DATA TABLE

Applicant: Koller Land Partners, LLC 105 NE 1st Street Delray Beach, FL 33444 Phone: Fax: Email:	Owner: Karma Capital Investment LP 4512 N Flagler DR Ste 206 West Palm Beach, FL 33407 Phone: Fax: Email:	Owner: Dickson Commerce Center 22532 Caravelle CIR Boca Raton, FL 33433 Phone: Fax: Email:	Owner: > > Phone: Fax: Email:	Owners Representatives: Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 Email: www.ct-eng.com	Engineer / Surveyor: Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 Email: www.ct-eng.com	Landscape Architect: Coteleur-Hearing 1934 Commerce lane, Site 1 Jupiter, FL 33458 Phone: 561.406.1012 Fax: Email: www.coteleurhearing.com	Architect: > > Phone: Fax: Email:	Traffic Engineering: MacKenzie Engineering and Planning, Inc. 1172 SW 30th Street, Suite 500 Palm City, FL 34990 Phone: (772) 286-8030 Fax: Email:
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1.) **Project Name:**
Savannah Preserve - a Planned Development

2.) **Location:**
East end of Dickson Drive, North of Gator Trace PD (City of Ft. Pierce).

3.) **Project Description:**
A 650 unit, residential community

4.) **Legal Description:**
see attached site survey

5.) **Sec/Town/Range:**
Sections 26, 27, 34, 35/ Range 35S/ Township 40E

6.) **Map ID:** 7.) **Parcel ID Numbers:**
24/26S 2426-333-0015-000-5
24/27S 2434-121-0001-000-8
24/34N 2427-433-0001-000-4

8.) **Zoning:**
PD (Planned Development)
C-3 (Commercial General)

9.) **Future land Use:**
RM (Medium Density Residential)
GC (Commercial General)

10.) **Gross Site Area:**
132.40 acres (proposed development tract)
5,767,344 sq feet (approximate)

11.) **Site Density:**
Proposed # of Units: 650
Proposed Density (Units): 5

Residential FLU	120.42
Commercial FLU	11.98
	132.4

Max. Units (per FLU Class.):	
Residential	1445.04
Commercial	179.7
	1624.74

12.) **Building Data:**
2-Family Unit

lot data (all dimensions are the minimum required. Actual dimensions will vary by lot and location)

width	34 feet	Min Area	3910 square feet
depth	115 feet		

lot setbacks

front	25 feet	side (interior)	0 feet
rear	15 feet	side	6 feet
rear	5 feet	side cnr	15 feet

Townhome

lot data (all dimensions are the minimum required. Actual dimensions will vary by lot and location)

width (interior)	16 feet	width (end lot)	26 feet
depth	100 feet	depth	100 feet
area	1600 square feet	area	2600 square feet

lot setbacks

front	25 feet	side (interior)	0 feet
rear	10 feet	side (end)	10 feet
		side cnr	15 feet

Note:

- 1) Front setbacks are from the edge of the internal alley accessway.
- 2) Accessory use structure - (eg patios, screen rooms, etc)
- 3) "Provided" setbacks indicate the minimum building setback to be provided at each individual building location. Specific setbacks may vary (per plan), but will not be less than as indicated above.

13.) **Development Schedule:**

Start	Spring 2022
Complete	Summer 2023 (Infrastructure) summer 2025 (residential units)

14.) **Flood Zone:**
The project site is located in Flood Zone X and Zone AE (Elev 5), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111-C0183 K. (2/19/20).

15.) **Site Coverage** (all numbers approximate and subject to change as part of final cons plans):

Impervious	SF	ACRE	% Site
Buildings	690,720	15.86	12%
Pavement	312,661	7.18	5%
Sidewalk	130,000	2.98	2%
Misc. Area	890,400	20.44	15%
Sub Total Impervious	2,023,781	46.46	35%

Pervious/	SF	ACRE	% Site
Lakes/ Retention	369,000	8.47	6%
Open Space/ Wetlands	3,374,563	77.47	59%
Sub-Total Pervious	3,743,563	85.94	65%

Total

	980,938	132.40	100%
--	---------	--------	------

16.) **Open Space:**
Designated project open space totals 85.9 acres (65%), of which approximately 10% may be considered as active use areas. The balance of the gross open space areas are to be set aside as habitat preserve or perimeter landscaping.

17.) **Building Hgt.:**
Maximum 35 feet

18.) **Utility Service:**

Water Service	FPUA	Electric Service	FPUA
Sewage Service	FPUA	Cable Service	Comcast
Re-Use Water	n/a		

19.) **Fire Services:**
Fire Hydrants are provided as indicated on the project site plan, and have been placed in accord with St. Lucie County Fire District standards.

20.) **Site Lighting:**
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be LED fixtures.

21.) **Refuse:**
Trash and solid waste is collected by the City of Ft. Pierce. Individual service pick-up will be utilized.

22.) **Parking Required:**
In accord with the Ft. Pierce Parking Codes, the required parking for this residential community is two (2) spaces per residence. Townhome parking provided is a one (1) car garage and a one (1) car driveway. 2-family units are a combination of two (2) driveway spaces and two (2) interior garage spaces, for a total of four spaces.

23.) **Site Drainage:**
The site drainage system shall consist of a combination of dry retention areas that will provide limited pretreatment with deposition into several small on-site lakes. Site stormwaters will pass through the large central wetland area with a project outfall to be installed in the southwest area of the site. Ultimate discharge is to the North Fork of the St. Lucie River through Platts Branch. On site storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission February 13, 1978

25.) **Hazardous Waste Statement:**
Any and all hazardous or toxic materials generated or used or stored on site shall be disposed of in accordance with all local, state, and federal regulations.

26.) **Wellfield Protection Ordinance:**
This project is not located in a public water supply wellfield protection zone.

24.) **Traffic Statement**
MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located along the east side of South US 1, at the intersection of Dickson Drive/ Farmers Market Drive and South US 1, Fort Pierce, Florida. The applicant proposes 340 single family dwelling units and 310 multifamily dwelling units.

The proposed project is expected to generate the following net new external and cumulative driveway trips: • 5,513 daily, 386 AM peak hour (06 in/290 out), and 492 PM peak hour (310 in/182 out) trips.

The analysis shows that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets City of Fort Pierce's concurrency requirements. The project will reconstruct Dickson Drive east of US 1 to include one left-turn lane, one shared through and right-turn lane. In addition, MEP recommends an extension of the southbound left turn lane 300 feet with a 50 taper for a total length of 350 feet

27.) **City of Ft. Pierce General Notes:**

- Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.



COMPUTER FILE REF.	FIELD BK./PG.

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 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -

BY	DATE	DESCRIPTION
DJM	21.02.10	CONVERT SITE PLAN TO MF UNITS MIX
DJM	21.06.01	REVISE PROJECT ENTRY POINTS
DJM	21.06.11	REVISE PROJECT ENTRY POINTS (FDOT)
DJM	21.07.02	REVISE PROJECT PRODUCTS
DJM	21.07.12	REVISE PROJECT PRODUCTS (add 16ft site option)
DJM	21.07.13	REVISE PROJECT PRODUCTS (add 28ft site option)

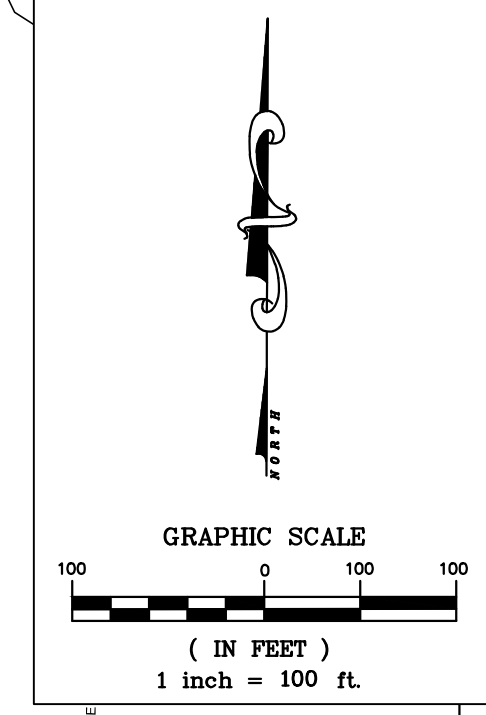
BY	DATE	DESCRIPTION
##	##	DESIGNED
##	##	CALCS.
##	##	DRAWN
##	##	DETAILED
##	##	CHECKED
##	##	APPROVED

SAVANNAH PRESERVE

SITE PLAN

DATE: 04-21-21
 HORIZ. SCALE: 1:200
 VERT. SCALE: #####
 JOB No. 21-054
 SHEET 2 of 7

D:\V_054_savannah preserve - site option SZ (21.11.02)_final draft 2 - Copy.dwg Plotted: 12/23/2021 3:16 PM By: DENNIS MURPHY



ACCESS TO REGIONAL PARK

PARCEL ID: 2435-121-0001-000
LAND USE: COS (CONSERVATION)
ZONING: OS-2 (CONSERVATION - O)

PARCEL ID: 2435-121-0001-000
LAND USE: COS (CONSERVATION)
ZONING: OS-2 (CONSERVATION - O)

ACCESS TO REGIONAL PARK

EMERGENCY ACCESS

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -

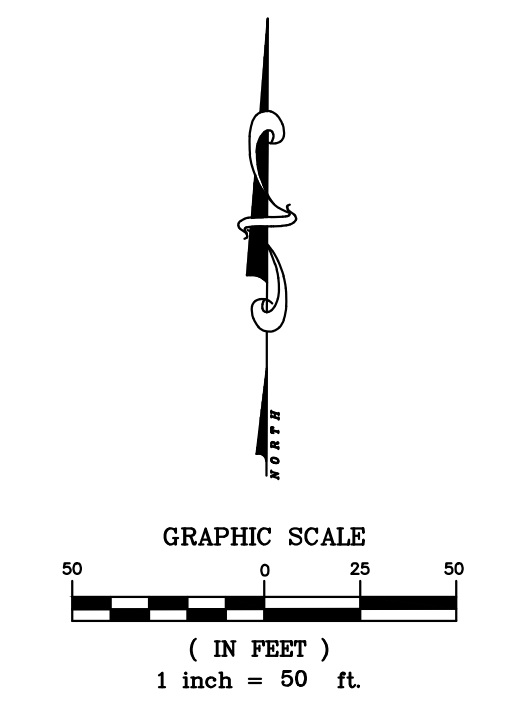
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3	DJM	21.06.11	REVISE PROJECT ENTRY POINTS (FDOT)
4	DJM	21.07.02	REVISE PROJECT PRODUCTS
5	DJM	21.07.12	REVISE PROJECT PRODUCTS (add 16ft site option)
6	DJM	21.07.13	REVISE PROJECT PRODUCTS (add 28ft site option)

BY	DATE	STATUS
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

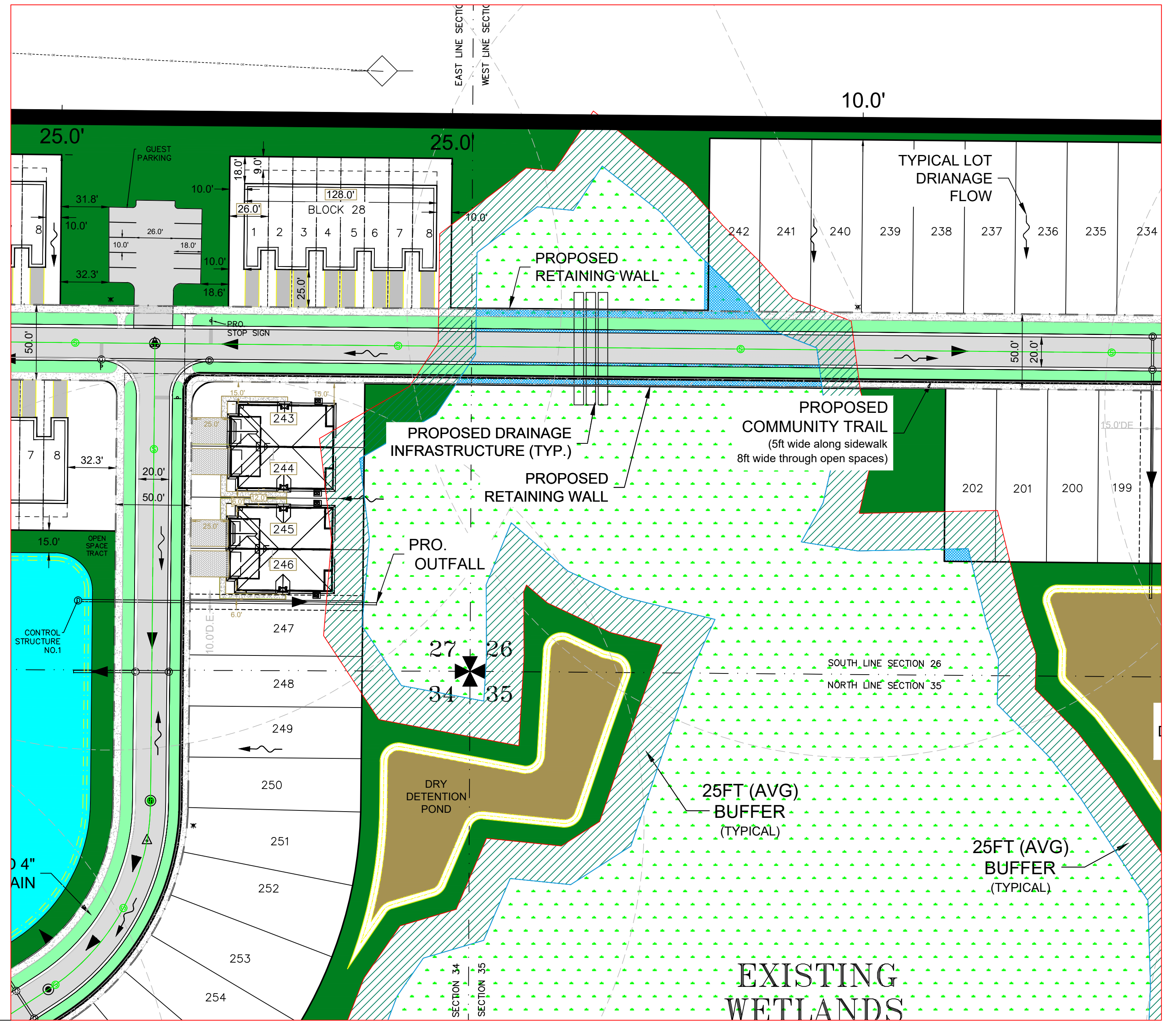
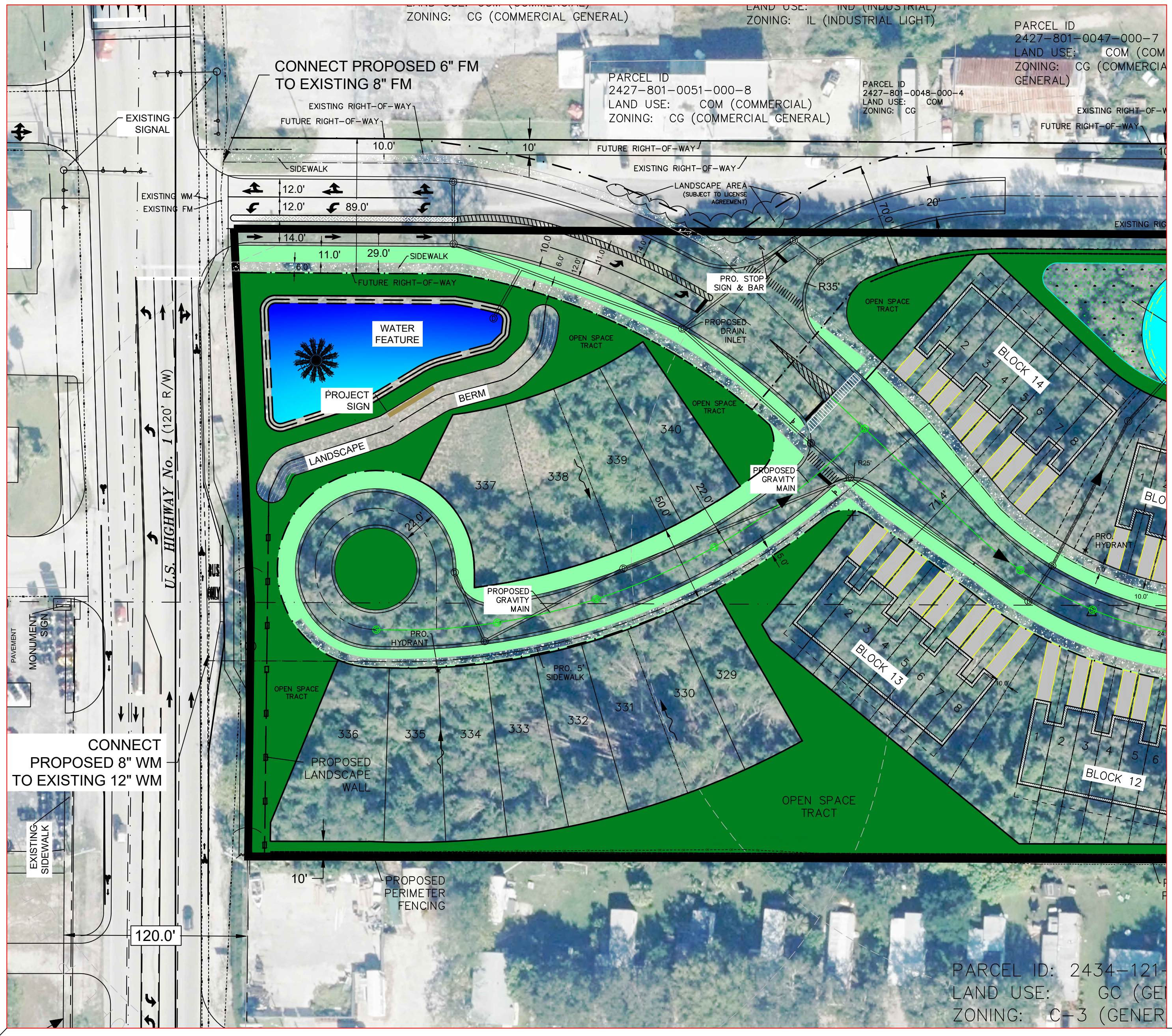
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DATE: 04-21-21
HORIZ. SCALE: 1:100
VERT. SCALE: #####
JOB No. 21-054
SHEET 5 of 7

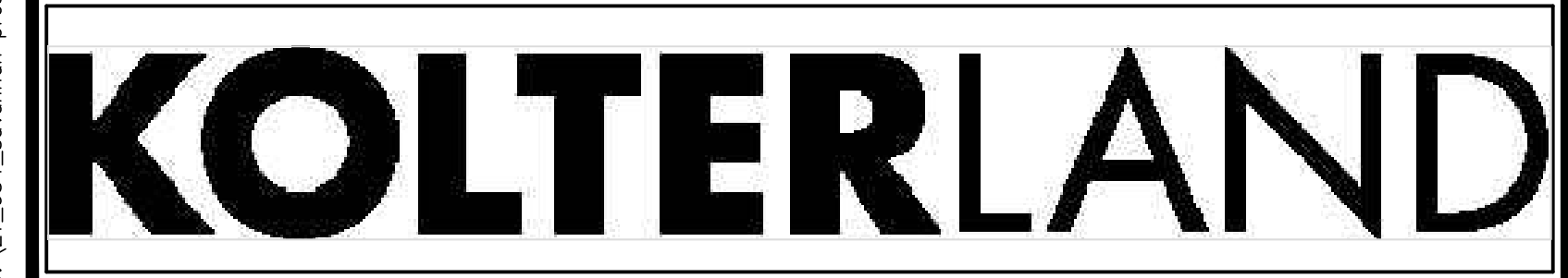


PROJECT ENTRY AREA/ US 1 INTERSECTION IMPROVEMENT (CONCEPT)

WETLAND 4 CROSSING/ TYPICAL BUILDING SETBACKS



D:\21_054_savannah preserve - site option 52 (21.11.02)_final draft 2 - copy.dwg Ploited: 12/23/2021 3:36 PM By DENNIS MURPHY



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- REVISIONS -		BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10	
REVISE PROJECT ENTRY POINTS	DJM	21.06.01	
REVISE PROJECT ENTRY POINTS (FDOT)	DJM	21.06.11	
REVISE PROJECT PRODUCTS	DJM	21.07.02	
REVISE PROJECT PRODUCTS (add 16ft site option)	DJM	21.07.12	
REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13	

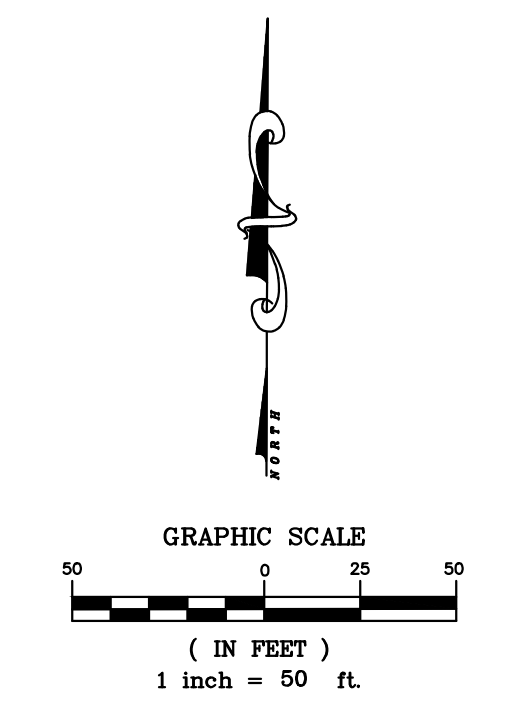
BY	DATE
DESIGNED	## ##
CALCS.	## ##
DRAWN	## ##
DETAILED	## ##
CHECKED	## ##
APPROVED	## ##

SAVANNAH PRESERVE

SITE PLAN

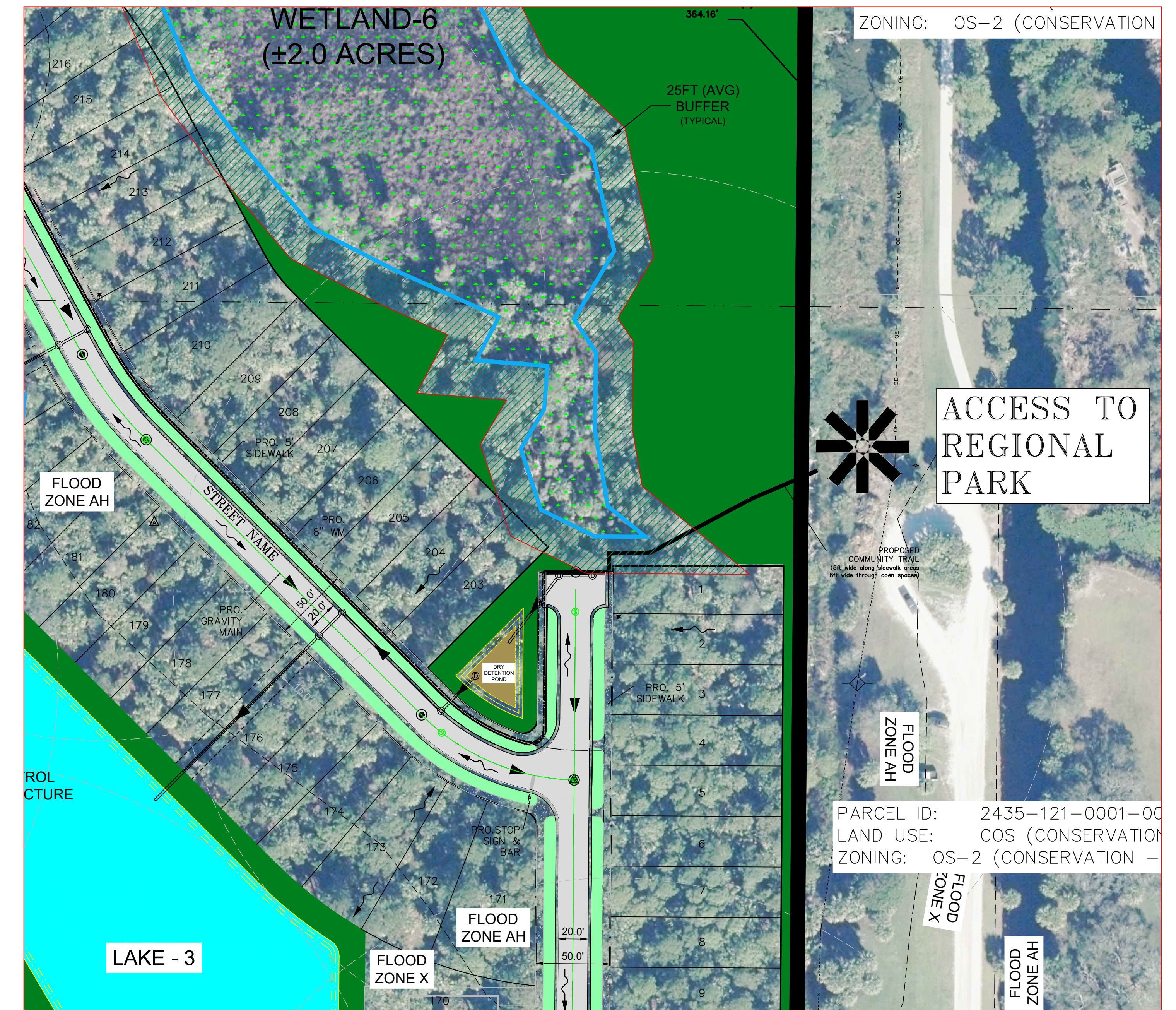
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HORIZ. SCALE: 1:50
VERT. SCALE: #####
JOB No. 21-054
SHEET 6 of 7

REVISED PER CITY FTP REVIEW COMMENTS - DEC 2021 DJM 21.12.21



PROJECT RECREATION AREA (CONCEPT)

SAVANNAHS PARKS ACCESS



KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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- REVISIONS -		BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10	
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REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13	

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DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE
 SITE PLAN

DATE: 04-21-21
 HORIZ. SCALE: 1:50
 VERT. SCALE: ####
 JOB No. 21-054
 SHEET 7 of 7

ALTA/NSPS LAND TITLE SURVEY
 PRESERVE AT SAVANNAH LAKES
 PREPARED FOR

**KOLTER
 HOMES**

SITUATED IN
 SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH,
 RANGE 40 EAST
 ST. LUCIE COUNTY, FLORIDA

NOTES

- 1) Reproductions of this map are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Descriptions shown hereon provided by the client and/or their agent.
- 3) Underground Utilities, foundations and improvements were not located as part of this survey.
- 4) Overall parcel 1 contains 120.69 Acres and parcel 2 contains 4.83 acres, more or less.
- 5) The last date of field work was April 28, 2021.
- 6) The West line of Section 35, Township 35 South, Range 40 East is assumed to bear N00°16'38"E and all other bearings shown hereon are relative thereto.
- 7) Both parcels are located within an areas having a Flood Zone Designation "X", and AH (EL=16') by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0189 K with a date of identification of February 19, 2020, for Community Number 120286, in the city of Fort Pierce, St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated. The exact designation can only be determined by an elevation certificate. No additional search of the public records has been preformed. There may be additional map Amendments affecting this property.
- 8) Wetlands were located by EW Consultants on May 07, 2021.
- 9) This survey was prepared with the benefit of Old Republic National Title Insurance Company Commitment No. 1036672 A1, dated March 30, 2021 at 11:00 pm. The surveyed land is the same land described in the Title Commitment.
- 10) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for accuracy.

CERTIFICATION

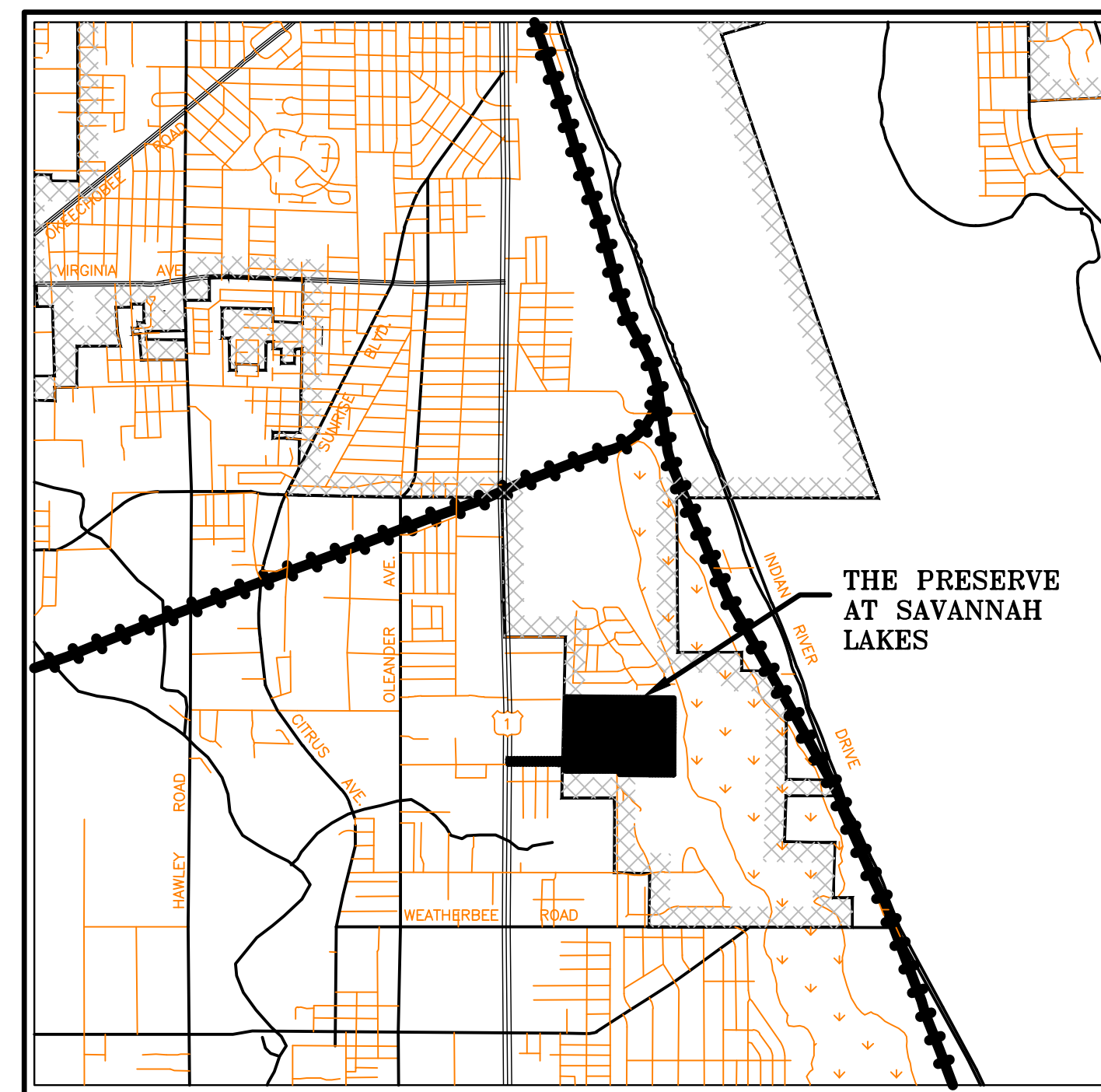
To: Kolter Group Acquisitions LLC, a Florida limited liability company; Old Republic National Title Insurance Company; Karma Capital Investments LP, a Florida limited partnership;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on April 28, 2021.

Date of Plat or Map May 07, 2021.

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

SIGNATURE DATE



LOCATION MAP
 NOT TO SCALE

DESCRIPTION

Parcel 1:
 The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:
 From the Northwest corner of the East ½ of the Southeast ¼ of said Section 27, run South 89°15'56" East a distance of 130 feet; thence run South 2°4'47" West parallel to the West line of the East ½ of the Southeast ¼ of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South 2°4'47" West a distance of 373.59 feet to the South line of said Section 27; thence run South 0°35'43" West in Section 34 a distance of 1,500.94 feet; thence run South 89°27'30" East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South 89°27'30" East into Section 35 a distance of 175 feet; thence run South 0°28' West a distance of 80 feet; thence run South 89°27'30" East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North 0°40' East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Parcel 2:
 The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

GENERAL NOTES,
 LEGAL DESCRIPTION, & CERTIFICATIONS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

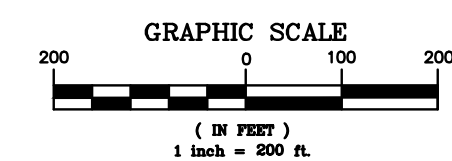
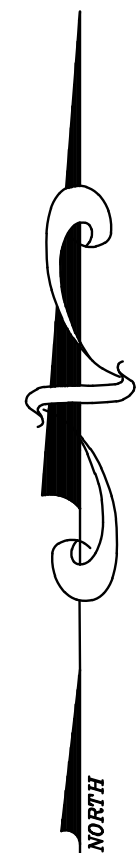
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 STATE OF FLORIDA CERTIFICATION No. LB 4388

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.	GA	
DRAWN	GLM	5-7-21
CHECKED		
APPROVED		

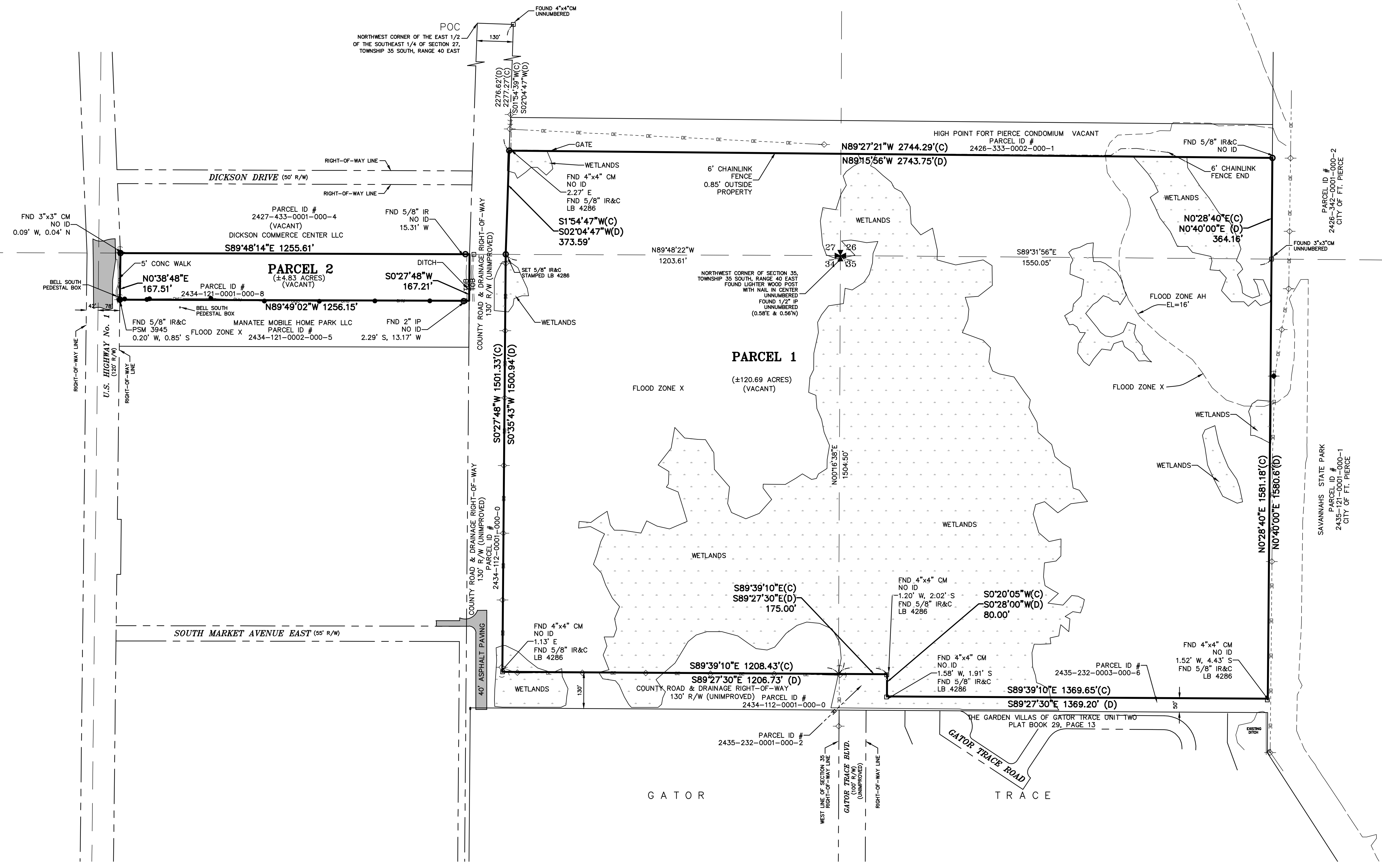
ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 1 OF 4



LEGEND

- IR&C = Iron Rod with Plastic Cap
- IP&C = Iron Pipe and Cap
- IP = Iron Pipe
- CM = Concrete Monument
- PRM = Permanent Reference Monument
- OHU = Over Head Utility
- (P) = As shown on recorded plat.
- (D) = Deed
- (C) = Calculates by Field Measurement
- R/W = Right of Way
- LS = Land Surveyor
- LB = License Business
- P.L.S. = Professional Land Surveyor
- = Wood Pole
- ∨ = Anchor and Guy Wire
- TYP. = Typical
- P.B. = Plat Book
- P.G. = Page
- O.R.B. = Official Records Book
- No. = Number
- ⊕ = Center Line
- ⊕ = Bell South Service Box
- BLDG. = Building
- CONC. = Concrete
- TOB = Top of Bank
- CBS = Concrete Block Structure
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- L = Arc Length
- N.A.V.D. = North American Vertical Datum
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GRAPHICS

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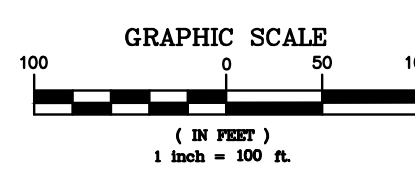
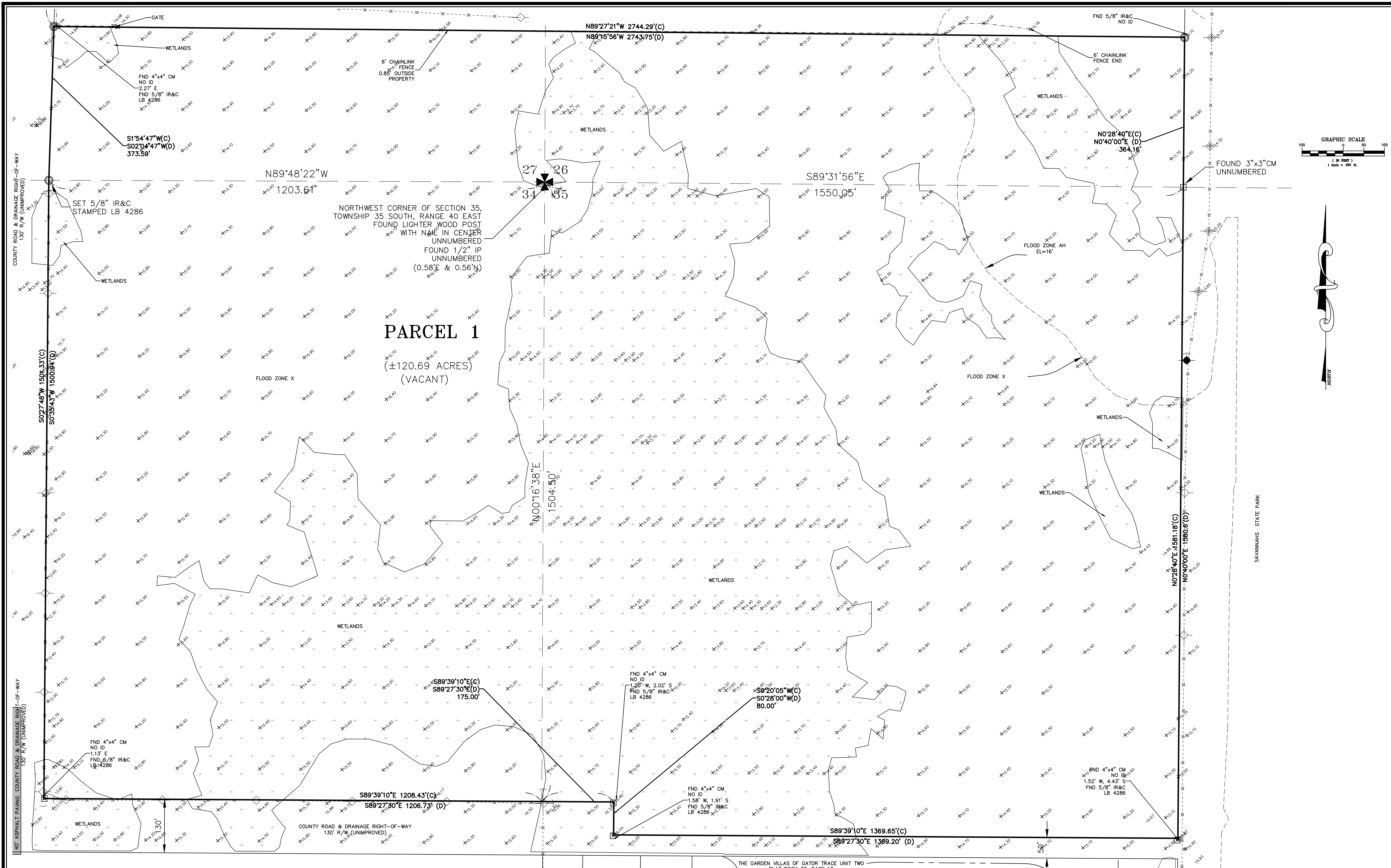
CULPEPPER & TERPENING, INC
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- REVISIONS -		BY	DATE

	BY	DATE
FIELD	GA	
CALCS.		
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
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JOB No. 21-054
SHEET 2 OF 4



**TOPOGRAPHIC SURVEY
PARCEL 1**

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

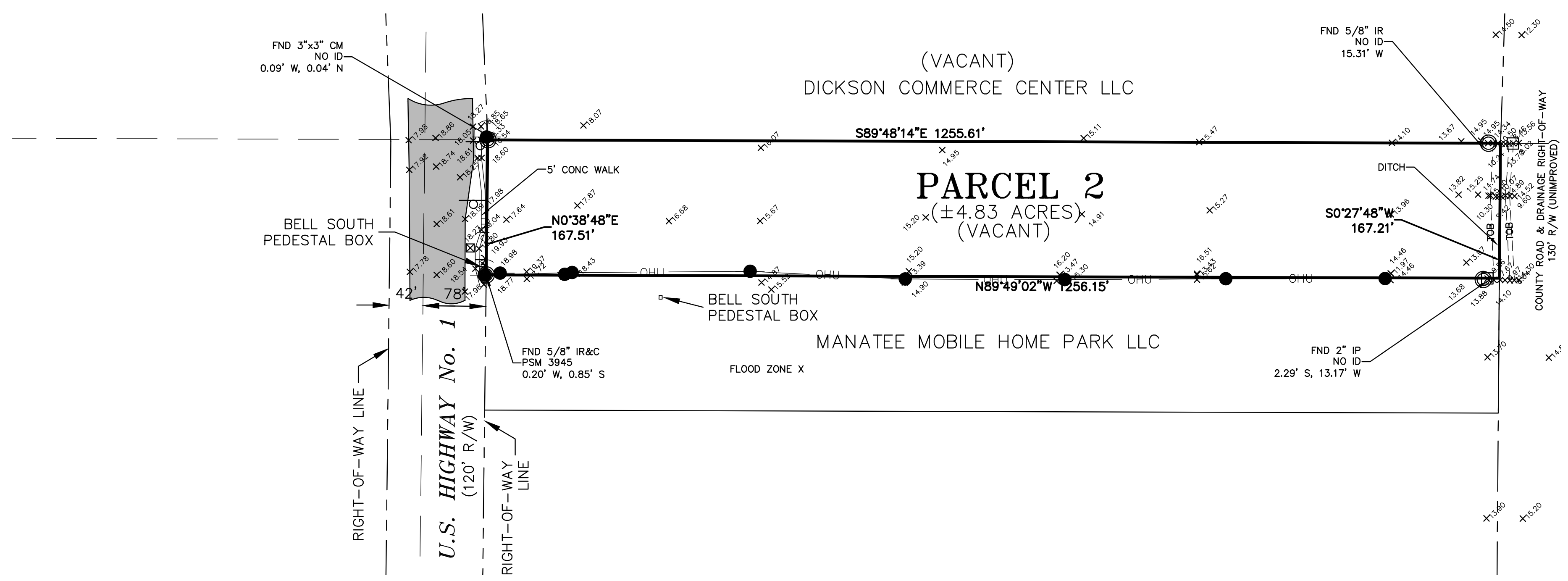
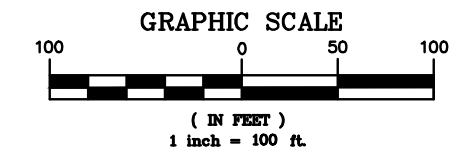
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ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
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SHEET 3 OF 4



LEGEND

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- ± = Plus or Minus
- ⊕ = Drainage Manhole
- ⊙ = Sanitary Manhole
- ⊙ = Fire Hydrant
- ⊕ = Water Valve

**TOPOGRAPHIC SURVEY
PARCEL 2**

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

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- REVISIONS -

NO.	DESCRIPTION	BY	DATE

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DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 4 OF 4

ALTA/NSPS LAND TITLE SURVEY
 PRESERVE AT SAVANNAH LAKES
 PREPARED FOR



SITUATED IN
 SECTION 27, TOWNSHIP 35 SOUTH,
 RANGE 40 EAST
 ST. LUCIE COUNTY, FLORIDA

NOTES

- 1) Reproductions of this map are not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.
- 2) Descriptions shown hereon provided by the client and/or their agent.
- 3) Underground Utilities, foundations and improvements were not located as part of this survey.
- 4) Overall parcel contains 7.177 Acres, more or less.
- 5) The last date of field work was November 17, 2021.
- 6) The South line of Section 27, Township 35 South, Range 40 East is assumed to bear N89°50'51"W and all other bearings shown hereon are relative thereto.
- 7) Parcels is located within an areas having a Flood Zone Designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0189K with a date of identification of February 19, 2020, for Community Number 120286, in the city of Fort Pierce, St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated. The exact designation can only be determined by an elevation certificate. No additional search of the public records has been performed. There may be additional map Amendments affecting this property.
- 8) This survey was prepared with the benefit of Fidelity National Title Insurance Company Order No. 9948774, dated September 30, 2021 at 11:00 pm. The surveyed land is the same land described in the Title Commitment.
- 9) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for an expected horizontal and vertical accuracy of 0.10'
- 10) There are no gaps, gores or overlaps between the subject parcel and the parcel (2423-121-0001-000-8) to the South. The subject parcel has contiguous access to public right-of ways on three sides.

CERTIFICATION

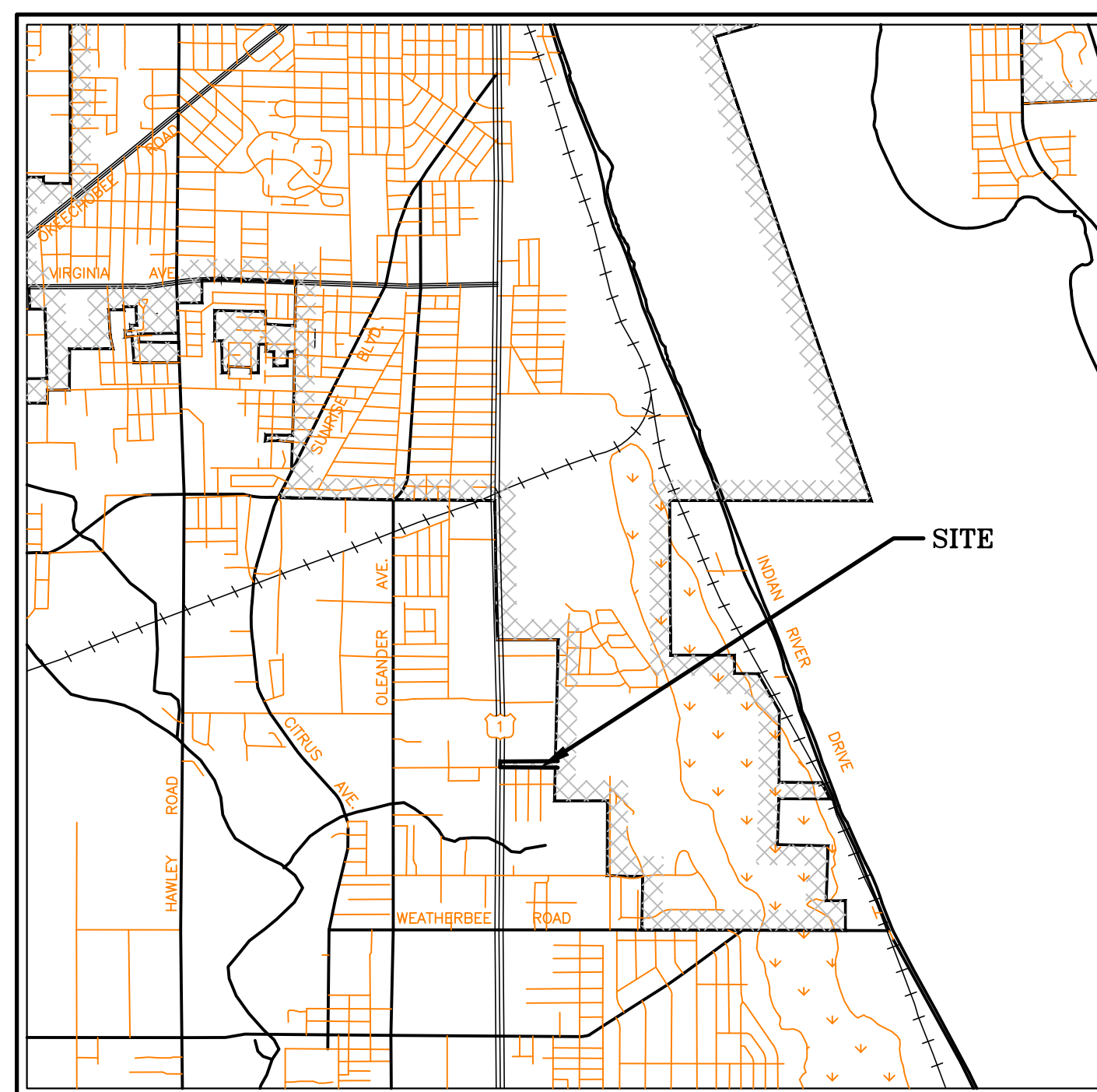
To: Kolter Group Acquisitions LLC, a Florida limited liability company; Shuffield Lowman & Wilson, P.A.; SK Savannah Lakes LLC; Fidelity National Title Insurance Company; Nason, Gerson, Harris & Fumero, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items none of Table A thereof. The field work was completed on November 17, 2021.

Date of Plat or Map November 19, 2021.

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

 SIGNATURE DATE



LOCATION MAP
 NOT TO SCALE

DESCRIPTION

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

GENERAL NOTES,
 LEGAL DESCRIPTION, & CERTIFICATIONS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 bndy2.dwg	

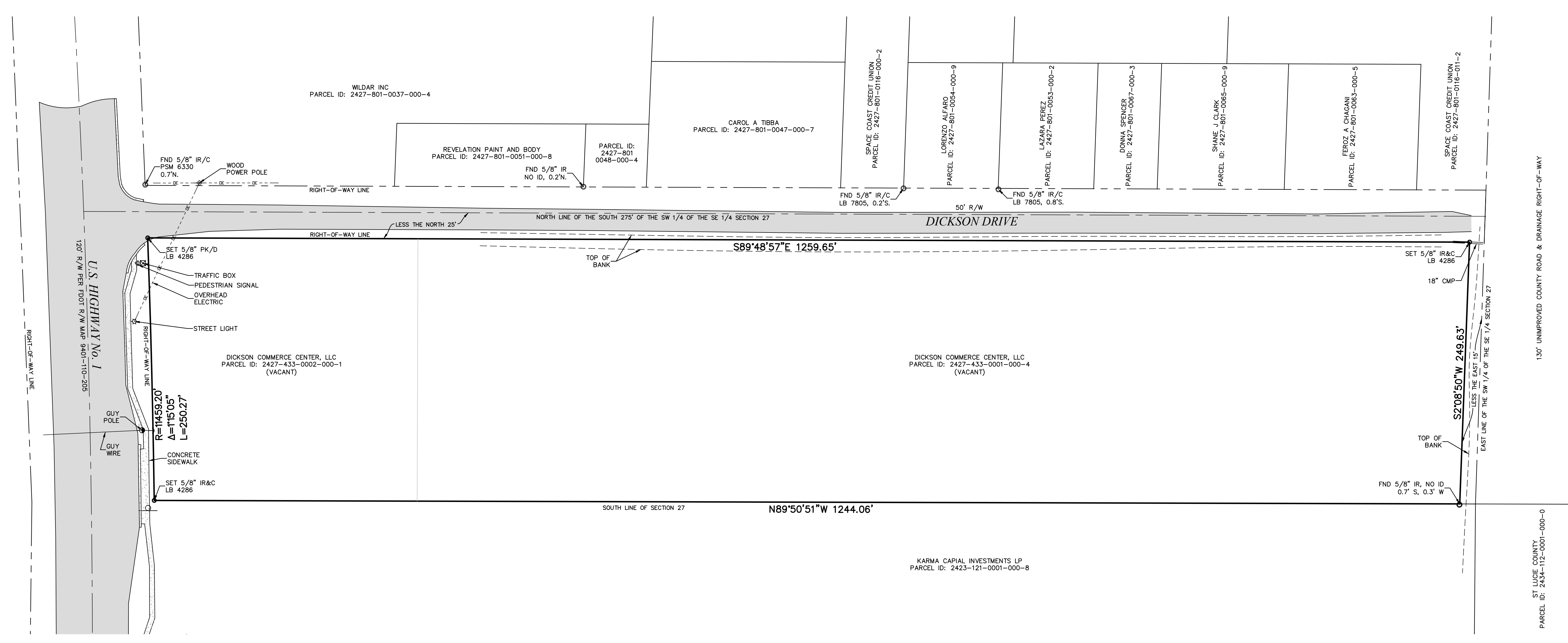
CULPEPPER & TERPENING, INC
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.	PK	11-17-21
DRAWN	GLM	11-18-21
DETAILED		
CHECKED		
APPROVED		

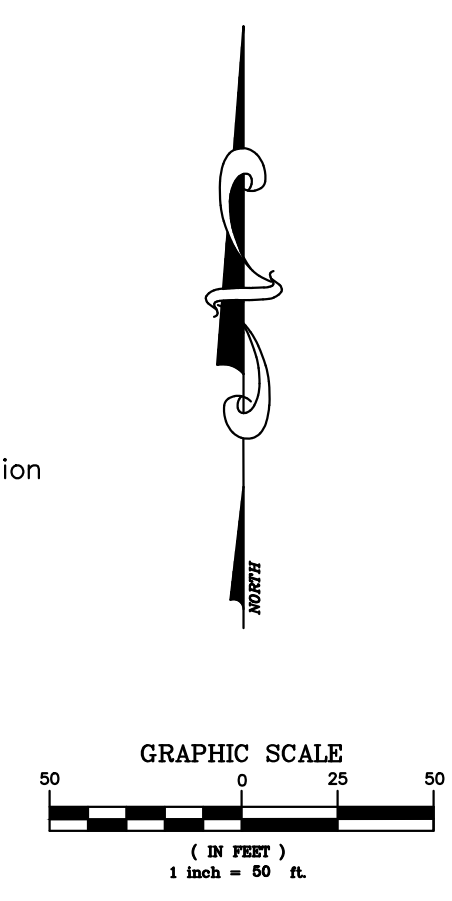
ALTA/NSPS LAND TITLE SURVEY
 OF
 PRESERVE AT SAVANNAH LAKES

DATE: 11-18-2021
 HORIZ. SCALE: N/A
 VERT. SCALE: N/A
 JOB No. 21-054
 SHEET 1 of 2



LEGEND

- IR&C = Iron Rod with Plastic Cap
- IP&C = Iron Pipe and Cap
- IP = Iron Pipe
- CM = Concrete Monument
- PRM = Permanent Reference Monument
- OHU = Over Head Utility
- (P) = As shown on recorded plat.
- (D) = Deed
- (C) = Calculates by Field Measurement
- R/W = Right of Way
- LS = Land Surveyor
- LB = License Business
- P.L.S. = Professional Land Surveyor
- = Wood Pole
- ∇ = Anchor and Guy Wire
- TYP. = Typical
- P.B. = Plat Book
- PG. = Page
- O.R.B. = Official Records Book
- No. = Number
- ⊕ = Center Line
- TOB = Top of Bank
- CBS = Concrete Block Structure
- ELEV = Elevation
- INV = Invert
- Δ = Included Angle
- R = Radius Length
- L = Arc Length
- N.A.V.D. = North American Vertical Datum
- N.G.V.D. = National Geodetic Vertical Datum
- F.D.O.T. = Florida Department of Transportation
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Concrete Pipe
- ± = Plus or Minus
- ⊙ = Drainage Manhole
- ⊗ = Sanitary Manhole
- ⊕ = Fire Hydrant
- ⊕ = Water Valve
- ⊕ = Bell South Service Box
- BLDG. = Building
- CONC. = Concrete



GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
21-054_bndy2.dwg	

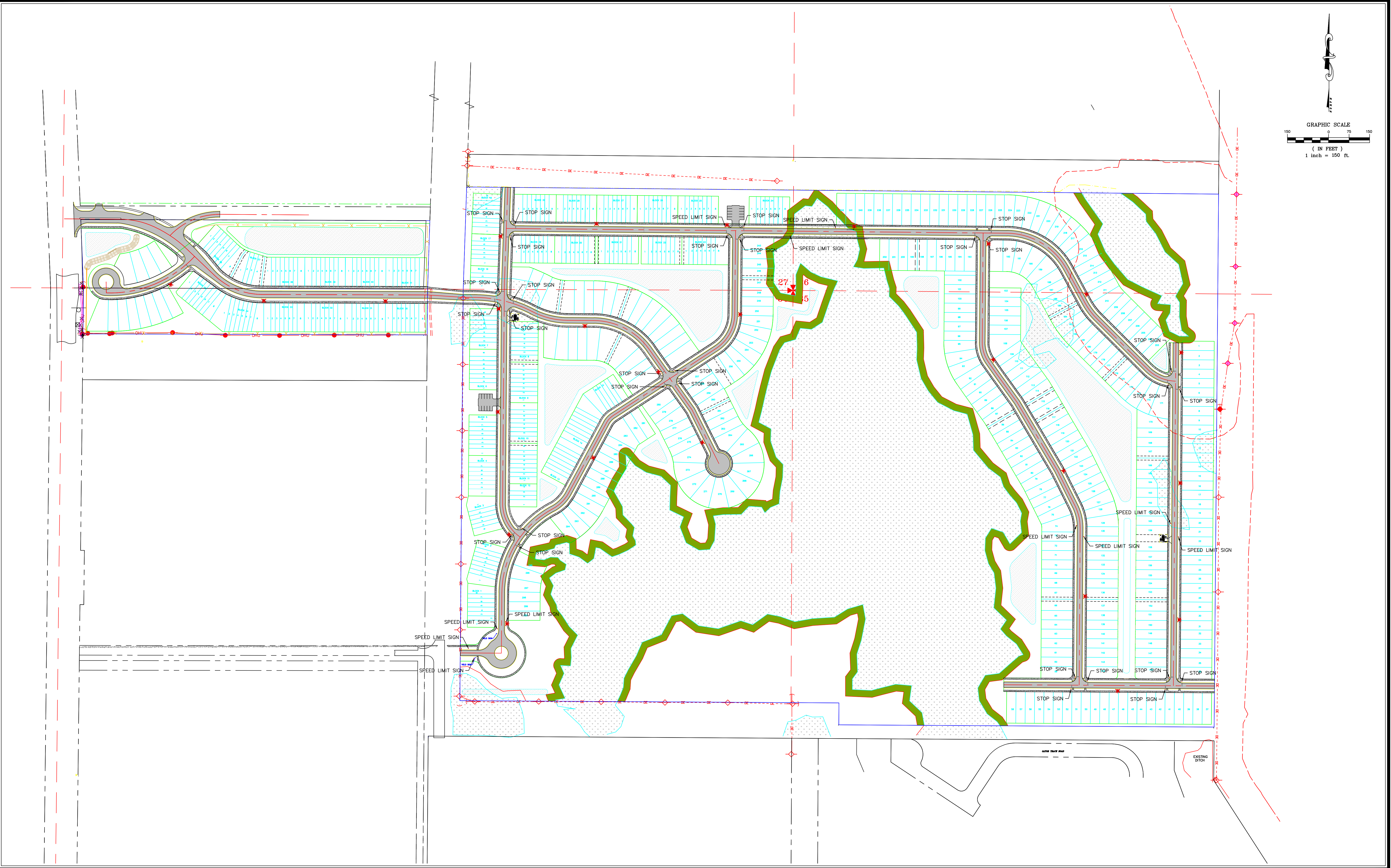
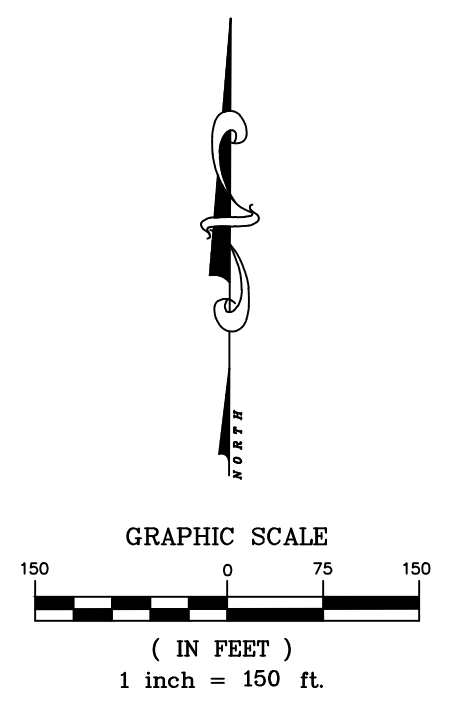
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 STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.	PK	11-17-21
DRAWN	GLM	11-18-21
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
 OF
PRESERVE AT SAVANNAH LAKES

DATE: 11-18-2021
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 2



P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 HC - Marking Plan.dwg Plotted: 12/23/2021 4:05 PM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

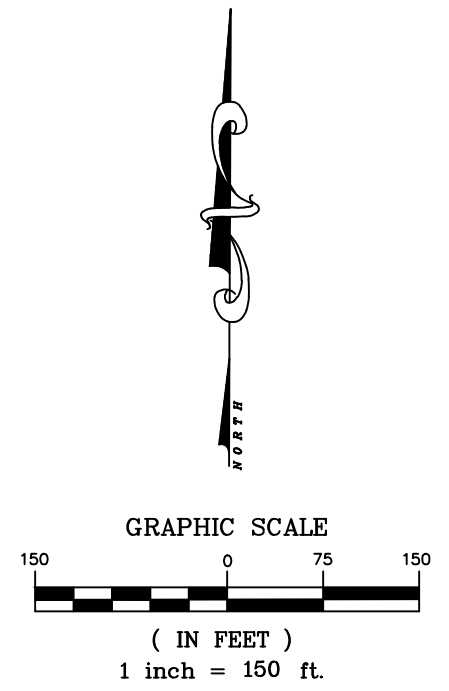
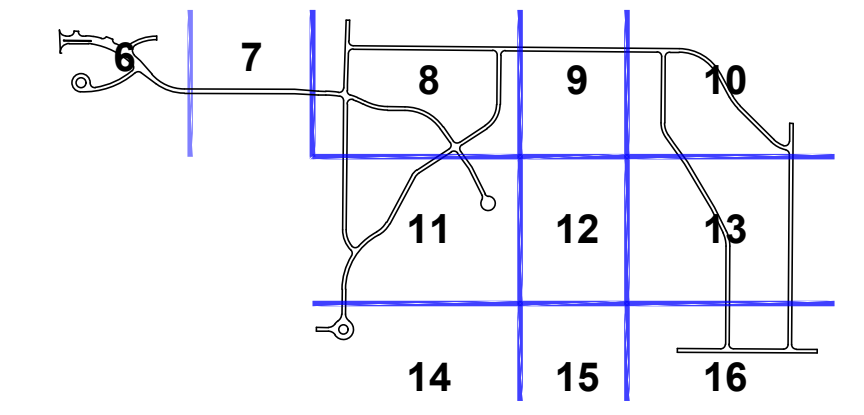
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 PHONE 772-464-3537 • FAX 772-464-9487 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

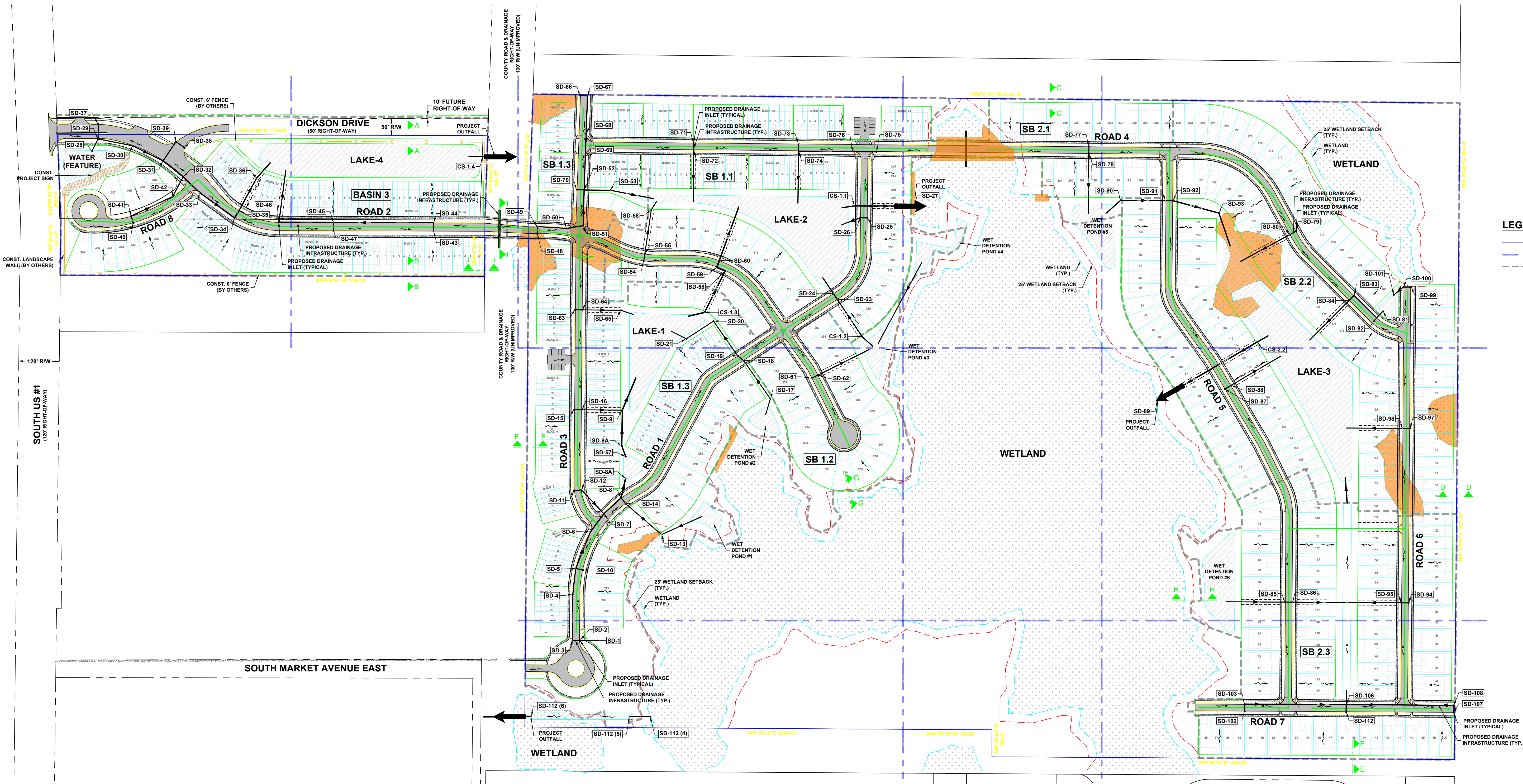
	BY	DATE
DESIGNED	TD	10-1-21
CALCS.	ER	10-1-21
DRAWN	EC	10-1-21
DETAILED	EC	10-1-21
CHECKED	TD	11-19-21
APPROVED	TD	10-1-21

SAVANNAH PRESERVE
HORIZONTAL CONTROL
& MARKING PLAN

DATE: 11-19-21
 HORIZ. SCALE: 1"=150'
 VERT. SCALE: NA
 JOB No. 21-054
 SHEET 4 of 47



- LEGEND**
- PROPERTY BOUNDARY
 - MATCHLINE
 - BASIN LINE
 - PROJECT OUTFALL
 - SB #** SUB-BASIN
 - UNDERGROUND INFRASTRUCTURE FLOW DIRECTION
 - SURFACE WATER FLOW DIRECTION
 - WETLAND IMPACT



DESIGN CRITERIA: 1988 NAVD	DESIGN CRITERIA: 1988 NAVD	DESIGN CRITERIA: 1988 NAVD	DESIGN CRITERIA: 1988 NAVD
SFWM PERMIT ### DRAINAGE BASINS 1.1	SFWM PERMIT ### DRAINAGE BASINS 1.2	SFWM PERMIT ### DRAINAGE BASINS 1.3	SFWM PERMIT ### DRAINAGE BASINS 1.4
ROUTED EL.	ROUTED EL.	ROUTED EL.	ROUTED EL.
CONTROL ELEVATION = 16.36' NAVD	CONTROL ELEVATION = 16.72' NAVD	CONTROL ELEVATION = 16.67' NAVD	CONTROL ELEVATION = 16.36' NAVD
MIN. ROAD CROWN = 17.26' NAVD	MIN. ROAD CROWN = 17.23' NAVD	MIN. ROAD CROWN = 17.35' NAVD	MIN. ROAD CROWN = 17.50' NAVD
MIN. FINISHED FLOOR = 18.12' NAVD	MIN. FINISHED FLOOR = 18.17' NAVD	MIN. FINISHED FLOOR = 18.25' NAVD	MIN. FINISHED FLOOR = 18.13' NAVD
MIN. PERIMETER BERM = 18.12' NAVD	MIN. PERIMETER BERM = 18.06' NAVD	MIN. PERIMETER BERM = 18.14' NAVD	MIN. PERIMETER BERM = 18.02' NAVD

DESIGN CRITERIA: 1988 NAVD	DESIGN CRITERIA: 1988 NAVD	DESIGN CRITERIA: 1988 NAVD	DESIGN CRITERIA: 1988 NAVD
SFWM PERMIT ### DRAINAGE BASINS 2.1	SFWM PERMIT ### DRAINAGE BASINS 2.2	SFWM PERMIT ### DRAINAGE BASINS 2.3	SFWM PERMIT ### DRAINAGE BASINS 3
ROUTED EL.	ROUTED EL.	ROUTED EL.	ROUTED EL.
CONTROL ELEVATION = 17.29' NAVD	CONTROL ELEVATION = 17.29' NAVD	CONTROL ELEVATION = 17.29' NAVD	CONTROL ELEVATION = 16.36' NAVD
MIN. ROAD CROWN = 17.97' NAVD	MIN. ROAD CROWN = 17.97' NAVD	MIN. ROAD CROWN = 17.97' NAVD	MIN. ROAD CROWN = 16.90' NAVD
MIN. FINISHED FLOOR = 18.86' NAVD	MIN. FINISHED FLOOR = 18.85' NAVD	MIN. FINISHED FLOOR = 18.92' NAVD	MIN. FINISHED FLOOR = 18.51' NAVD
MIN. PERIMETER BERM = 18.70' NAVD	MIN. PERIMETER BERM = 18.69' NAVD	MIN. PERIMETER BERM = 18.73' NAVD	MIN. PERIMETER BERM = 17.69' NAVD

NOTES:
 1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

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- REVISIONS -

NO.	DESCRIPTION	BY	DATE

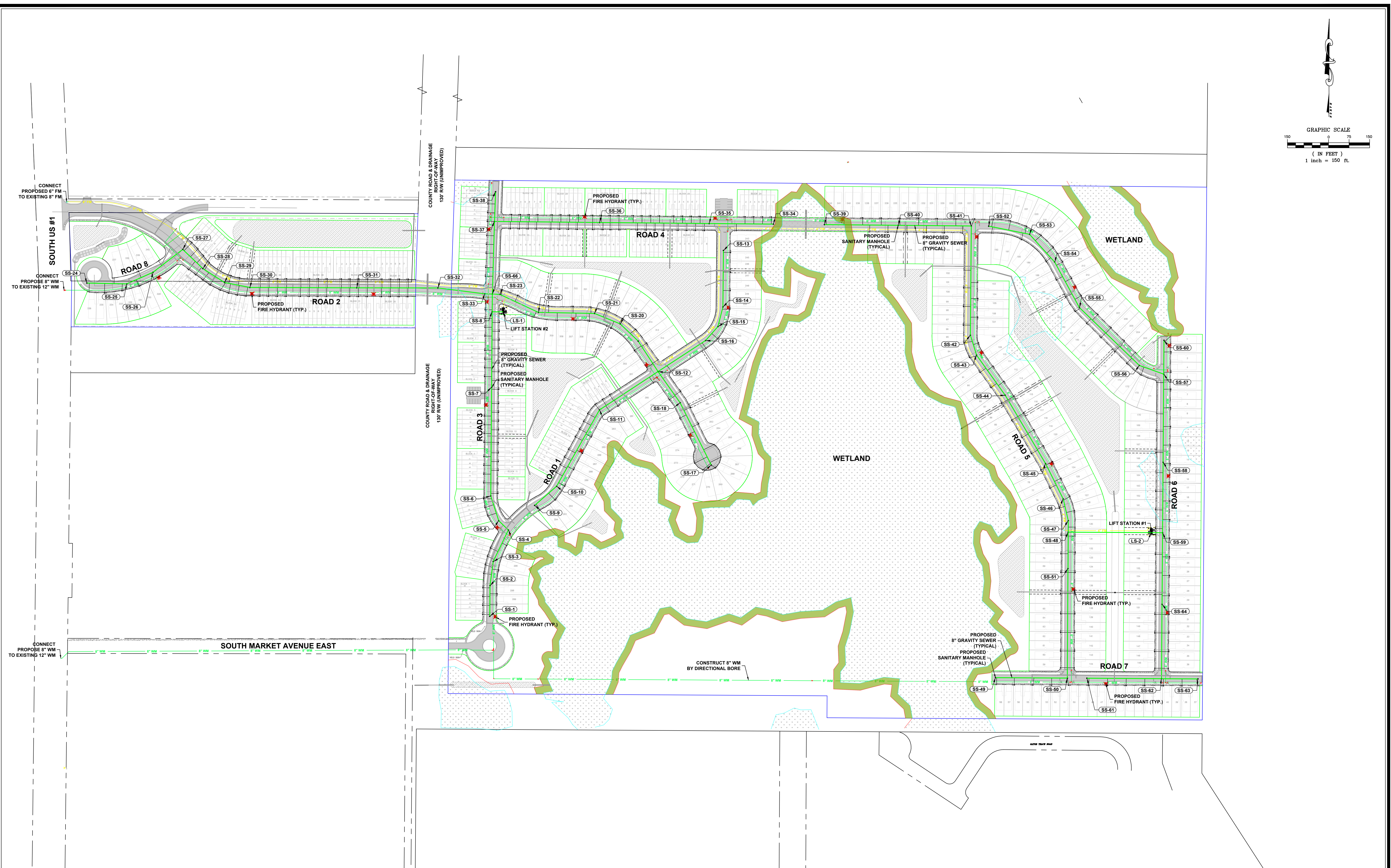
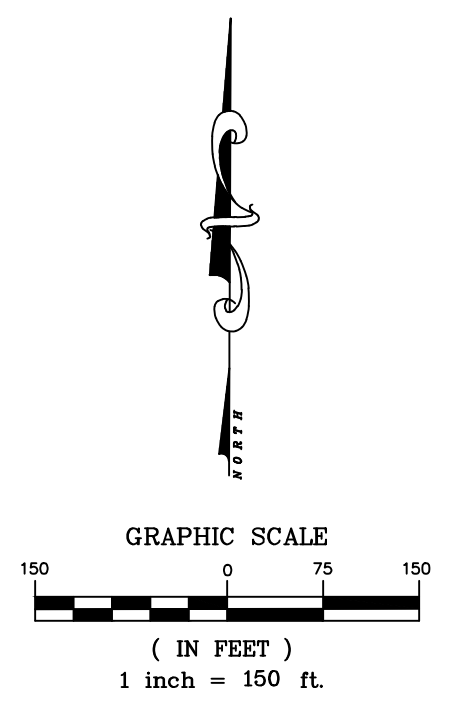
DESIGNED	BY	DATE

SAVANNAH PRESERVE
 MASTER DRAINAGE PLAN

DATE: 11-19-21
 HORIZ. SCALE: 1"=150'
 VERT. SCALE: NA
 JOB NO. 21-054
 SHEET 2 of 47

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Master Drainage Plan.dwg Plotted: 12/23/2021 4:01 PM By: DENNIS MURPHY


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



P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Master Utility Plan.dwg Plotted: 12/23/2021 4:03 PM By DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

COMPUTER FILE REF.	FIELD BK./PG.



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 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED	TD	10-1-21
CALCS.	ER	10-1-21
DRAWN	RN	10-1-21
DETAILED	EC	10-1-21
CHECKED	TD	11-19-21
APPROVED	TD	10-1-21

SAVANNAH PRESERVE

MASTER UTILITY PLAN

DATE: 11-19-21
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 3 of 47

SAVANNAH PRESERVE BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT KOLTER LAND PARTNERS, LLC., HAS CAUSED THESE LANDS SHOWN HEREON AS SAVANNAH PRESERVE, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

- THE ROADS SHOWN HEREON, INCLUDING RW-1, BUT EXCLUDING RW-2, ARE PRIVATE ROAD RIGHTS-OF-WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF FT. PIERCE (CITY) AND THE FT. PIERCE UTILITY AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. NEITHER THE CITY NOR THE FPUA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE ROAD RIGHTS-OF-WAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH UTILITIES BY THE CITY OR THE FPUA. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.
- RIGHT-OF-WAY TRACT 2 (RW-2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AND FOR DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ST LUCIE COUNTY.
- THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
- THE UTILITY EASEMENT (U.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, BELLSOUTH, AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (FPUA), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICAL SERVICES, WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. FORT PIERCE UTILITIES AUTHORITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY FORT PIERCE UTILITIES AUTHORITY.
- THE OPEN SPACE TRACTS (OST-1, OST-2, OST-3, OST-4, OST-5, OST-6 AND OST-7), AS SHOWN HEREON, SHALL HEREBY BE DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.
- THE WATER MANAGEMENT TRACTS (WMT-1, WMT-2, WMT-3 AND WMT 4) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.
- THE LIFT STATION EASEMENTS (LSE-1 AND LSE-2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATION AND APPURTENANT FACILITIES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF FORT PIERCE UTILITIES AUTHORITY. SAID EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, A LIFT STATION AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT FORT PIERCE UTILITIES AUTHORITY WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO FORT PIERCE UTILITIES AUTHORITY FACILITIES. THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE LIFT STATION EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, FORT PIERCE UTILITIES AUTHORITY FACILITIES. FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 2022.

KOLTER LAND PARTNERS, LLC.

BY: _____

NAME

TITLE

WITNESS: _____ WITNESS: _____

(PRINT NAME): _____ (PRINT NAME): _____

ACKNOWLEDGMENT

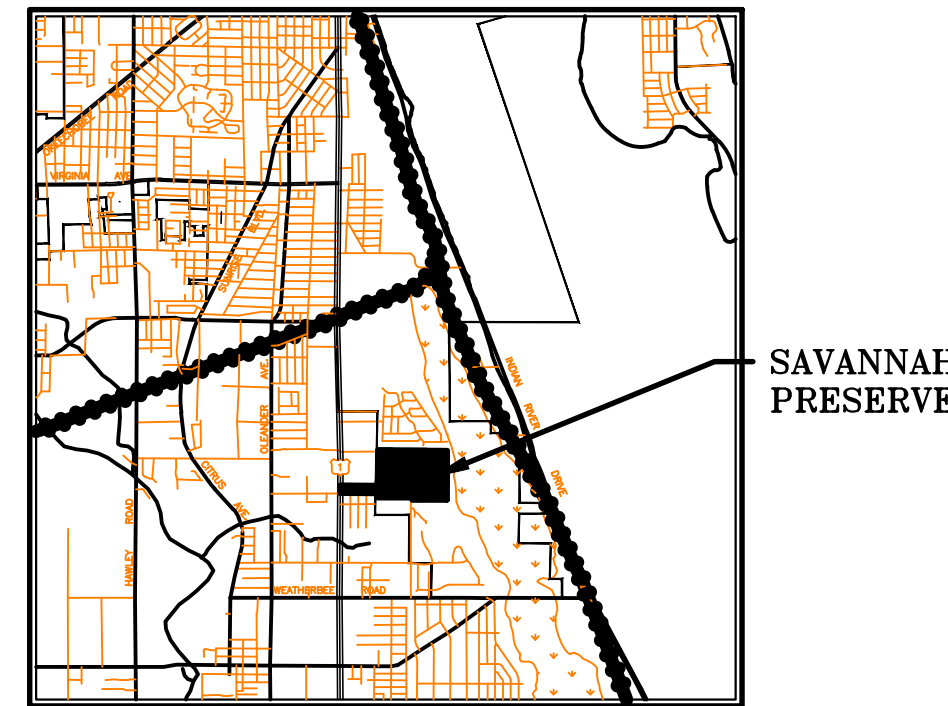
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____ AS _____ OF KOLTER LAND PARTNERS LLC, ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2022.

COMMISSION NO. & EXPIRATION DATE _____ NOTARY PUBLIC, STATE OF FLORIDA _____

PRINT NAME: _____



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:

THE SUBJECT PROPERTY IS A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, CONTAINING APPROXIMATELY 120 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, RUN SOUTH 89°15'56" EAST A DISTANCE OF 130 FEET; THENCE RUN SOUTH 2°4'47" WEST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27 2,276.62 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 2°4'47" WEST A DISTANCE OF 373.59 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE RUN SOUTH 0°35'43" WEST IN SECTION 34 A DISTANCE OF 1,500.94 FEET; THENCE RUN SOUTH 89°27'30" EAST A DISTANCE OF 1,206.73 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE CONTINUE SOUTH 89°27'30" EAST INTO SECTION 35 A DISTANCE OF 175 FEET; THENCE RUN SOUTH 0°28' WEST A DISTANCE OF 80 FEET; THENCE RUN SOUTH 89°27'30" EAST A DISTANCE OF 1,369.20 FEET TO THE WEST LINE OF THE PROPERTY OWNED BY THE CITY OF FT. PIERCE; THENCE RUN NORTH 0°40' EAST ALONG SAID CITY PROPERTY LINE A DISTANCE OF 1,580.6 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE CONTINUE NORTH 0°40' EAST INTO SECTION 26 A DISTANCE OF 364.16 FEET; THENCE RUN NORTH 89°15'56" WEST, A DISTANCE OF 2,743.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 120.69 ACRES, MORE OR LESS.

PARCEL 2:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR U.S. NO. 1.

CONTAINING 4.83 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.177 ACRES, MORE OR LESS.

TOTAL AREA: 132.697 ACRES, MORE OR LESS

SURVEYOR'S NOTES

- THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST IS ASSUMED TO BEAR N00°16'38"E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.
- ALL PARCELS ARE LOCATED WITHIN AN AREAS HAVING A FLOOD ZONE DESIGNATION "X", AND AH (EL=16') BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), ON FLOOD INSURANCE RATE MAP NO. 12111C0189 K WITH A DATE OF IDENTIFICATION OF FEBRUARY 19, 2020, FOR COMMUNITY NUMBER 120286, IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN PREFORMED. THERE MAY BE ADDITIONAL MAP AMENDMENTS AFFECTING THIS PROPERTY.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF _____

I, _____, A MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT PREPARED BY _____ IDENTIFIED AS ORDER NO. # _____ DATED _____, HEREBY CERTIFY THAT AS OF _____ AT _____ PM:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SAVANNAH PRESERVE IS IN THE NAME OF THE PERSON, CORPORATION AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTE, HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2022.

NAME
TITLE
ADDRESS

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATION OF TRACT RW-2 FOR ROADS AND STREET RIGHT-OF-WAY PURPOSES.

DATED THIS _____ DAY OF _____, 2022.

PRINT NAME: _____ CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____ OF BOARD OF COUNTY COMMISSIONERS, ON BEHALF OF THE COUNTY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2022.

COMMISSION NO. & EXPIRATION DATE _____ NOTARY PUBLIC, STATE OF FLORIDA _____

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT), HEREBY ACCEPTS THE DEDICATIONS OF THE STREET AND ROAD RIGHTS OF WAY, WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENT, AND OPEN SPACE TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO TO THE DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (i) COMPLETION OF CONSTRUCTION OF ALL ROADS AND STREETS, WATER MANAGEMENT SYSTEM IMPROVEMENTS AND OPEN SPACE TRACTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED ROADS OR STREETS, EASEMENT OR TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (ii) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICT. THE DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
NAME/ CHAIRMAN

PRINTED NAME/ CHAIRMAN

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTIFICATION BY _____ CHAIRMAN OF SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2022.

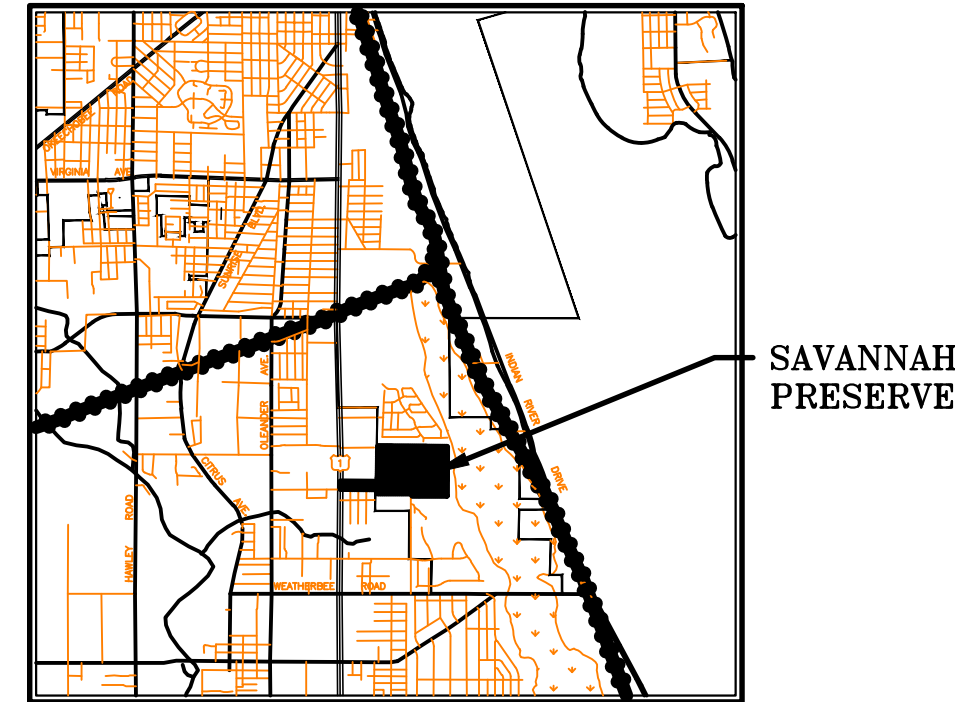
COMMISSION NO. & EXPIRATION DATE _____ NOTARY PUBLIC, STATE OF FLORIDA _____

PRINT NAME: _____

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SAVANNAH PRESERVE
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE,
ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2022.

BY: _____

CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE PD (SAVANNAH PRESERVE) ZONING DISTRICT (PD PLANNING DOCUMENTS), AS PROVIDED FOR IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS.

THIS _____ DAY OF _____, 2022.

BY: _____

JENNIFER HOFMEISTER-DREW
PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

1.) PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20____.

2.) PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2022. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA

THIS _____ DAY OF _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____

LINDA COX, CITY CLERK

CITY SURVEYOR'S REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____ DATE _____

GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

**CERTIFICATE OF APPROVAL OF
CLERK OF CIRCUIT COURT**

COUNTY OF ST. LUCIE

STATE OF FLORIDA
I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2022.

MICHELLE MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF
THE COURT

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA. THIS _____ DAY OF _____, 2022.

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

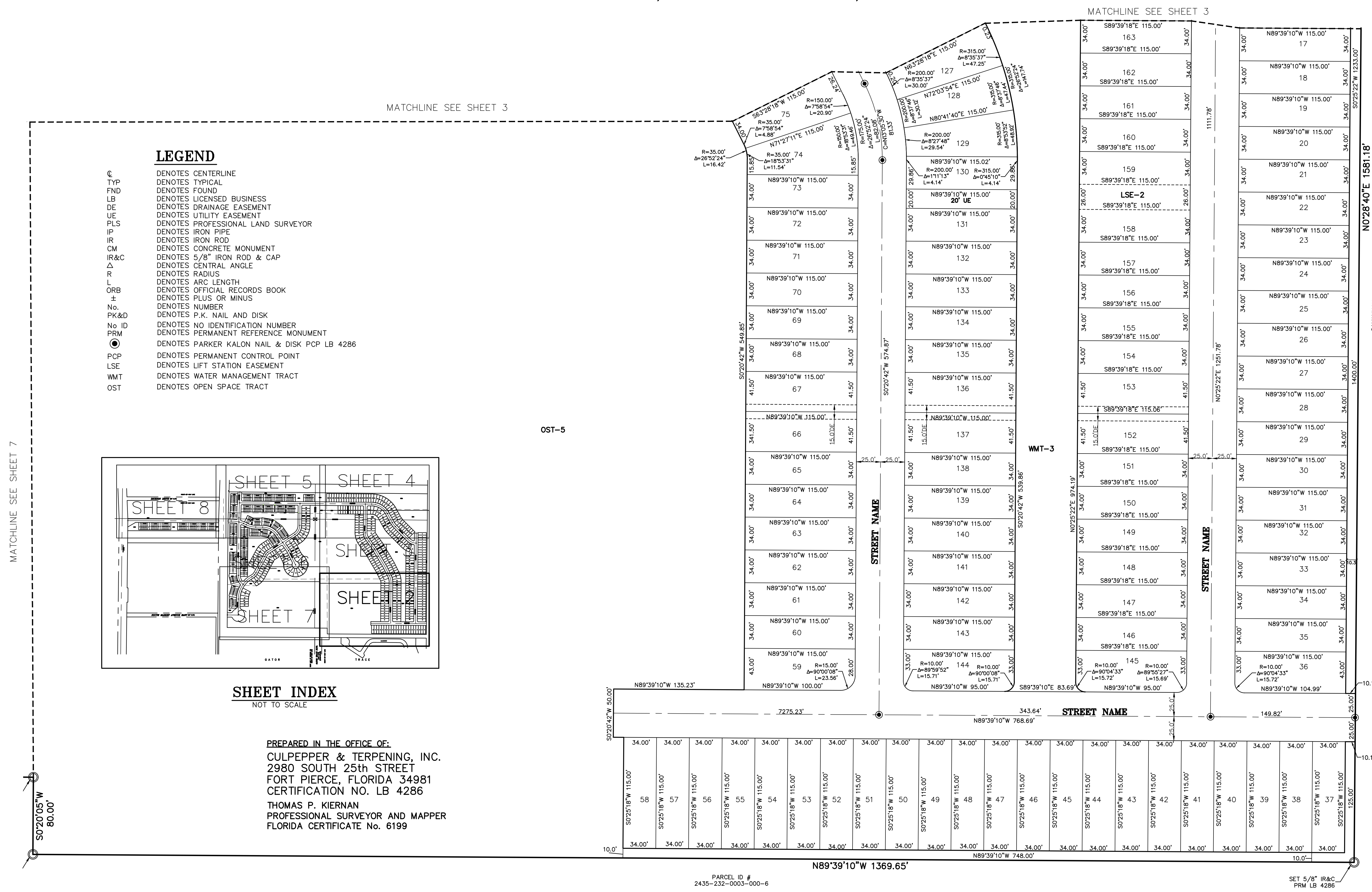
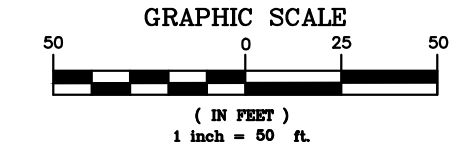
SURVEYOR

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

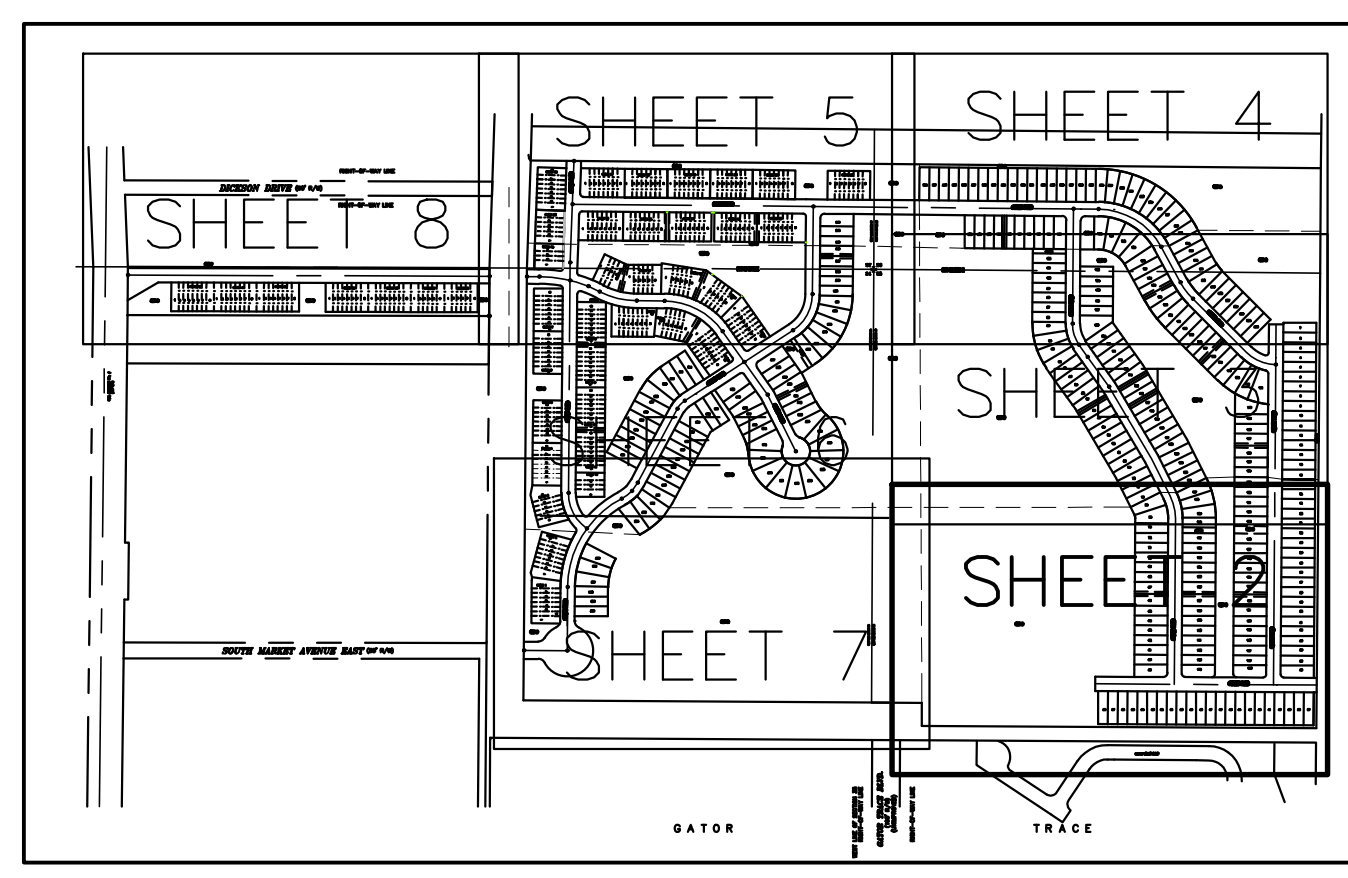
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



- LEGEND**
- ⊙ DENOTES CENTERLINE
 - TYP DENOTES TYPICAL
 - FND DENOTES FOUND
 - LB DENOTES LICENSED BUSINESS
 - DE DENOTES DRAINAGE EASEMENT
 - UE DENOTES UTILITY EASEMENT
 - PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - IP DENOTES IRON PIPE
 - IR DENOTES IRON ROD
 - CM DENOTES CONCRETE MONUMENT
 - IR&C DENOTES 5/8" IRON ROD & CAP
 - Δ DENOTES CENTRAL ANGLE
 - R DENOTES RADIUS
 - L DENOTES ARC LENGTH
 - ORB DENOTES OFFICIAL RECORDS BOOK
 - ± DENOTES PLUS OR MINUS
 - No. DENOTES NUMBER
 - PK&D DENOTES P.K. NAIL AND DISK
 - No ID DENOTES NO IDENTIFICATION NUMBER
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - DENOTES PARKER KALON NAIL & DISK PCP LB 4286
 - PCP DENOTES PERMANENT CONTROL POINT
 - LSE DENOTES LIFT STATION EASEMENT
 - WMT DENOTES WATER MANAGEMENT TRACT
 - OST DENOTES OPEN SPACE TRACT



SHEET INDEX
NOT TO SCALE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 29, PAGE 13

GATOR TRACE ROAD

PARCEL ID #
2435-232-0003-000-6

SET 5/8" IR&C
PRM LB 4286

MATCHLINE SEE SHEET 7

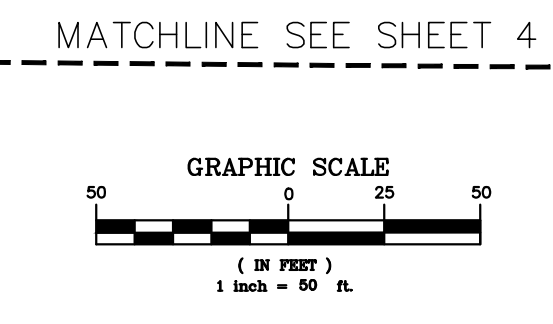
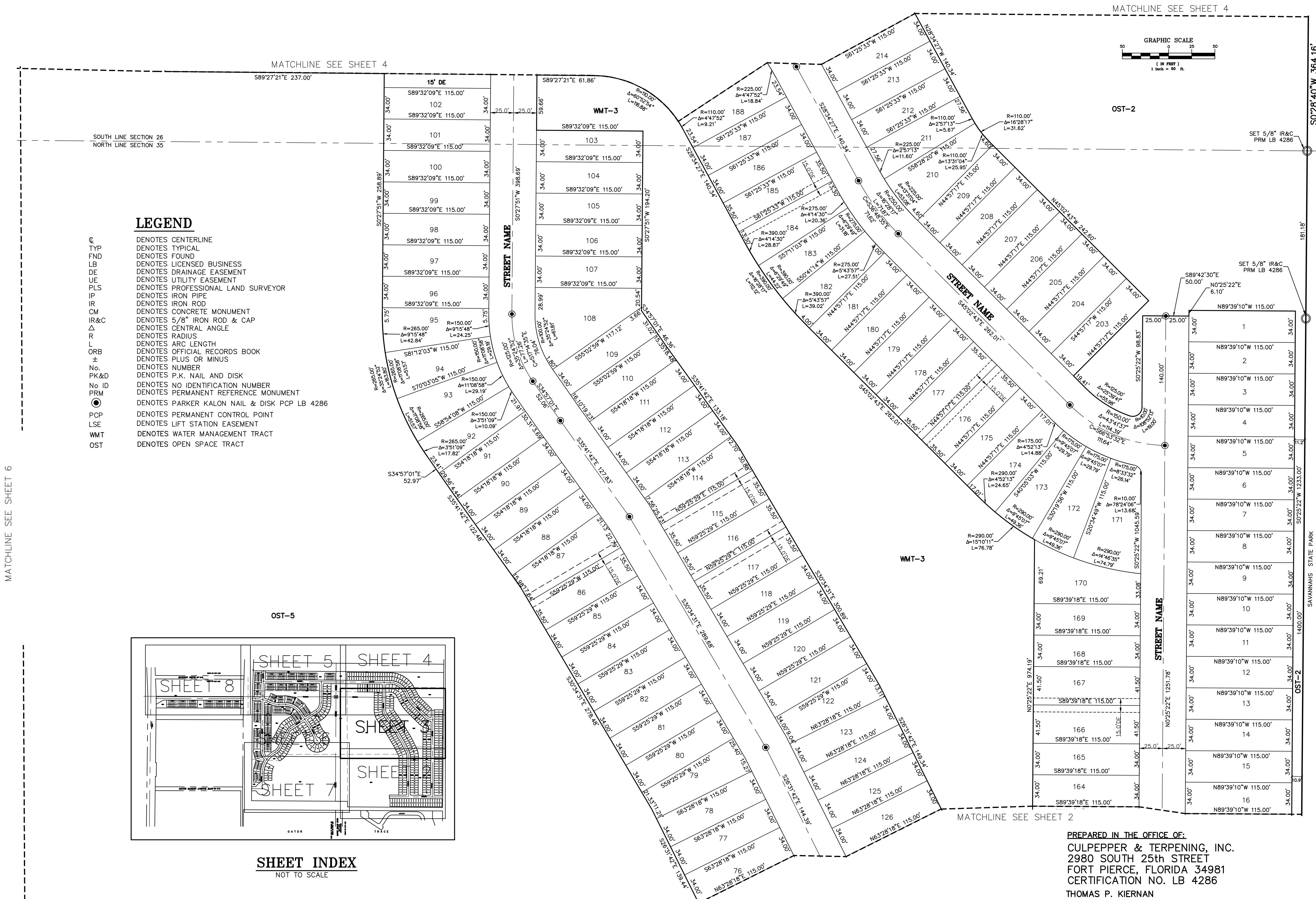
MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

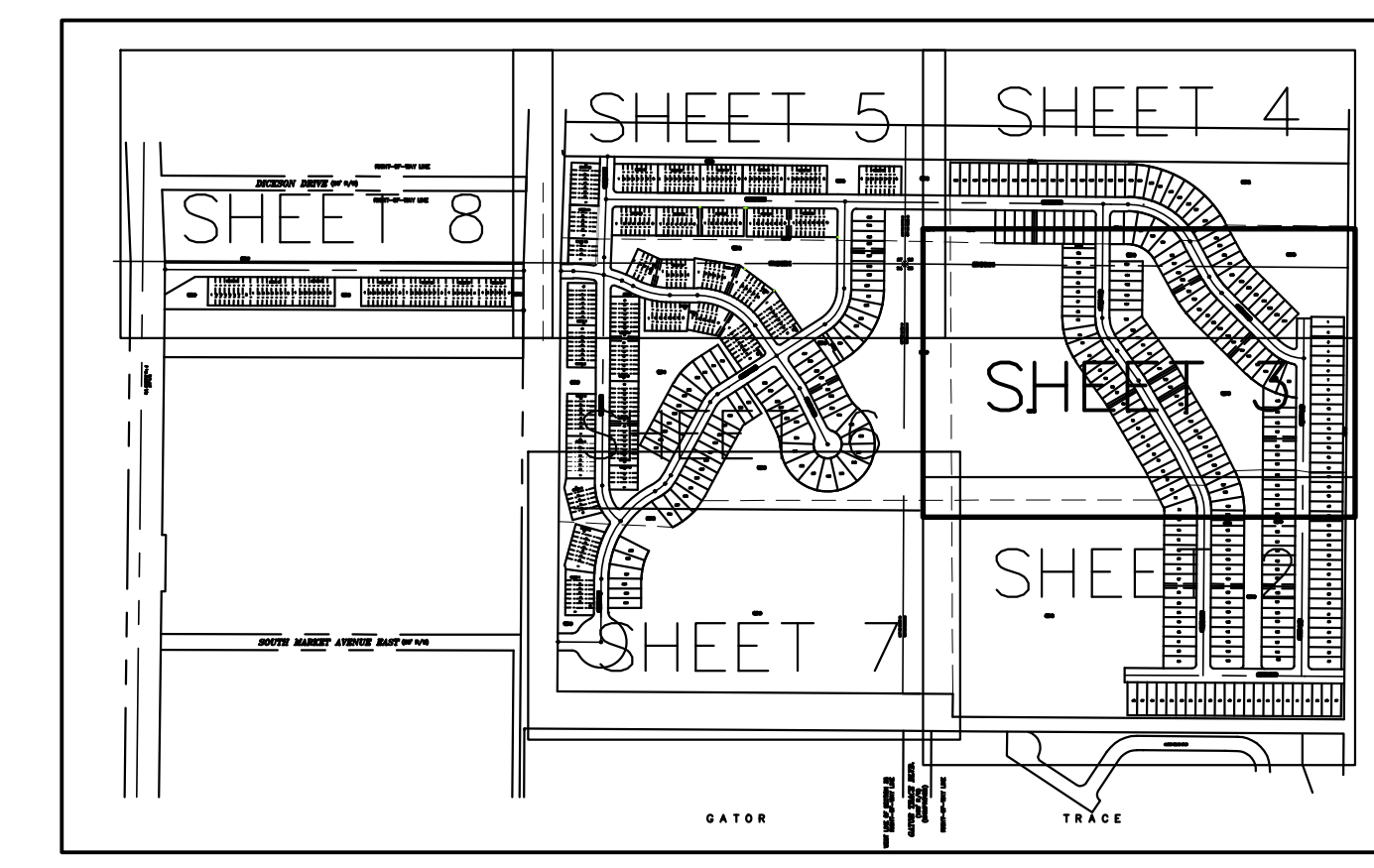
N028°40'E 1581.18'
SAVANNAH STATE PARK
PARCEL ID # 2435-121-000-000-1
CITY OF FT. PIERCE

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



- LEGEND**
- ⊙ DENOTES CENTERLINE
 - ⊕ TYP DENOTES TYPICAL
 - ⊖ FND DENOTES FOUND
 - ⊗ LB DENOTES LICENSED BUSINESS
 - ⊘ DE DENOTES DRAINAGE EASEMENT
 - ⊙ UE DENOTES UTILITY EASEMENT
 - ⊙ PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - ⊙ IP DENOTES IRON PIPE
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 - ⊙ CM DENOTES CONCRETE MONUMENT
 - ⊙ IR&C DENOTES 5/8" IRON ROD & CAP
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 - ⊙ R DENOTES RADIUS
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 - ⊙ DENOTES PARKER KALON NAIL & DISK PCP LB 4286
 - ⊙ PCP DENOTES PERMANENT CONTROL POINT
 - ⊙ LSE DENOTES LIFT STATION EASEMENT
 - ⊙ WMT DENOTES WATER MANAGEMENT TRACT
 - ⊙ OST DENOTES OPEN SPACE TRACT



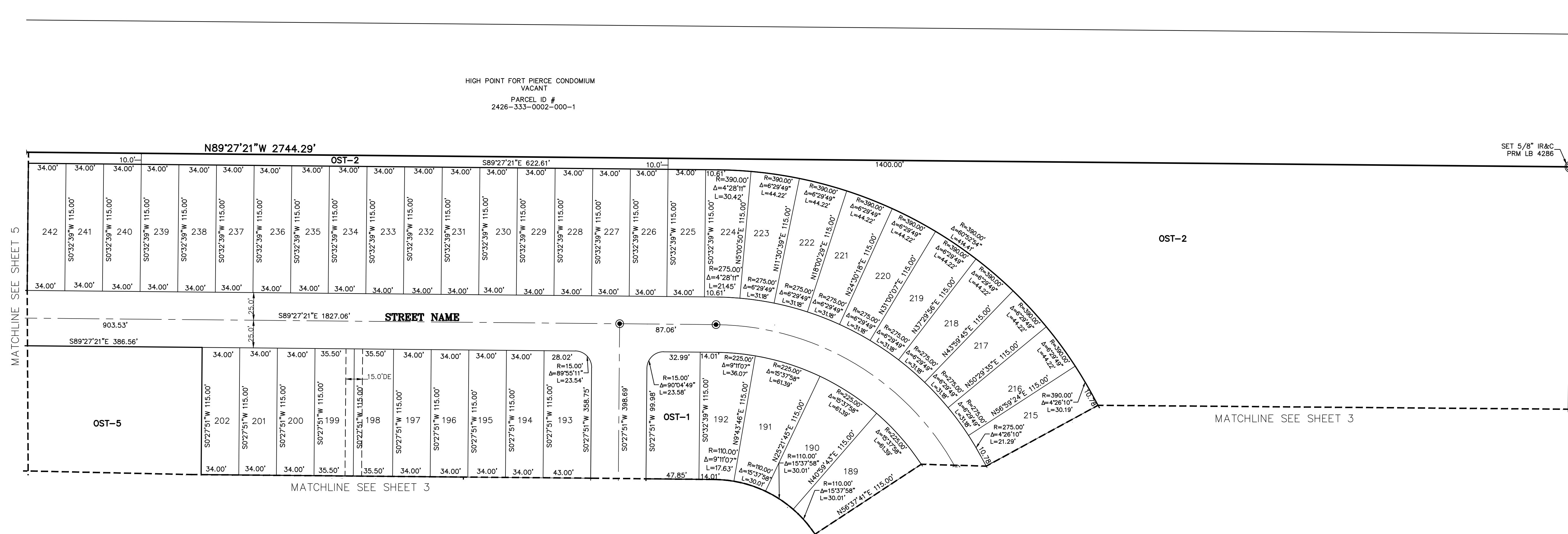
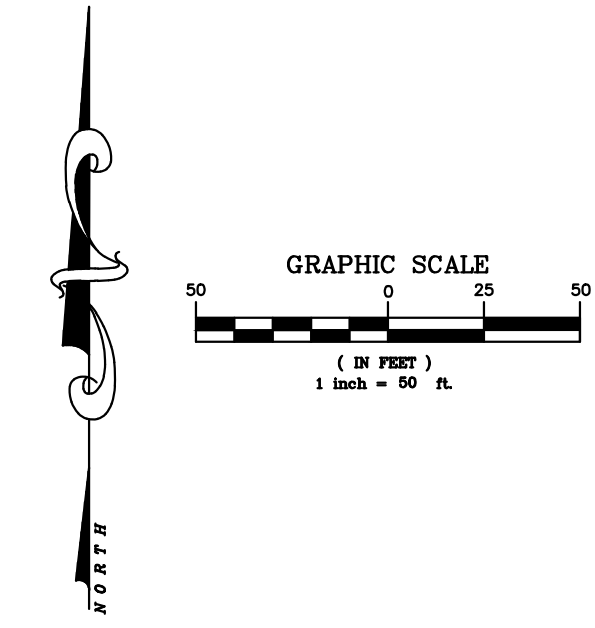
SHEET INDEX
NOT TO SCALE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____



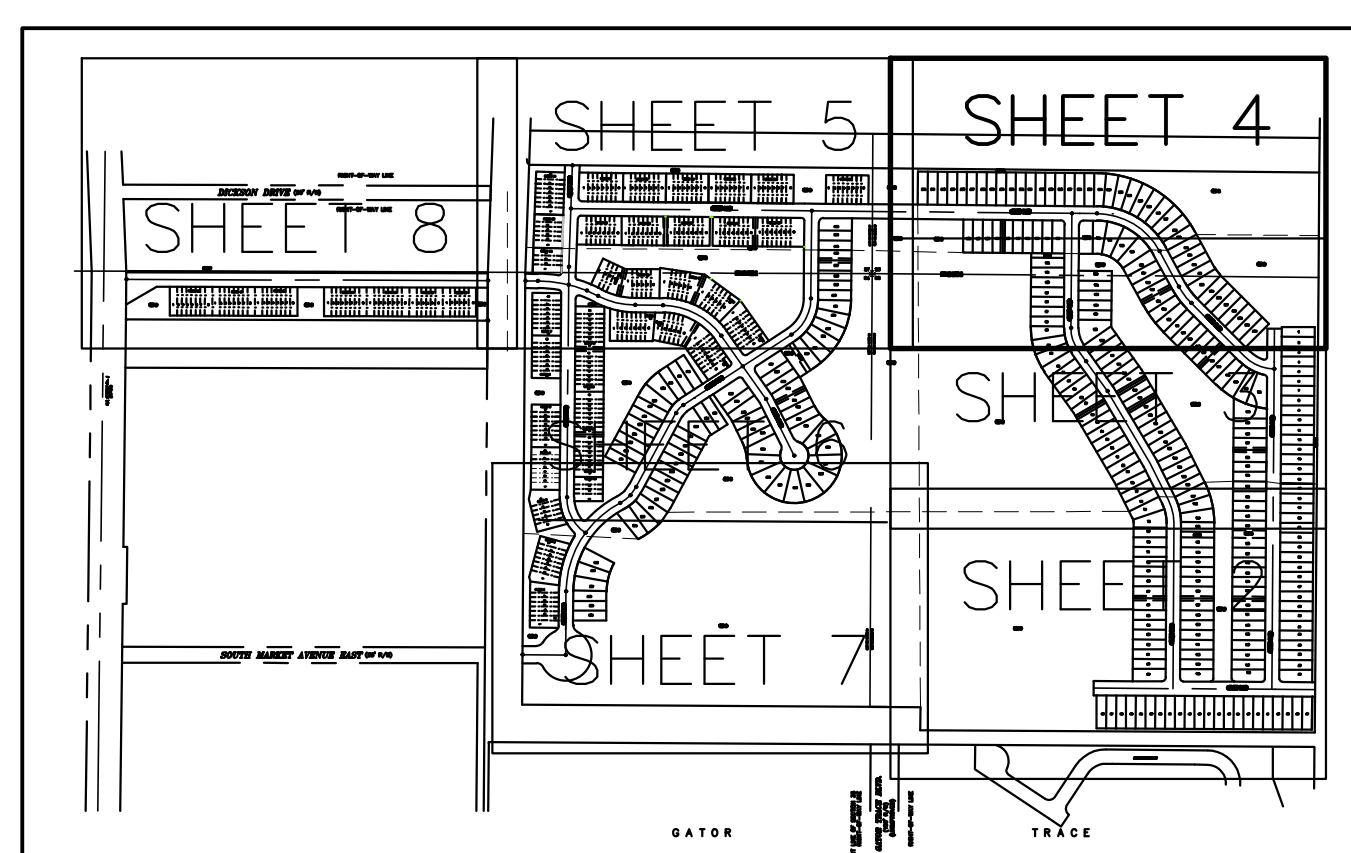
MATCHLINE SEE SHEET 5

SET 5/8" IR&C
PRM LB 4286

PARCEL ID #
2426-333-0002-000-2
CITY OF FORT PIERCE

S028'40"W 364.16'

MATCHLINE SEE SHEET 3



SHEET INDEX
NOT TO SCALE

LEGEND

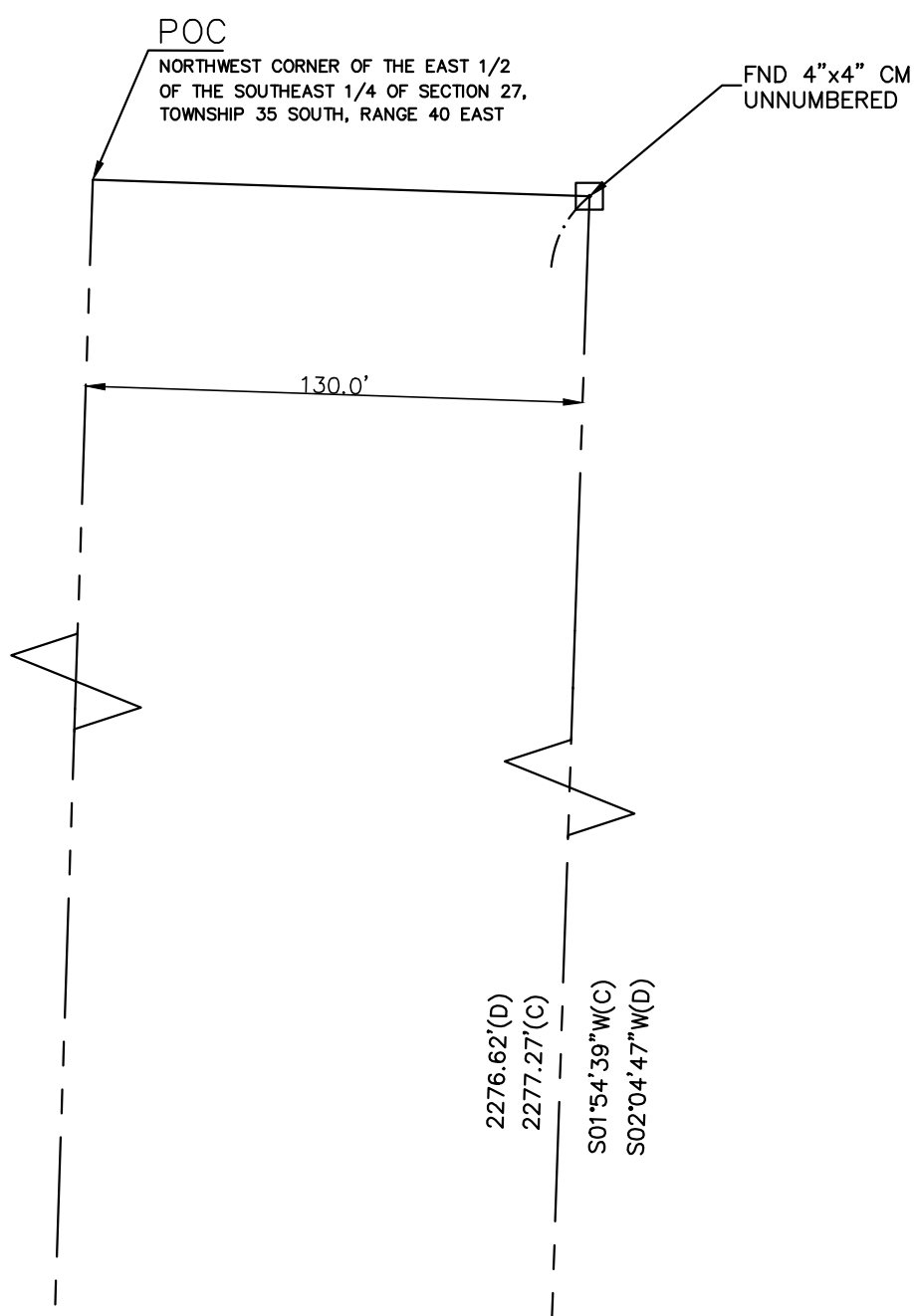
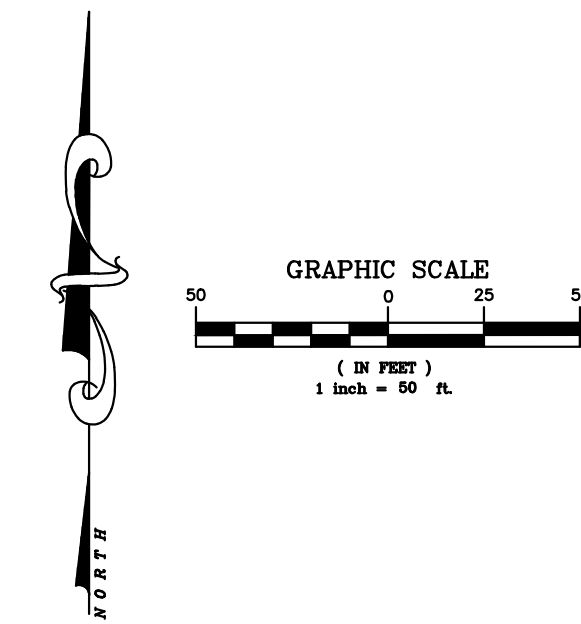
- ⊙ DENOTES CENTERLINE
- TYP DENOTES TYPICAL
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- PCP DENOTES PERMANENT CONTROL POINT
- LSE DENOTES LIFT STATION EASEMENT
- WMT DENOTES WATER MANAGEMENT TRACT
- OST DENOTES OPEN SPACE TRACT

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

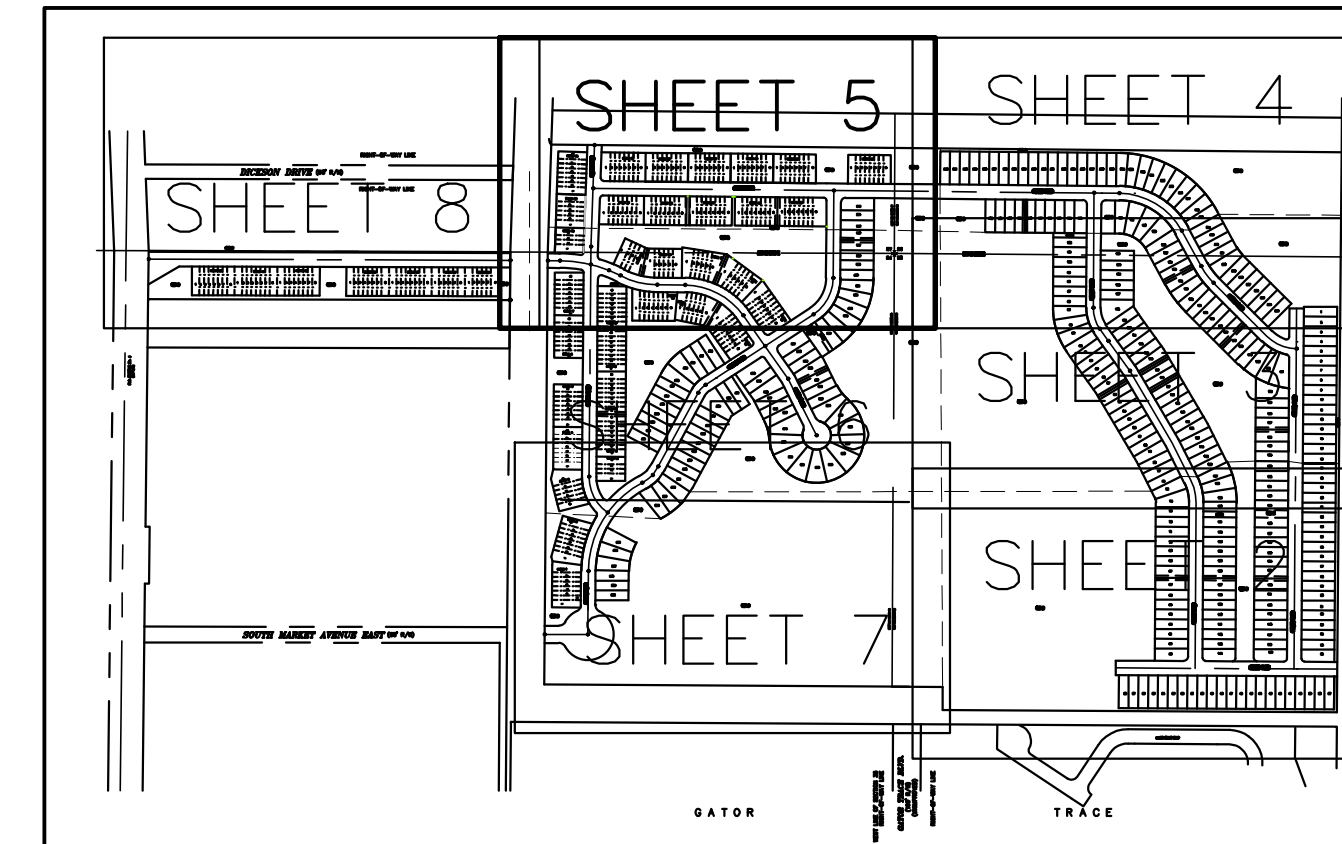
SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



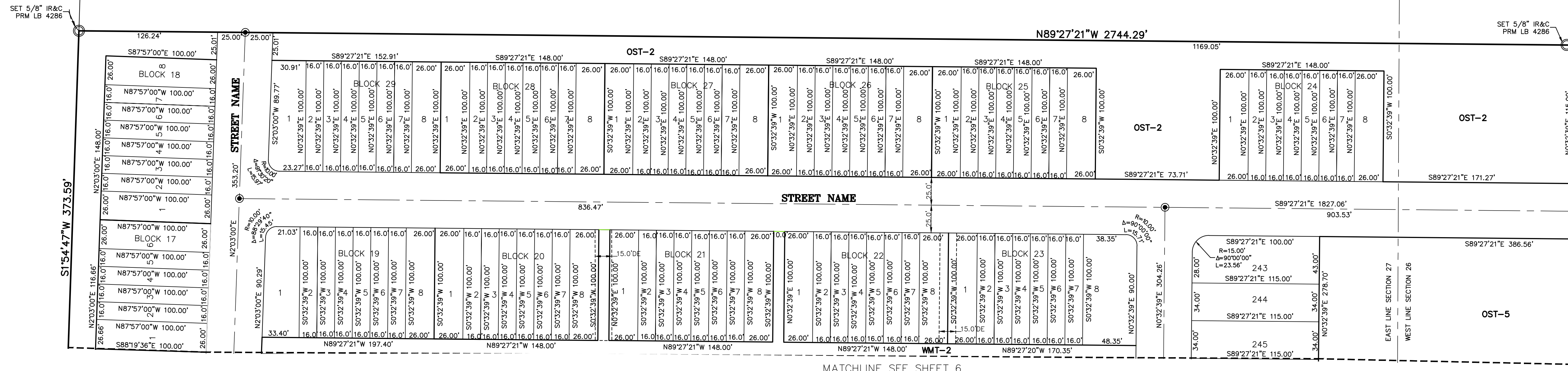
LEGEND

©	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
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●	DENOTES PARKER KALON NAIL & DISK PCP LB 4286
PCP	DENOTES PERMANENT CONTROL POINT
LSE	DENOTES LIFT STATION EASEMENT
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT



SHEET INDEX
NOT TO SCALE

HIGH POINT FORT PIERCE CONDOMINIUM
VACANT
PARCEL ID #
2426-333-0002-000-1

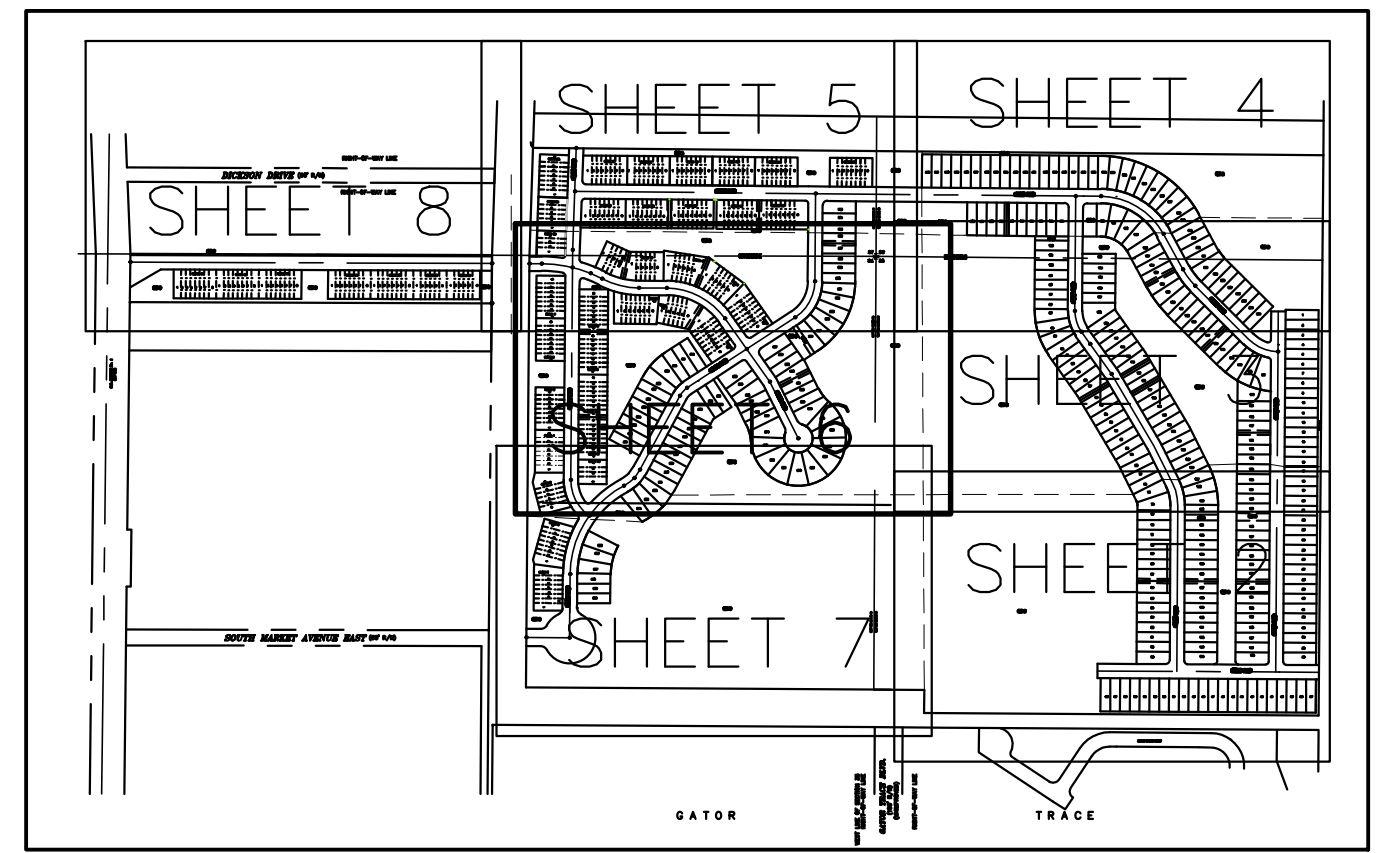
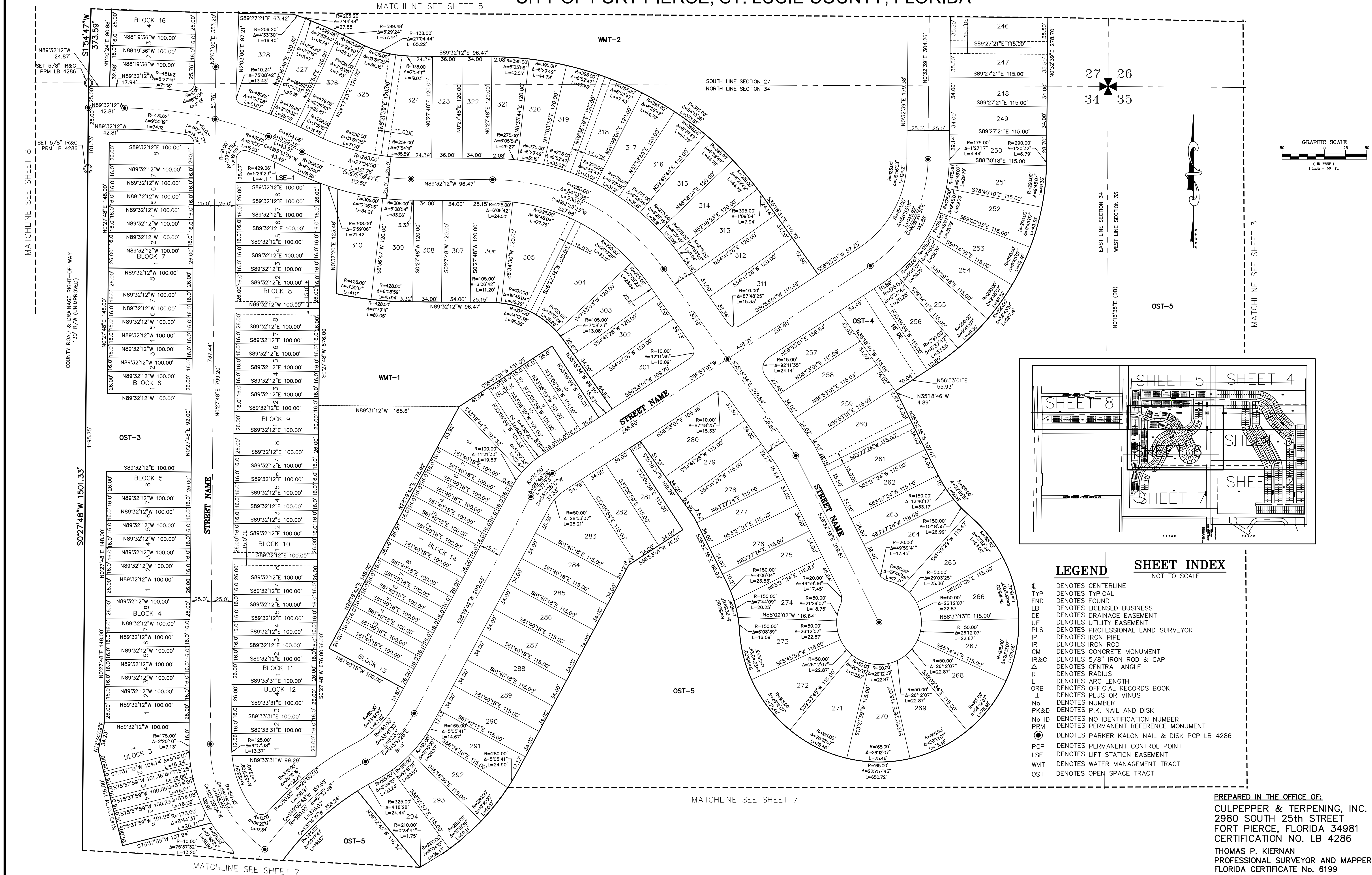


PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____



LEGEND

- ⊙ DENOTES CENTERLINE
- ⊕ DENOTES TYPICAL
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- LB DENOTES LICENSED BUSINESS
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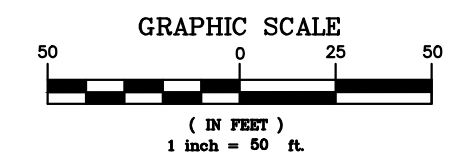
SHEET INDEX

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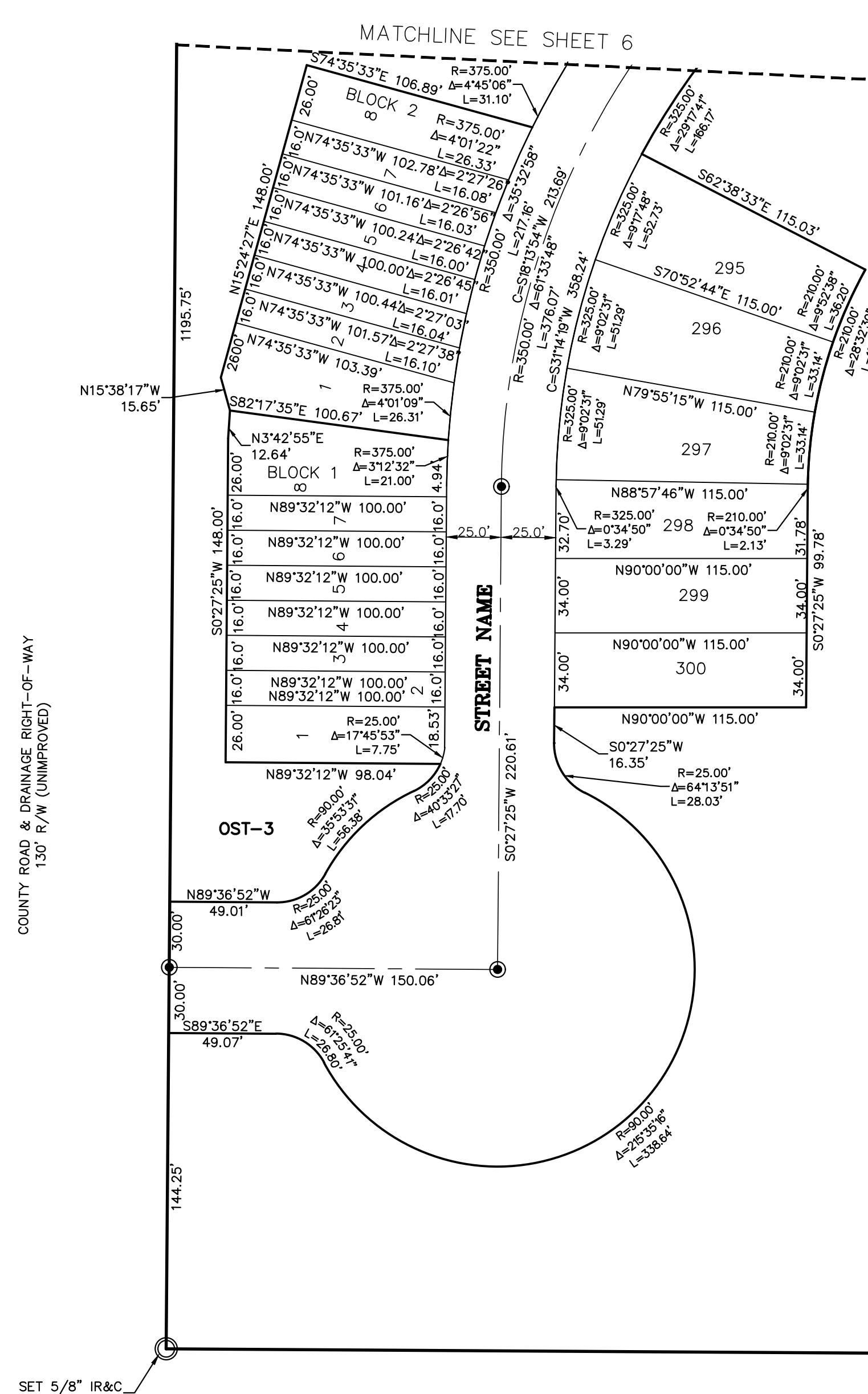
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FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6199
SHEET 7 OF 9

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



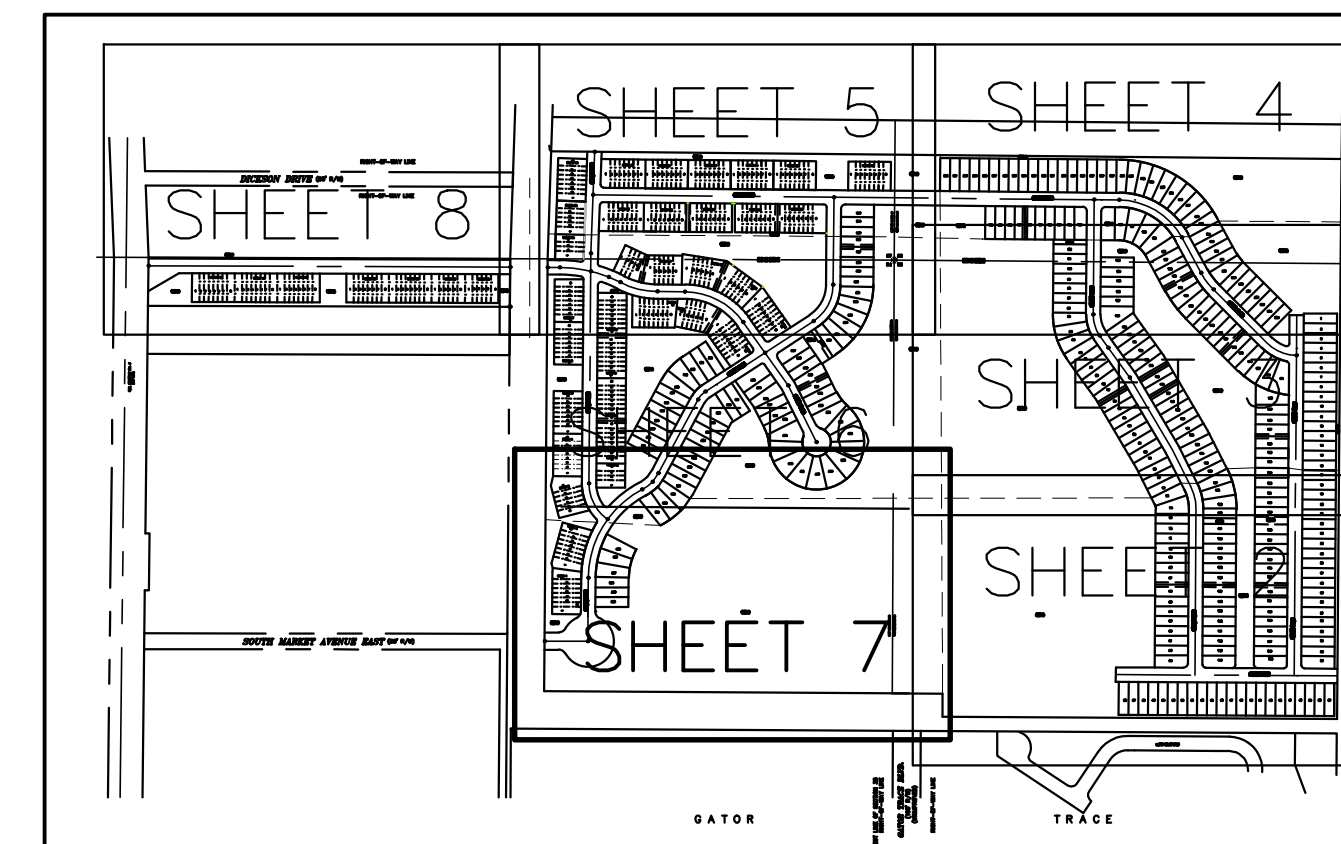
MATCHLINE SEE SHEET 6



LEGEND

- ⊙ DENOTES CENTERLINE
- TYP DENOTES TYPICAL
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- DE DENOTES DRAINAGE EASEMENT
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- OST DENOTES OPEN SPACE TRACT

OST-5



SHEET INDEX
NOT TO SCALE

EAST LINE SECTION 34
WEST LINE SECTION 35

MATCHLINE SEE SHEET 2

SET 5/8" IR&C
PRM LB 4286

S89°39'10"E 1208.43'

N89°39'10"W 175.00'

SET 5/8" IR&C
PRM LB 4286

COUNTY ROAD & DRAINAGE RIGHT-OF-WAY
130' R/W (UNIMPROVED)

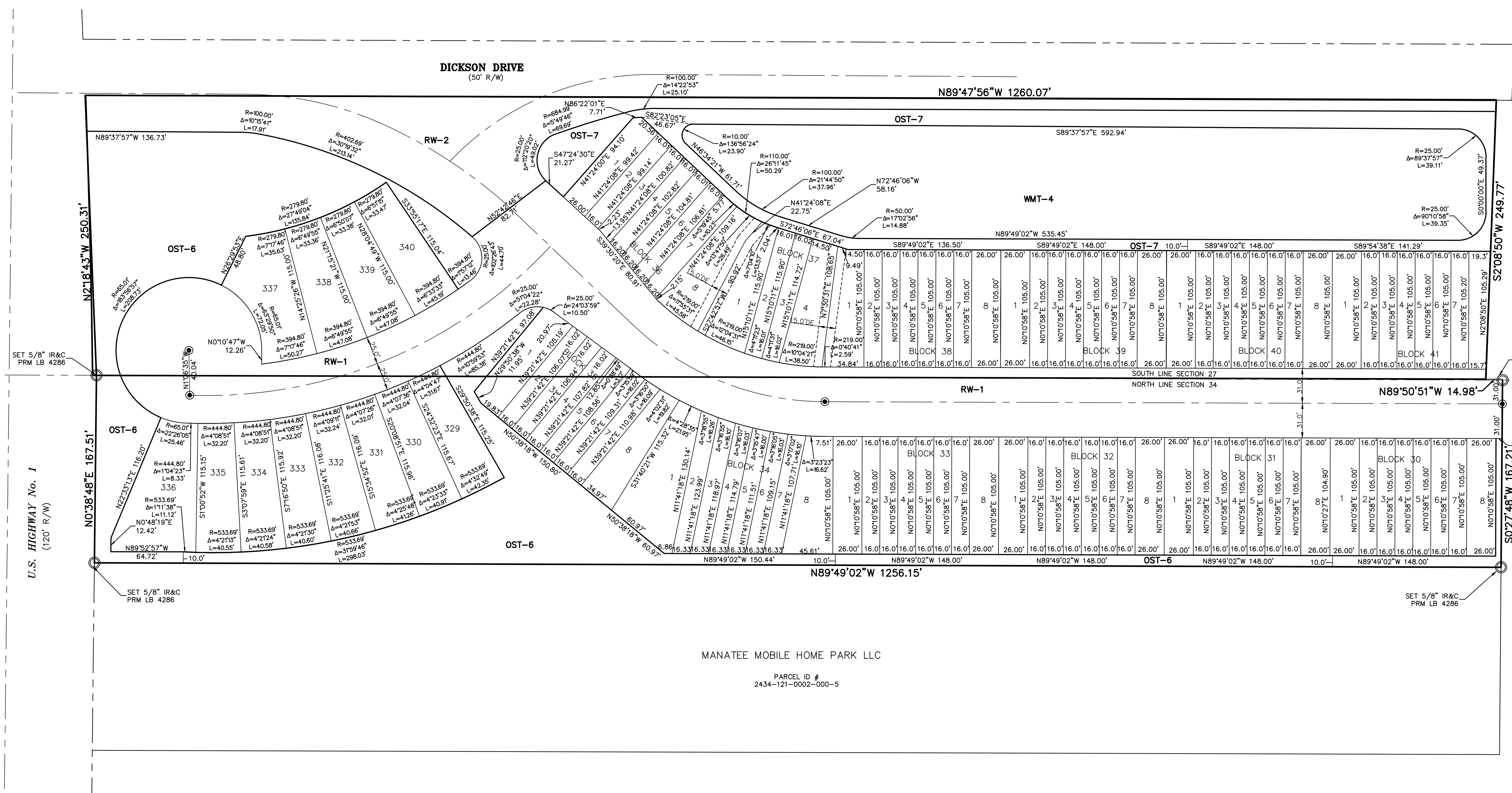
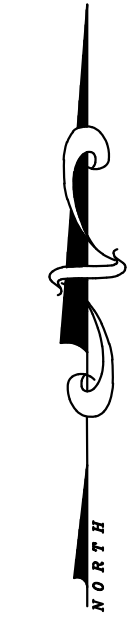
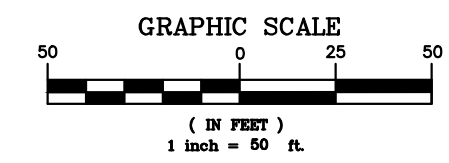
PARCEL ID #
2434-112-0001-000-0

SET 5/8" IR&C
PRM LB 4286

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
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SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

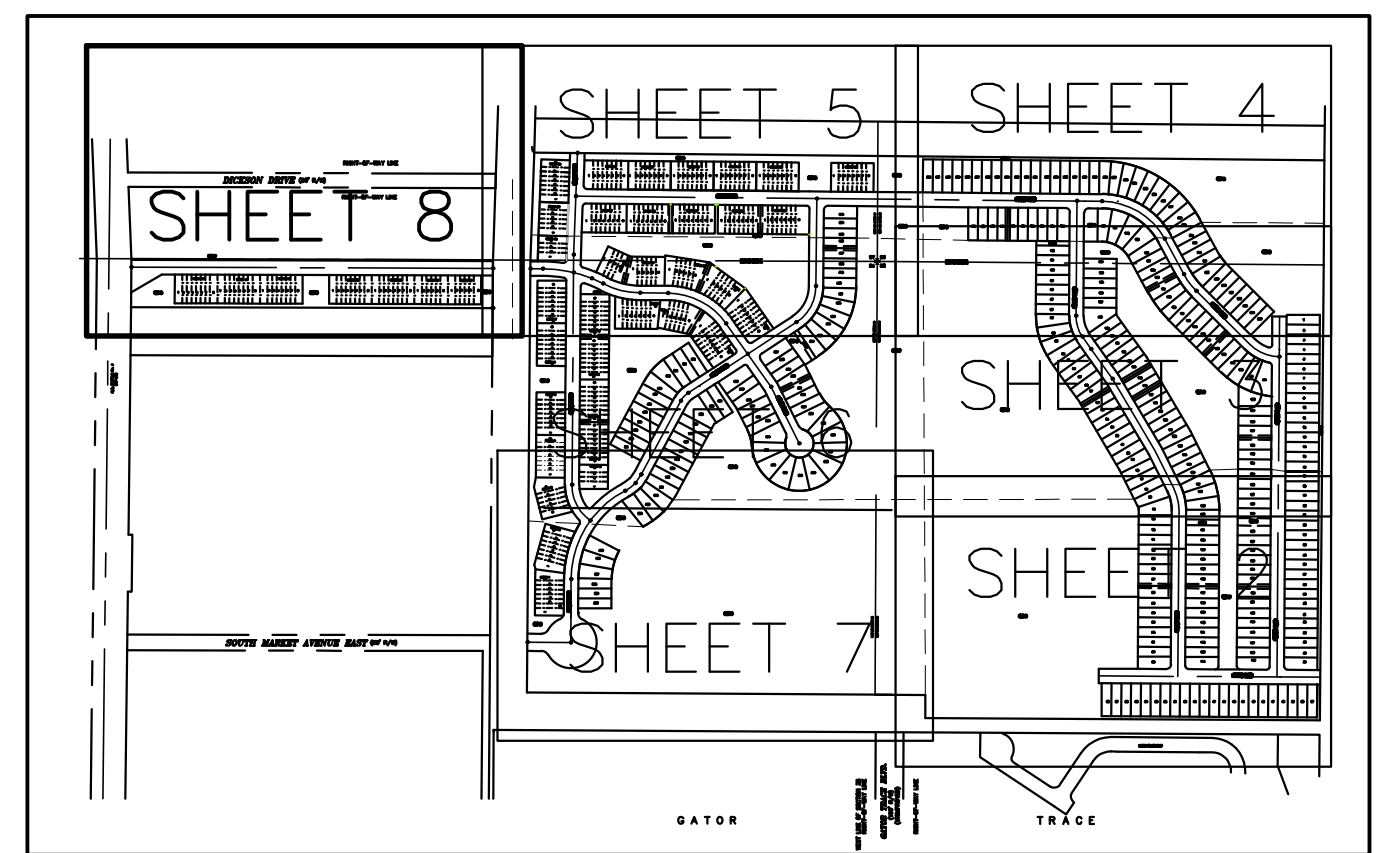


U.S. HIGHWAY No. 1
(120' R/W)

COUNTY ROAD & DRAINAGE RIGHT-OF-WAY
130' R/W (UNIMPROVED)

MATCHLINE SEE SHEET 6

- LEGEND**
- ⊙ DENOTES CENTERLINE
 - TYP DENOTES TYPICAL
 - FND DENOTES FOUND
 - LB DENOTES LICENSED BUSINESS
 - DE DENOTES DRAINAGE EASEMENT
 - UE DENOTES UTILITY EASEMENT
 - PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - IP DENOTES IRON PIPE
 - IR DENOTES IRON ROD
 - CM DENOTES CONCRETE MONUMENT
 - IR&C DENOTES 5/8" IRON ROD & CAP
 - Δ DENOTES CENTRAL ANGLE
 - R DENOTES RADIUS
 - L DENOTES ARC LENGTH
 - ORB DENOTES OFFICIAL RECORDS BOOK
 - ± DENOTES PLUS OR MINUS
 - No. DENOTES NUMBER
 - No. PK&D DENOTES P.K. NAIL AND DISK
 - No. ID DENOTES NO IDENTIFICATION NUMBER
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - DENOTES PARKER KALON NAIL & DISK PCP LB 4286
 - PCP DENOTES PERMANENT CONTROL POINT
 - LSE DENOTES LIFT STATION EASEMENT
 - WMT DENOTES WATER MANAGEMENT TRACT
 - OST DENOTES OPEN SPACE TRACT

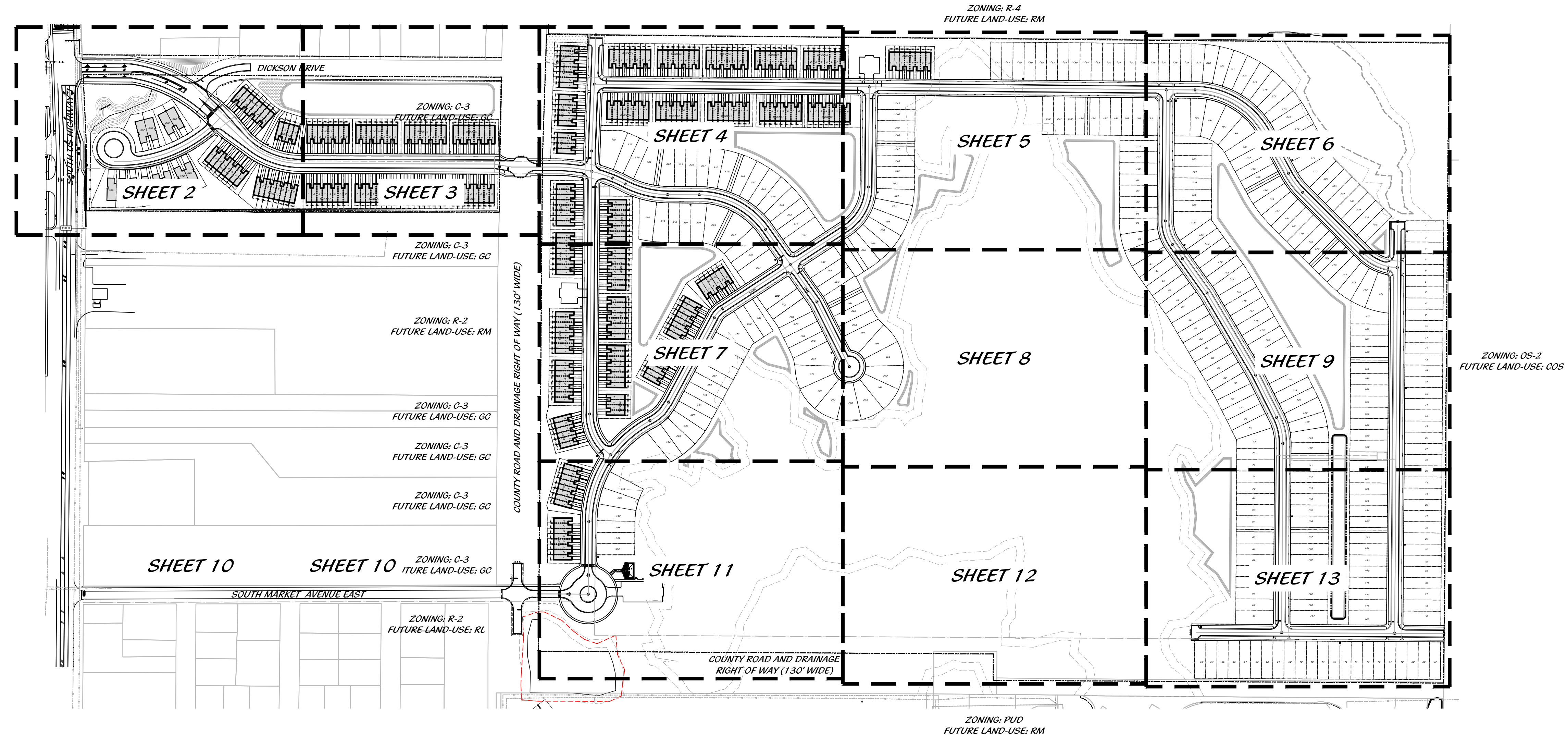


SHEET INDEX
NOT TO SCALE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SAVANNAH PRESERVE

Kolter Land Partners, LLC



PROJECT TEAM

PROPERTY OWNER
KOLTER LAND PARTNERS, LLC
 105 NE 1ST ST.
 DELRAY BEACH, FL 33444
 PHONE: 954-649-6613
 CONTACT: MICHAEL CAPUTO

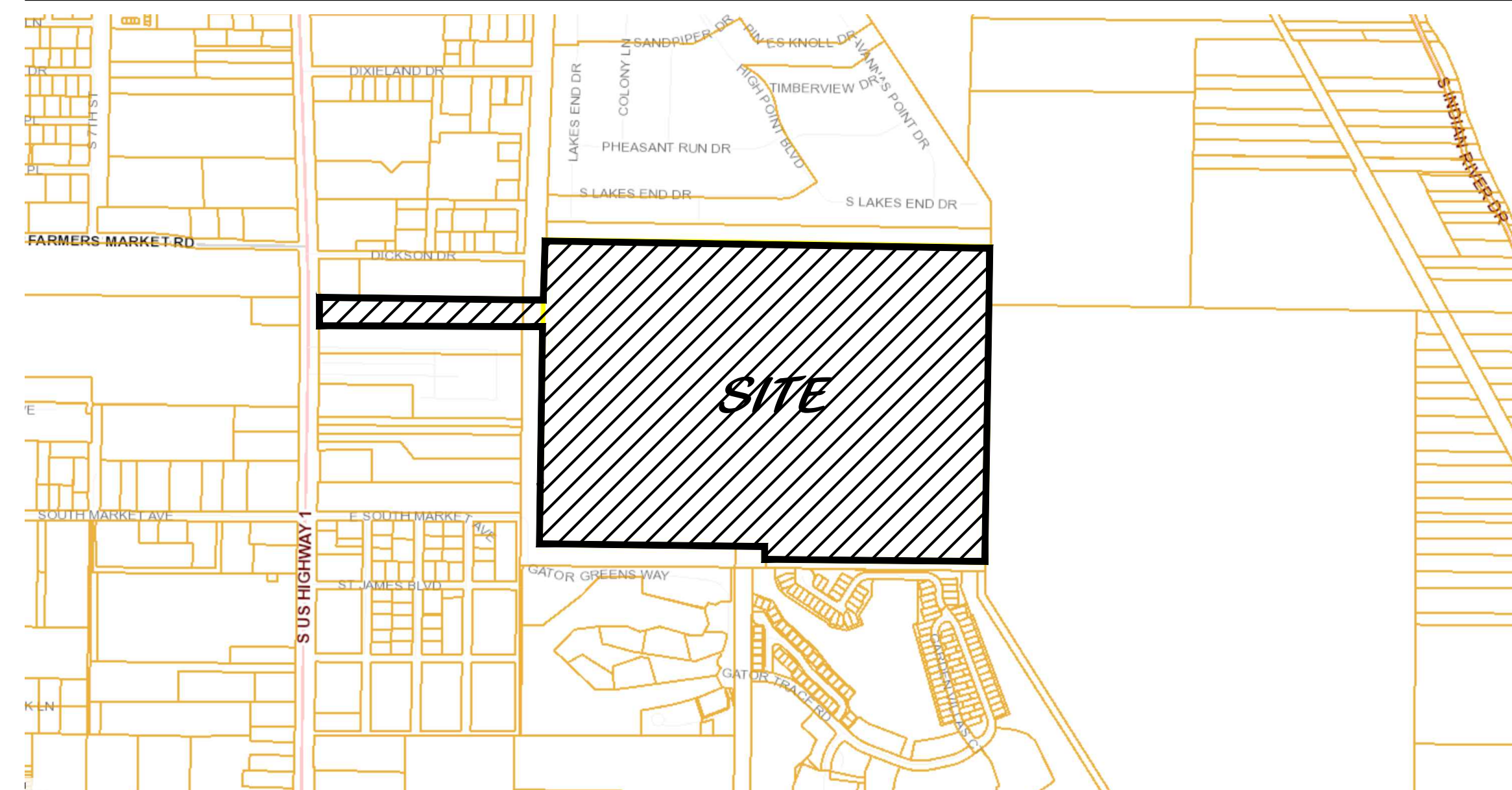
LANDSCAPE ARCHITECT
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 1934 COMMERCE LANE, SUITE 1
 JUPITER, FLORIDA 33458
 PHONE: 561-747-6336
 FAX: 561-747-1377
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CIVIL ENGINEER
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 2980 SOUTH 25TH ST.
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 PHONE: 888-464-3537
 FAX: 888-464-9497
 CONTACT: DENNIS MURPHEY

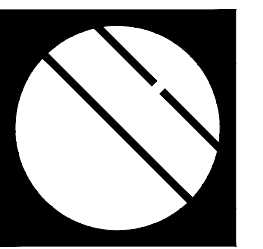
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SHEET 2 - 12	LANDSCAPE PLAN
SHEET 14	TYPICAL TOWN HOME LANDSCAPE
SHEET 15	LANDSCAPE DETAILS

LOCATION MAP



48 HOURS BEFORE DIGGING
 CALL TOLL FREE
811
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.

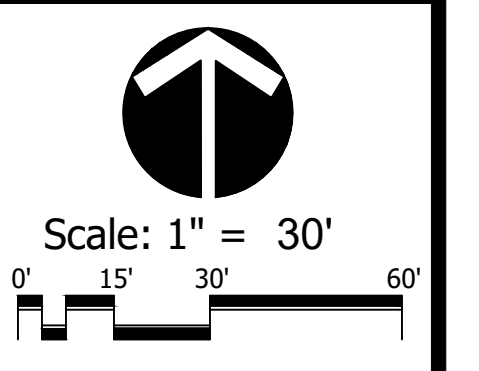


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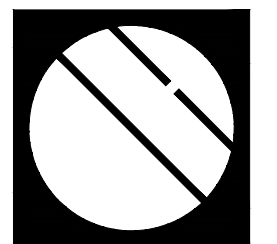
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SHEET 1 OF 15

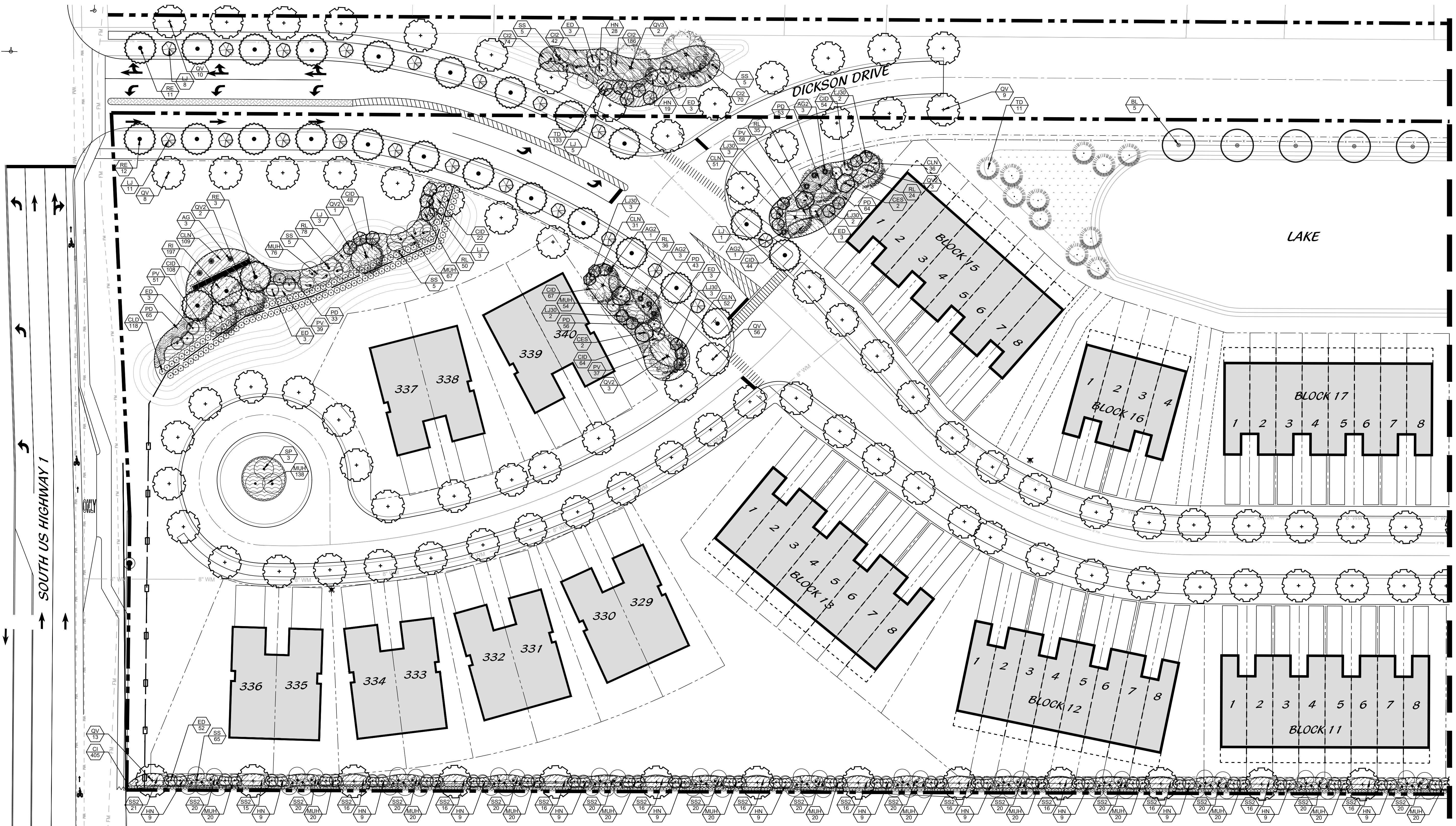
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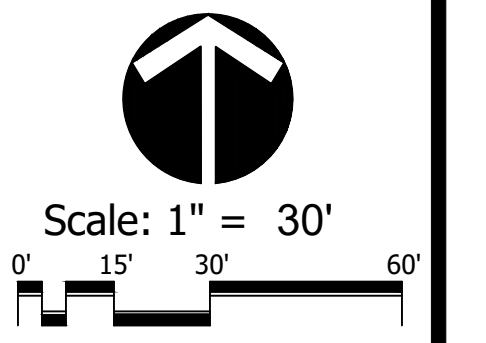
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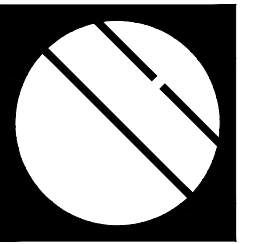


MATCHLINE - SHEET 3

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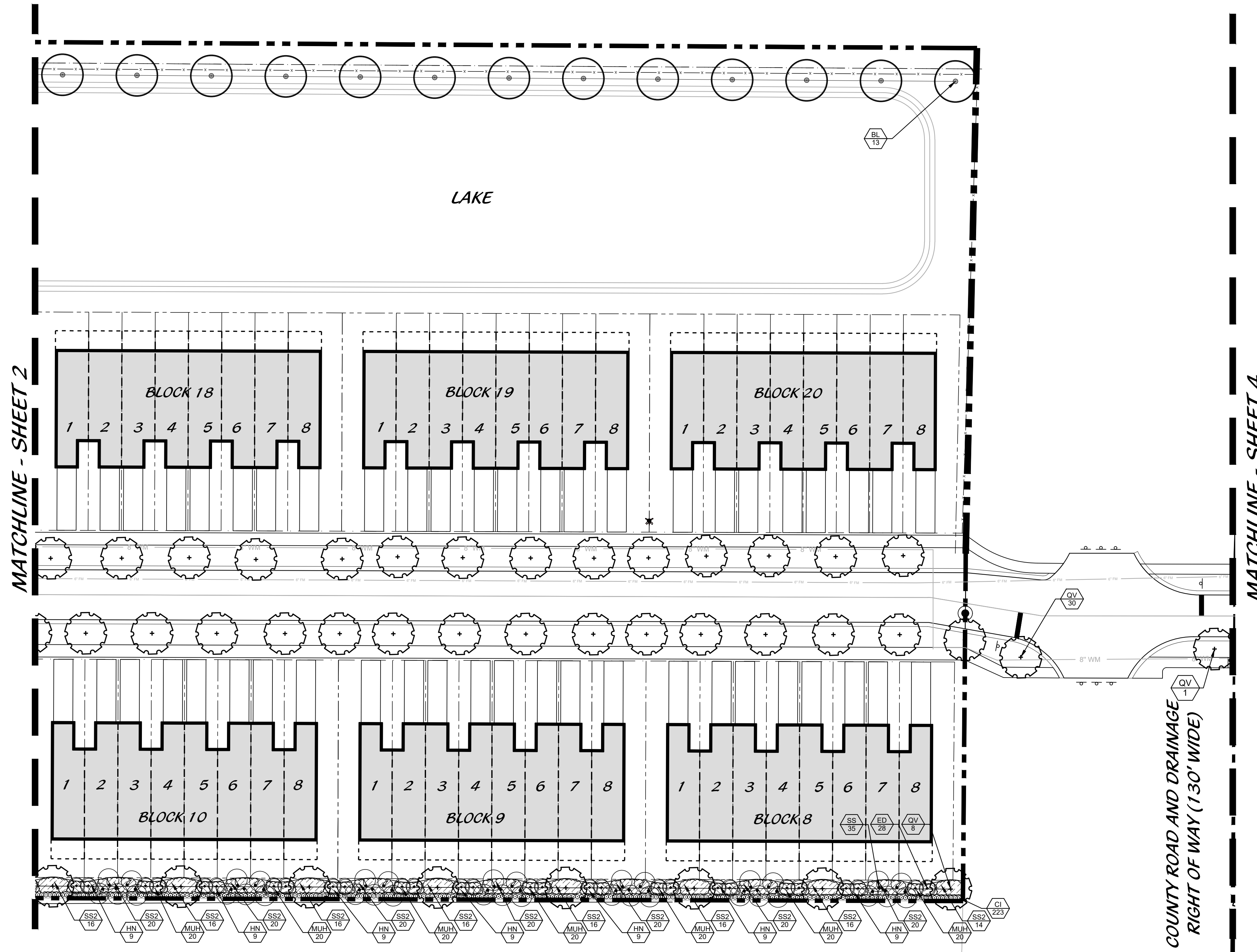
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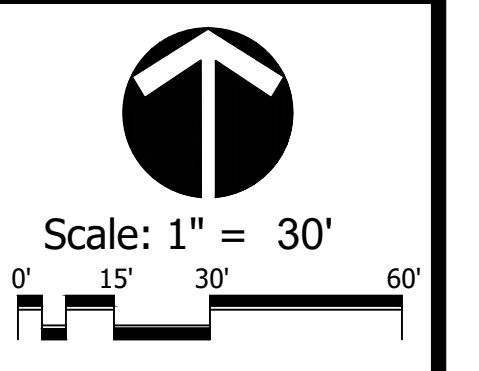
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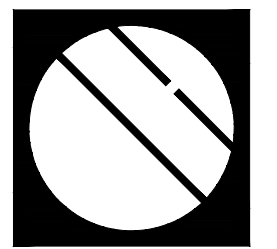
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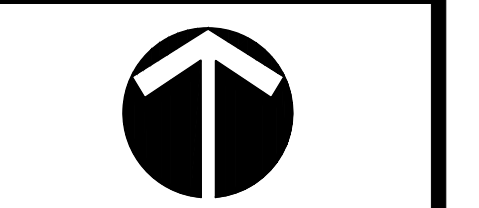
MATCHLINE - SHEET 3

MATCHLINE - SHEET 5

MATCHLINE - SHEET 7



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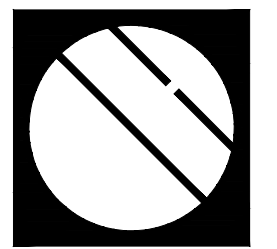


Scale: 1" = 30'
0' 15' 30' 60'

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SHEET 4 OF 15

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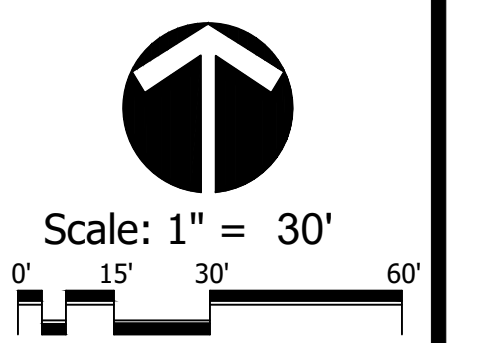


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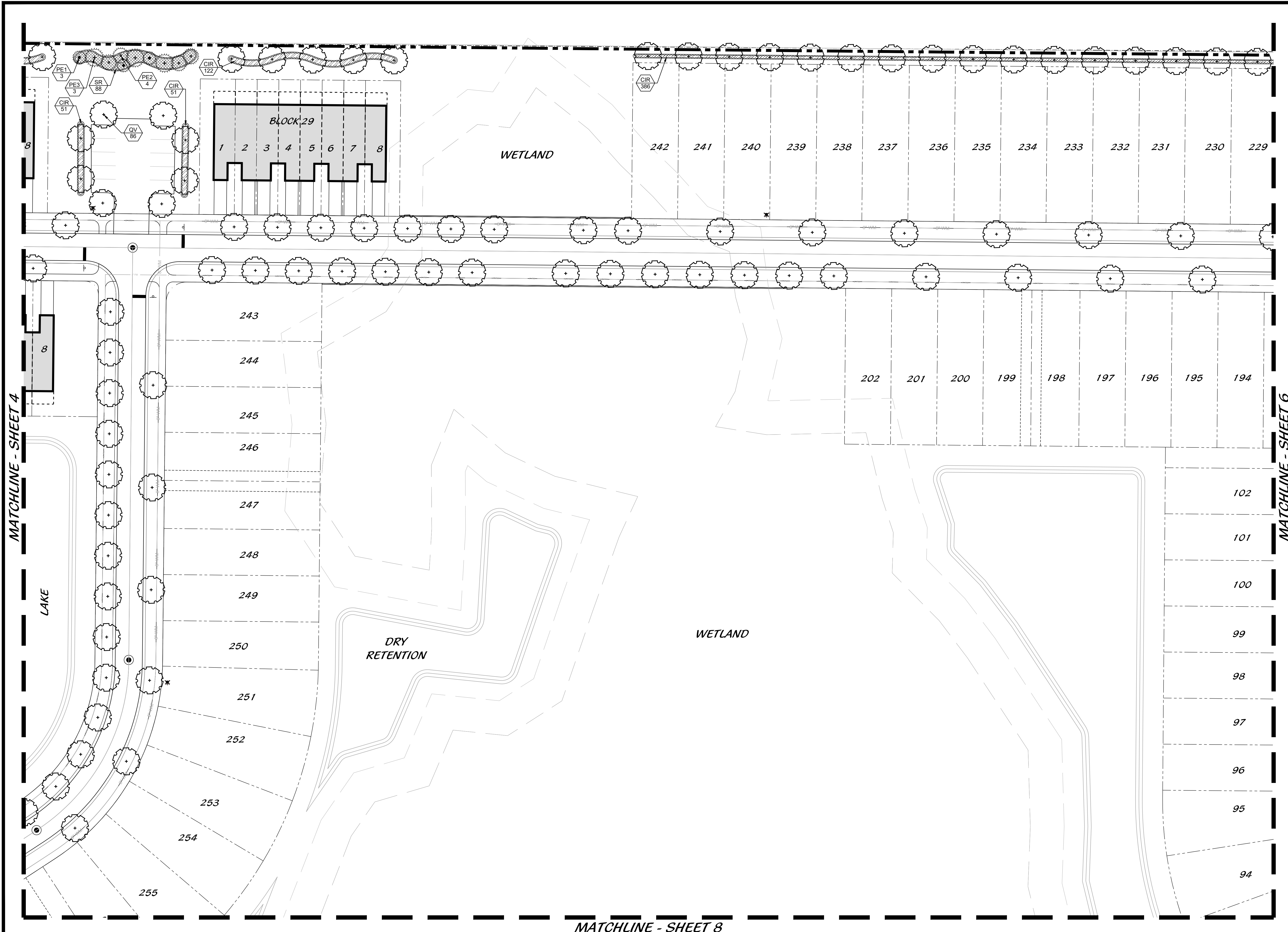
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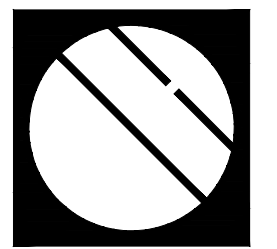
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MATCHLINE - SHEET 4

MATCHLINE - SHEET 6

MATCHLINE - SHEET 8

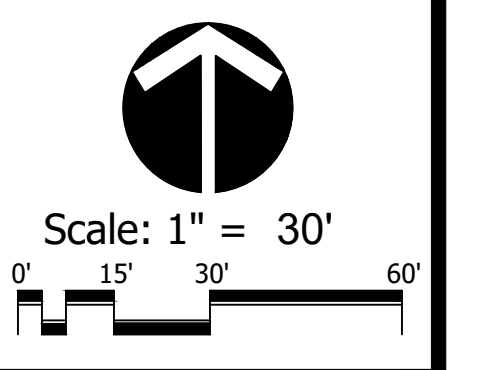


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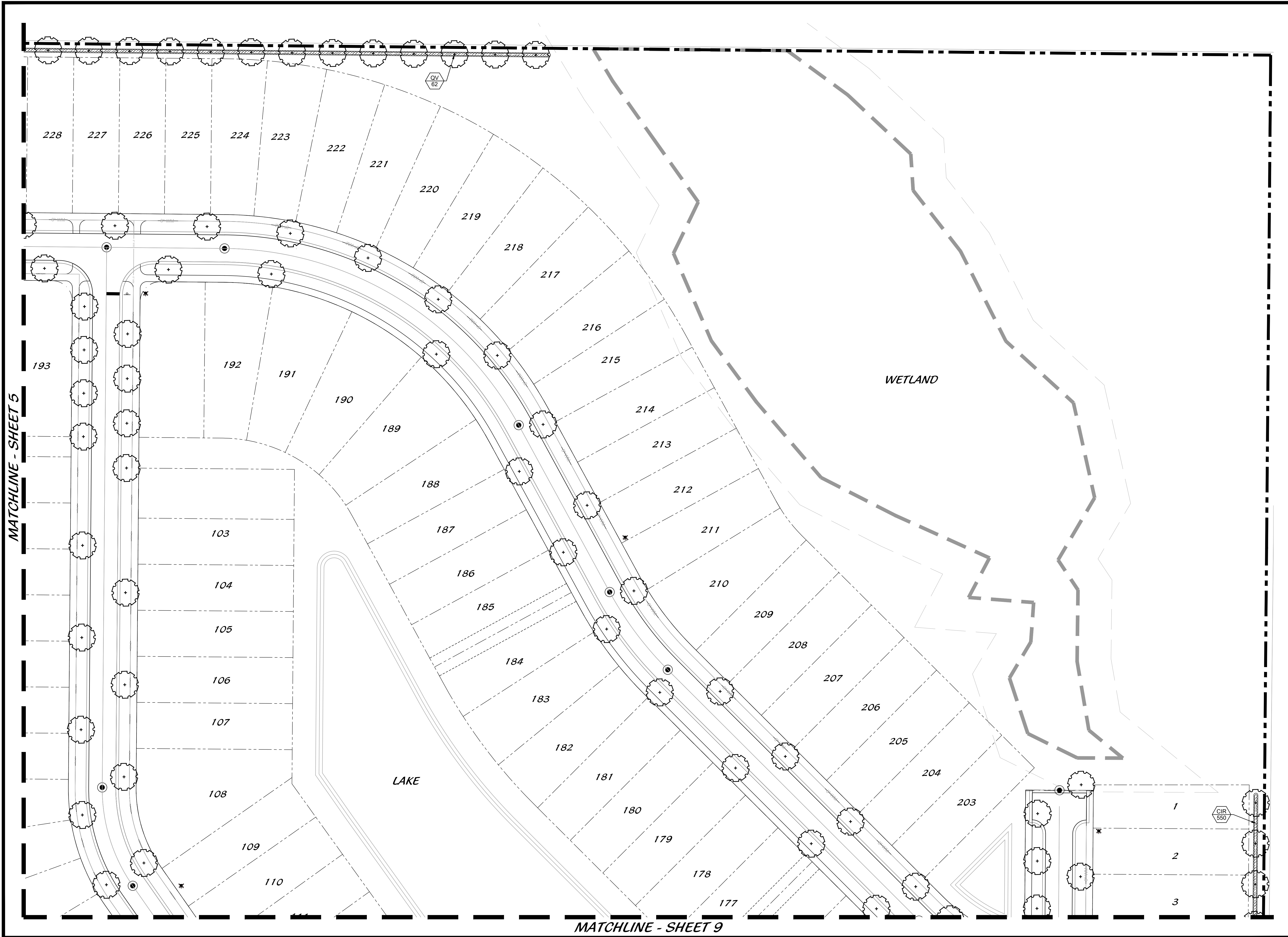
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SHEET 6 OF 15

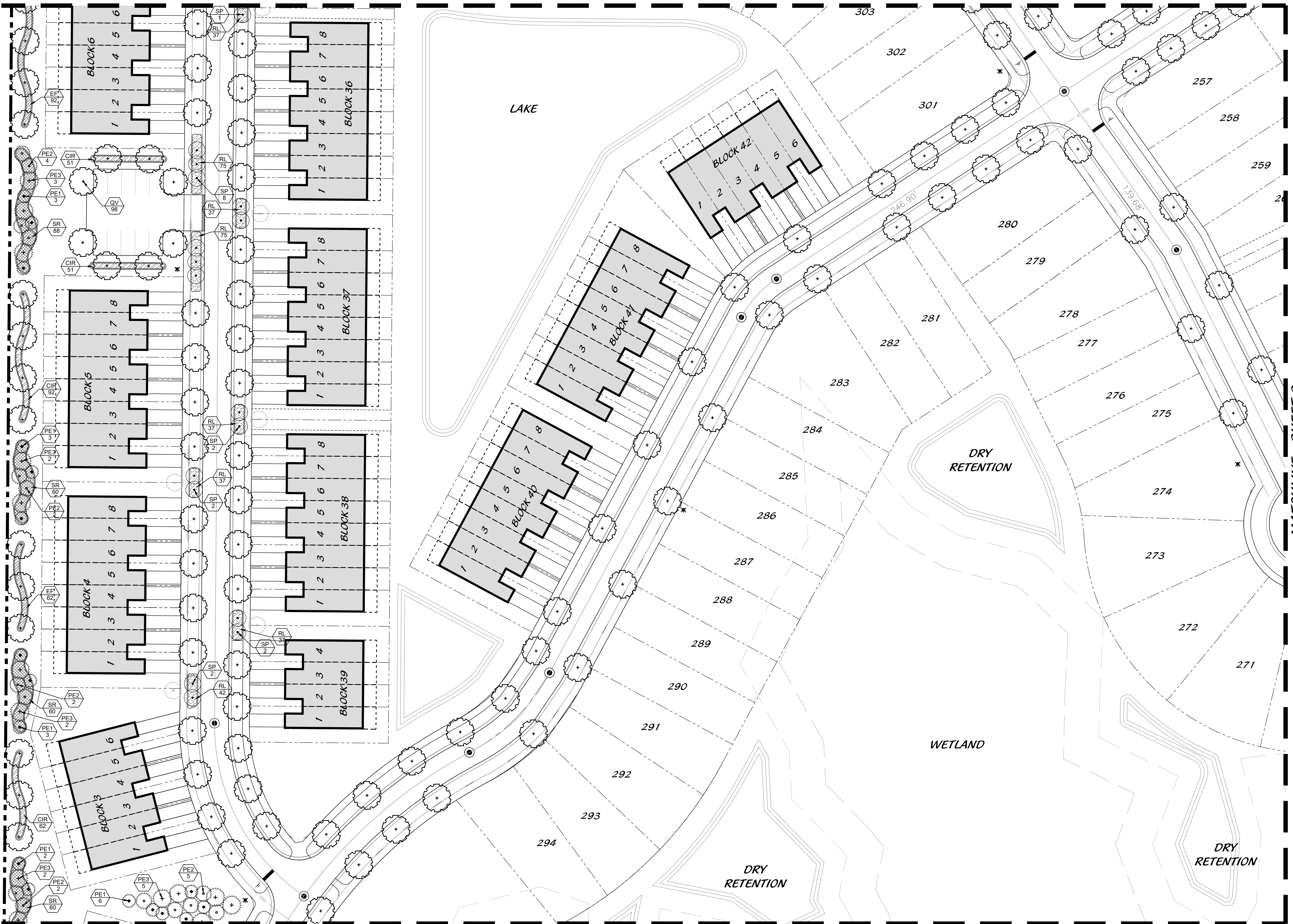
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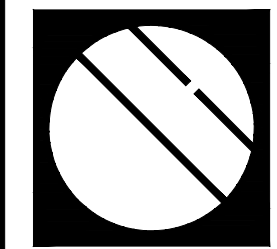
MATCHLINE - SHEET 5

MATCHLINE - SHEET 9

MATCHLINE - SHEET 4



MATCHLINE - SHEET 11

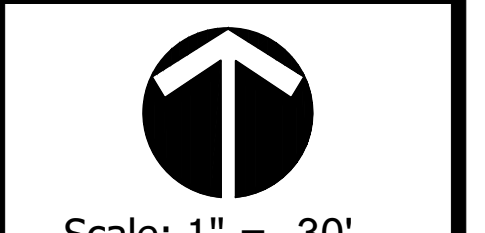


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 0' 15' 30' 60'

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MATCHLINE - SHEET 5

93

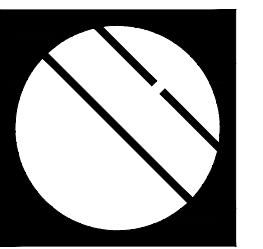
DRY
RETENTION

DRY
RET.

MATCHLINE - SHEET 7

MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

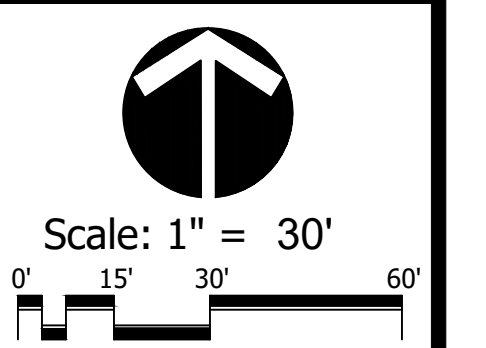


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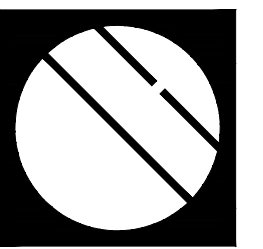
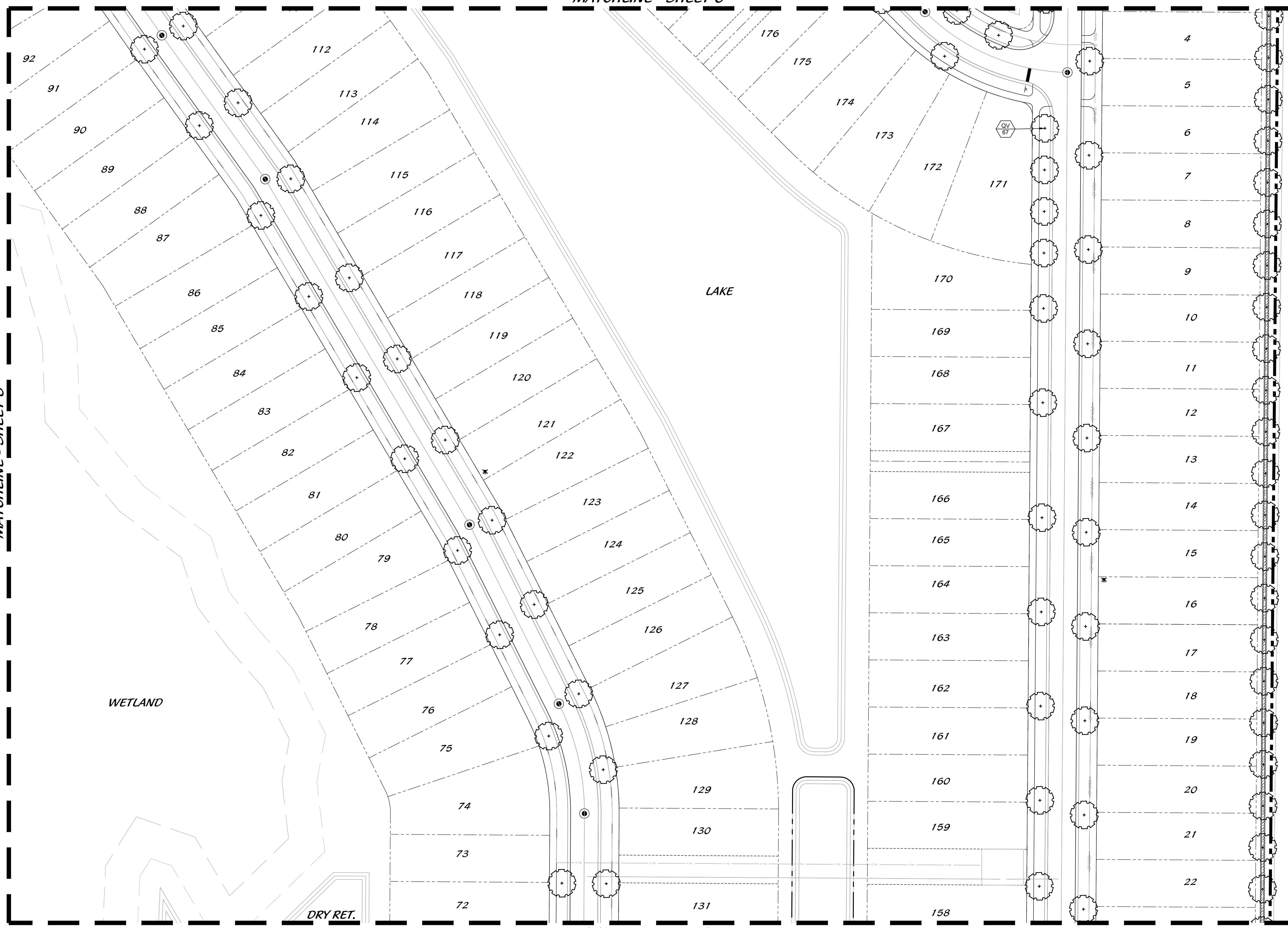


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MATCHLINE - SHEET 6

MATCHLINE - SHEET 8

MATCHLINE - SHEET 13

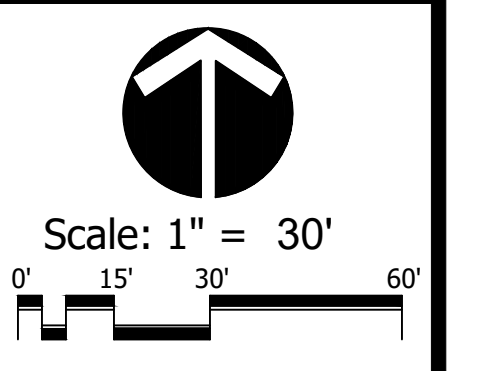


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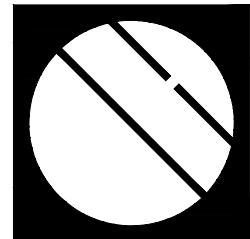
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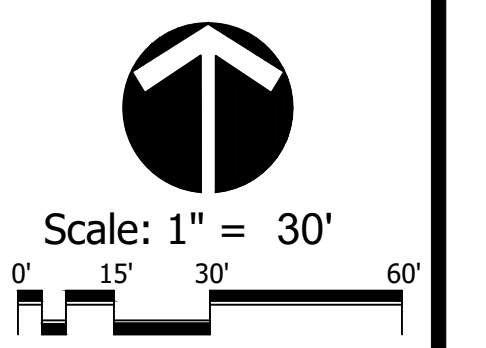


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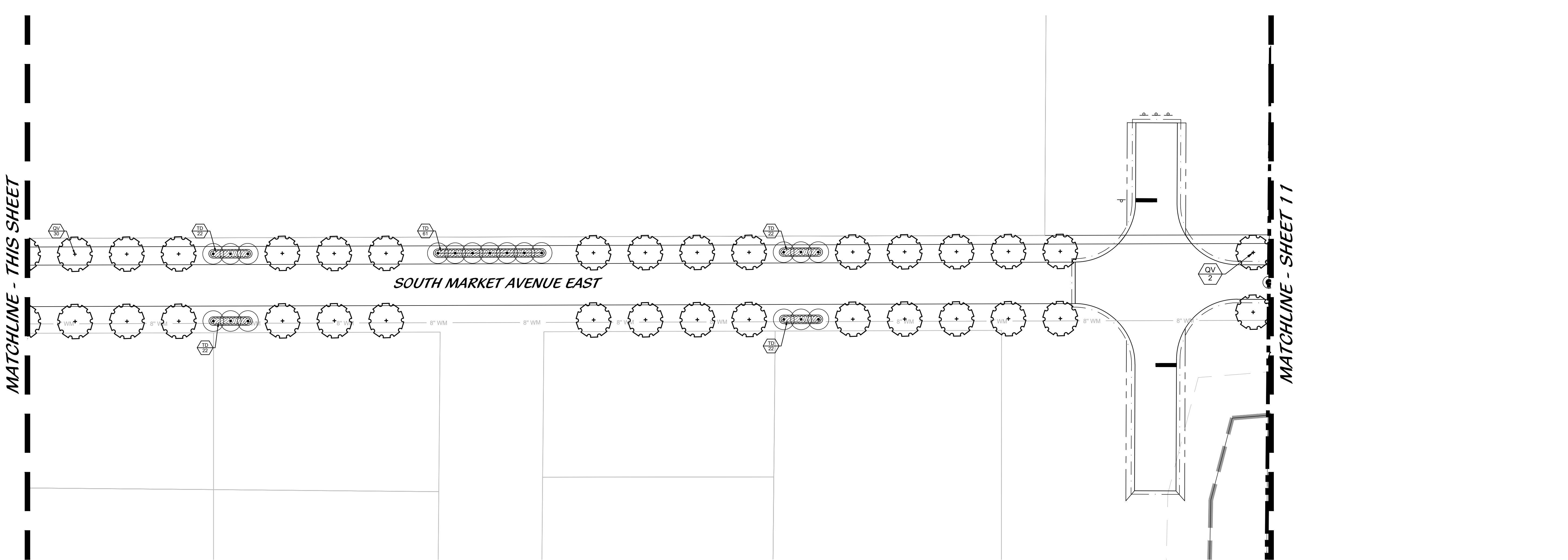
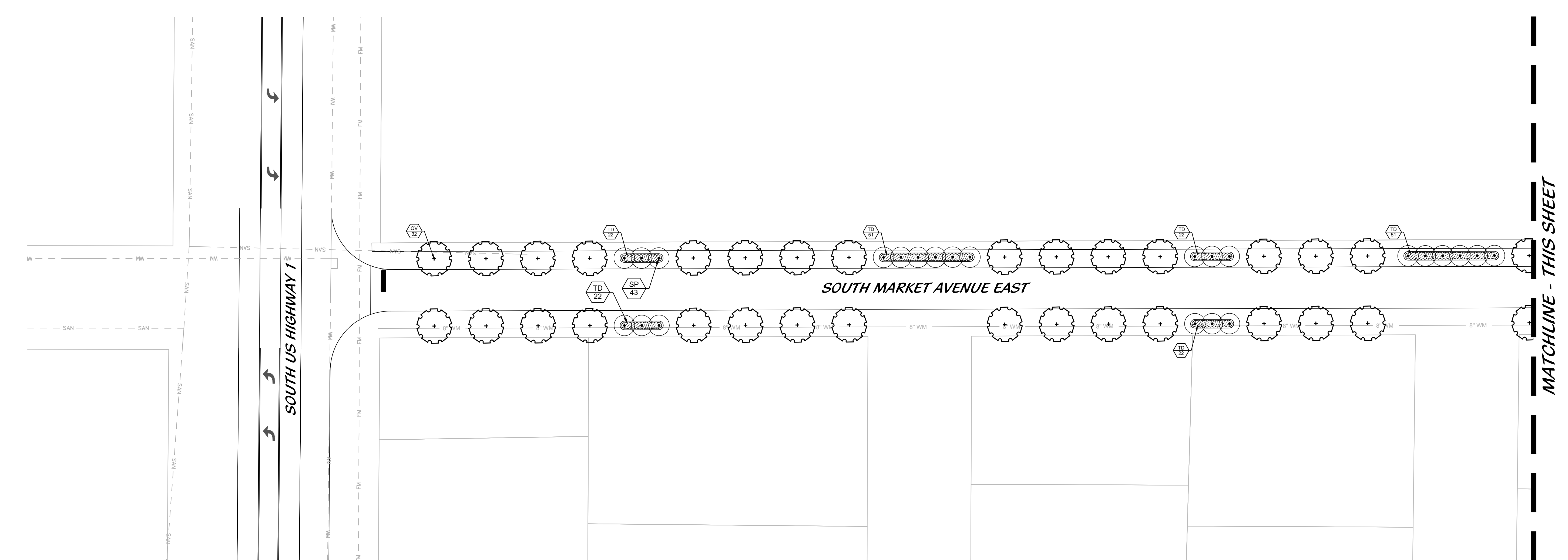
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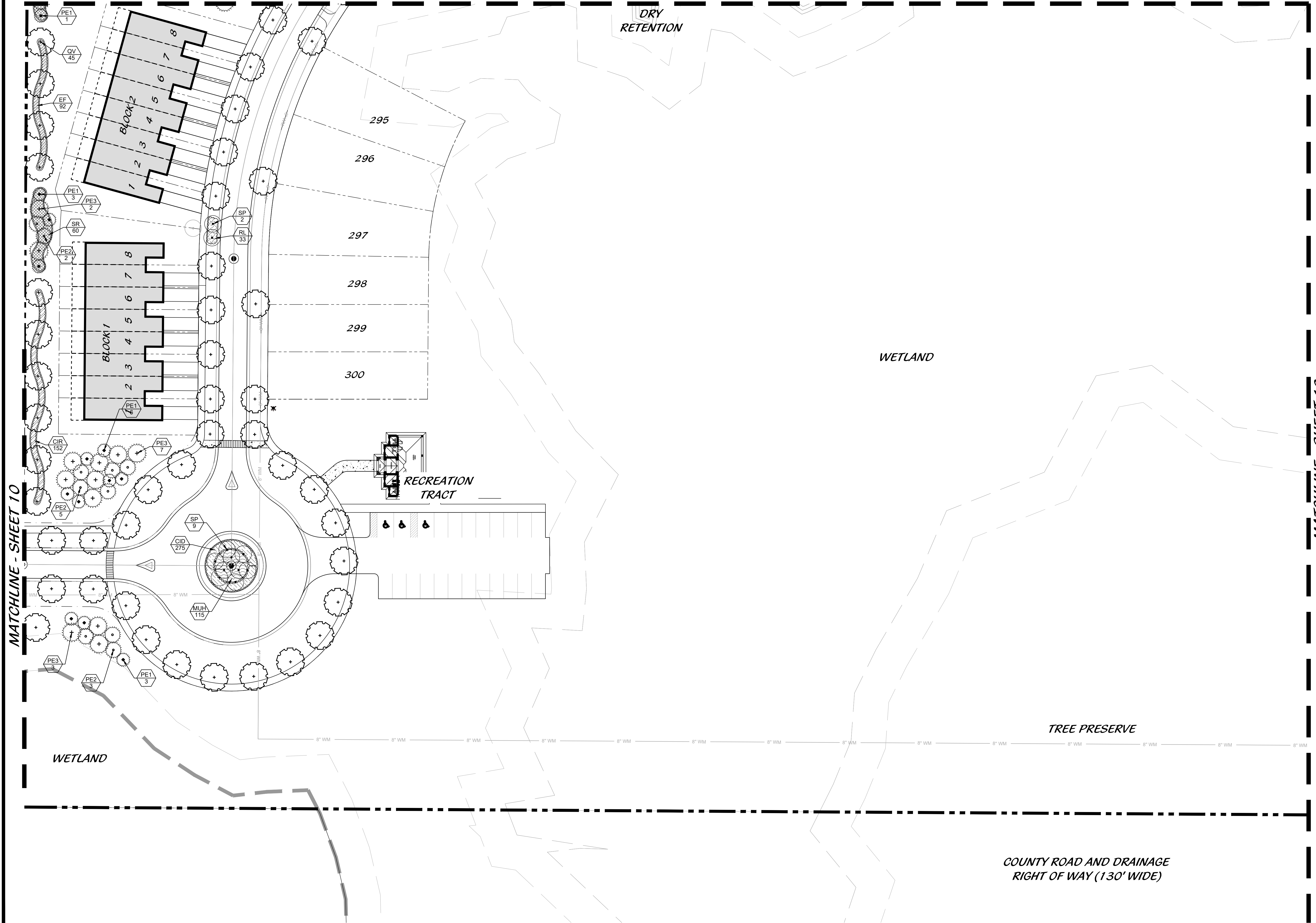


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MATCHLINE - SHEET 7

DRY
RETENTION



WETLAND

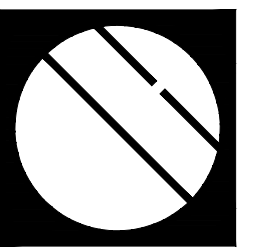
TREE PRESERVE

WETLAND

COUNTY ROAD AND DRAINAGE
RIGHT OF WAY (130' WIDE)

MATCHLINE - SHEET 10

MATCHLINE - SHEET 12

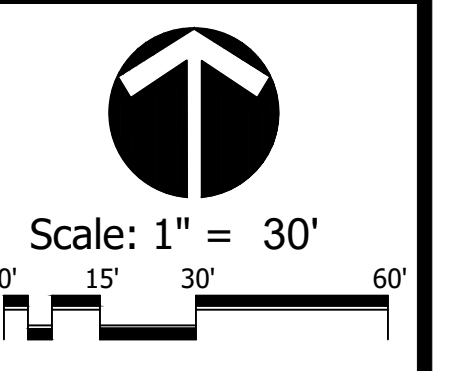


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SHEET 11 OF 15

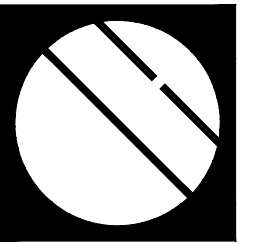
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WETLAND

TREE PRESERVE

WETLAND

COUNTY ROAD AND DRAINAGE
RIGHT OF WAY (130' WIDE)



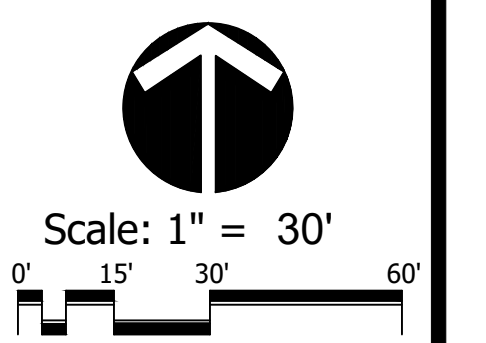
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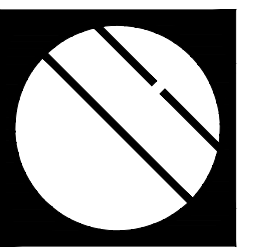
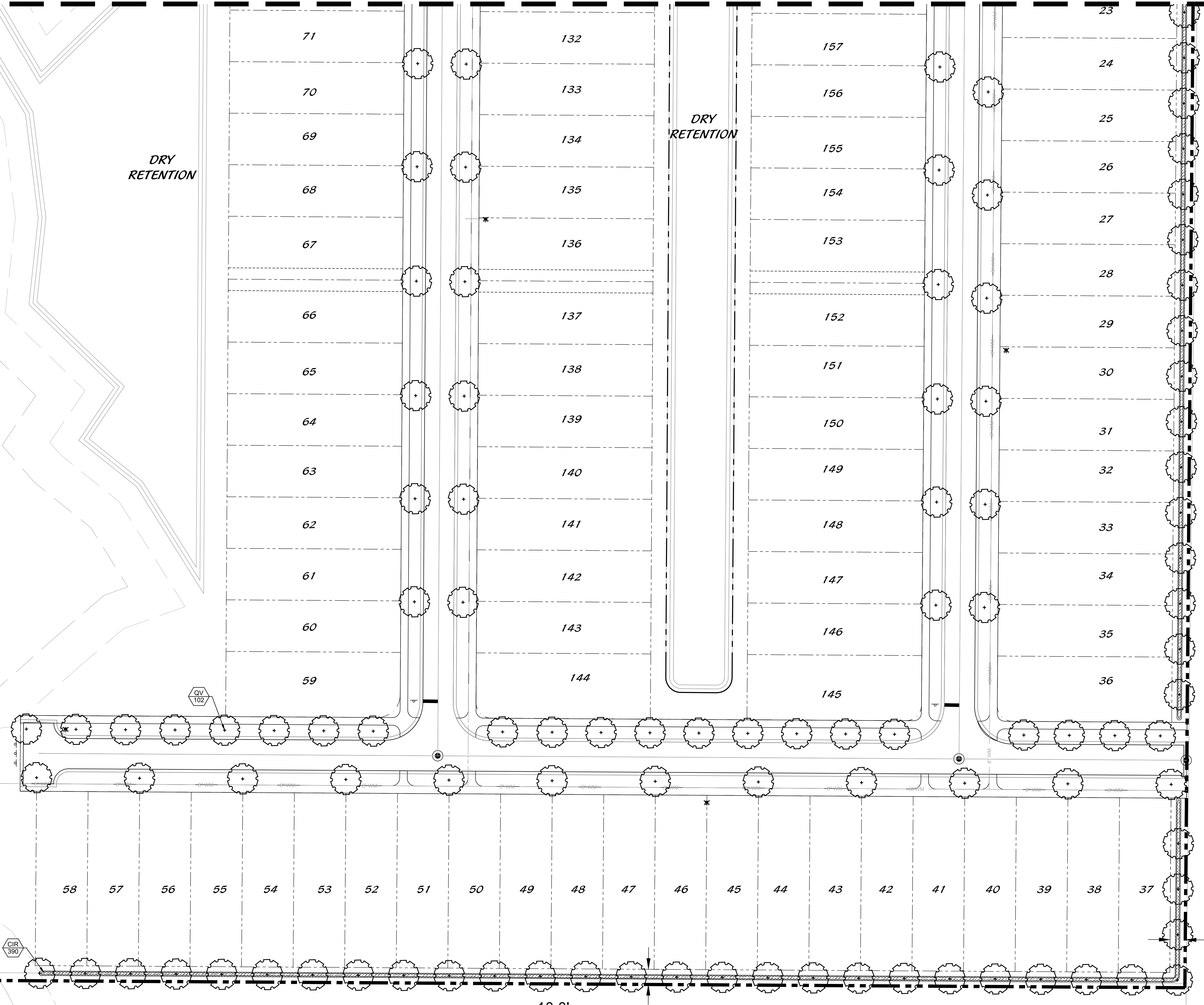
MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

WETLAND

DRY RETENTION

DRY RETENTION

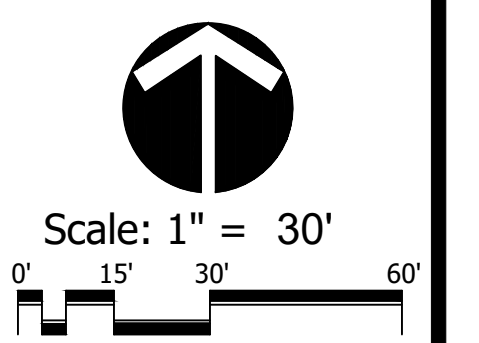


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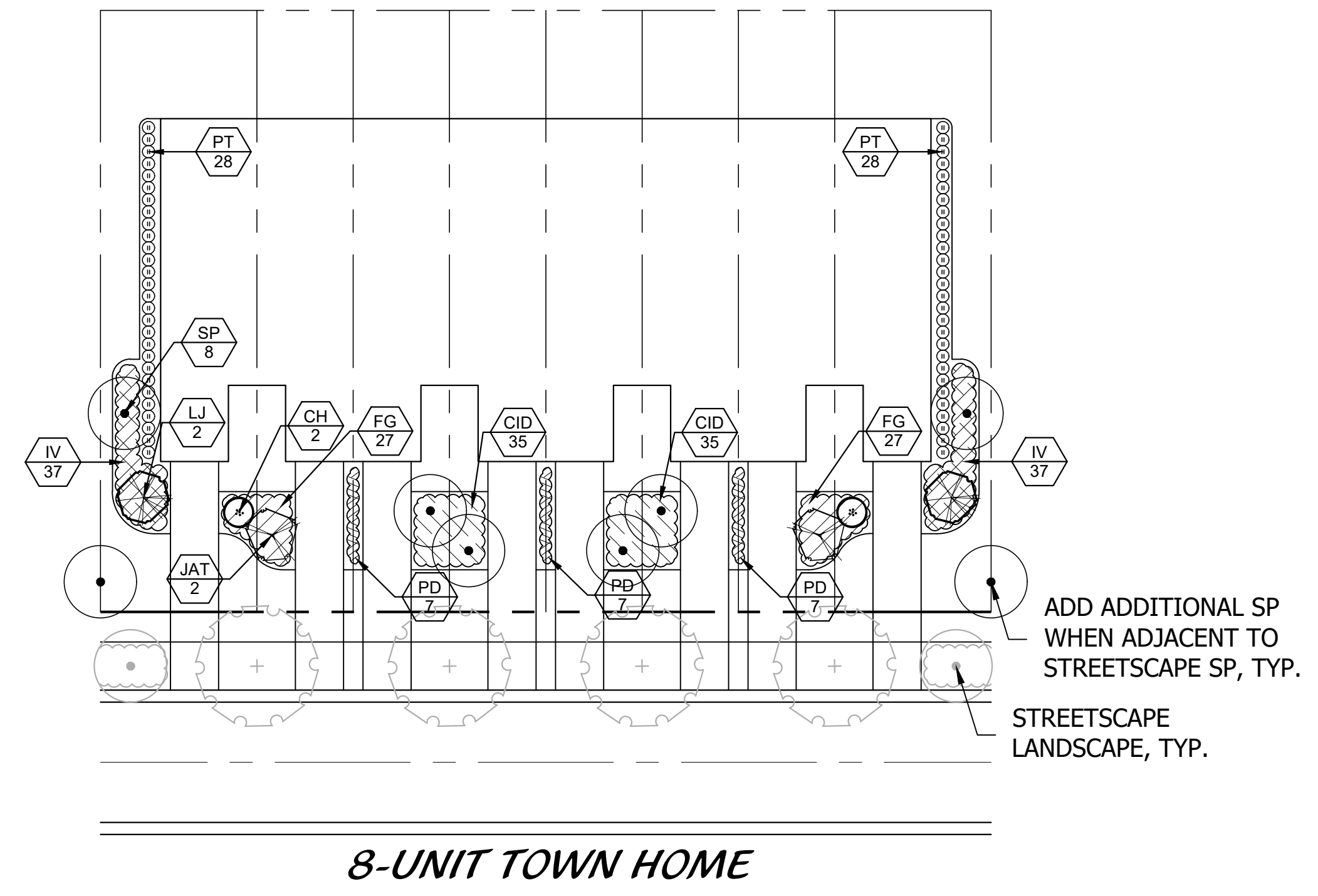
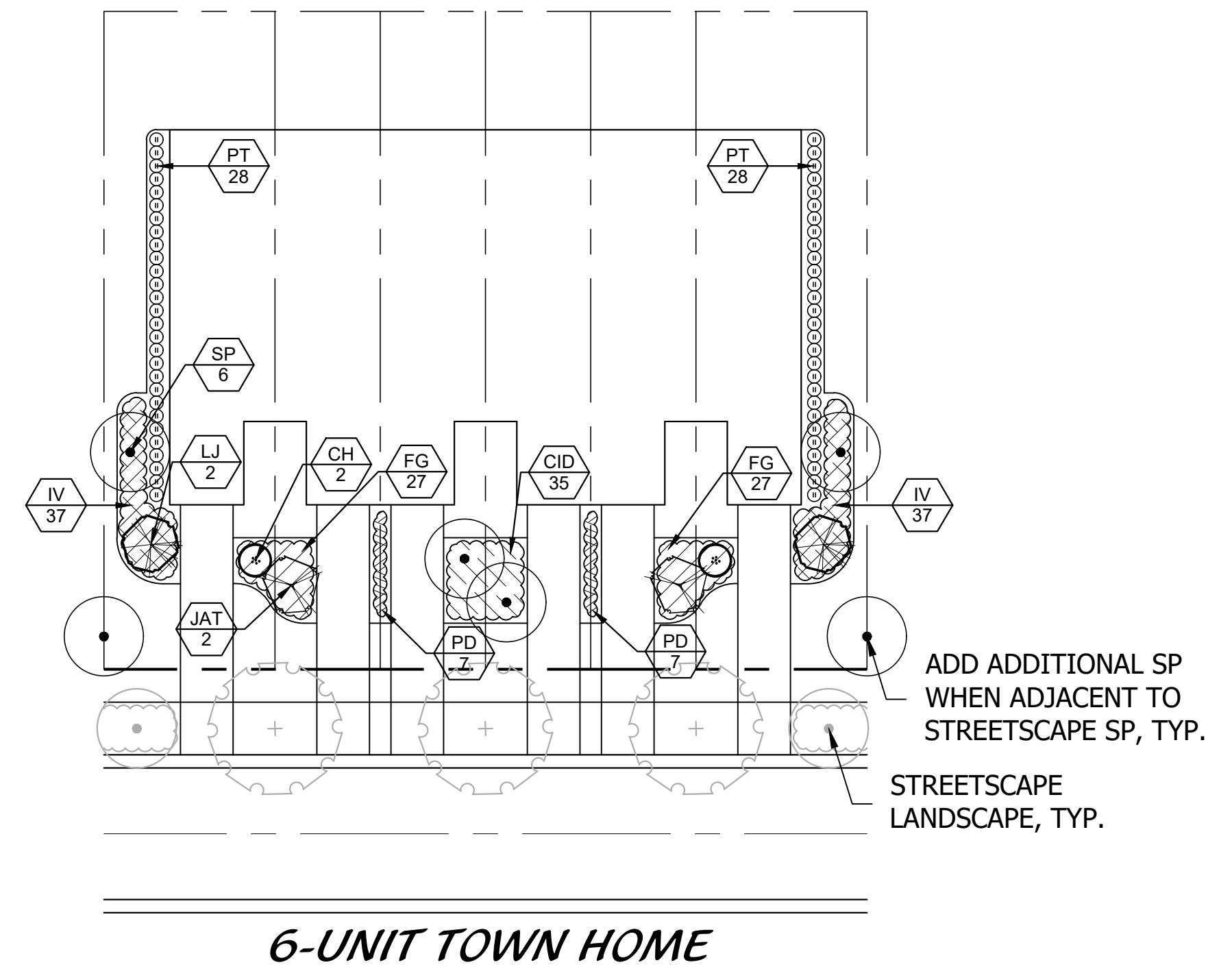
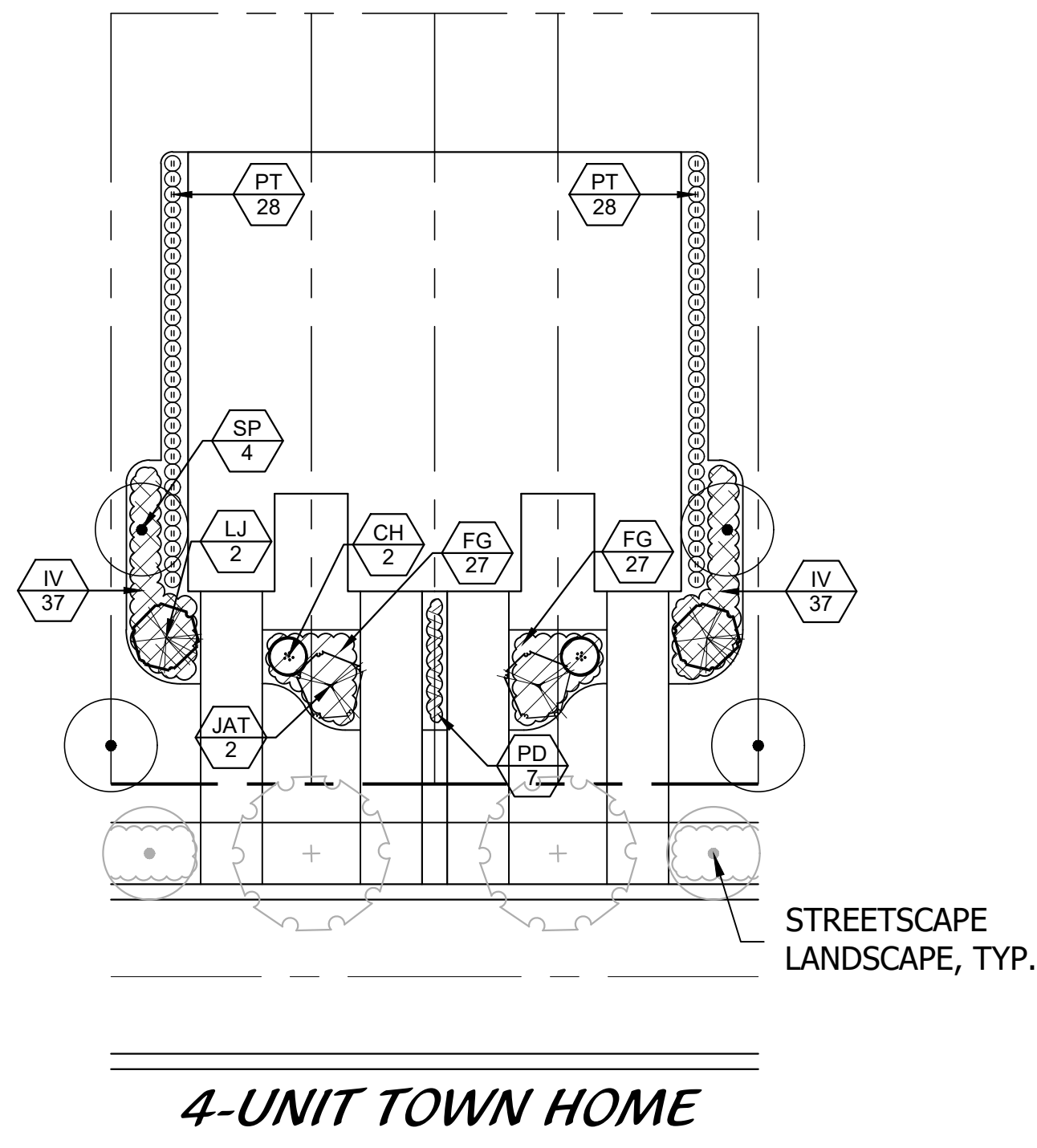


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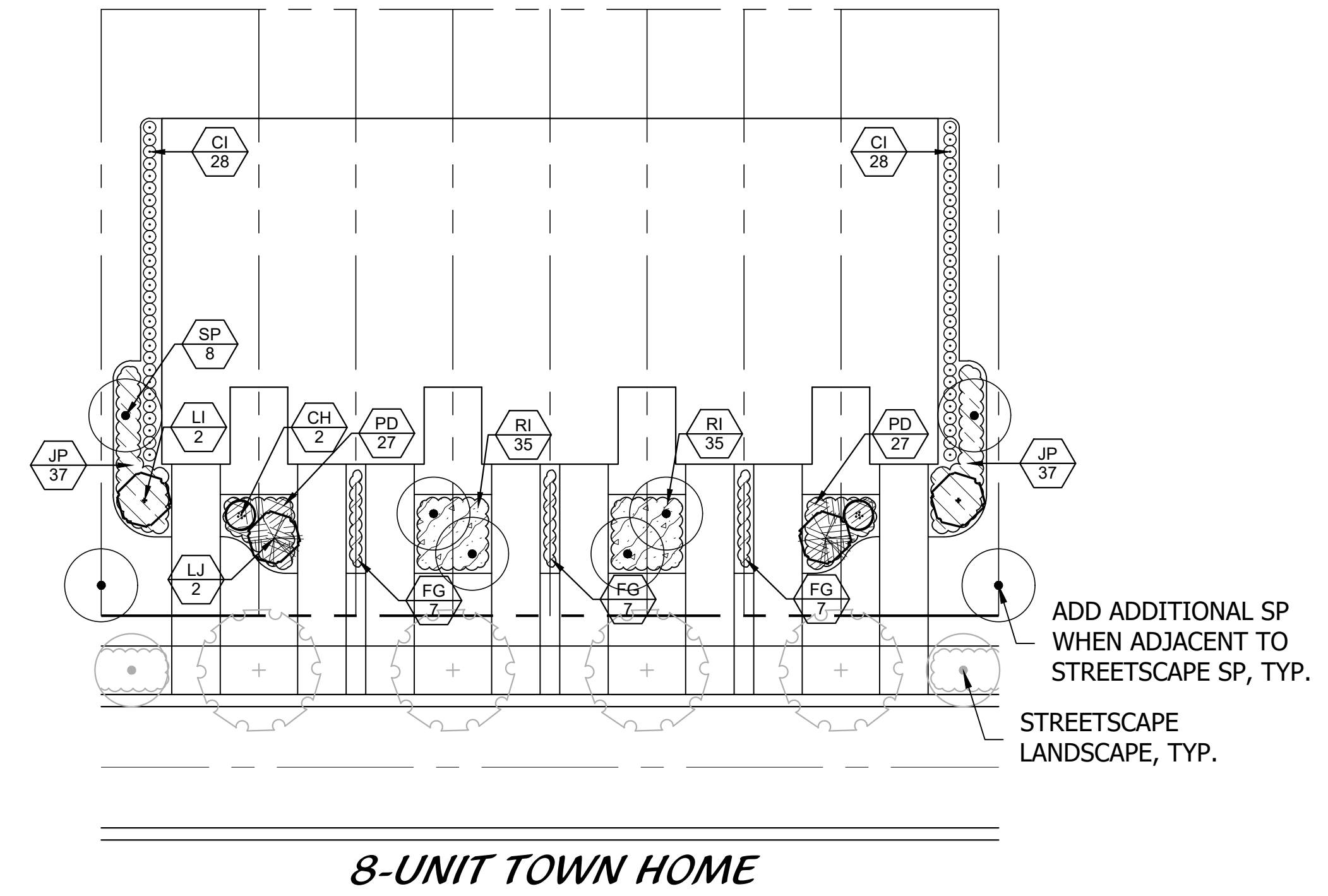
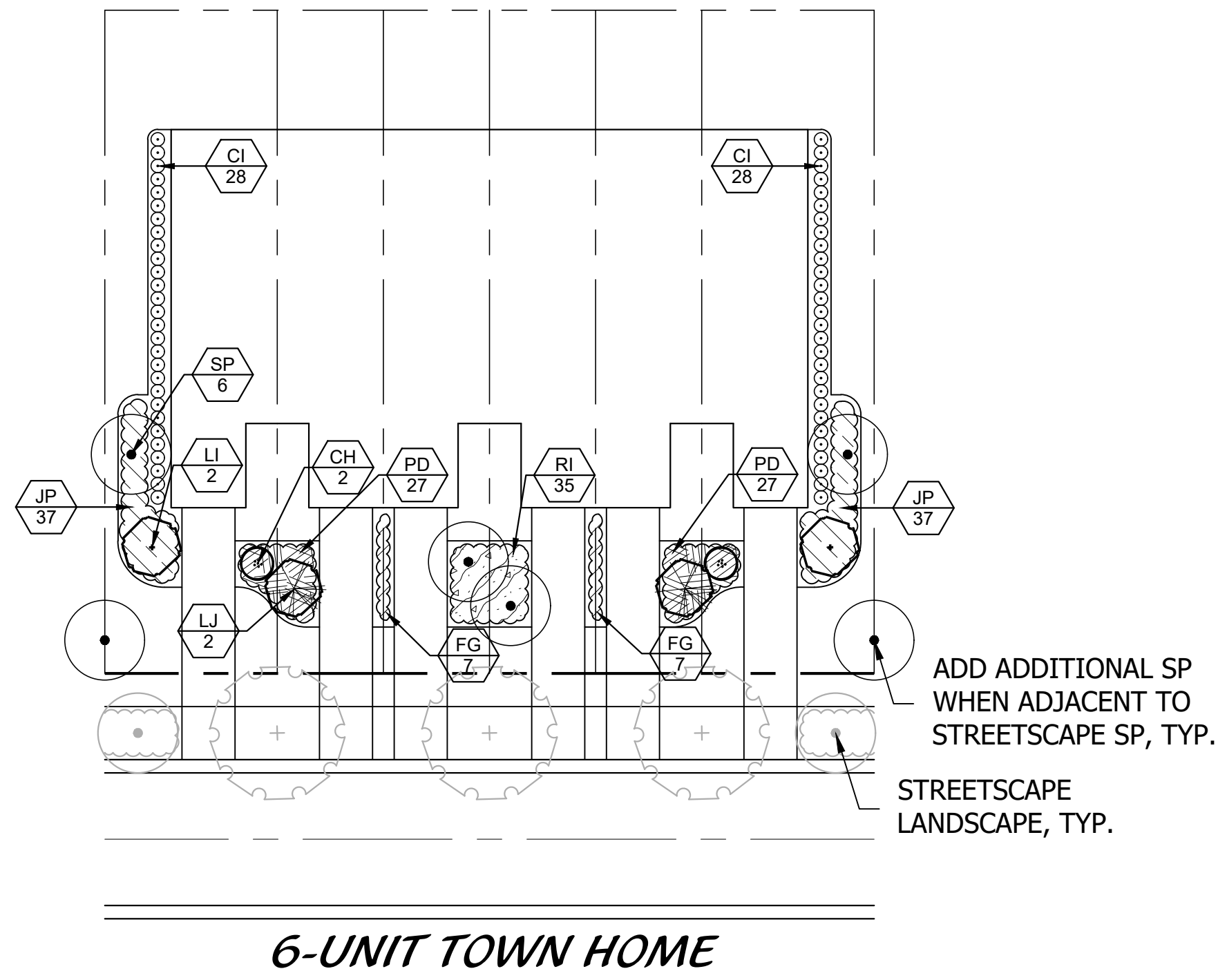
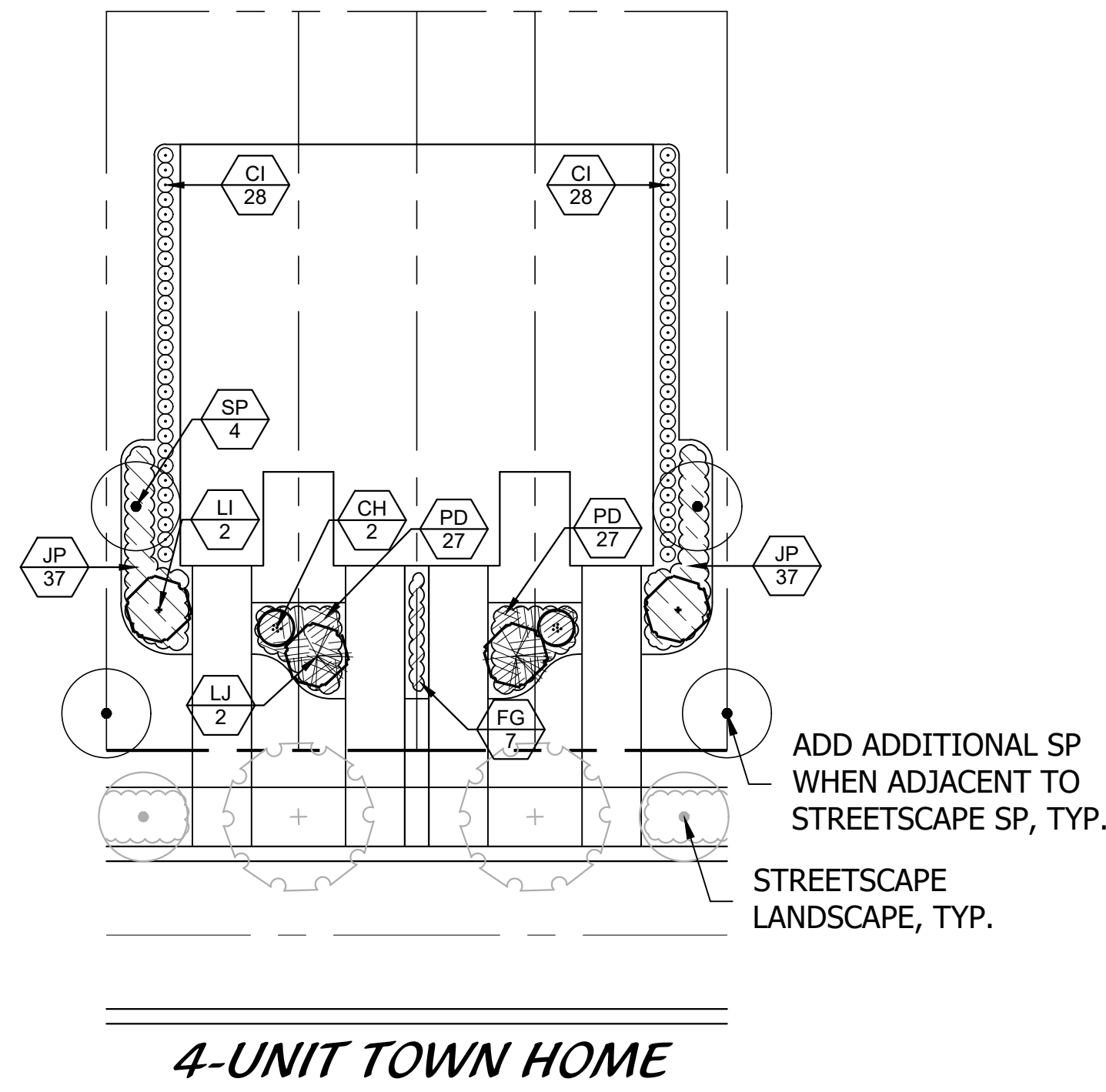
SHEET 13 OF 15

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OPTION ONE



OPTION TWO

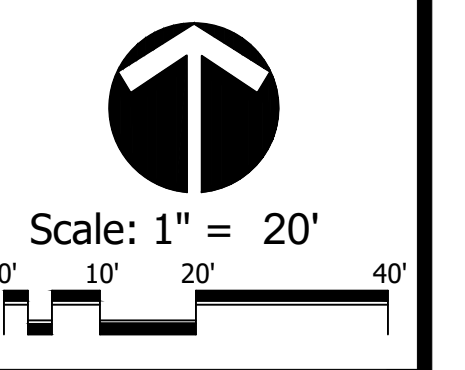


TOWN HOME PLANT PALETTE

ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
JAT	6	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6' HT. X 5' SPRD.	N	FULL, STANDARD
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
SP	36	SABAL PALMETTO	SABAL PALM	F.G.	N/A	12', 14', 18' CT., STG. HTS.	Y	STRAIGHT, SLICK TRUNK
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
LJ	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12' HT. X 5' SPRD.	N	FULL CANOPY, MULTI, FLORIDA FAN
	12	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL.	1" - 2" CAL. EA. TRUNK	8' HT. X 8' SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MII FLORIDA FANCY
ACCENT PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
CH	12	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	F.G.	N/A	5' - 6' O.A.	N	3 STEMS MIN., 2' STEM FOOTAGE F LIMB UP 2', FULL & THICK
MEDIUM AND LARBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
CI	168	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
PT	168	PITTIOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTIOSPORUM	3 GAL.	18" X 18"	2" O.C.	N	FULL & THICK
SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
CID	105	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
FG	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
JP	222	JUNIPERUS CHINENSIS 'PARSONI'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
PD	204	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	105	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK

Typical Town Home Landscape

DESIGNED	HK/LH
DRAWN	HK/JAE
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	11-19-21



July 19, 2021 1:56:14 p.m.
 Drawing: 21-0626 LP.DWG

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER LANDSCAPE CODE (LDAS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-132(2)(9)(10) OF THE TOWN OF JUPITER CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB. ALL SOD SHALL BE STENOTAPHRUM SECUNDATUM FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" BIO BARRIER ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6) FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITHIN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV, VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE TREES SHALL BE RELOCATED BY TREE SPREAD OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPREADS. TREE SPREADS SHALL VARY FROM 90' TO 45' DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 30 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR FORESTRY PLANTS PARTS 1 & 2, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBER ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC.

REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 2", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL BAGS, EXCEPT FOR TABLET FERTILIZER. MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-1/2 GAL.	1/2 LB.	3
1'-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/4 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNUSUAL FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES. IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES. IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACK PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FLANGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND SHALL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

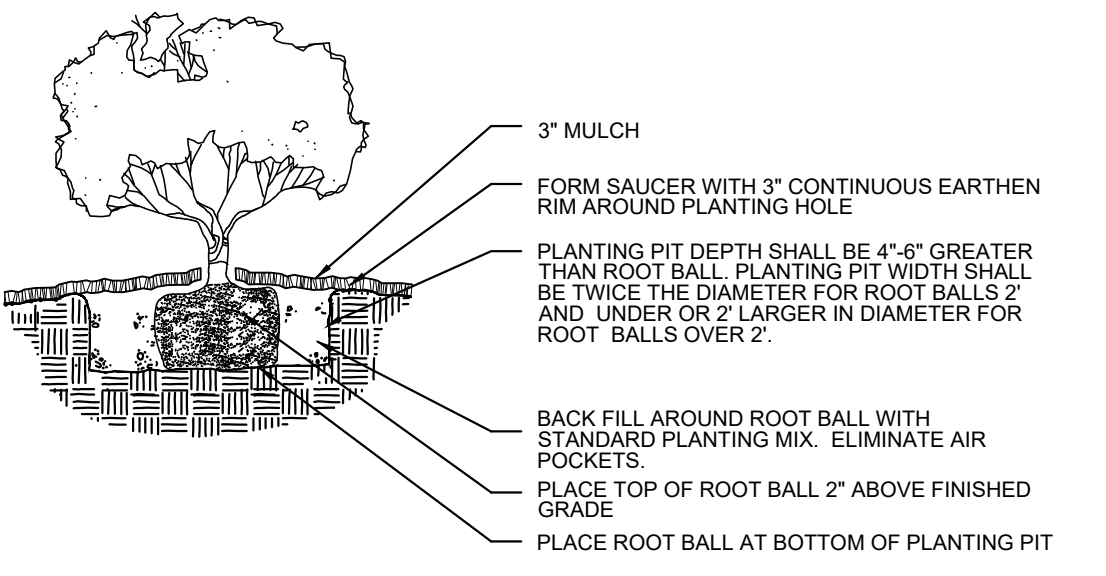
LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

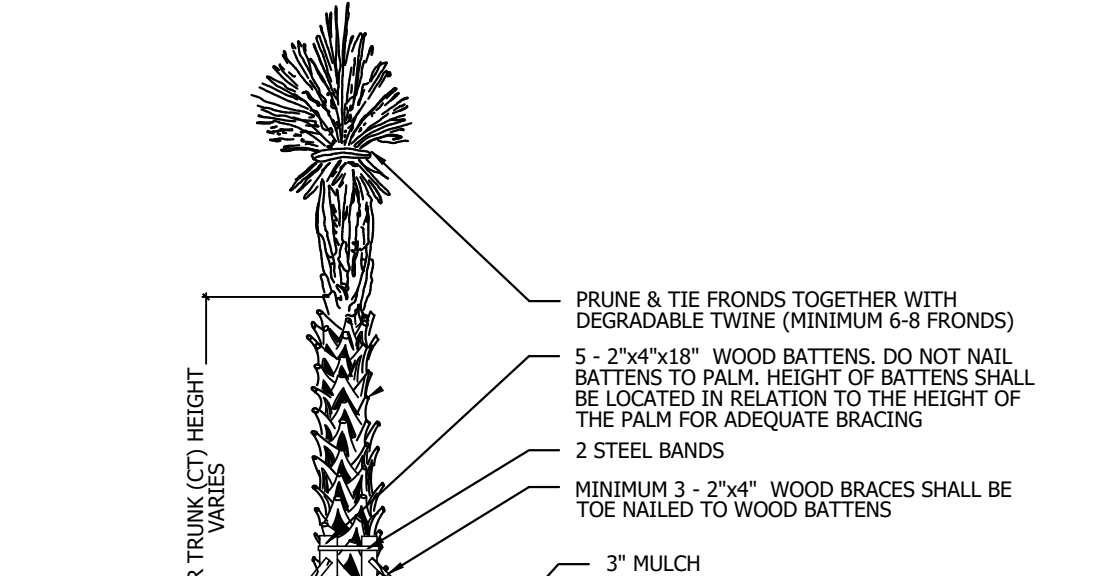
UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

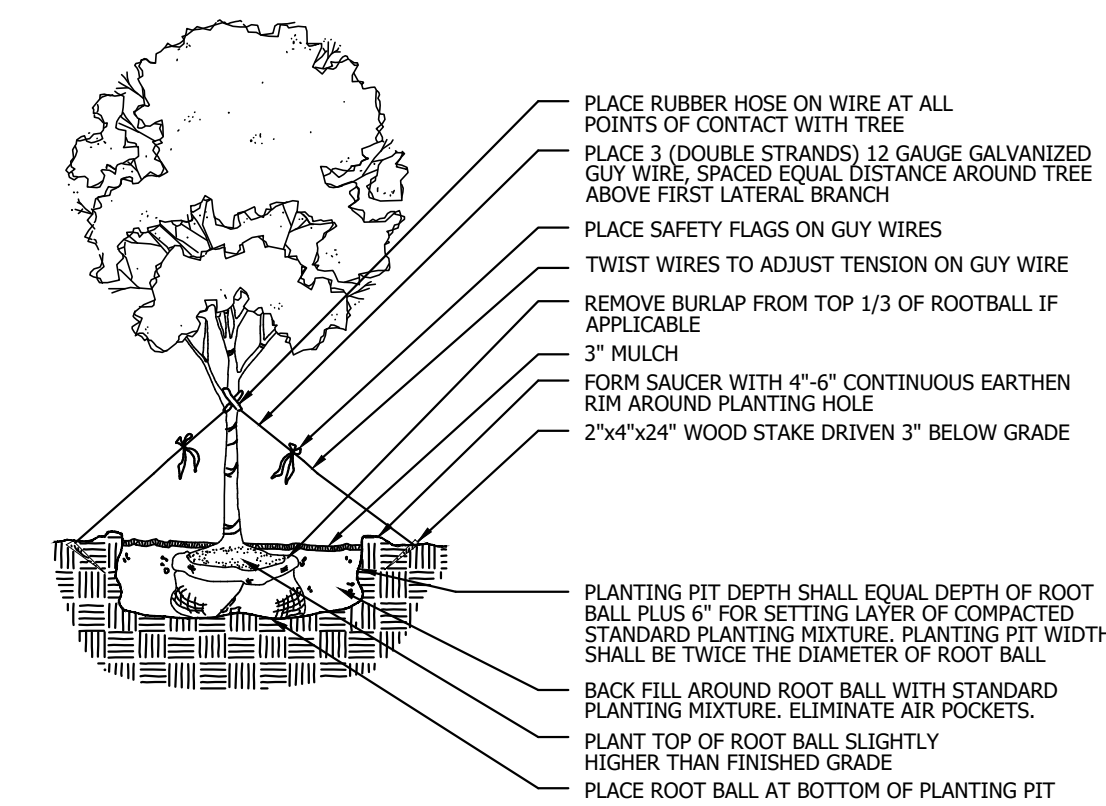
PLANTING DETAILS



SHRUB/GROUND COVER PLANTING DETAIL



PALM PLANTING DETAIL



LARGE TREE PLANTING DETAIL

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BL	18	BUCIDIA BUCERAS 'SHADY LADY'	SHADY LADY GEOMETRY TREE	65 GAL	2.5" CAL	12'-14' HT	N	FULL & THICK
CES	4	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	30 gal. MIN.	2" CAL	10'-12'	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
ED	98	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	45 GAL	2" CAL	12' OA	N	CONICAL, FULL TO BASE, MATCHED
PE1	54	PINUS ELLIOTTII 'DENSA'	SLASH PINE	30 GAL	2.5" - 3" CAL.	8' -10' HT.	Y	FULL CANOPY
PE2	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	45 GAL	3" - 4" CAL.	10' -12' HT.	Y	FULL CANOPY
PE3	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	F.G.	4" - 5" CAL.	12' -14' HT.	Y	FULL CANOPY
QV3	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	200 GAL. OR F.G.	6"-8" CAL.	16'-18' HT., 10'-12' SPD.	Y	FULL CANOPY, RANCHO, CHARACTER
QV	804	QUERCUS VIRGINIANA	LIVE OAK	45 GAL.	2.5" CAL.	12' HT. X 5' SPRD.	Y	FULL CANOPY, 5' C.T.
QV2	4	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2.5" CAL.	14' HT X 7' SPRD	Y	FULL CANOPY, 5' C.T.
ACCENT PALMS / TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	12	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	F.G.	N/A	5' -6' O.A.	N	3 STEMS MIN., 2' STEM FOOTAGE PER TRUNK, LIMB UP 2', FULL & THICK
JAT	6	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6' HT. X 5' SPRD.	N	FULL, STANDARD
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
RE	26	ROYSTONEA ELATA	FLORIDA ROYAL PALM	FIELD GROWN	N.A.	14' GW	Y	FULL, STRAIGHT TRUNK, MATCHED
SS	120	SABAL PALMETTO	CURVED SABAL PALM	B & B	NA	8', 12', 18' CT, STGG.	Y	SLICK TRUNK, STAGGER HEIGHTS
SP	142	SABAL PALMETTO	SABAL PALM	F.G.	N/A	12', 14', 18' CT., STG. HTS.	Y	STRAIGHT, SLICK TRUNK
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
LJ	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL	2.5"	12' HT. X 5' SPRD.	N	FULL CANOPY, MULTI, FLORIDA FANCY, 5' C.T.
LJ30	15	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30 GAL	MULTI TRUNK	6' HT X 5'-6' SPRD	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 4' C.T., FLORIDA FANCY
LJ	43	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL.	1" - 2" CAL. EA. TRUNK	8' HT. X 8' SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 4' C.T., FLORIDA FANCY
MEDIUM AND LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AG2	8	AGAVE AMERICANA 'GAINESVILLE BLUE'	BLUE AGAVE	15 GAL	2.5" X 2.5'	2.5' O.C.	N	FULL, SPECIMEN
AG3	3	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	3 GAL	2.5" X 2.5'	2.5' O.C.	N	FULL, SPECIMEN
CI	796	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	18" X 18"	24" O.C.	Y	FULL & THICK
CLD	118	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	5'-6" O.A	3'-4' O.C.	Y	FULL & THICK, FLORIDA FANCY
PT	168	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL	18" X 18"	2' O.C.	N	FULL & THICK
MEDIUM AND LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CIR	2,420	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	18" X 18"	2' O.C.	Y	FULL & THICK
EF	494	EUGENIA FOETIDA	SPANISH STOPPER	3 GAL	24" X 24"	2' O.C.	Y	FULL & THICK
SR	836	SERENO REPENS	SAW PALMETTO	7 GAL.	18" X 18"	3' O.C.	Y	FULL & THICK
SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CID	787	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	18" X 18"	24" O.C.	Y	FULL & THICK
CI2	372	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	18" X 18"	24" O.C.	Y	FULL & THICK
CLN	279	CLUSIA GUTTIFERA 'NANA'	DWARF CLUSIA	3 GAL	2' X 2'	2' OC	N	FULL & THICK, FLORIDA FANCY
FG	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	18" X 18"	24" O.C.	N	FULL & THICK
HN	227	HAMELIA PATENS 'NANA'	DWARF FIREBUSH	3 GAL	3' OA	2.5' O.C.	Y	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL	18" X 18"	24" O.C.	Y	FULL & THICK
JP	222	JUNIPERUS CHINENSIS 'PARSONI'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	Y	FULL & THICK
MUH	988	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	24" O.C.	Y	FULL & THICK
PD	185	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTOSPORUM	7 GAL	30" x 30"	30" OC	N	FULL & THICK
PIV	513	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL	24" X 24"	24" O.C.	N	FULL & THICK
RI	302	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL	18" X 18"	24" O.C.	N	FULL & THICK
RL	1,162	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	18" X 18"	24" O.C.	N	FULL & THICK
SS2	738	SERENOCA REPENS SILVER	SAW PALMETTO	3 GAL	1.5" X 1.5'	2.5' O.C.	Y	FULL & THICK
TD	483	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	24" O.C.	Y	FULL & THICK

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Landscape Details

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Savannah Preserve
Kolter Land Partners, LLC
Landscape Plan
City of Fort Pierce, Florida

DESIGNED	HK/LJH
DRAWN	HK/JAE
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	11-19-21



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July 21, 2021

Dennis Murphy
Culpepper and Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

Re: Savannah Preserve – Traffic Impact Statement

Mr. Murphy,

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located on the northeast corner of South Market Road and SR 5/US 1, Fort Pierce, Florida. The applicant proposes 330 single family dwelling units and 290 multifamily dwelling units. Exhibit 1 illustrates the site location.

Proposed Traffic Generation

Traffic Generation

The study uses trip generation rates for Single Family Dwelling Units (Institute of Transportation Engineers (ITE) Land Use 210) and Multifamily Dwelling Units (Mid-Rise) (ITE 220) published in the Institute of Transportation Engineers' (ITE) report, Trip Generation (10th Edition). Exhibit 2 presents the proposed project's trip generation.

The proposed project is expected to generate the following net external and cumulative driveway trips:

- 5,271 daily, 370 AM peak hour (90 in/280 out), and 472 PM peak hour (298 in/174 out) trips.

Internal Capture

The site contains no internal capture.

Pass-by Trip Capture

The pass-by trip capture rate is 0.

Traffic Distribution

Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

NORTH	-	70 percent
SOUTH	-	25 percent
WEST	-	5 percent
EAST	-	0 percent

Traffic Assignment

The distributed net proposed trips for the project were assigned to the roadway network within the radius of influence. The project assignment is illustrated in Exhibit 3.

Public Transit

Saint Lucie County public transit route 1 services US 1 from the Fort Pierce Intermodal to the Treasure Coast Square Mall. Buses are in service Monday through Friday from 6:00 AM to 8:00 PM and Saturday from 8:00 AM to 11:00 AM and 1:00 PM to 4:00 PM. Exhibit 4 shows bus route 1.

Driveways

Proposed

The project site has the following proposed accesses:

- DW 1 – US 1 (North) – right-in/right out
- DW 2 – US 1 (South) – full access
- DW 3 – Camp Ground Road (East) – emergency access

Exhibit 5 illustrates the proposed driveways.

CONCLUSION

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located on the northeast corner of South Market Road and SR 5/US 1, Fort Pierce, Florida. The applicant proposes 330 single family dwelling units and 290 multifamily dwelling units.

The proposed project is expected to generate the following net external and cumulative driveway trips:

- 5,271 daily, 370 AM peak hour (90 in/280 out), and 472 PM peak hour (298 in/174 out) trips.

Shaun G. MacKenzie P.E.
PE Number 61751

080008
July 2021
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CA 29013

Exhibit 1 Site Location Map

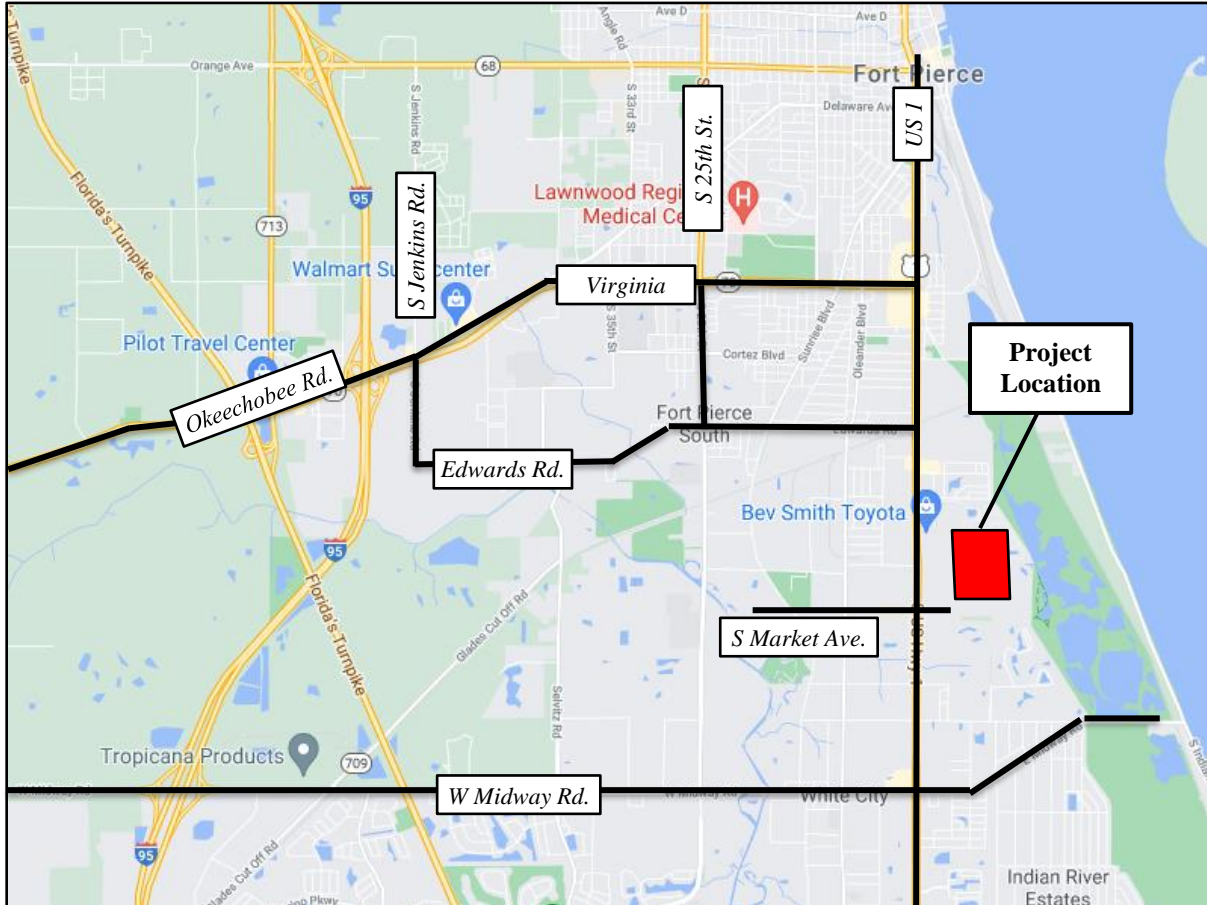


Exhibit 2 Trip Generation

Savannah Preserve									
Trip Generation									
Land Use	Intensity		Daily	AM Peak Hour			PM Peak Hour		
			Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic									
Single Family Detached	330	DU	3,119	239	60	179	320	202	118
Multifamily Housing(Low-Rise)	290	DU	2,152	131	30	101	152	96	56
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			5,271	370	90	280	472	298	174
NET CHANGE IN DRIVEWAY VOLUMES			5,271	370	90	280	472	298	174

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Single Family Detached	210	DU	$\ln(T) = 0.92 \ln(X) + 2.71$	0%	25/75	$T = 0.71 (X) + 4.8$	63/37	$\ln(T) = 0.96 \ln(X) + 0.2$
Multifamily Housing(Low-Rise)	220	DU	$T = 7.56 (X) + -40.86$	0%	23/77	$\ln(T) = 0.95 \ln(X) + -0.51$	63/37	$\ln(T) = 0.89 \ln(X) + -0.02$

Exhibit 3 Trip Distribution

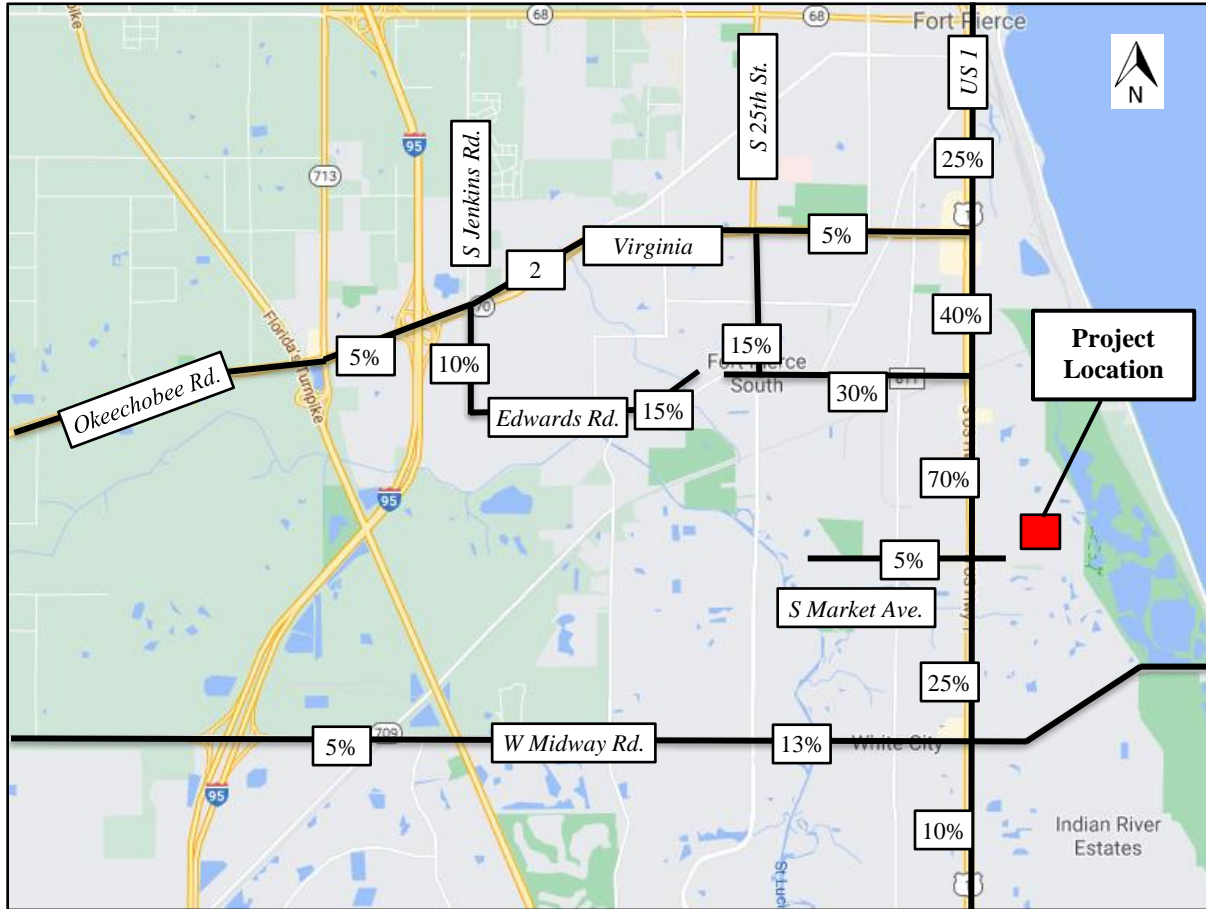


Exhibit 4 Bus Route 1 Map

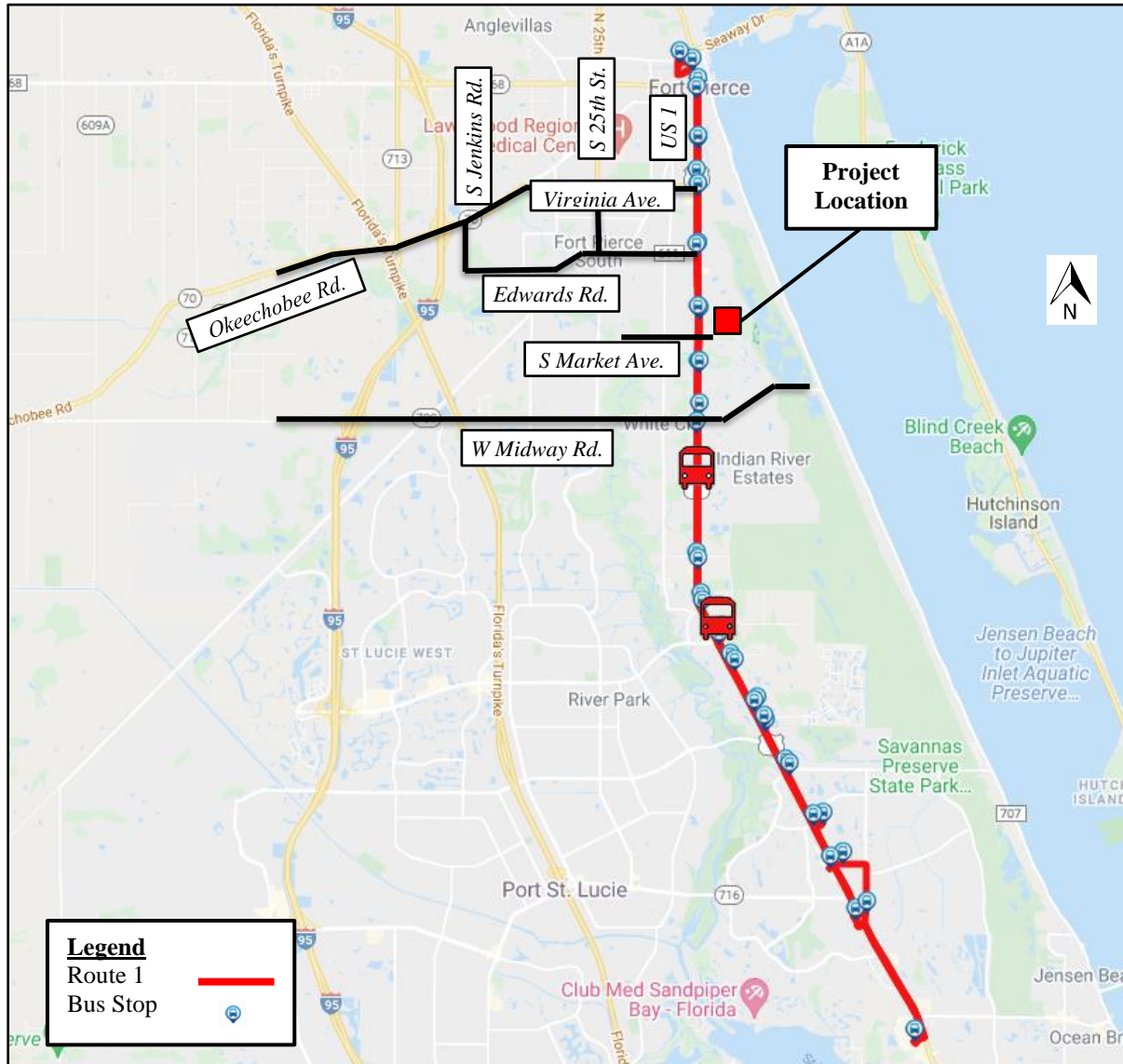
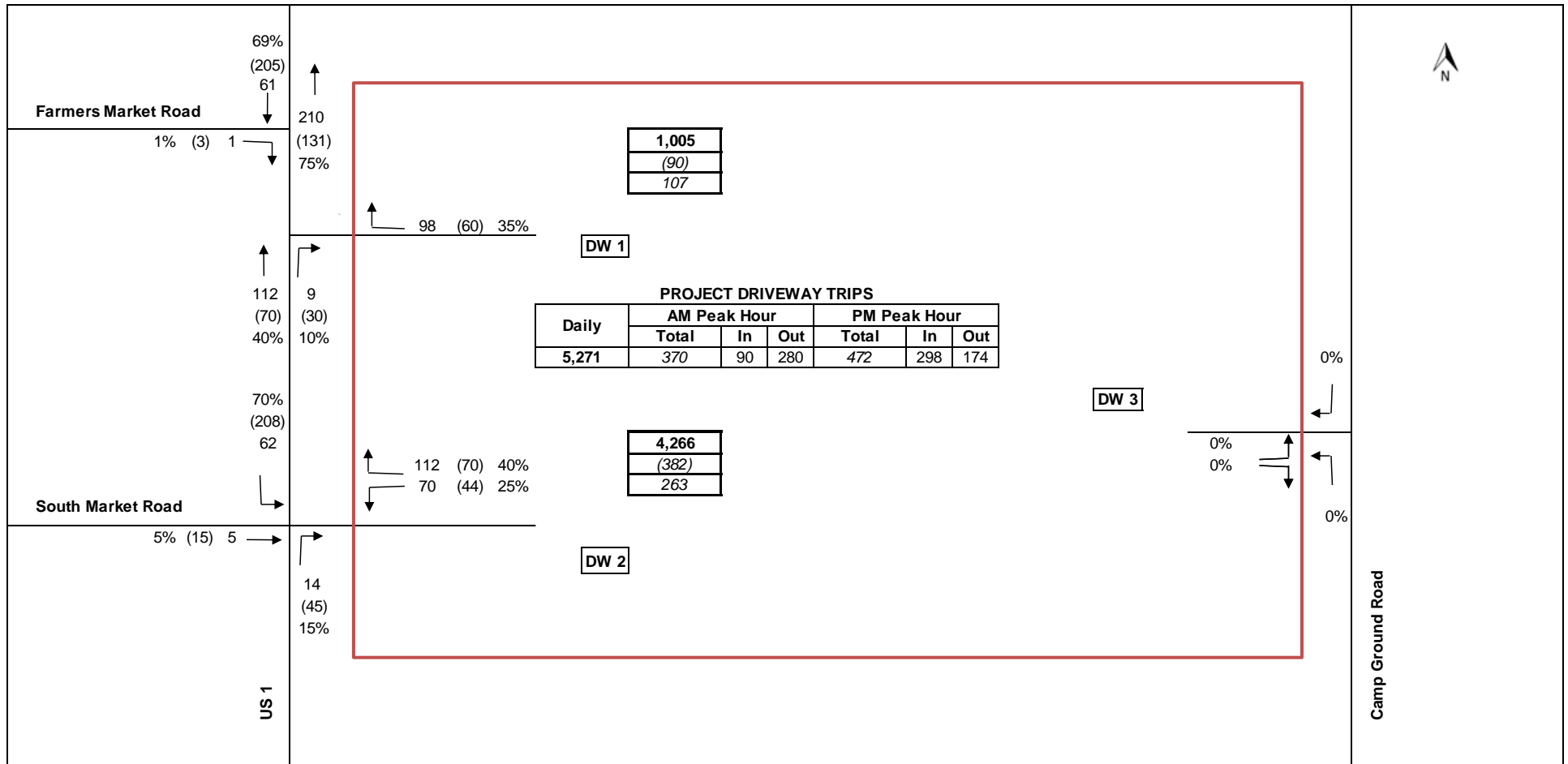


Exhibit 5 Driveway Volumes



**Savannah Preserve
PROPOSED PROJECT DRIVEWAY VOLUMES**

5,271	Total daily driveway trips
(472)	PM peak hour driveway trips
370	AM peak hour directional driveway trips