CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, January 20, 2022 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Future Land Use, Rezoning, Planned Development and Site Plan - Savannah Preserve - 2426-333-0015-000-5

   b. Site Plan and Conditional Use - Renaissance Business Park - 4100 Okeechobee Road

   c. Site Plan and Conditional Use - Ballarena Townhomes - 4701 Regina Drive

   d. Site Plan and Conditional Use – Fort Pierce Storage Facility – 2415-602-0002-000-2 - At or near the NE Corner of US Highway 1 and Ohio Avenue

   e. Site Plan and Conditional Use – U-Haul – 3602 S. US Highway 1 (Resubmittal)

   f. Site Plan - Fort Pierce Commerce Center - At or near Energy Lane

   g. Site Plan - Kieran Casey - 3621 US Highway 1

   h. Site Plan - ABS Gas & Go - 3810 S. US Highway 1

   i. Variances - Chris Sante - 601 Hernando Street

Technical Review Committee **1. a.**

Meeting Date: 01/20/2022

REQUESTED ACTION

Future Land Use, Rezoning, Planned Development and Site Plan - Savannah Preserve - 2426-333-0015-000-5

LOCATION

PCN: 2426-333-0015-000-5

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

n/a

Attachments

TRC agenda packet

Form Review

Form Started By: Jennifer Hofmeister Started On: 01/06/2022 02:54 PM

Final Approval Date: 01/06/2022

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 out 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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 125 acre tract of land, lying between Gator Trace PUD and the High Pointe Condominimum

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
Property Owner(s)
4512 No. Flagler Dr., Ste 206
Street Address
West Palm Beach | Fla | 33407
City | State | Zip
Phone Number
Email Address

Kolter Land Partners, LLC (Culpepper & Terpening, inc)
Applicant/Representative, Title, Company
105 NE 1st St.
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 Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY palm Beach
The foregoing instrument was acknowledged before me this 20 day of July, 2021, by
MUSTAFA ACTINOK who is personally known to me or has produced
Florida DL A435-545-77-122-0 as identification.

Signature of Notary

(seal)

JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 277250
My comm. expires Nov. 15, 2022

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

620 (+/-)

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units:_____

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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.*

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 of Notary

NOTARY PUBLIC
JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 317250
My comm. expires Nov. 15, 2022
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date_____ Fees _____ Control #_____ B. Permit _____

Intake Planner_____

Planner Assigned_____

Approved _____ Date_____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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 & Moble 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	

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 8/2/21 Date

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: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	Kolter Land Partners, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
4512 North Flagler Drive, Suite 206	105 NE 1st Street
Street Address	Street Address
West Palm Beach FL 33407	Delray Beach FL 33444
City State Zip	City State Zip
Phone Number	Phone Number 954-649-6613
Email Address	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)

DENISE K. YANES
COMMISSION
NUMBER
GG 324827
EXPIRES
April 17, 2023
BONDED THRU AARON NOTARY
Notary Public - State of Florida

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 2 1 2021
FINANCE DEPT.

09/11/2021

linda tutt

Subscribed and sworn to before on September 11, 2021

Amy Kokott

Notary, State of WI, County of Brown

6/30/2025

My commission expires

AMY KOKOTT
Notary Public
State of Wisconsin

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

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.

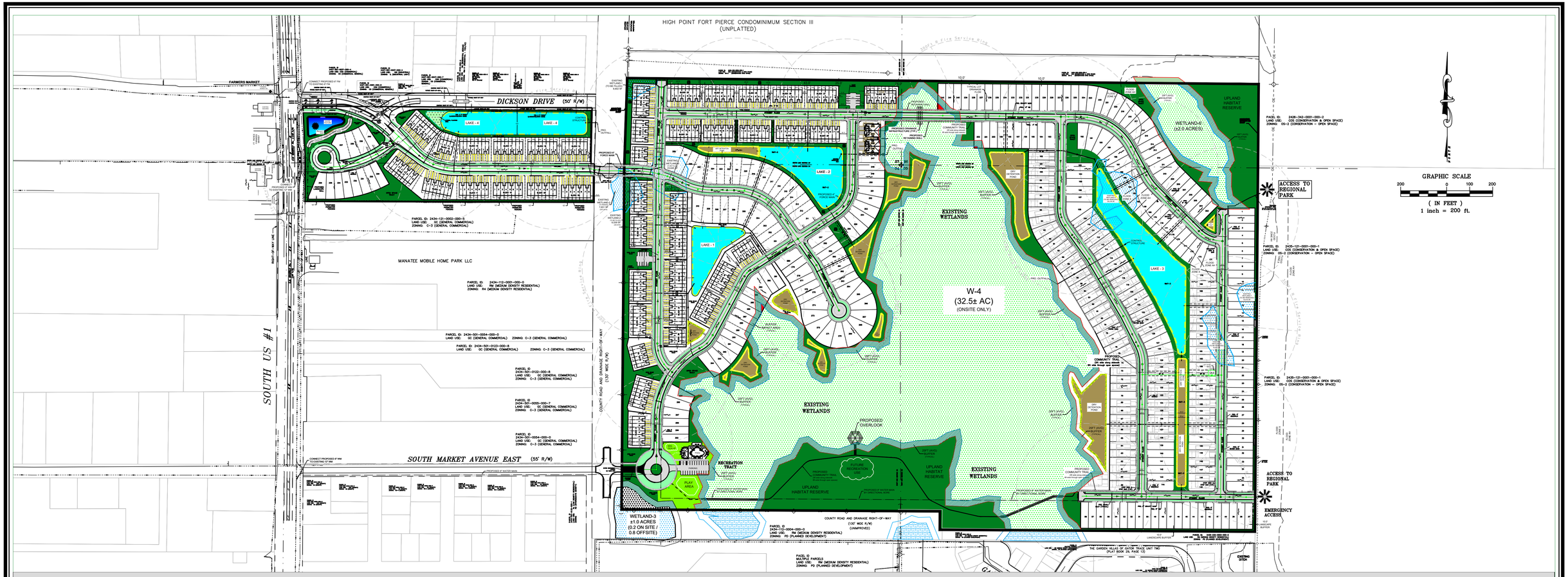
All interested parties may appear at the meeting and be heard with respect to the Ordinance. Said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

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:
Kolter Land Partners, LLC
105 NE 1st Street
Delray Beach, Fla 33444
Phone:
Fax:
Email:

Owner:
Karma Capial 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:
Cotleur-Hearing
1934 Commerce lane, Ste 1
Jupiter, Fla 33458
Phone: 561.406.1012
Fax:
Email: www.cotleurhearing.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:

1.) **Project Name:**
Savannh 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
2-family units 340
Townhome units 310
650

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

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

6.) **Map ID:**
24/26S
24/27S
24/34N

7.) **Parcel ID Numbers:**
2426-333-0015-000-5
2434-121-0001-000-8
2427-433-0001-000-4
2427-433-0002-000-1

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)
Residential FLU 120.42
Commercial FLU 11.98
132.4

11.) **Site Density:**
Proposed # of Units 650
Proposed Density (Units): 5
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[1]	15 feet	side	6 feet
rear[2]	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[1]	25 feet	side (interior)	0 feet
rear[2]	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 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 approximatly 10% may consdered as active use areas. The balance of the gross open space areas are to be set aside as habitat preseve or perimeter landscaping.

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

18.) **Utility Service:**
Water Service FPUA
Sewage Service FPUA
Re-Use Water n/a
Electric Service FPUA
Cable Service Comcast

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 consistent 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 dischange 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

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 (96 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 fee

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.

27.) **City of Ft. Pierce General Notes:**
A. Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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

– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.03.10
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
REVISED PER CITY FTP REVIEW COMMENTS – DEC 2021	DJM	21.12.21

	BY	DATE
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

HIGH POINT FORT PIERCE CONDOMINIMUM SECTION III
(UNPLATTED)

GRAPHIC SCALE
100 0 100 100
(IN FEET)
1 inch = 100 ft.

DICKSON DRIVE (50' R/W)

FARMERS MARKET

CONNECT PROPOSED 6" FM TO EXISTING 8" FM

CONNECT PROPOSED 8" WM TO EXISTING 12" WM

PARCEL ID 2427-801-0037-000-4
LAND USE: COM (COMMERCIAL)
ZONING: CG (COMMERCIAL GENERAL)

PARCEL ID 2427-801-0037-000-4
LAND USE: IND (INDUSTRIAL)
ZONING: IL (INDUSTRIAL LIGHT)

PARCEL ID 2427-801-0047-000-7
LAND USE: COM (COMMERCIAL)
ZONING: CG (COMMERCIAL GENERAL)

PARCEL ID 2427-801-0051-000-8
LAND USE: COM (COMMERCIAL)
ZONING: CG (COMMERCIAL GENERAL)

PARCEL ID 2427-801-0116-000-2
LAND USE: RM (RESIDENTIAL MEDIUM)
ZONING: RM-1 (RESIDENTIAL 1 DWELLING)

PARCEL ID 2427-801-0063-000-5
LAND USE: COM (COMMERCIAL)
ZONING: Rm-11 (County)

PARCEL ID 2427-801-0063-000-5
LAND USE: COM (COMMERCIAL)
ZONING: Rm-11 (County)

PARCEL ID 2427-801-0063-000-5
LAND USE: COM (COMMERCIAL)
ZONING: Rm-11 (County)

PARCEL ID 2427-801-0063-000-5
LAND USE: COM (COMMERCIAL)
ZONING: Rm-11 (County)

PARCEL ID 2427-801-0046-000-4
LAND USE: COM
ZONING: CG

PARCEL ID: 2428-333-0002-000-1
LAND USE: CSV (CONSERVATION & OPEN SPACE)
ZONING: OS-2 (CONSERVATION OPEN SPACE)

PARCEL ID: 2434-121-0002-000-5
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

MANATEE MOBILE HOME PARK LLC

PARCEL ID: 2434-112-0001-000-0
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: R4 (MEDIUM DENSITY RESIDENTIAL)

PARCEL ID: 2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL) ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID: 2434-501-0123-000-8
LAND USE: GC (GENERAL COMMERCIAL) ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)

SOUTH US #1

U.S. HIGHWAY No. 1 (SR 5) (100' R/W)

RIGHT-OF-WAY LINE

COUNTY ROAD AND DRAINAGE RIGHT-OF-WAY (130' WIDE R/W)

132.9'

EXISTING WETLAND-1 (TO BE FILLED) 8,602 SF

EXISTING WETLAND-2 (TO REMAIN) 7,651 SF (OFF SITE)

EXISTING WETLAND-2 (TO BE FILLED) 9,539 SF (ON SITE)

EXISTING WETLAND-3 (TO BE FILLED) 23,645 SF

EXISTING WETLANDS

LAKE - 1

LAKE - 2

LAKE - 4

WATER FEATURE

PROJECT SIGN

CONTROL STRUCTURE

PRO. OUTFALL

PROPOSED 6" FORCE MAIN

PROPOSED 4" FORCE MAIN

PROPOSED LANDSCAPE WALL

PROPOSED PERIMETER FENCING

OPEN SPACE TRACT

DRY DETENTION POND

BUFFER IMPACT AREA (TYPICAL)

25FT (AVG) BUFFER (TYPICAL)

STREET NAME

FIRE HYDRANT

STOP SIGN & STOP BAR (TYP.)

LS-1

WMT-2

SOUTH LINE SECTION 27
NORTH LINE SECTION 34

D:\21_054_savannah preserve - site option 5Z (21.11.02)_final draft 2- Copy.dwg Plotted: 12/23/2021 3:31 PM By: DENNIS MURPHY

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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REVISED PER CITY FTP REVIEW COMMENTS – DEC 2021	DJM	21.12.21

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

SAVANNAH PRESERVE

SITE PLAN

DATE: 04-21-21
HORIZ. SCALE: 1:100
VERT. SCALE: #####
JOB No. 21-054
SHEET 4 of 7

W-4
(32.5± AC)
(ONSITE ONLY)

EXISTING WETLANDS

EXISTING WETLANDS

EXISTING WETLANDS

UPLAND HABITAT RESERVE

UPLAND HABITAT RESERVE

WETLAND-6 (±2.0 ACRES)

WETLAND-3 ±1.0 ACRES (0.2 ON SITE / 0.8 OFFSITE)

LAKE - 1

LAKE - 2

LAKE - 3

RECREATION TRACT

PLAY AREA

POOL

PARKING

MAIL PICK-UP

FUTURE RECREATION USE

PROPOSED OVERLOOK

ACCESS TO REGIONAL PARK

EMERGENCY ACCESS

COUNTY ROAD AND DRAINAGE RIGHT-OF-WAY (130' WIDE R/W)

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

PARCEL ID 2434-112-0004-000-0
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: PD (PLANNED DEVELOPMENT)

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

PARCEL ID: 2435-232-0003-000-6
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: PD (PLANNED DEVELOPMENT)

GRAPHIC SCALE
100 0 100 100
(IN FEET)
1 inch = 100 ft.

D:\21_054_savannah preserve - site option SZ (21.11.02)_final draft 2 - Copy.dwg Plotted: 12/23/2021 3:16 PM By: DENNIS MURPHY

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DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN

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

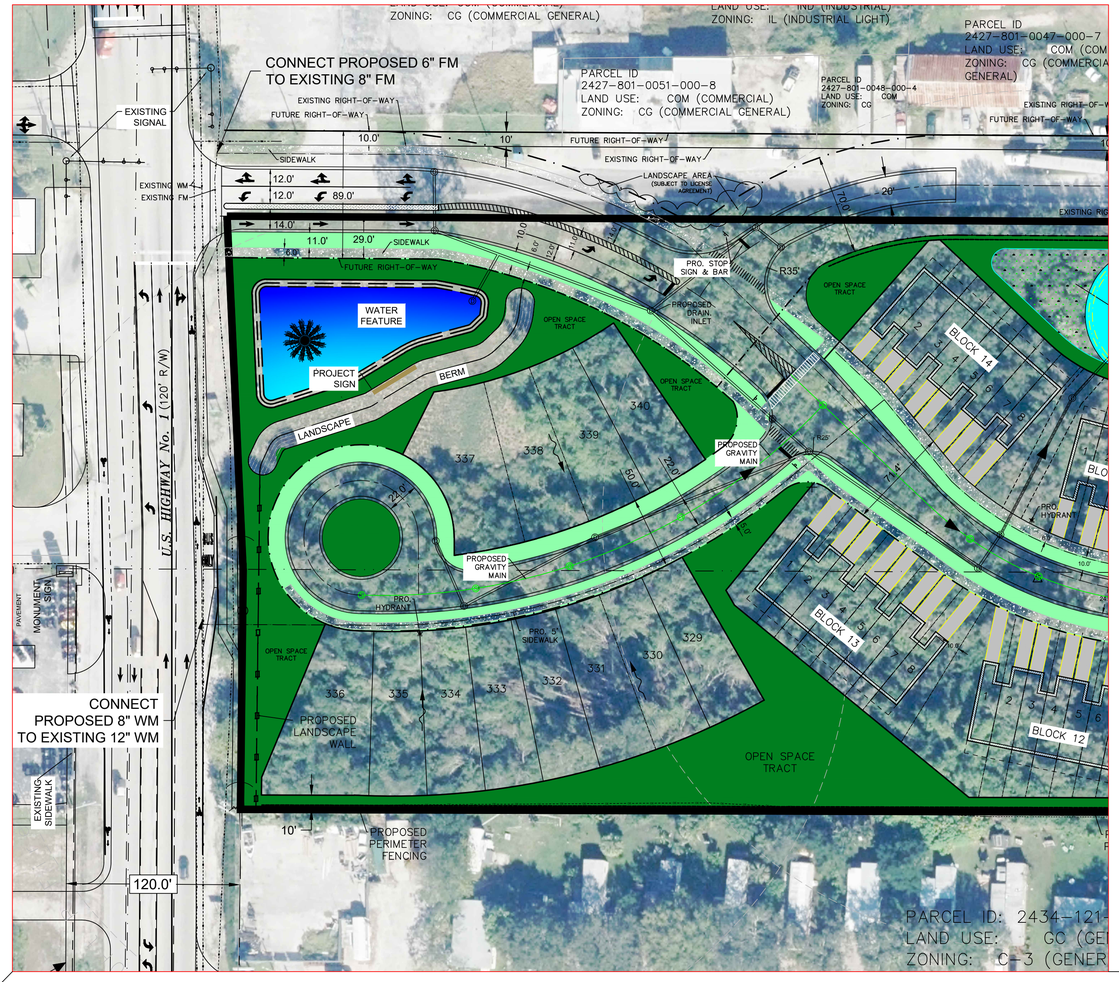
GRAPHIC SCALE

50 0 25 50

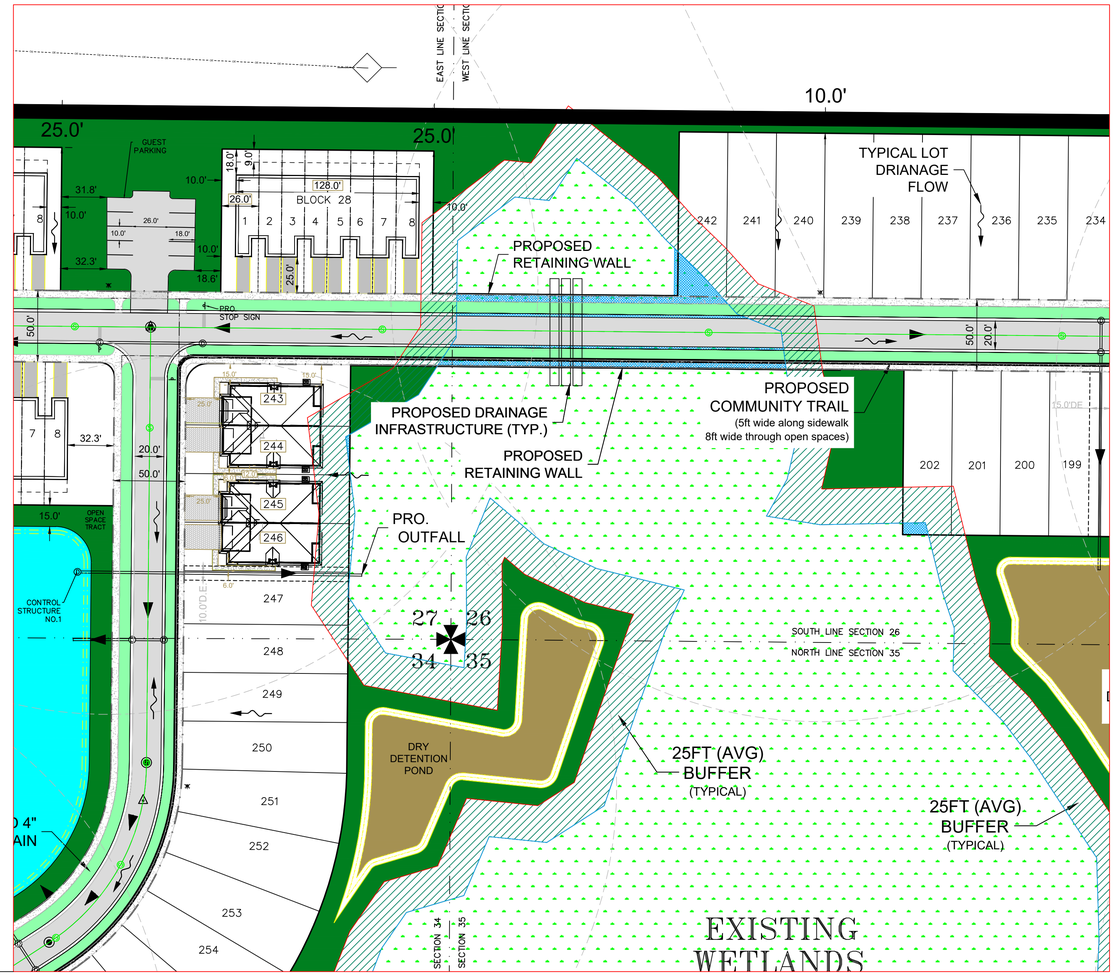
(IN FEET)

1 inch = 50 ft.

PROJECT ENTRY AREA/ US 1 INTERSECTION IMPROVEMENT (CONCEPT)



WETLAND 4 CROSSING/ TYPICAL BUILDING SETBACKS



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DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

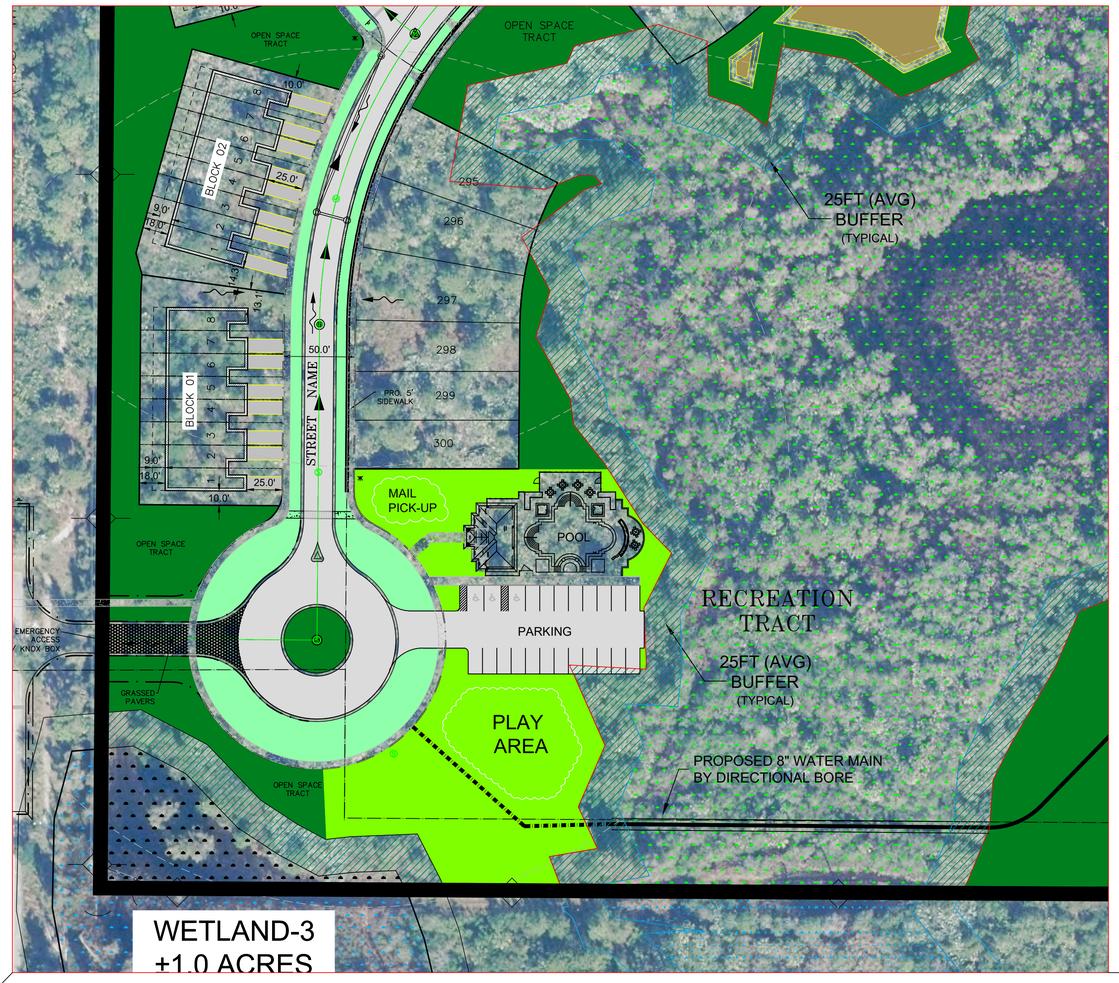
SITE PLAN

DATE: 04-21-21
HORIZ. SCALE: 1:50
VERT. SCALE: #####
JOB No. 21-054
SHEET 6 of 7

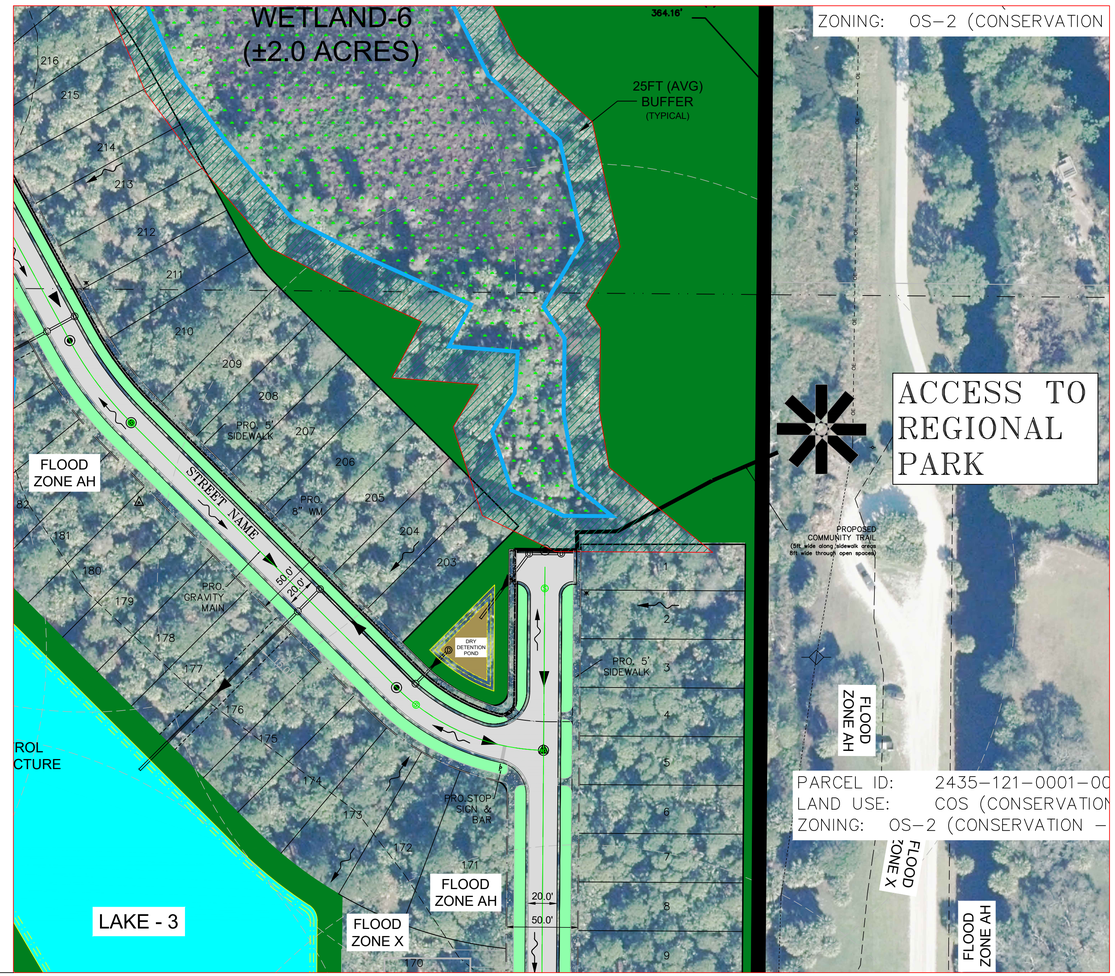
D:\21_054_savannah preserve - site option 5Z (21.11.02)_final draft 2- Copy.dwg Plotted: 12/23/2021 3:36 PM By: DENNIS MURPHY

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

PROJECT RECREATION AREA (CONCEPT)



SAVANNAHS PARKS ACCESS



KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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	BY	DATE
DESIGNED	##	##
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DETAILED	##	##
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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

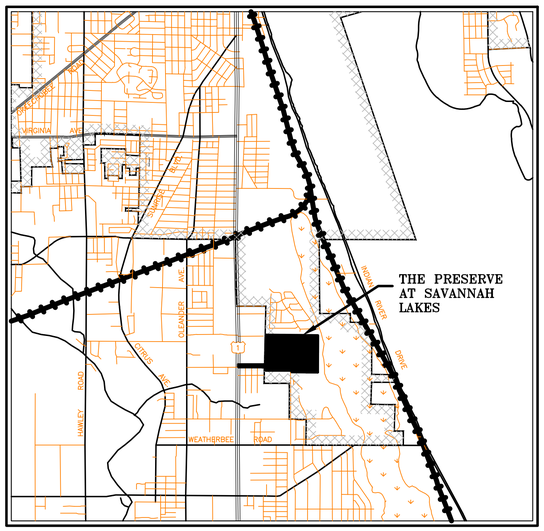
KOLTER HOMES

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 Consulants 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.



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.

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

GENERAL NOTES,
LEGAL DESCRIPTION, & CERTIFICATIONS

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

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
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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

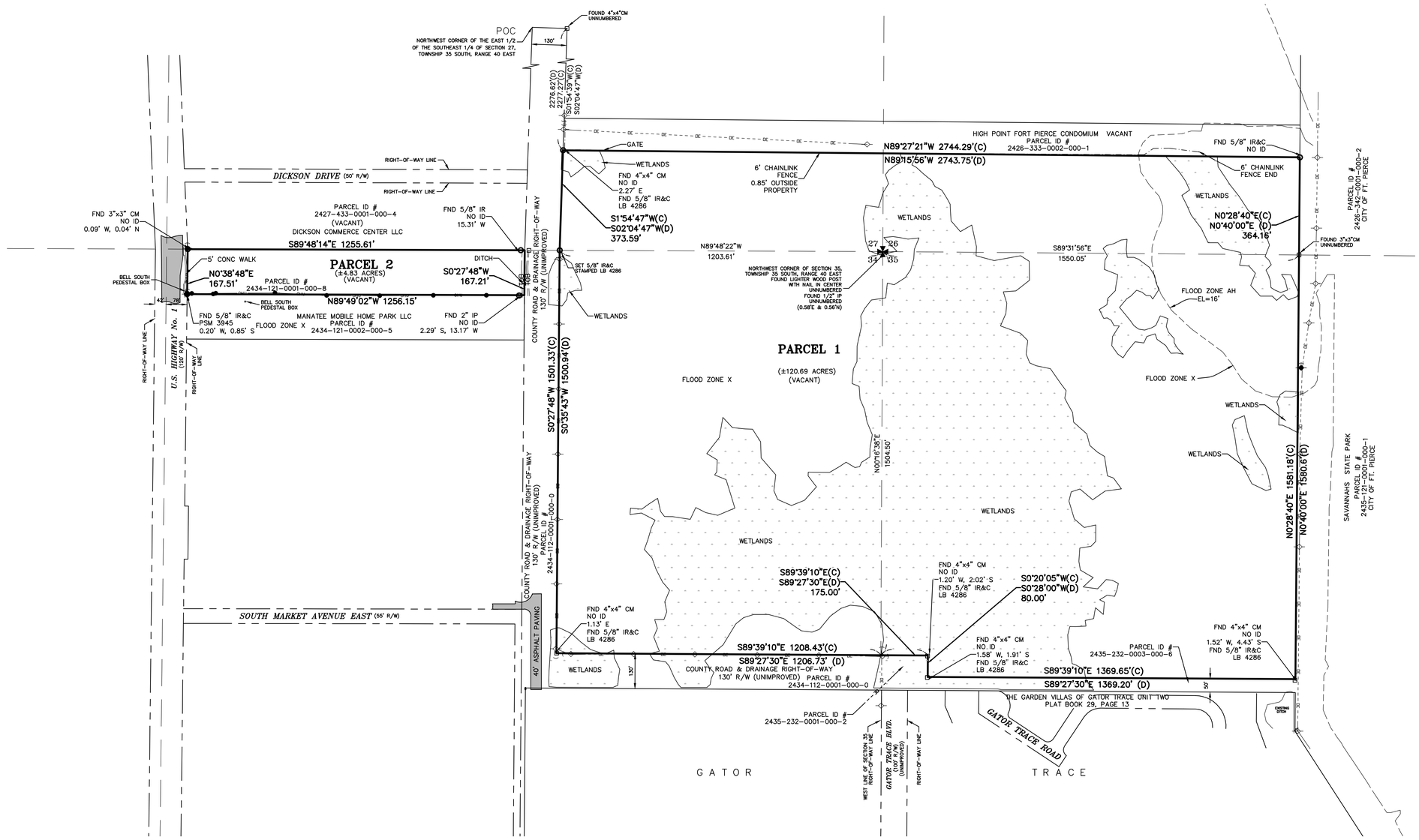
– REVISIONS –	BY	DATE

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

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg



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
B	=	Bell South Service Box
BLDG.	=	Building
CONC.	=	Concrete
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
D	=	Drainage Manhole
S	=	Sanitary Manhole
	=	Fire Hydrant
WV	=	Water Valve

GRAPHICS

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

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STATE OF FLORIDA CERTIFICATION No. LB 4286

– 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
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg

PARCEL 1

(±120.69 ACRES)
(VACANT)

N89°27'21"W 2744.29'(C)
N89°15'56"W 2743.75'(D)

N89°48'22"W
1203.67'

S89°31'56"E
1550.05'

N00°16'38"E
1504.50'

S89°39'10"E 1208.43'(C)
S89°27'30"E 1206.73' (D)

S89°39'10"E 1369.65'(C)
S89°27'30"E 1369.20' (D)

S01°54'47"W(C)
S02°04'47"W(D)
373.59'

S02°27'48"W 1504.33'(C)
S0°35'43"W 1500.94' (D)

N0°28'40"E(C)
N0°40'00"E (D)
364.16'

N0°28'40"E x3581.18'(C)
N0°40'00"E 1960.8'(D)

S89°39'10"E(C)
S89°27'30"E(D)
175.00'

S6°20'05"W(C)
S0°28'00"W(D)
80.00'

NORTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FOUND LIGHTER WOOD POST WITH NAIL IN CENTER
UNNUMBERED
FOUND 1/2" IP UNNUMBERED
(0.58'E & 0.56'N)

SET 5/8" IR&C STAMPED LB 4286

FND 4"x4" CM NO ID 2.27' E FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.13' E FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.20' W, 2.02' S FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.58' W, 1.91' S FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.52' W, 4.43' S FND 5/8" IR&C LB 4286

FND 5/8" IR&C NO ID

FOUND 3"x3"CM UNNUMBERED

6' CHAINLINK FENCE 0.85' OUTSIDE PROPERTY

6' CHAINLINK FENCE END

GATE

WETLANDS

FLOOD ZONE X

FLOOD ZONE AH EL=16'

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

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

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

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

SAVANNAHS STATE PARK

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

HURON

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TOPOGRAPHIC SURVEY
PARCEL 1

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

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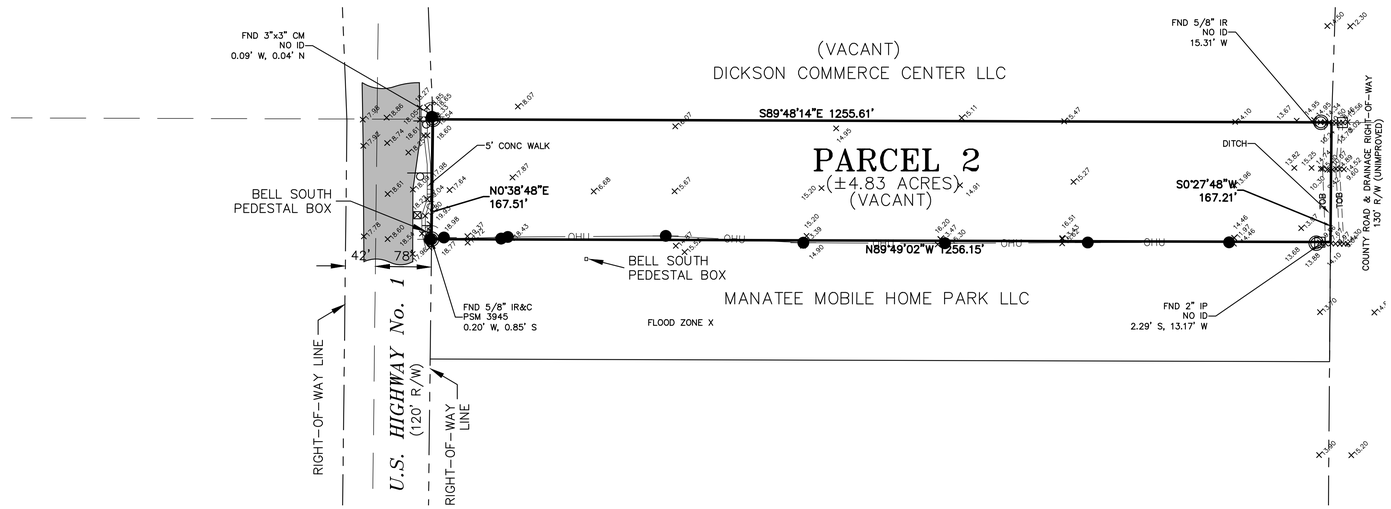
	BY	DATE
FIELD	GA	
CALCS.		
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

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

DATE: 5-07-2021
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 3 OF 4



GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

HURON

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.
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R/W	=	Right of Way
LS	=	Land Surveyor
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ELEV	=	Elevation
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N.A.V.D.	=	North American Vertical Datum
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F.D.O.T.	=	Florida Department of Transportation
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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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	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
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 4 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg

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

KOLTER HOMES

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 preformed. 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 contigious access to public right-of ways on three sides.

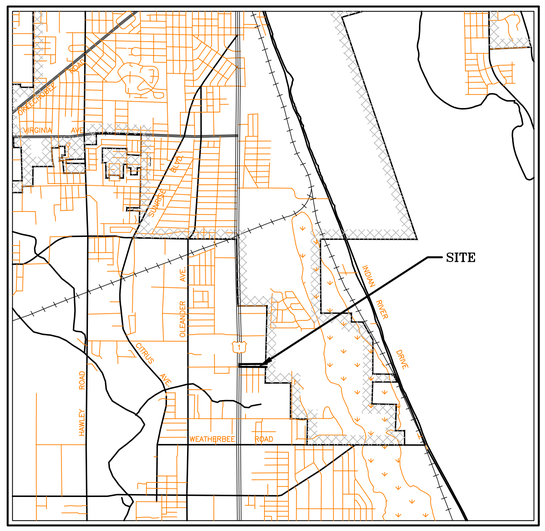
CERTIFICATION

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 SIGNATURE DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199



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	

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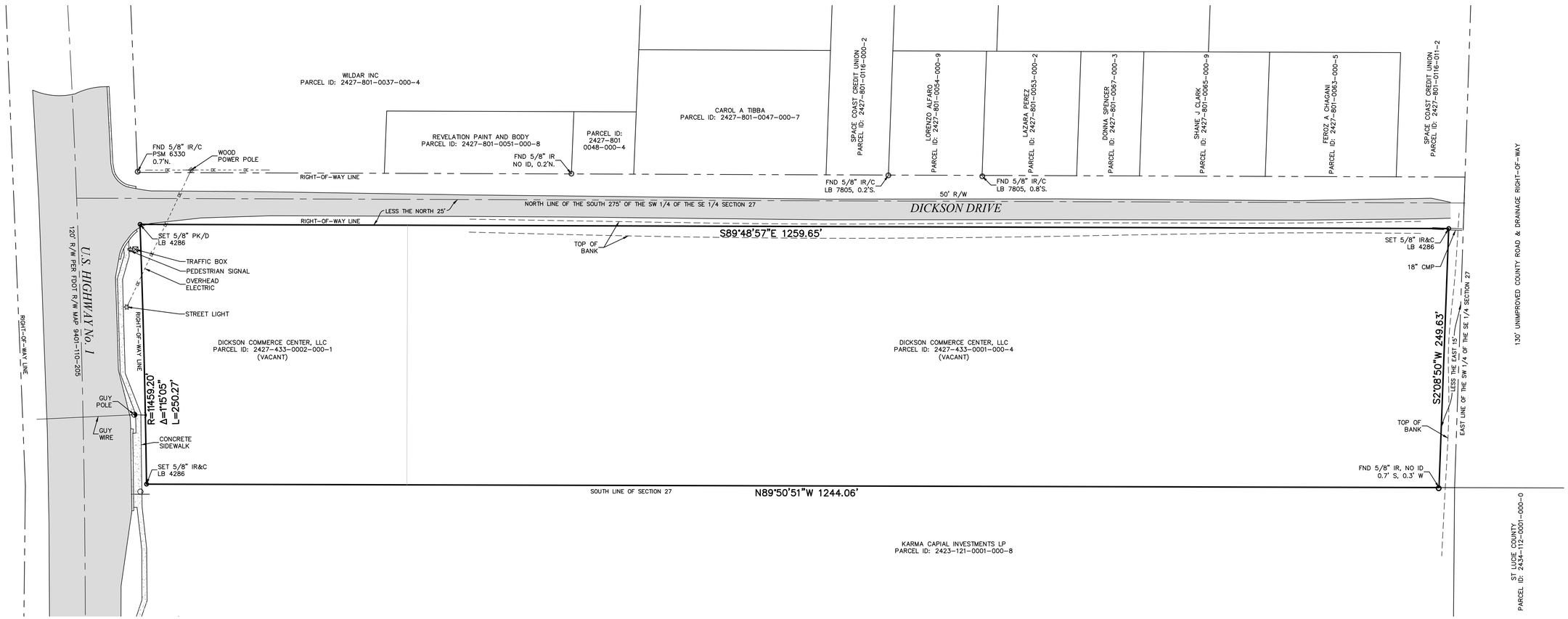
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	PK	11-17-21
CALCS.		
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	TOB	= Top of Bank
IP&C	= Iron Pipe and Cap	CBS	= Concrete Block Structure
IP	= Iron Pipe	ELEV	= Elevation
CM	= Concrete Monument	INV	= Invert
PRM	= Permanent Reference Monument	Δ	= Included Angle
OHU	= Over Head Utility	R	= Radius Length
(P)	= As shown on recorded plat.	L	= Arc Length
(D)	= Deed	N.A.V.D.	= North American Vertical Datum
(C)	= Calculates by Field Measurement	N.G.V.D.	= National Geodetic Vertical Datum
R/W	= Right of Way	F.D.O.T.	= Florida Department of Transportation
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LB	= License Business	RCP	= Reinforced Concrete Pipe
P.L.S.	= Professional Land Surveyor	±	= Plus or Minus
-●-	= Wood Pole	Ⓓ	= Drainage Manhole
⟋	= Anchor and Guy Wire	Ⓢ	= Sanitary Manhole
TYP.	= Typical	WV	= Fire Hydrant
P.B.	= Plat Book		= Water Valve
PG.	= Page	B	= Bell South Service Box
O.R.B.	= Official Records Book	BLDG.	= Building
No.	= Number	CONC.	= Concrete
℄	= Center Line		

NORTH

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

GRAPHICS

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

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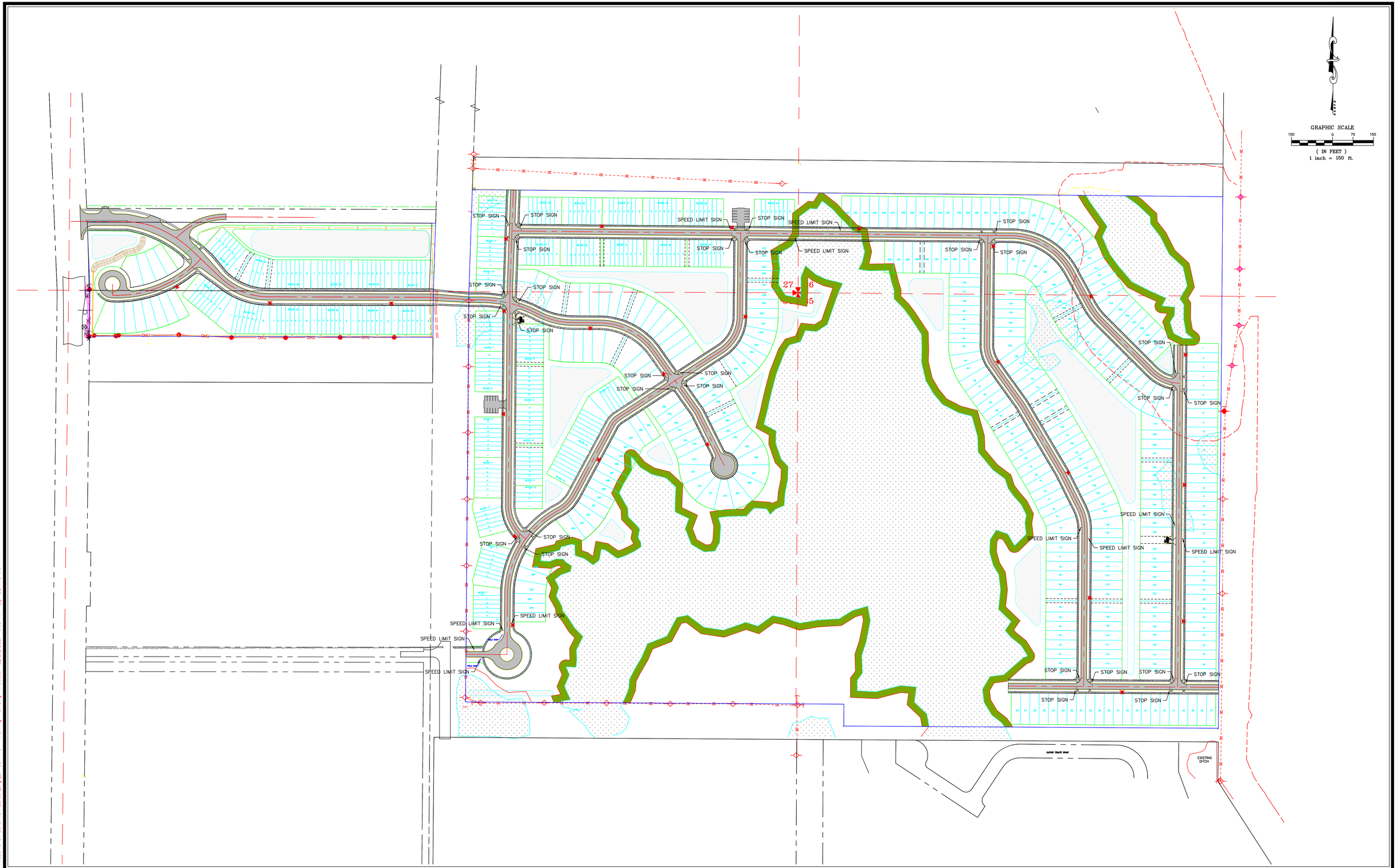
– REVISIONS –	BY	DATE

	BY	DATE
FIELD	PK	11-17-21
CALCS.		
DRAWN	GLM	11-18-21
DETAILED		
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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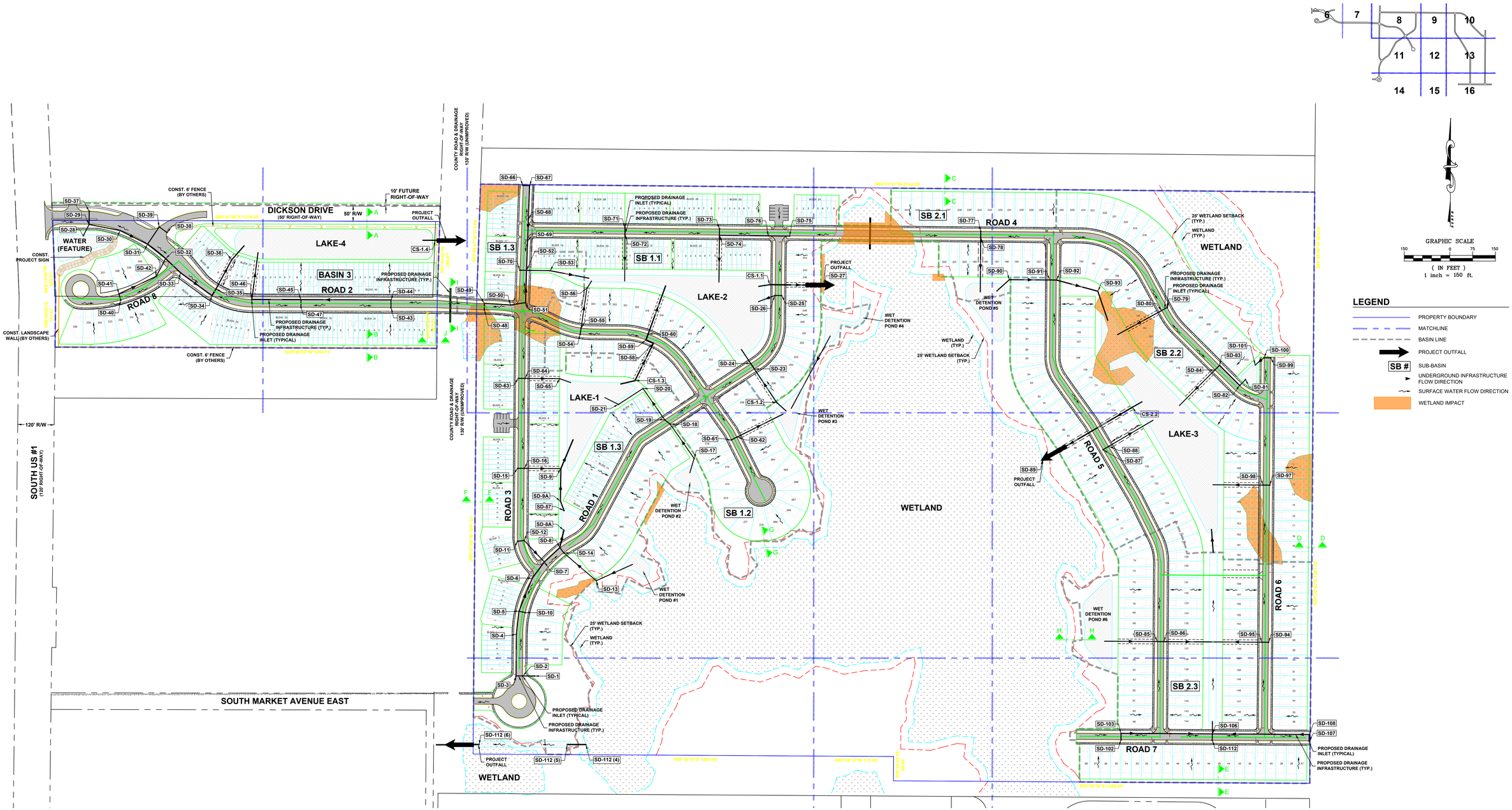
	BY	DATE
DESIGNED	TD	10-1-21
CALCS.	ER	10-1-21
DRAWN	EC	10-1-21
DETAILED	EC	10-1-21
CHECKED	TD	11-19-21
APPROVED	TD	10-1-21

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



DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.1

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 16.36' NAVD	= ###' NAVD
MIN. ROAD CROWN	= 17.26' NAVD	= ###' NAVD
MIN. FINISHED FLOOR	= 18.12' NAVD	= ###' NAVD
MIN. PERIMETER BERM	= 18.12' NAVD	= ###' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.2

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 16.72' NAVD	= ###' NAVD
MIN. ROAD CROWN	= 17.23' NAVD	= ###' NAVD
MIN. FINISHED FLOOR	= 18.17' NAVD	= ###' NAVD
MIN. PERIMETER BERM	= 18.06' NAVD	= ###' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 16.67' NAVD	= ###' NAVD
MIN. ROAD CROWN	= 17.35' NAVD	= ###' NAVD
MIN. FINISHED FLOOR	= 18.25' NAVD	= ###' NAVD
MIN. PERIMETER BERM	= 18.14' NAVD	= ###' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.4

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 16.36' NAVD	= ###' NAVD
MIN. ROAD CROWN	= 17.50' NAVD	= ###' NAVD
MIN. FINISHED FLOOR	= 18.13' NAVD	= ###' NAVD
MIN. PERIMETER BERM	= 18.02' NAVD	= ###' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.1

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 17.29' NAVD	= ###' NAVD
MIN. ROAD CROWN	= 17.97' NAVD	= ###' NAVD
MIN. FINISHED FLOOR	= 18.86' NAVD	= ###' NAVD
MIN. PERIMETER BERM	= 18.70' NAVD	= ###' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.2

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 17.29' NAVD	= ###' NAVD
MIN. ROAD CROWN	= 17.97' NAVD	= ###' NAVD
MIN. FINISHED FLOOR	= 18.85' NAVD	= ###' NAVD
MIN. PERIMETER BERM	= 18.69' NAVD	= ###' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 17.29' NAVD	= ###' NAVD
MIN. ROAD CROWN	= 17.97' NAVD	= ###' NAVD
MIN. FINISHED FLOOR	= 18.92' NAVD	= ###' NAVD
MIN. PERIMETER BERM	= 18.73' NAVD	= ###' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 16.36' NAVD	= ###' NAVD
MIN. ROAD CROWN	= 16.90' NAVD	= ###' NAVD
MIN. FINISHED FLOOR	= 18.51' NAVD	= ###' NAVD
MIN. PERIMETER BERM	= 17.69' NAVD	= ###' NAVD

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

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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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

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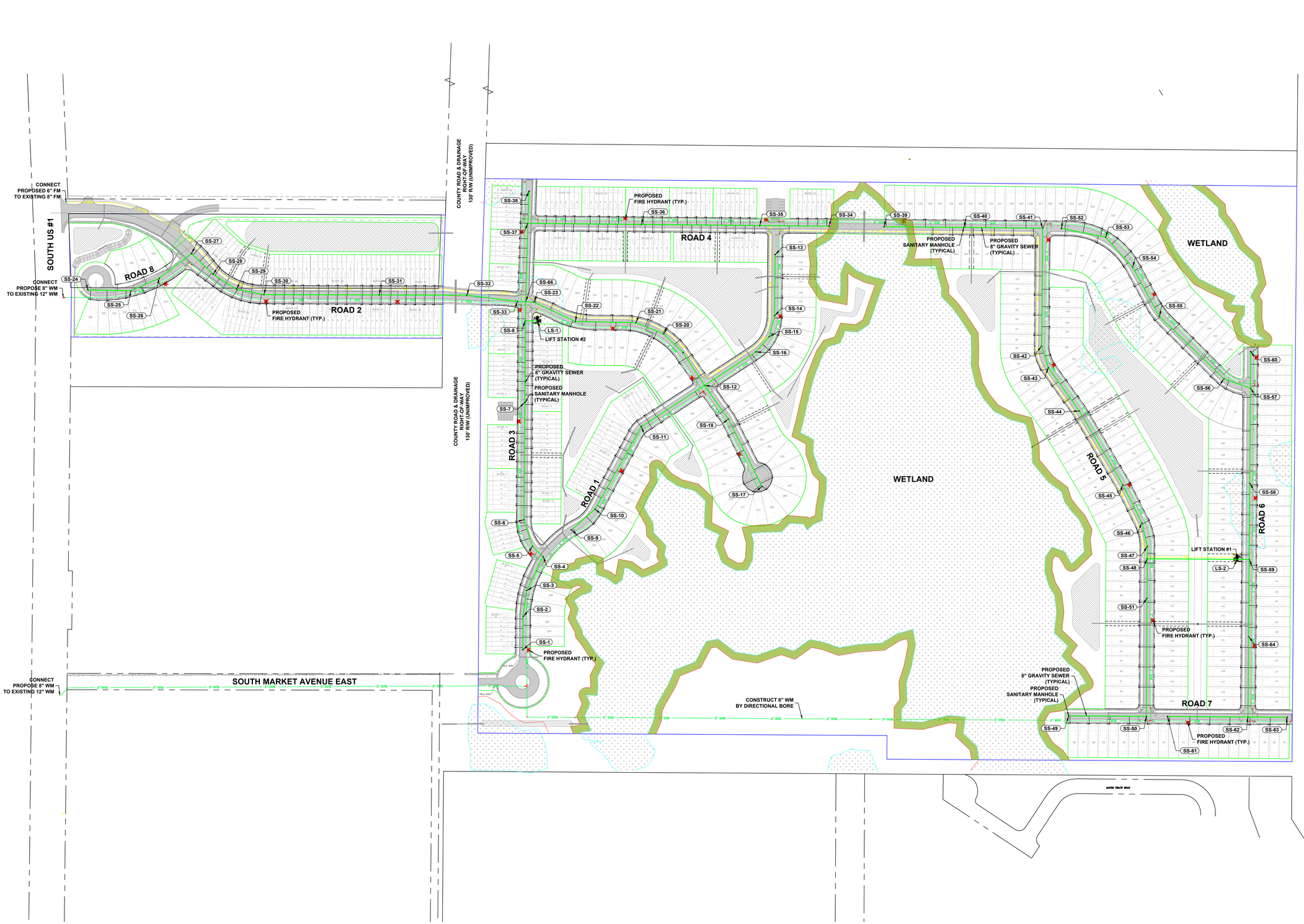
	BY	DATE
DESIGNED	TD	10–1–21
CALCS.	ER	10–1–21
DRAWN	RN	10–1–21
DETAILED	EC	10–1–21
CHECKED	TD	11–19–21
APPROVED	TD	10–1–21

SAVANNAH PRESERVE

MASTER 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



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.

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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

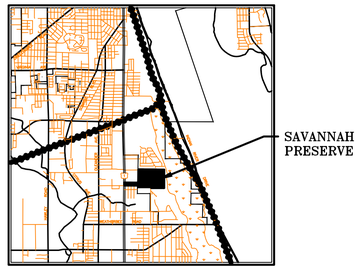
MASTER UTILITY PLAN

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

PLAT BOOK _____
PAGE _____

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

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:

1) 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), IT'S 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.

2) 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.

4) 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.

5) 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.

6) 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.

7) 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), IT'S SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

8) 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, DESIGNEES 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, DESIGNEES 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: _____

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 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.

CONTAINING 120.69 ACRES, MORE OR LESS.

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.

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

1) 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.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON–RADIAL.

3) 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.

4) 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.

5) 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.

6) 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

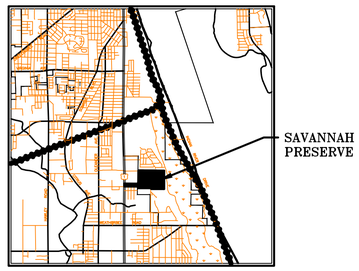
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–054–PLAT–COVER.DWG

PLAT BOOK _____
PAGE _____

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 (SAVANNH 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: _____ _____
GREGORY S. FLEMING DATE
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

FILE NAME: 21-054-PLAT-COVER.DWG

SAVANNAH PRESERVE

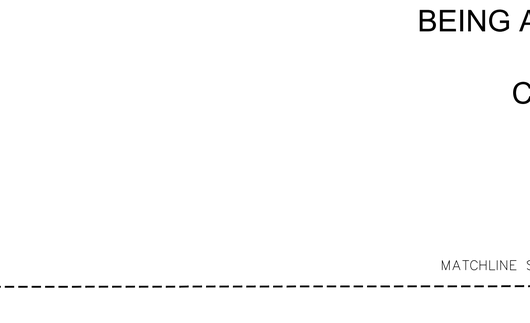
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

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

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
△	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 PRM	DENOTES NO IDENTIFICATION NUMBER 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

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

OST-5

WMT-3

STREET NAME

STREET NAME

STREET NAME

LSE-2

20' UE

SAVANNAHS STATE PARK
PARCEL ID #
2435-121-0001-000-1
CITY OF FT. PIERCE

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

SET 5/8" IR&C
PRM LB 4286

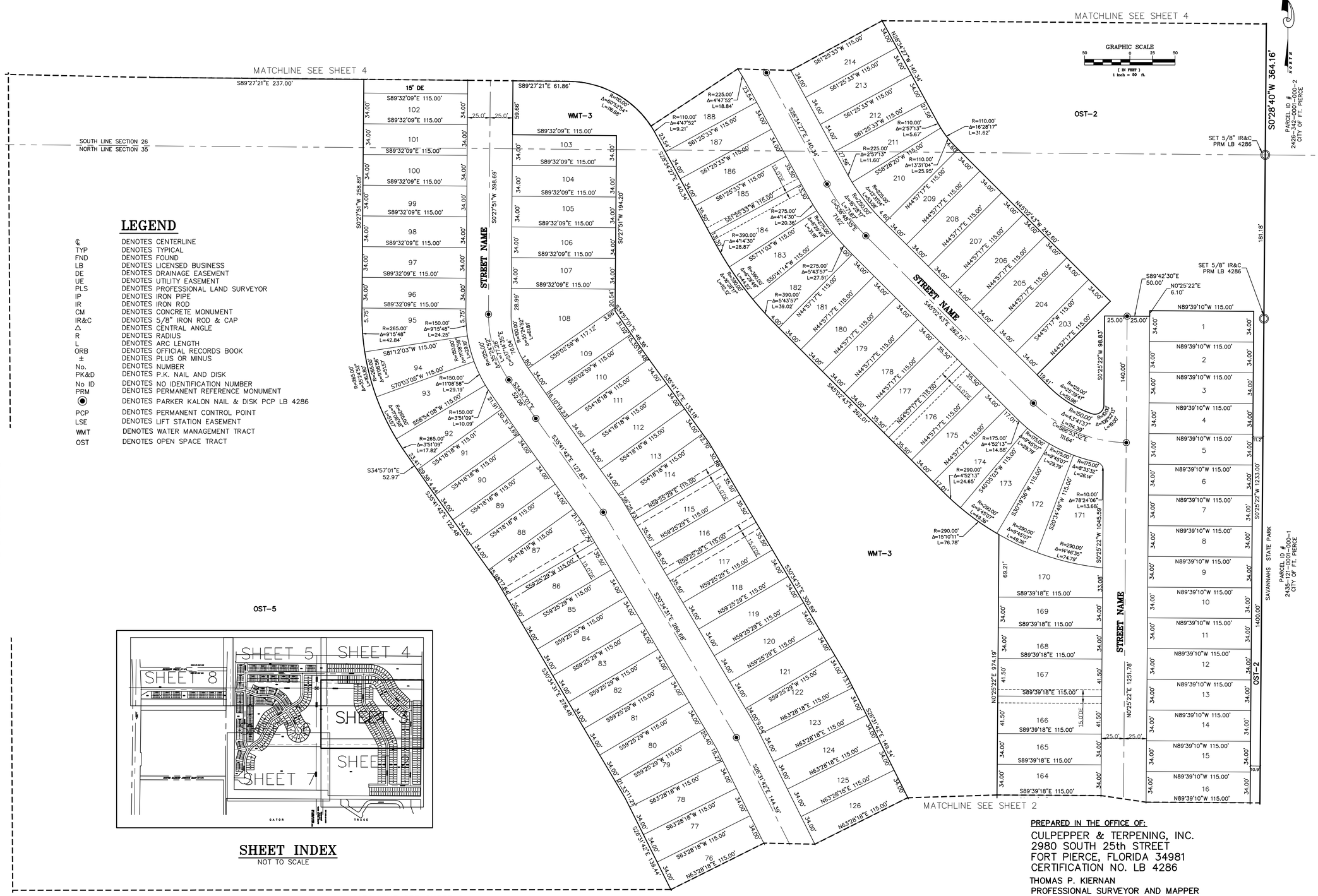
THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 29, PAGE 13

GATOR TRACE ROAD

PLAT BOOK _____
PAGE _____

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



SHEET INDEX
NOT TO SCALE

LEGEND

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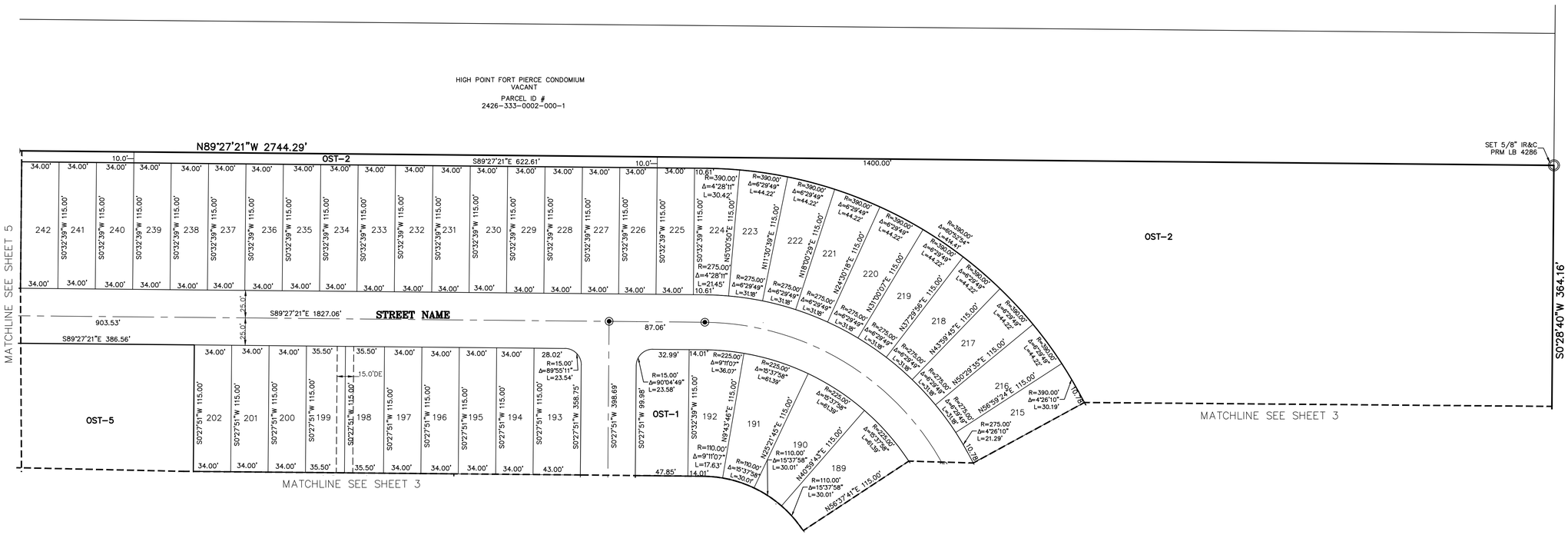
PLAT BOOK _____
PAGE _____

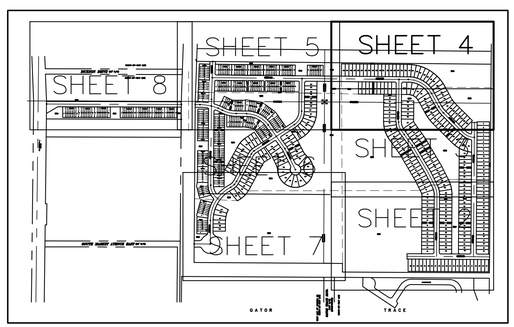
SAVANNAH PRESERVE

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

NORTH

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





SHEET INDEX
NOT TO SCALE

LEGEND

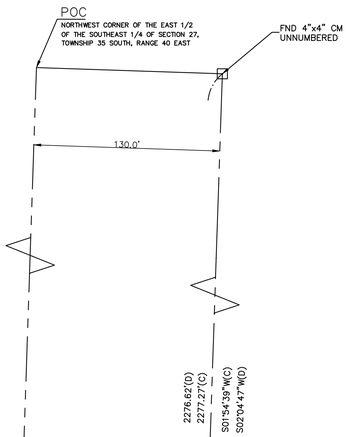
℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
IR&C	DENOTES 5/8" IRON ROD & CAP
△	DENOTES CENTRAL 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

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

PLAT BOOK _____
PAGE _____

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



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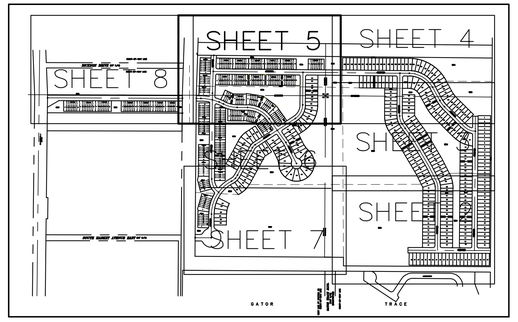

SHEET INDEX
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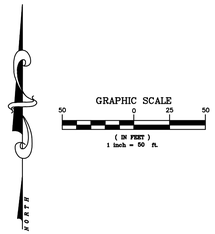

HIGH POINT FORT PIERCE CONDOMIUM
VACANT
PARCEL ID #
2426-333-0002-000-1

SET 5/8" IR&C PRM LB 4286

N89°27'21"W 2744.29'

SET 5/8" IR&C PRM LB 4286

1169.05'

126.24'

25.00'

25.00'

S87°57'00"E 100.00'

BLOCK 18

BLOCK 17

N87°57'00"W 100.00'

N2°03'00"E 148.00'

N2°03'00"E 116.66'

S88°19'36"E 100.00'

26.66'

OST-2

S89°27'21"E 152.91'

S89°27'21"E 148.00'

S89°27'21"E 148.00'

S89°27'21"E 148.00'

S89°27'21"E 148.00'

S89°27'21"E 148.00'

BLOCK 29

BLOCK 28

BLOCK 27

BLOCK 26

BLOCK 25

BLOCK 24

S2°03'00"W 89.77'

STREET NAME

Radius Point Lands of SFWMD

353.20'

23.27'

836.47'

STREET NAME

S89°27'21"E 73.71'

S89°27'21"E 171.27'

S89°27'21"E 1827.06'

903.53'

OST-2

OST-2

R=25.00'
Δ=89°59'40"
L=39.26'

N2°03'00"E

BLOCK 19

BLOCK 20

BLOCK 21

BLOCK 22

BLOCK 23

15.0'DE

15.0'DE

R=40.00'
Δ=90°00'00"
L=62.83'

R=15.00'
Δ=90°00'00"
L=23.56'

S89°27'21"E 100.00'

S89°27'21"E 386.56'

243

S89°27'21"E 115.00'

244

S89°27'21"E 115.00'

245

S89°27'21"E 115.00'

28.00'

34.00'

34.00'

43.00'

34.00'

34.00'

OST-5

N0°32'39"E 278.70'

N0°32'39"E 304.26'

N0°32'39"E 90.00'

EAST LINE SECTION 27

WEST LINE SECTION 26

N2°03'00"E 90.29'

33.40'

N89°27'21"W 197.40'

N89°27'21"W 148.00'

N89°27'21"W 148.00'

N89°27'21"W 148.00'

WMT-2

N89°27'20"W 170.35'

38.35'

48.35'

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

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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 _____
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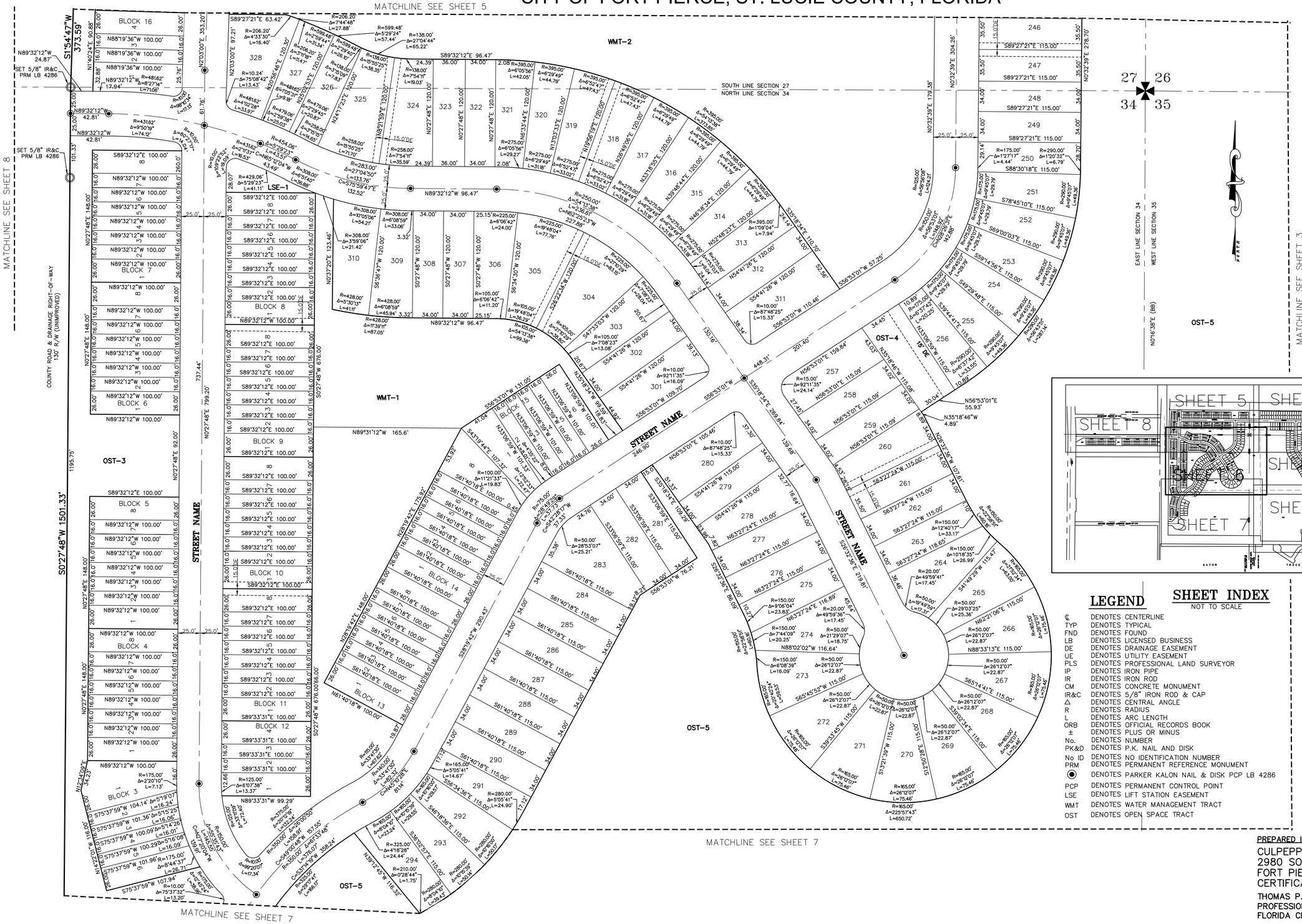
MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 8
MATCHLINE SEE SHEET 3
MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 7
S154'47"W 373.59'
S02°27'48"W 1501.33'
1195.75'
COUNTY ROAD & DRAINAGE RIGHT-OF-WAY 130' R/W (UNIMPROVED)
SET 5/8" IR&C PRM LB 4286
SET 5/8" IR&C PRM LB 4286
N89°32'12"W 24.87
N89°32'12"W 42.81
N89°32'12"W 42.81
N89°32'12"W 17.94'
N1°40'24"E 90.88'
N2°03'00"E 353.20'
N2°03'00"E 97.21'
S89°27'21"E 63.42'
S89°32'12"E 96.47'
N89°32'12"W 96.47'
N89°31'12"W 165.6'
N89°32'12"W 96.47'
N0°32'39"E 304.26'
N0°32'39"E 179.38'
N0°32'39"E 278.70'
N0°16'38"E (BB)
N0°27'48"E 737.44'
N0°27'48"E 799.20'
N0°27'48"E 148.00'
N0°27'48"E 148.00'
N0°27'48"E 92.00'
N0°27'48"E 676.00'
N0°37'20"E 123.46'
N12°34'09"E 34.23'
S0°27'48"W 676.00'
S0°27'48"W 676.06'
S0°27'48"W 676.00'
S0°27'48"W 116.00'
S0°27'48"W 116.32'
S56°53'01"W 131.05'
S56°53'01"W 109.70'
S56°53'01"W 57.25'
S56°53'01"W 110.46'
S56°53'01"W 105.46'
S56°53'01"W 76.21'
S56°53'01"W 159.84'
N56°53'01"E 115.09'
N56°53'01"E 55.93'
S89°27'21"E 115.00'
S88°30'18"E 115.00'
S78°45'10"E 115.00'
S69°00'03"E 115.00'
S59°14'56"E 115.00'
S49°29'48"E 115.00'
S39°44'41"E 115.00'
N35°18'46"W 4.89'
N35°18'46"W 115.09'
N35°18'34"W 99.55'
N35°18'34"W 268.84'
N35°18'34"W 110.70'
N35°18'34"W 115.00'
N35°18'34"W 101.61'
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S35°18'34"E 115.00'
S35°18'34"E 109.29'
S26°32'39"E 219.61'
S26°32'39"E 80.09'
S28°19'42"E 290.45'
N28°19'42"E 175.92'
N28°19'42"E 148.00'
N61°40'18"E 100.00'
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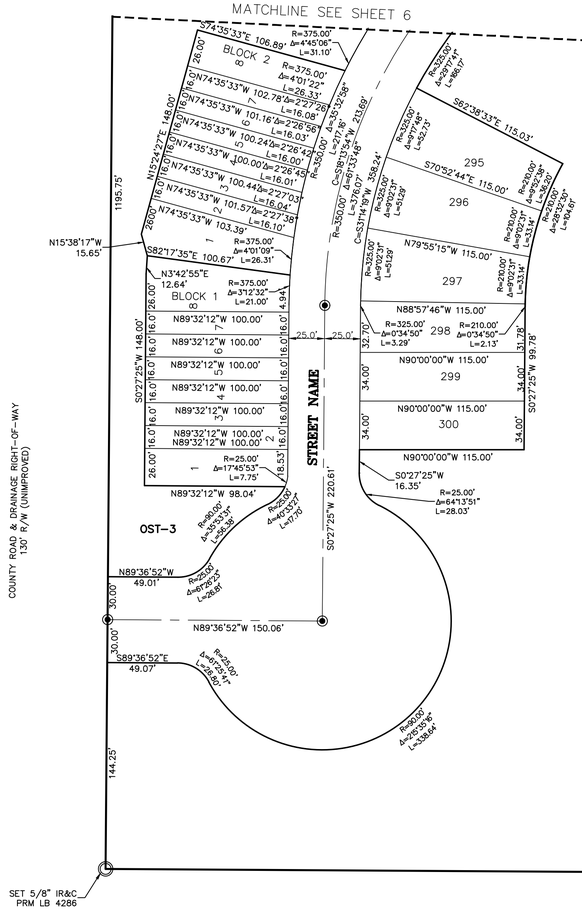
S54°41'26"W 120.00'
S54°41'26"W 120.00'
S54°41'26"W 120.00'
S54°41'26"W 120.00'
S54°41'26"W 120.00'
S54°43'03"W 120.00'
S63°27'24"E 115.00'
S63°27'24"W 115.00'
S63°27'24"W 118.65'
S63°27'24"W 115.00'
S63°27'24"W 115.00'
S63°27'24"W 115.00

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 _____

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



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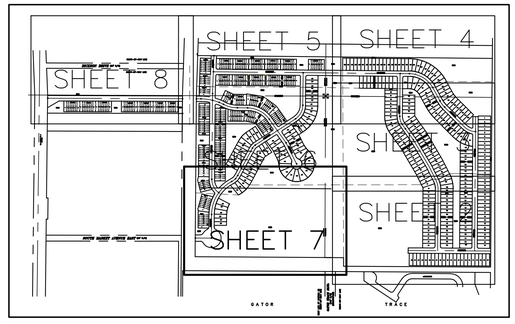
OST-5



SHEET INDEX

NOT TO SCALE

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
FLORIDA CERTIFICATE No. 6199

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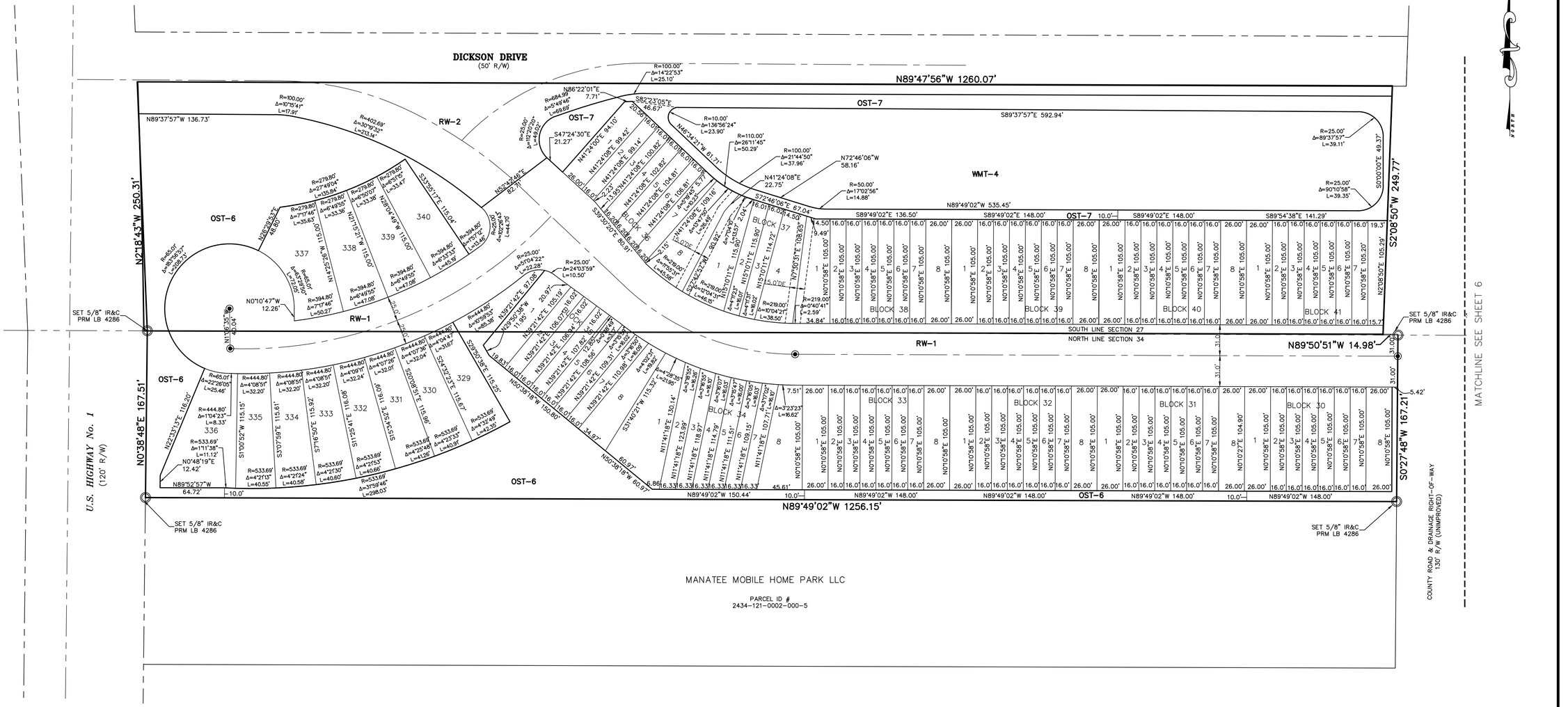
PLAT BOOK _____
PAGE _____

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



MANATEE MOBILE HOME PARK LLC

PARCEL ID #
2434-121-0002-000-5

LEGEND

℄	DENOTES CENTERLINE
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FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
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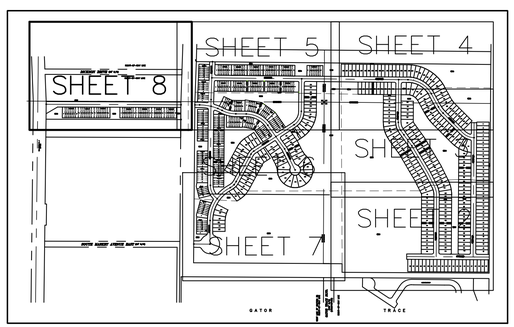

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FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT8.DWG

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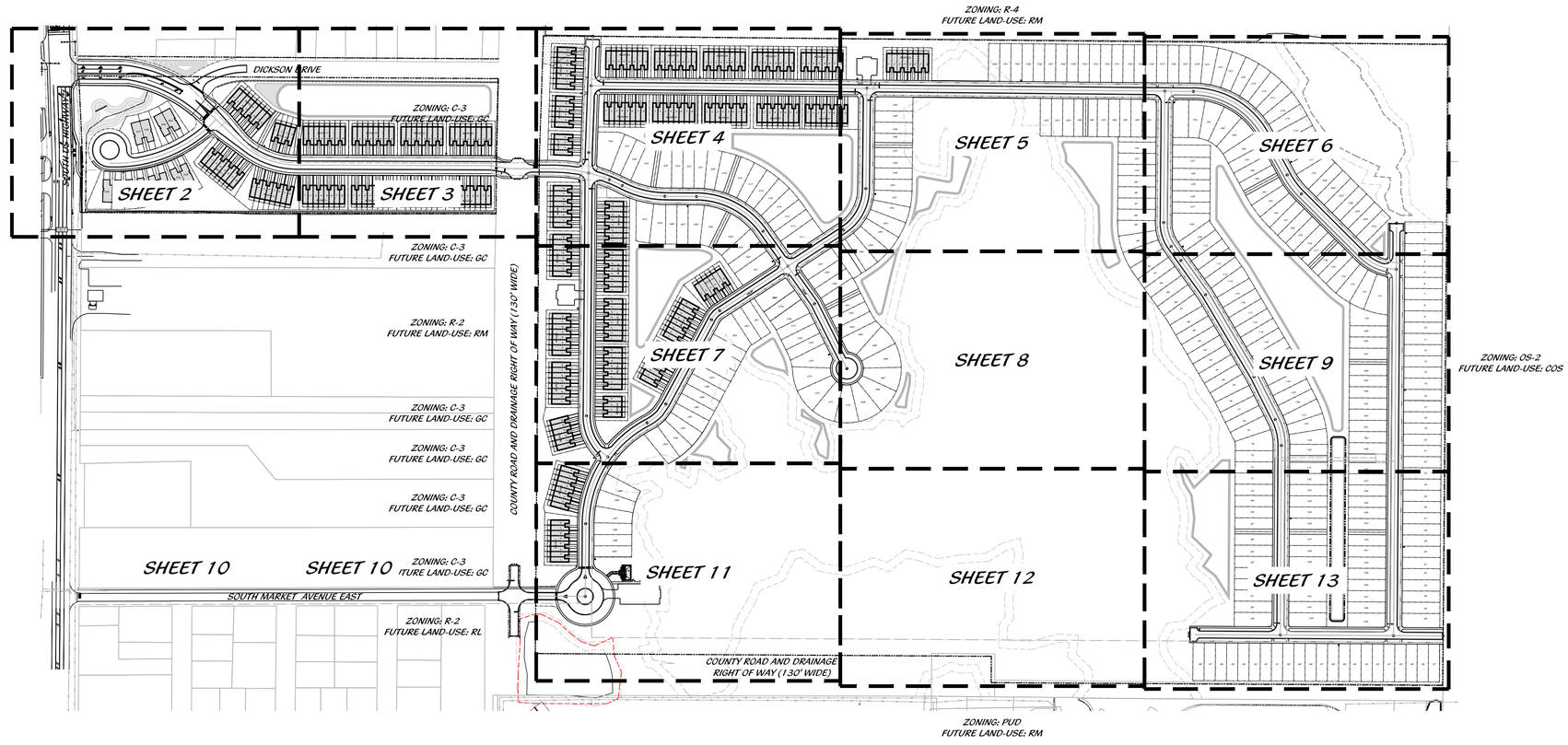
Kolter Land Partners, LLC



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
COTLEUR & HEARING
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FAX: 561-747-1377
CONTACT: DAN SORROW

CIVIL ENGINEER
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2980 SOUTH 25TH ST.
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PHONE: 561-464-3537
FAX: 561-464-9497
CONTACT: DENNIS MURPHEY

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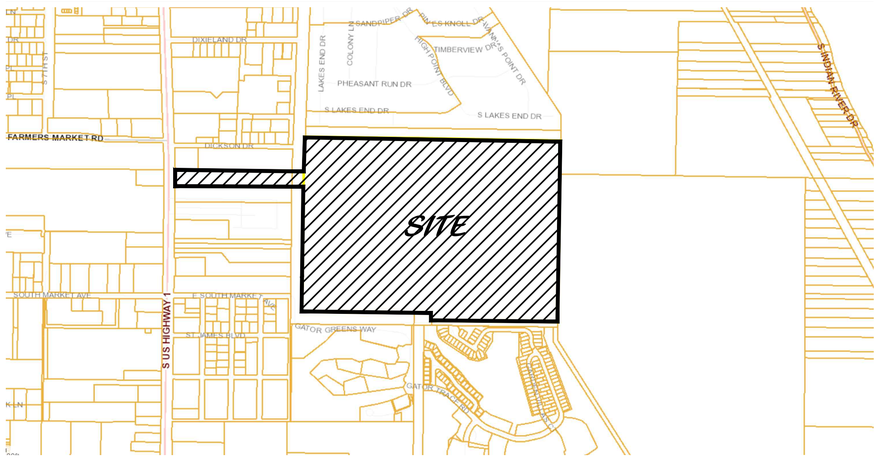
SHEET 14	TYPICAL TOWN HOME LANDSCAPE
SHEET 15	LANDSCAPE DETAILS

LOCATION MAP



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www.cotleurhearing.com
Lic# LC-26000535

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

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

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

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

SHEET 1 OF 15

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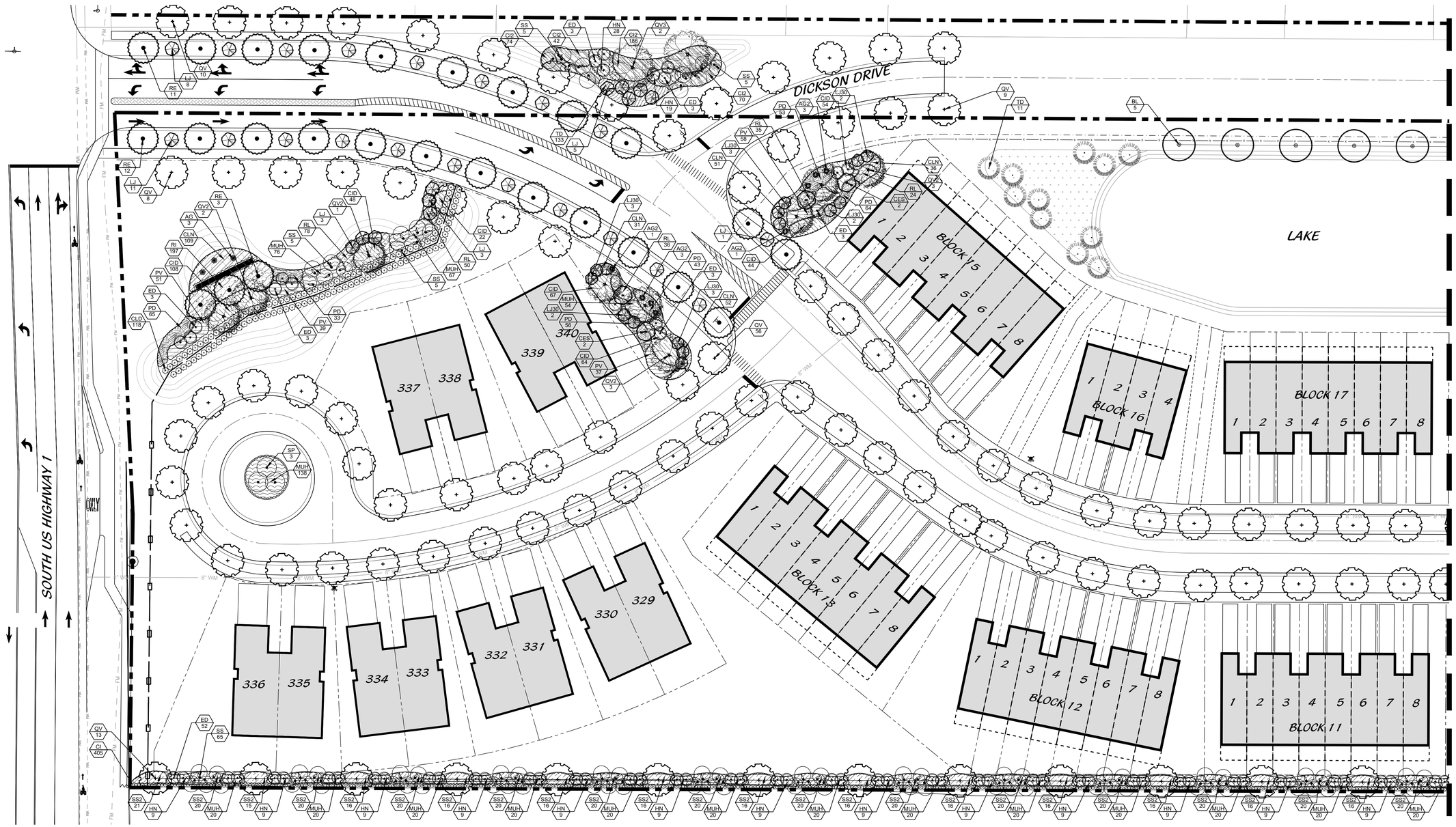

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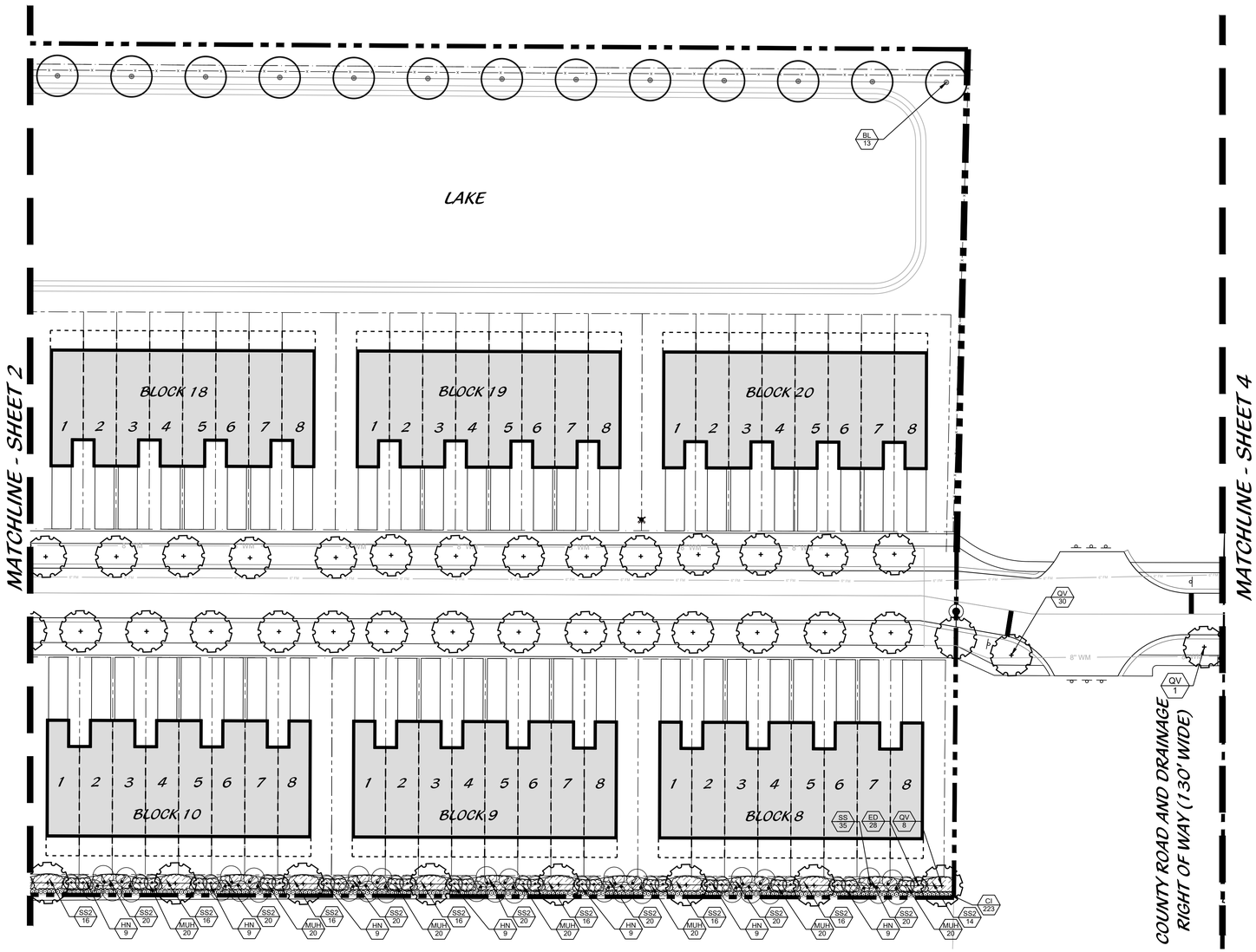

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SHEET 3 OF 15

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MATCHLINE - SHEET 3

MATCHLINE - SHEET 5

MATCHLINE - SHEET 7

BLOCK 24 1 2 3 4 5 6 7 8

BLOCK 25 1 2 3 4 5 6 7 8

BLOCK 26 1 2 3 4 5 6 7 8

BLOCK 27 1 2 3 4 5 6 7 8

BLOCK 28 1 2 3 4 5 6 7

BLOCK 23 1 2 3 4 5 6 7

BLOCK 22 1 2 3 4 5 6

BLOCK 21 1 2 3 4

BLOCK 34 1 2 3 4 5 6 7 8

BLOCK 33 1 2 3 4 5 6 7 8

BLOCK 32 1 2 3 4 5 6 7 8

BLOCK 31 1 2 3 4 5 6 7 8

BLOCK 30 1 2 3 4 5 6 7

BLOCK 7 1 2 3 4 5 6 7 8

BLOCK 35 1 2 3 4 5 6 7 8

328 327 326 325 324 323 322 321 320 319 318 317 316 315 314 313 312 311 310 309 308 307 306 305 304

LAKE

PE1 3 | PE2 2 | PE3 2 | SR 60 | EF 82 | CIR 92 | CIR 124 | EF 124 | SP 1 | SP 2 | SP 4 | SP 5 | RL 18 | RL 25 | RL 36 | RL 37 | RL 46 | RL 54 | RL 55 | QV 145

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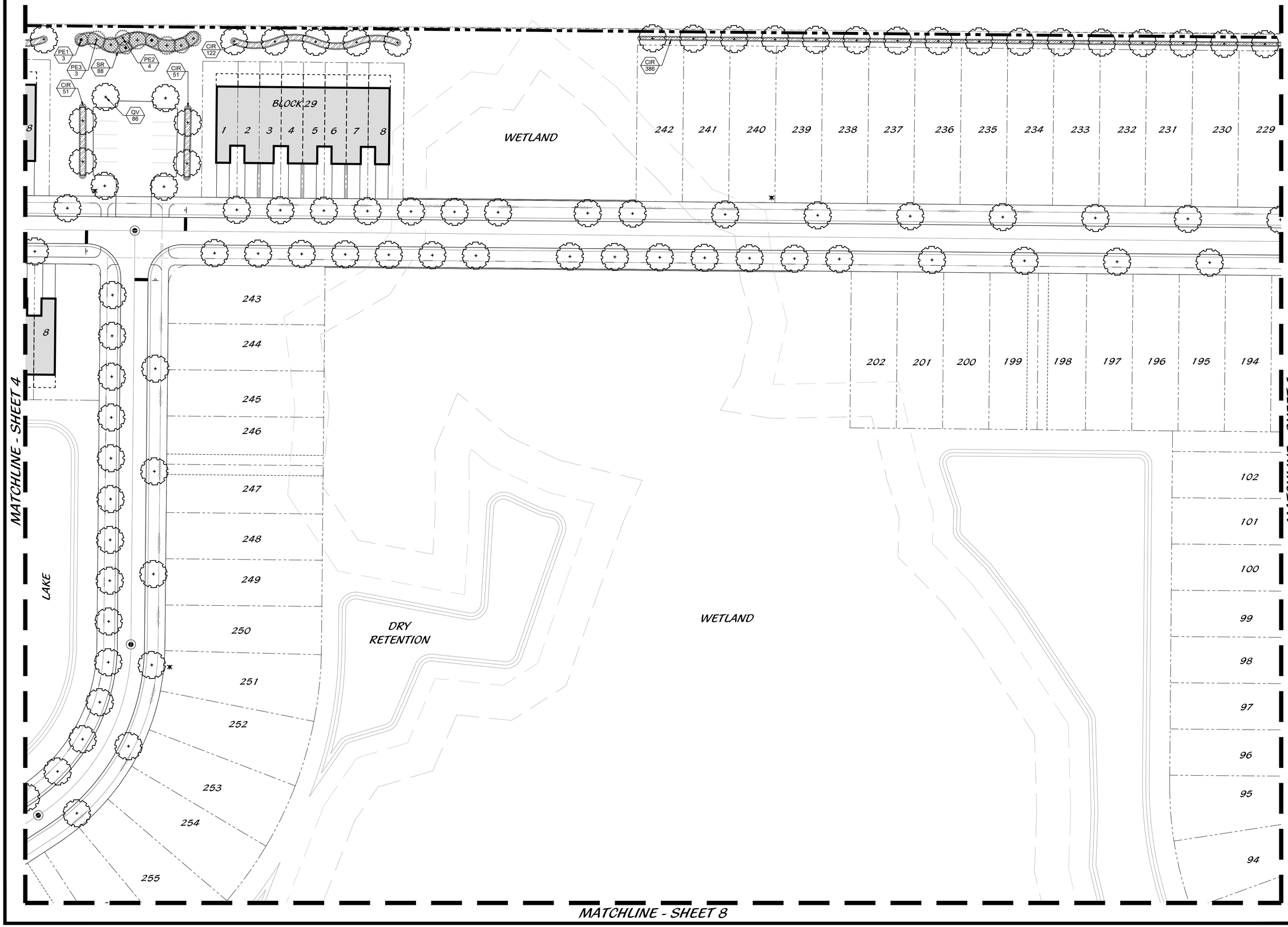

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Lic# LC-26000535

Savannah Preserve

Kolter Land Partners, LLC

Landscape Plan

City of Fort Pierce, Florida

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

Scale: 1" = 30'

0' 15' 30' 60'

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

SHEET 5 OF 15

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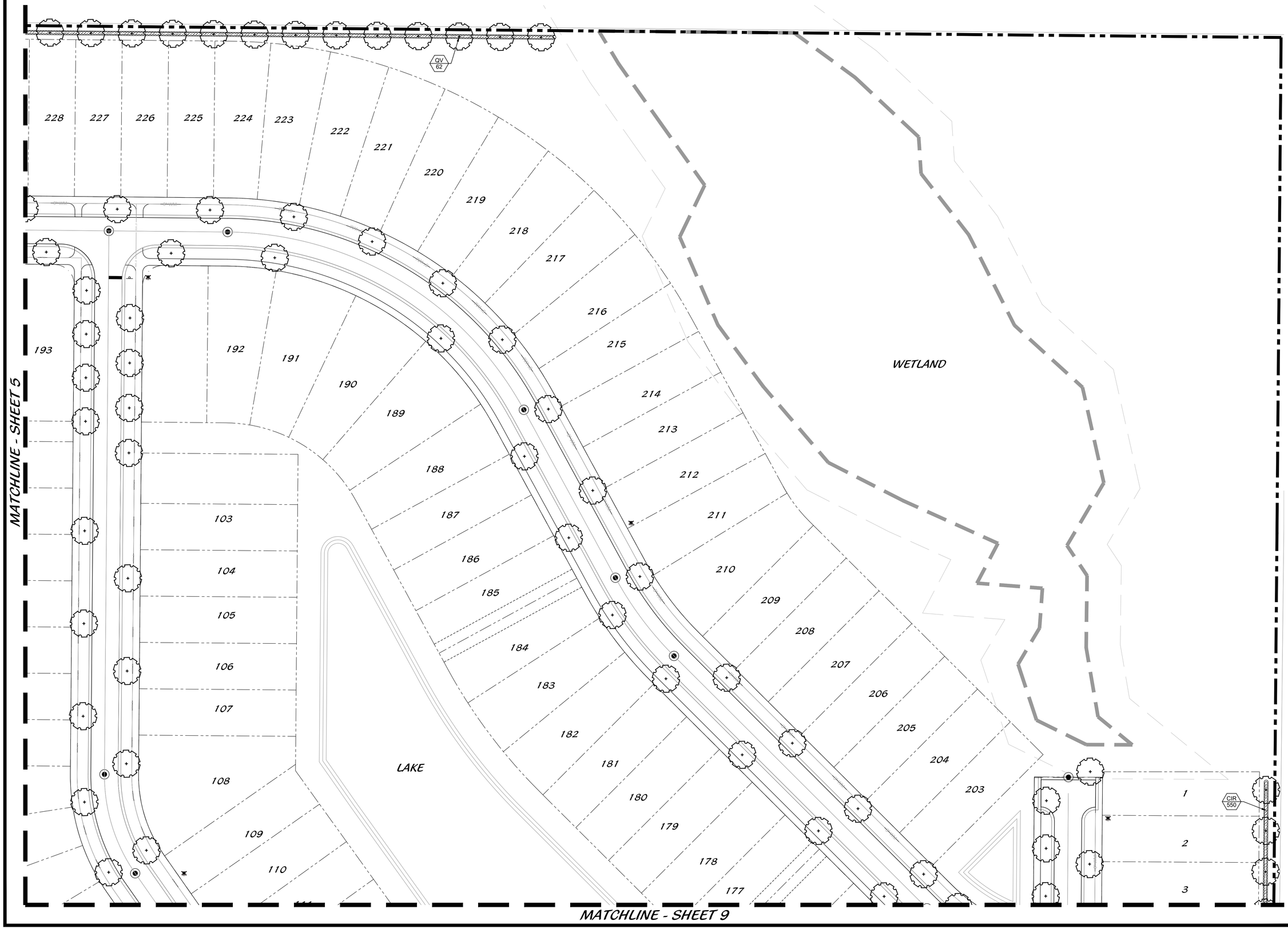

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MATCHLINE - SHEET 4

MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

LAKE

BLOCK 6 BLOCK 36 BLOCK 42 BLOCK 37 BLOCK 41 BLOCK 5 BLOCK 38 BLOCK 40 BLOCK 4 BLOCK 39 BLOCK 3

303 302 301 257 258 259 280 279 281 278 282 277 283 276 284 275 285 274 286 273 287 272 288 271 289 290 291 292 293 294

146.90' 139.68'

DRY RETENTION

WETLAND

DRY RETENTION

DRY RETENTION

EF 92 PE2 4 CIR 51 PE3 3 PE1 3 QV 98 SR 88 CIR 51 CIR 92 PE1 3 PE3 2 SR 60 PE2 4 EF 62 CIR 62 PE1 2 PE3 2 PE2 2 SR 60 PE1 6 PE3 5 PE2 5

SP 1 RL 37 RL 75 SP 5 RL 37 RL 75 RL 37 SP 2 RL 37 SP 2 RL 37 SP 2 SP 2 RL 42

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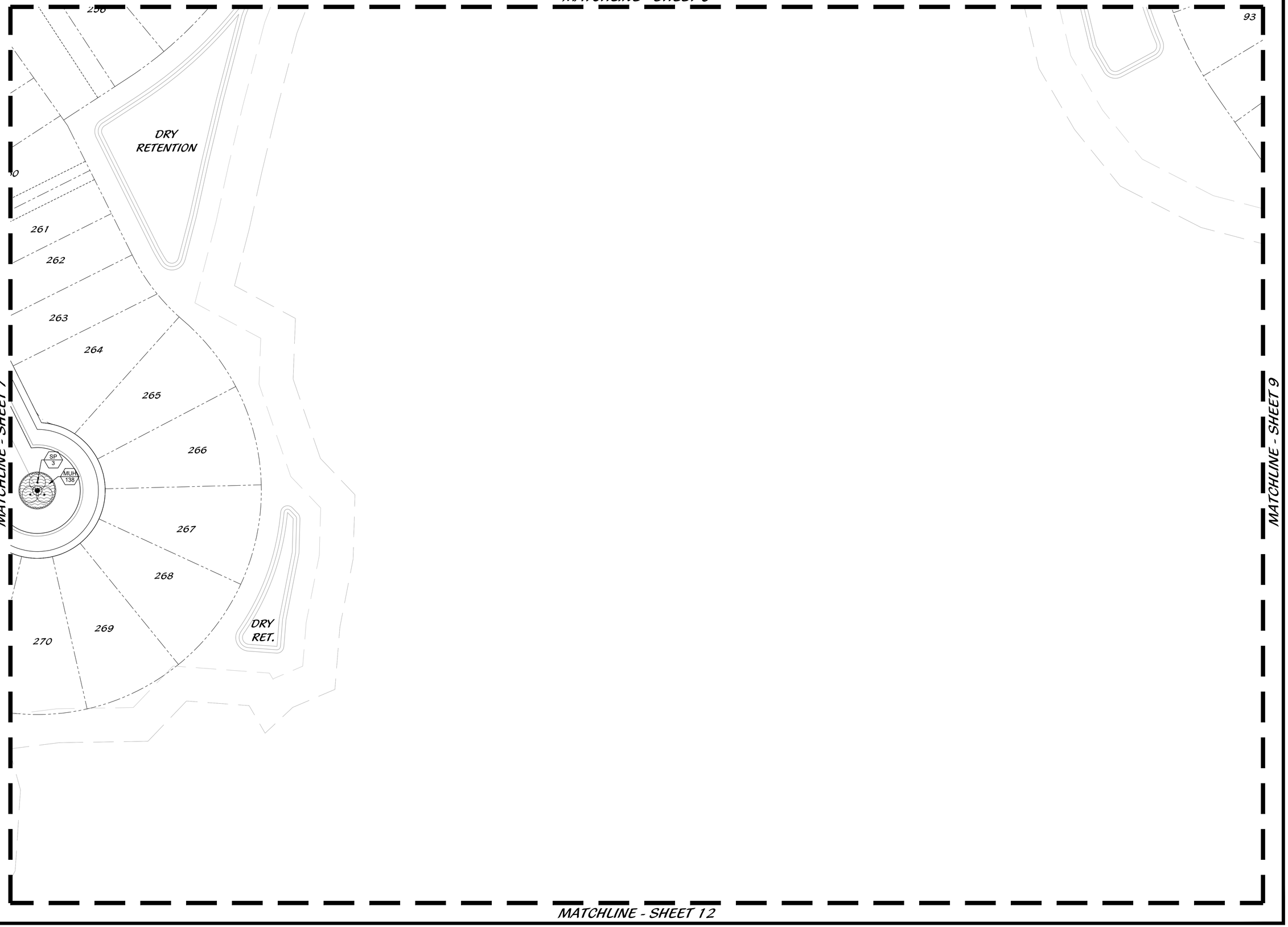
MATCHLINE - SHEET 5



MATCHLINE - SHEET 7

MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

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MATCHLINE - SHEET 6

MATCHLINE - SHEET 8

LAKE

WETLAND

DRY RET.

MATCHLINE - SHEET 13

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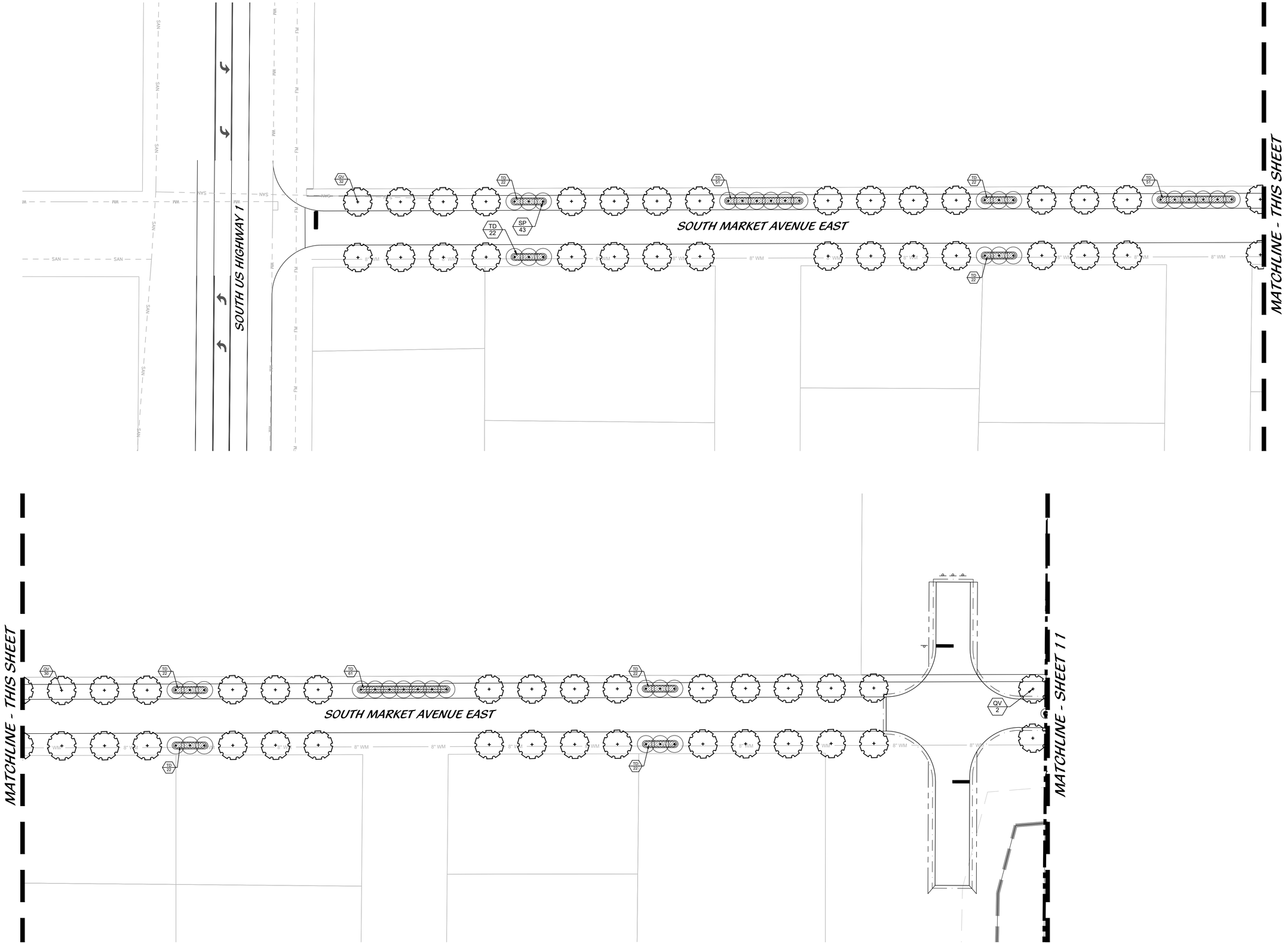

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MATCHLINE - SHEET 7

DRY RETENTION

295

296

297

298

299

300

BLOCK 2

BLOCK 1

WETLAND

RECREATION TRACT

TREE PRESERVE

WETLAND

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

MATCHLINE - SHEET 10

MATCHLINE - SHEET 12

8" WM

PE1 1
QV 45
EF 92
PE1 3
PE3 2
SR 60
PE2 2
SP 2
RL 33
PE1 6
CIR 152
PE3 7
PE2 5
SP 9
CID 275
MUH 115
PE3 3
PE2 3
PE1 3

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MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

MATCHLINE - SHEET 13

WETLAND

8" WM

TREE PRESERVE

WETLAND

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

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SHEET 12 OF 15

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MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

WETLAND

DRY RETENTION

DRY RETENTION

71 70 69 68 67 66 65 64 63 62 61 60 59

132 133 134 135 136 137 138 139 140 141 142 143 144

157 156 155 154 153 152 151 150 149 148 147 146 145

23 24 25 26 27 28 29 30 31 32 33 34 35 36

QV 102

CIR 390

8" WM

8" WM

58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37

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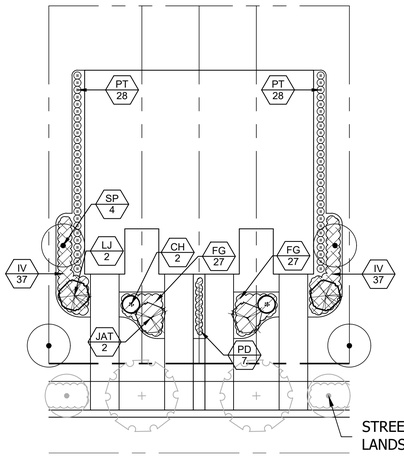
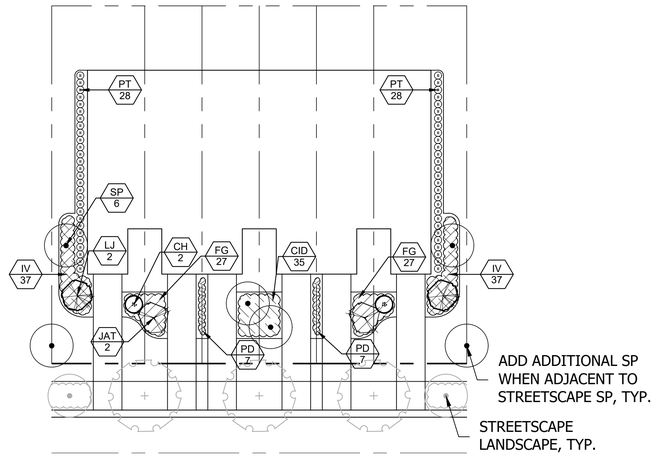
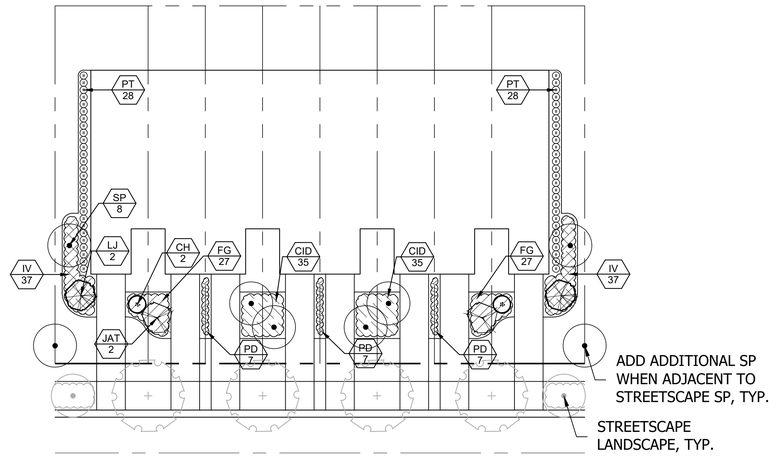
OPTION ONE



4-UNIT TOWN HOME

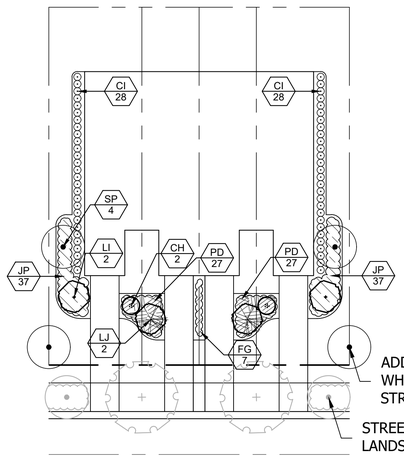


6-UNIT TOWN HOME

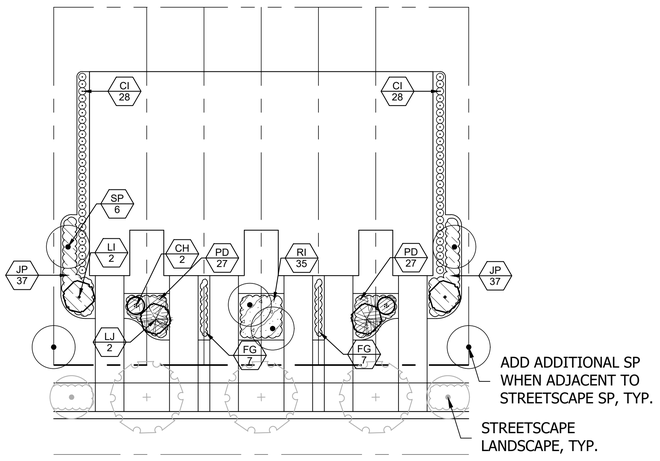


8-UNIT TOWN HOME

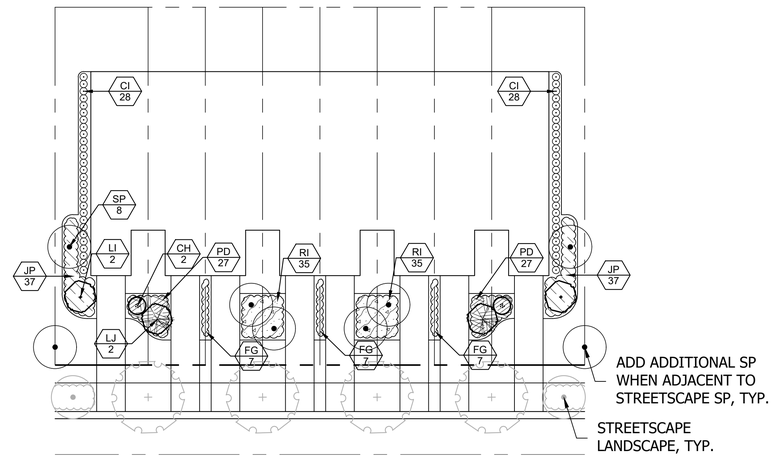
OPTION TWO



4-UNIT TOWN HOME



6-UNIT TOWN HOME



8-UNIT TOWN HOME

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**
LI	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FAN
LJ	12	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL.	1" - 2" CAL. EA. TRUNK	8` HT. X 8` SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MIN 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 LARGE SHRUBS	**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	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	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	
JP	222	JUNIPERUS CHINENSIS 'PARSONII'	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

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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 (LDRs) 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 27-1262(a)(9)(c) 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 SECONDATUS 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 THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT 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 MANUFACTURES 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 WITH IN 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 VEGETATION SHALL BE RELOCATED BY TREE SPADE 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 SPADES. THE SIZE OF SPADE 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 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

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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 NURSERY PLANTS PARTS I & II, 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 TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

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 ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT 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 3", 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 UNOPENED BAGS, EACH BEARING THE 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
7-15 GAL.	1/2 LB.	6
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 ½ 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 UNFORESEEN 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.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

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.

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 WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL 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.

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

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BL	18	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY GEOMETRY TREE	65 GAL	2.5" CAL	12`-14` HT	N	FULL & THICK
CES	4	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	30 gal, MIN.	2" CAL.	10`-12`	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
ED	98	ELAEOCARPUS DECIPIENS	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	FULLY 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, RANCH, CHARACTER
QV	804	QUERCUS VIRGINIANA	LIVE OAK	45 GAL.	2.5" CAL.	12` HT. X 5` SPRD.	Y	FULL CANOPY, 5' C.T.
QV2	9	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

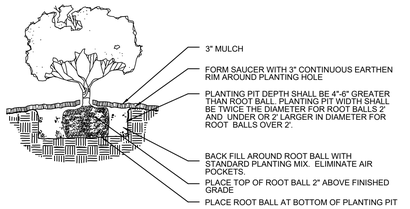
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
LI	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FANCY, 5' C.T.
LJ30	15	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30 GAL	MULTI TRUNK	6` HT X 5`-6` SPRD	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 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
AG	3	AGAVE `BLUE GLOW`	BLUE GLOW AGAVE	15 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

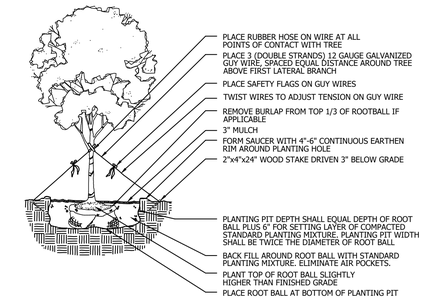
SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CID	787	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CI2	372	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CLN	279	CLUSIA GUTTIFERA `NANA`	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	7 GAL	3` OA	2.5` OC	Y	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
JP	222	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
MUH	988	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK
PV	185	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	7 GAL	30" x 30"	30" OC	N	FULL & THICK
PD	518	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	SERENOA 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

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS


PLACE RUBBER

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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

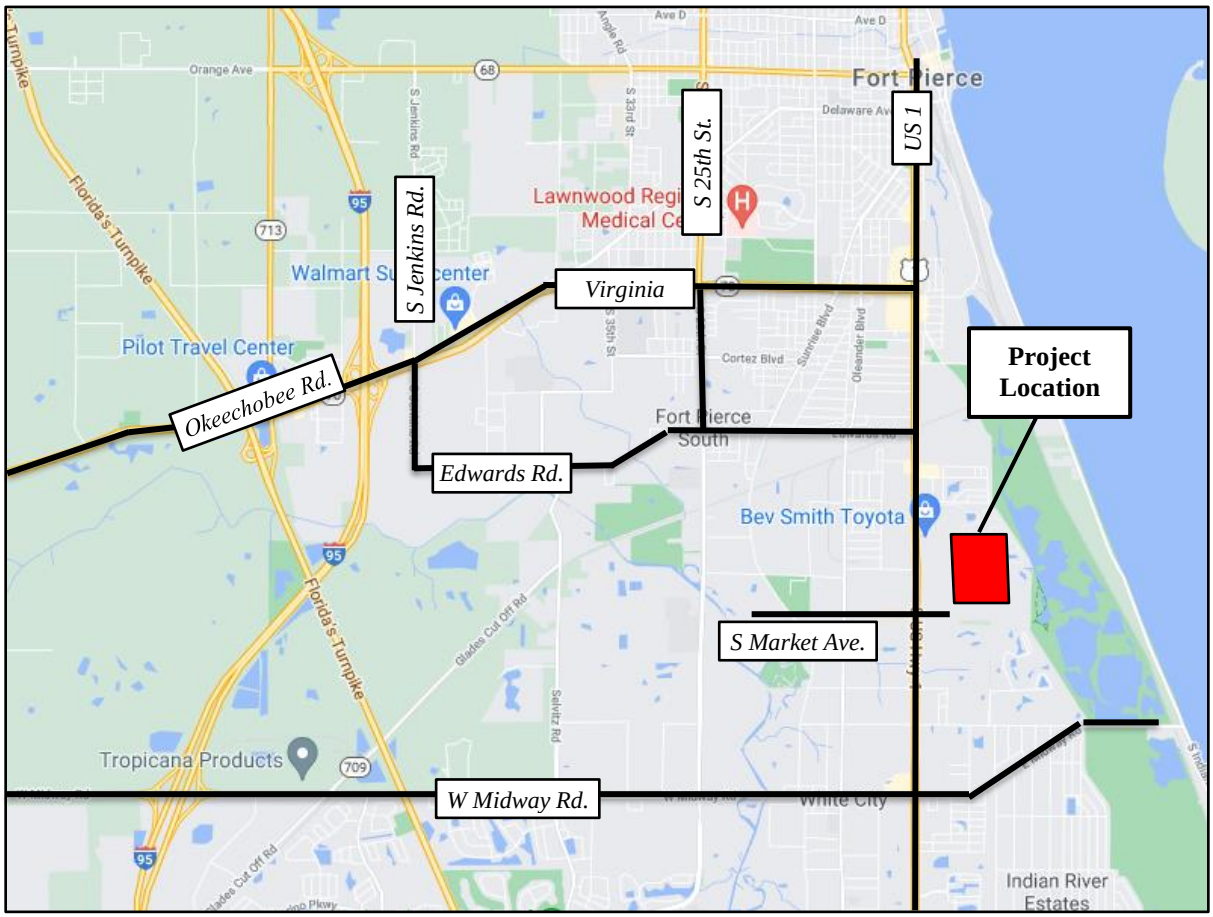

Exhibit 2 Trip Generation

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 in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour 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

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Exhibit 3 Trip Distribution

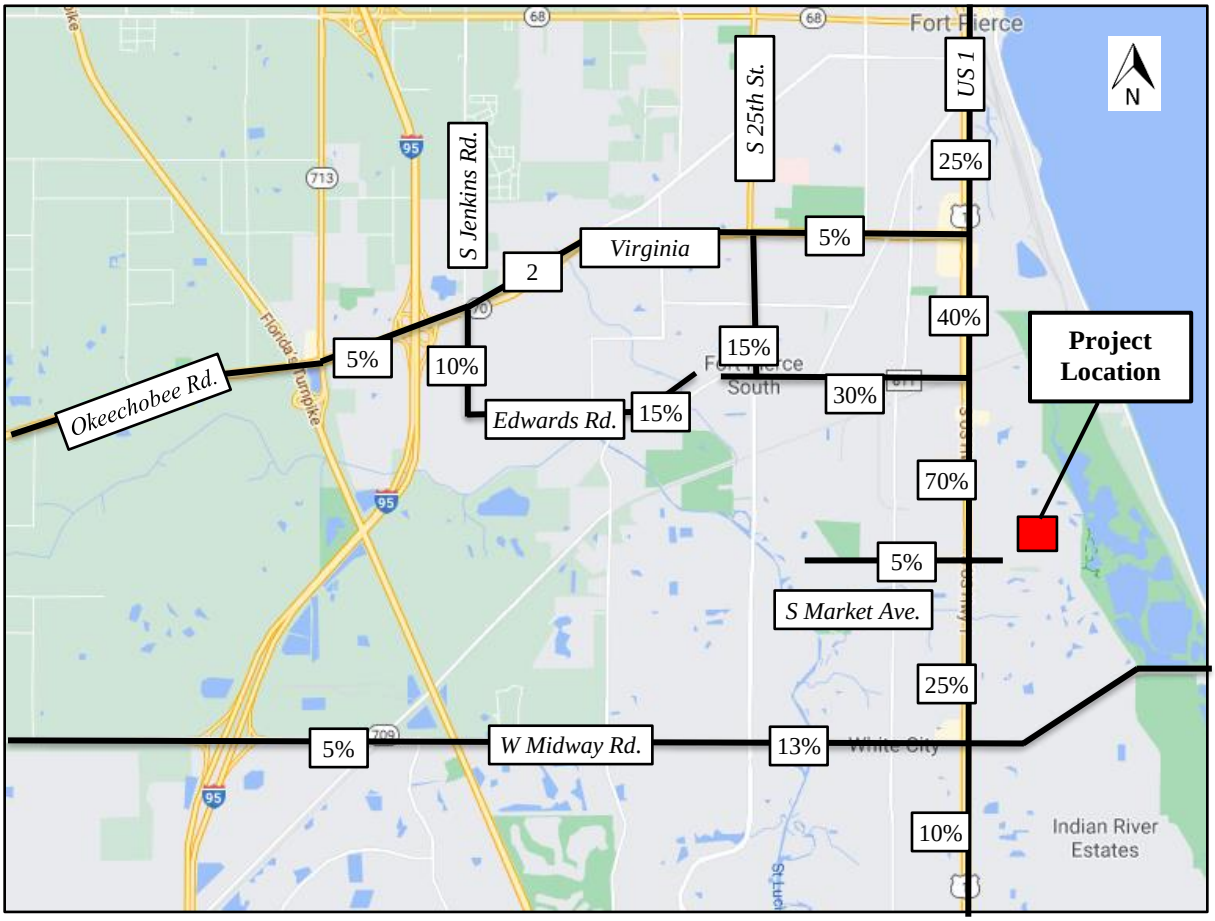


Exhibit 4 Bus Route 1 Map

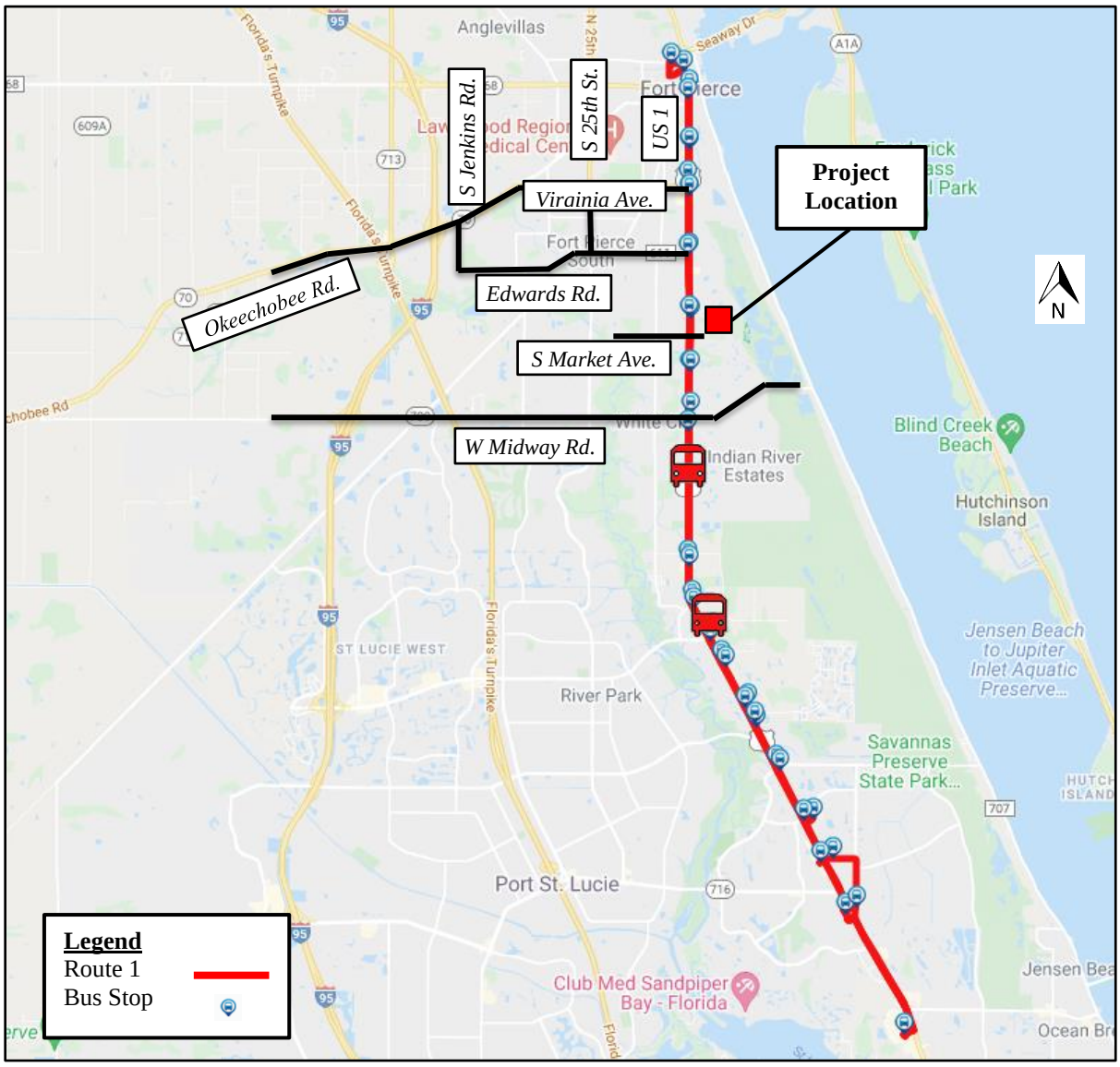
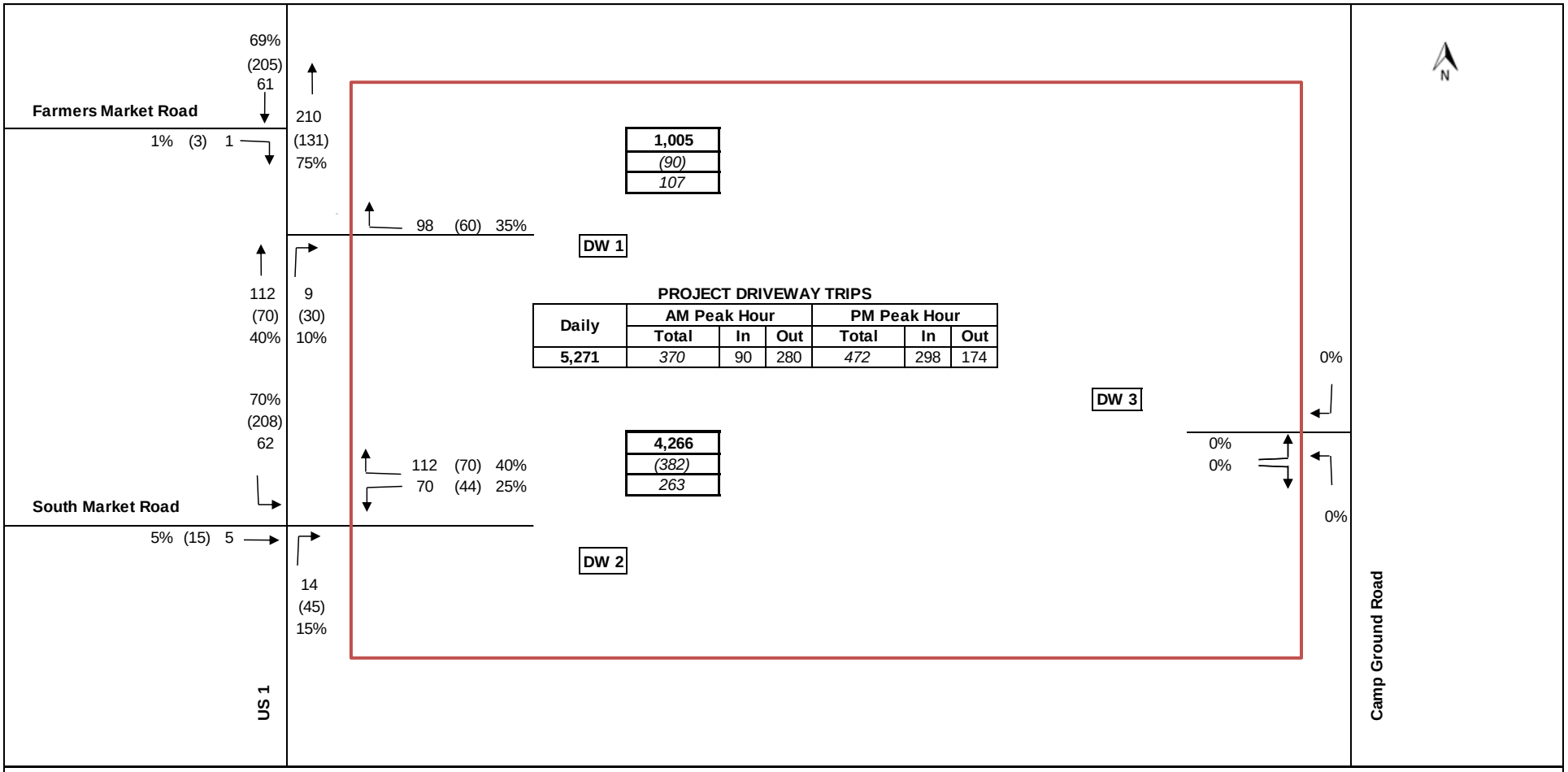


Exhibit 5 Driveway Volumes



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

MacKenzie
Engineering & Planning, Inc.

Technical Review Committee **1. b.**

Meeting Date: 01/20/2022

REQUESTED ACTION

Site Plan and Conditional Use - Renaissance Business Park - 4100 Okeechobee Road

LOCATION

4100 Okeechobee Rd

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, Lcam
Planning Director

RECOMMENDATION

n/a

Attachments

TRC agenda packet

Form Review

Form Started By: Jennifer Hofmeister Started On: 01/06/2022 01:10 PM

Final Approval Date: 01/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

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

RE: Technical Review Project- Renaissance Business Park – 21-04000013

Meeting Date: January 20, 2022

The above referenced project is being submitted for your review and comment. The applicant is requesting review and approval for a Conditional Use to allow for the renovation of the existing business center building to include offices, medical, small businesses, flex, warehouse, and clean industrial. Specific Uses proposed include:

- Light industrial/manufacturing
- Warehouse and Freight
- Environmental Research and Education Facilities
- Day Care Center (Adult/Child)
- College or University
- Education (Elementary, Middle, High School, College/University)
- Medical Facilities
- Social Service Institution
- Self-Service Storage
- Building Maintenance Facilities And Services
- Microbrewery
- Marine-Related Industrial
- Antenna Support Structure

Additionally, the facade, entrances, landscaping, roofing and full interiors will be renovated.

The subject site has a Future Land Use designation of General Commercial (GC) with a compatible zoning designation of General Commercial (C-3).

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.

Conditional Use Application

We are seeking approval to permit the list of uses set forth in the cover letter:

- light industrial/manufacturing
- Warehouse and Freight
- Environmental Research and Education Facilities
- Day Care Center (Adult/Child)
- College or University
- Education (Elementary, Middle, High School, College/University)
- Medical Facilities
- Social Service Institution
- Self-Service Storage
- Building Maintenance Facilities And Services
- Microbrewery
- Marine-Related Industrial
- Antenna Support Structure

Comment Responses:

Access Agreement: The property is already governed by a recorded Declaration of Covenants for the Orange Blossom Mall. The Declaration governs cross-access, shared use and maintenance of the ring road and entrance drives, and the use and maintenance of drainage, utilities other shared facilities.

Unity of Title: The mall property is currently divided into several tax parcels with different owners and has been owned and operated in that configuration for many years. We need to maintain two tax parcels for our future development plans, so we cannot unify them. The existing Declaration of Covenants for the Orange Blossom Mall was drafted and recorded with the idea that different parts of the mall property would be owned by different land owners (for example the two end parcels could be owned by anchor tenants, while the center could be owned by a mall operator). The Declaration was drafted to ensure that the separate tax parcels will continue to be operated and maintained as a unified development with shared access and infrastructure. The Declaration has served this function for over 20 years and continues to serve this function, and was recently updated by the current land owners. We can provide a copy of the Declaration and if there are specific concerns that City staff would like us to address, we would be happy to discuss those items.

Project Narrative

All we are seeking at this time is conditional use approval of the list of uses set forth above. However, in future phases detailed below, we will be making additional improvements to the property.

Phase 1

Prime Rock will completely renovate the existing business center building into a world class business park, continuing with offices, medical, small businesses, flex, warehouse, and clean industrial. The facade, entrances, landscaping, roofing and full interiors will be renovated. The street scape will be upgraded and maintained including signage, landscaped areas, and overall appeal.

There will be 300,000 square feet of space built out within the building to accommodate new jobs and a dozen businesses serving Fort Pierce and St. Lucie County.

We will maintain the area adjacent to the canal and build a jogging path around the site to accentuate the waterway and become more inviting to the public

Phase 2
We will take the second lot through full land development approvals for multifamily housing to the North of the existing building.

Development will include full site engineering to accommodate the buildings and deal with drainage, site access, fire and safety.

The buildings will be modern garden style apartments that blend in well with and complement the natural features of the northern portion of the site. The site will be landscaped to create a first-class campus feel

Phase 3
We will do a lot line adjustment and take lot three through land development to create a small business campus around the renaissance building consisting of smaller professional buildings, and or restaurants. We will create that on the excess parking perimeter once phase one is complete. Each site will be appropriately engineered, landscaped professionally, and tie into the overall business park.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location

_____

Parcel ID #(s)

_____

Project description

_____

Site Information

Building Size:_____ Parking Spaces:_____

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

MO

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Conditional Use approval is valid for one (1) year following City Commission approval.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



Submittal Requirements:

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

- ❑ As-built Survey
- ❑ Floor Plan of Existing Buildings
- ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage
- ❑ Lighting Plan
- ❑ Complete Application

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

1. The City Commission shall hold a public hearing in accordance with the provisions of section 125-38 prior to acting on the application for conditional use.

2. In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location

_____

Parcel ID #(s)

_____

Project description

_____

Site Information

Building Size:_____ Parking Spaces:_____

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company

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- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



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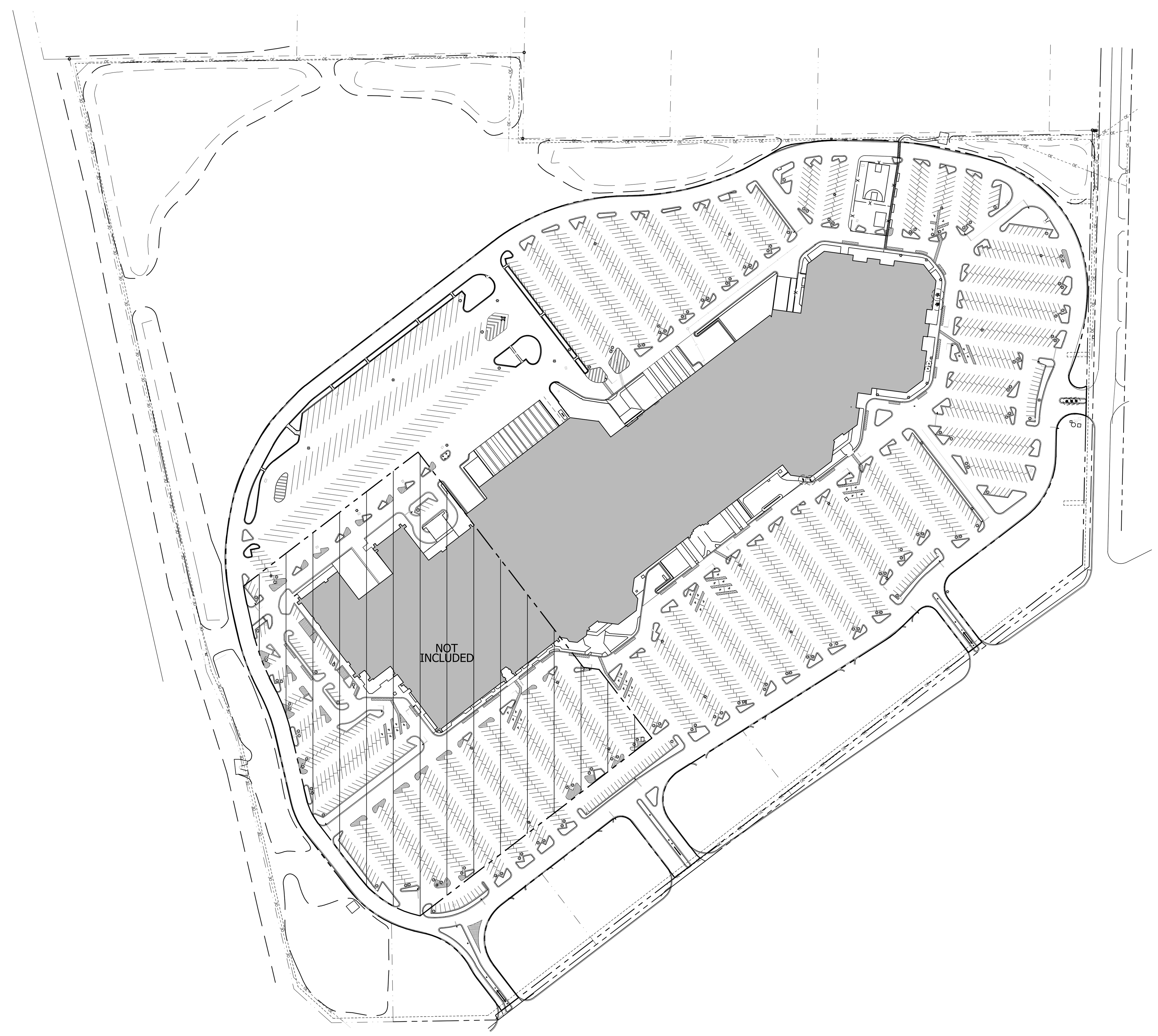
Renaissance Business Park



SITE DATA

NAME OF PROJECT	RENAISSANCE BUSINESS PARK
PROPERTY CONTROL NUMBER	2418-431-0001-000-0 2418-442-0001-000-4
LAND USE DESIGNATION	GC GENERAL COMMERCIAL
ZONING DISTRICT	C-3 GENERAL COMMERCIAL
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

TOTAL OVERALL SITE AREA	**79.52 AC** **3,463,735.43 SF**
MALL DEVELOPMENT AREA	**39.28 AC** **1,710,898.18 SF**

BUILDING DATA	
OFFICE	60,000.00
SCHOOL	37,000.00
MEDICAL	25,000.00
LIGHT INDUSTRIAL	238,458.00
TOTAL SQUARE FOOTAGE	**360,458.00**

LAND USE	**SF**	**AC**	**%**
RETENTION & LAKES	377,233	8.66	10.89%
OPEN SPACE PARCELS	1,072,267	24.62	30.96%
OUT PARCELS	303,337	6.96	8.76%
MALL DEVELOPMENT PARCEL	1,710,898	39.28	49.39%
TOTAL	**3,463,735**	**79.52**	**100.00%**

PARKING DATA	**REQ**	**PROV**
OFFICE		
SCHOOL		
HEALTHCARE		
LIGHT INDUSTRIAL		
TOTAL		**1662**
HANDICAP SPACES (INCLUDED IN TOTAL)		28

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

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

ON STREET PARKING IS UTILIZED IN THE CALCULATION FOR REQUIRED PARKING IN ACCORDANCE WITH THE PROVISIONS OF THE CODE.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE CODE.

"PEDESTRIAN XING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	MASTER PLAN
SHEET 3-4	SITE PLANS
SHEET LP1-8	LANDSCAPE PLANS
LP9	LANDSCAPE DETAILS

PROJECT TEAM

OWNER/CLIENT:
RENAISSANCE BUSINESS PARK LLC
C/O NAI SOUTHCOAST
100 SW ALBANY AVE, SUITE 200
STUART FL, 34994

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

ARCHITECT:
TSARK ARCHITECTURE, LLC
1990 W. NEW HAVEN AVE, SUITE 306
MELBOURNE, FL 32904
321.241.6378

ENGINEER:
MBV ENGINEERING, INC
1835 20TH STREET
VERO BEACH, FL 32960
772.569.0035

SURVEYOR:
CULPEPPER & TERPENING INC
2980 S. 25TH ST.
FORT PIERCE, FL 34981
772.464.3537

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA; THE PORTION LYING IN SAID SECTION 19 BEING A PART OF LOTS 1, 2 AND 3 OF MODEL LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 63 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SECTION 18, ON AN ASSUMED BEARING, NORTH 01°18'34' EAST FOR 679.50 FEET; THENCE NORTH 88°41'26' WEST FOR 64.93 FEET TO THE POINT OF BEGINNING;

SAID POINT OF BEGINNING BEING ALSO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" WESTERLY, SOUTHWESTERLY AND SOUTHERLY FOR 62.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°18'34" WEST FOR 57.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 175.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°11'08", SOUTHWESTERLY FOR 156.34 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°29'42' WEST FOR 207.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY FOR 62.83 FEET TO A POINT OF TANGENCY, THENCE SOUTH 37°30'18' EAST FOR 119.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'22" SOUTHEASTERLY FOR 4.02 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70) AS IT NOW EXISTS PER O.R. BOOK 1260, PAGE 693; THENCE ALONG SAID R/W LINE SOUTH 52°29'46' WEST FOR 38.20 FEET THENCE NORTH 37°30'18" WEST FOR 117.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°29'28", NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY FOR 42.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°00'14' WEST FOR 62.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°36'22" SOUTHWESTERLY FOR 40.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°36'35' WEST FOR 548.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 75.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°06'53" SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY FOR 124.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°30'18" EAST FOR 94.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°15'36" SOUTHEASTERLY FOR 14.19 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID OKEECHOBEE ROAD, AS IT NOW EXISTS; THENCE ALONG SAID R/W LINE SOUTH 52°29'46" WEST FOR 72.00 FEET; THENCE NORTH 37°30'18" WEST FOR 158.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 30.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY FOR 47.12 FEET TO A POINT OF TANGENCY THENCE SOUTH 52°29'42' WEST FOR 315.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 95.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY FOR 149.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°30"18" EAST FOR 92.99 FEET TO ITS INTERSECTION WITH THE RIGHT-OF-WAY LINE OF SAID OKEECHOBEE ROAD, AS IT NOW EXISTS; THENCE ALONG SAID R/W LINE SOUTH 52°29'46" WEST FOR 48.64 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°11'46" NORTHWESTERLY FOR 8.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°30'18" WEST FOR 85.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 143.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°01'46" NORTHWESTERLY FOR 25.03 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°14'55", NORTHWESTERLY AND WESTERLY FOR 128.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 76°43'27" WEST FOR 27.97 FEET POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 265.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°35'23", NORTHWESTERLY FOR 53.60 FEET TO A POINT; THENCE SOUTH 00°58'25" EAST, FOR A DISTANCE OF 220.67 FEET TO A POINT ON THE SOUTH LINE OF LOT 3, MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°01'35' WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 138.10 FEET; THENCE NORTH 47°59'29" WEST, FOR A DISTANCE OF 113.11 FEET; THENCE NORTH 13°01'13" WEST, FOR A DISTANCE OF 581.68 FEET; THENCE NORTH 24°04'40" WEST, FOR A DISTANCE OF 157.05 FEET; THENCE NORTH 12°36'59' WEST, FOR A DISTANCE OF 1405.41 FEET; THENCE NORTH 89°10'37" EAST, FOR A DISTANCE OF 1017.51 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE SOUTH 00°55'34" WEST, ALONG SAID LINE FOR A DISTANCE OF 192.68 FEET; TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE NORTH 89°09'49' EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1274.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HARTMAN ROAD; THENCE SOUTH 01°18'34"WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 639.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°43'53', NORTHWESTERLY FOR 18.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'26" WEST, FOR A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

AND LESS THE SEARS SITE, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA; THE PORTION LYING IN SAID SECTION 19 BEING A PART OF LOTS 2 AND 3 OF MODEL LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 63 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SECTION 18, ON AN ASSUMED BEARING, NORTH 01°18'34' EAST FOR 373.91 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY EXTENSION LINE OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70); THENCE ALONG SAID EXTENSION AND ALONG SAID R/W LINE SOUTH 52°29'46" WEST FOR 1051.89 FEET; THENCE NORTH 37'30'18' WEST FOR 279.15 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 52°29'42" WEST FOR 653.41 FEET; THENCE NORTH 76'43'27" WEST FOR 5.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 229.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°13'09" NORTHWESTERLY FOR 156.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°30'18" WEST FOR 155.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 139.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°29'05" NORTHERLY FOR 59.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 13°01'13" WEST FOR 151.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 436.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°05'01" NORTHERLY FOR 114.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 28°06'14" WEST FOR 3.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 464.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°29'15" NORTHERLY FOR 125.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 12°36'59" WEST FOR 67.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 464.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°28'35' FOR 36.25 FEET; THENCE NORTH 52°29'42" EAST FOR 492.21 FEET; THENCE SOUTH 37°30'18" EAST FOR 607.53 FEET; THENCE SOUTH 82°30'18" EAST FOR 35.36 FEET; THENCE SOUTH 37°30'18' EAST FOR 193.84 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

PARCEL ID: 2418-423-0001-000-5

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA; THE PORTION LYING IN SAID SECTION 19 BEING A PART OF LOT 3 OF MODEL LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 63 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SECTION 18, ON AN ASSUMED BEARING, NORTH 01°18'34" EAST FOR 373.91 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70) PER OFFICIAL RECORDS BOOK 1260, PAGE 698, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID EXTENSION SOUTH 52°29'46" WEST FOR 1707.20 FEET; THENCE SOUTH 30°57'51" EAST FOR 12.08 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE SOUTH 89°01'35 WEST FOR 235.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE OF SAID LOT 3 SOUTH 89°01'35" WEST FOR 138.10 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 291 AT PAGES 1331 AND 1332 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE FOR THE FOUR FOLLOWING COURSES: (1) NORTH 47°59'29" WEST FOR 113.11 FEET (2) NORTH 13°01'13" WEST FOR 581.68 FEET (3) NORTH 24°04'40" WEST FOR 157.05 FEET (4) NORTH 12°36'59" WEST FOR 1405.41 FEET TO THE TERMINATING POINT OF SAID FOURTH COURSE; THENCE NORTH 89°10'37" EAST FOR 1017.51 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE ALONG SAID EAST LINE SOUTH 00°55'34" WEST FOR 192.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER NORTH 89°09'49" EAST FOR 1274.66 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HARTMAN ROAD, AS IT NOW EXISTS PER O.R. BOOK 1260, PAGE 697; SAID RIGHT-OF-WAY BEING PARALLEL WITH AND 40 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 18; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE SOUTH 01°18'34" WEST FOR 572.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 146°58'53" NORTHWESTERLY FOR 64.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 21°25'13" EAST FOR 16.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 500.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°24'50" NORTHERLY FOR 160.69 FEET TO A POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°15'22", NORTHWESTERLY FOR 394.04 FEET TO POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1,000.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°26'33" WESTERLY FOR 426.60 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°25'11" WEST FOR 21.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 114.99 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°31'51 FOR 49.23 FEET TO A POINT OF TANGENCY; THENCE. SOUTH 58°53'20" WEST FOR 27.97 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 600.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGEL OF 30°55'55", WESTERLY FOR 323.92 FEET TO POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 500.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°19'33" SOUTHWESTERLY FOR 325.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°29'42" WEST FOR 505.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 500.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°06'41" SOUTHWESTERLY AND SOUTHERLY FOR 568.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°36'59" EAST FOR 67.47 FEET; TO POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 500 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°29'15" SOUTHERLY FOR 135.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°06'14" EAST FOR 3.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 400.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°05'01" FOR 105.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13°01'13" EAST FOR 151.85 FEET TO A POINT OF CURVATURE OF AND CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 175.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°29'05", SOUTHEASTERLY FOR 74.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°30'18" EAST FOR 155.55 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 265.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°37'46", SOUTHEASTERLY FOR 127.79 FEET; THENCE SOUTH 00°58'25" EAST FOR 220.67 FEET TO THE POINT OF BEGINNING.

LOCATION MAP

N



Cover Page

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Renaissance Business Park
Fort Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT DONALDSON E. HEARING LA 0000943 STATE OF FLORIDA

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0306
DATE	11-04-21
REVISIONS	11-29-21

November 29, 2021 11:41:09 a.m.
Drawing: 21–1018 SP.DWG

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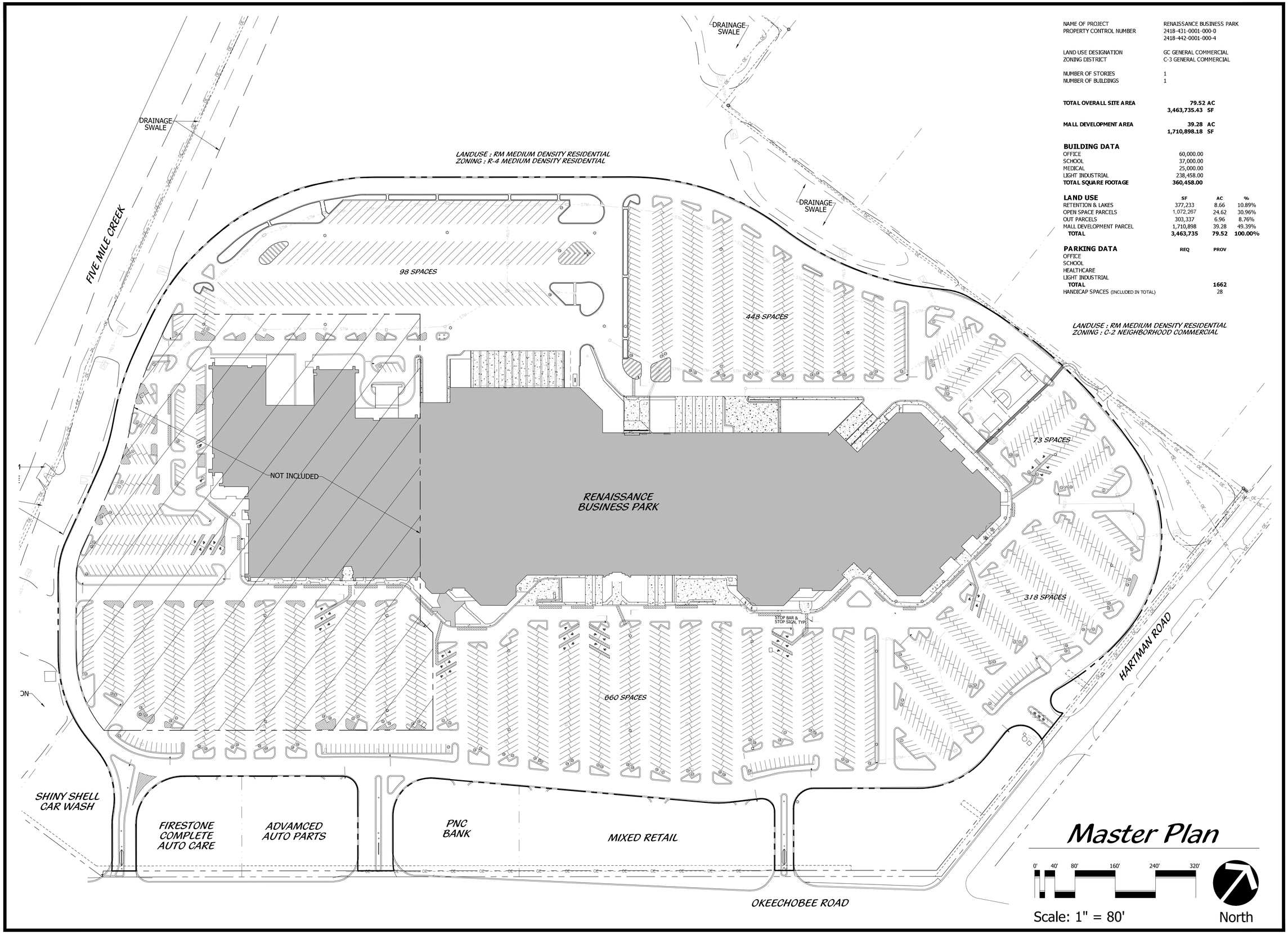

NAME OF PROJECT	RENAISSANCE BUSINESS PARK
PROPERTY CONTROL NUMBER	2418-431-0001-000-0 2418-442-0001-000-4
LAND USE DESIGNATION	GC GENERAL COMMERCIAL
ZONING DISTRICT	C-3 GENERAL COMMERCIAL
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

TOTAL OVERALL SITE AREA	**79.52**	**AC**
	3,463,735.43	**SF**
MALL DEVELOPMENT AREA	**39.28**	**AC**
	1,710,898.18	**SF**

BUILDING DATA

OFFICE	60,000.00
SCHOOL	37,000.00
MEDICAL	25,000.00
LIGHT INDUSTRIAL	238,458.00
TOTAL SQUARE FOOTAGE	**360,458.00**

LAND USE

	SF	AC	%
RETENTION & LAKES	377,233	8.66	10.89%
OPEN SPACE PARCELS	1,072,267	24.62	30.96%
OUT PARCELS	303,337	6.96	8.76%
MALL DEVELOPMENT PARCEL	1,710,898	39.28	49.39%
TOTAL	**3,463,735**	**79.52**	**100.00%**

PARKING DATA

	REQ	PROV
OFFICE		
SCHOOL		
HEALTHCARE		
LIGHT INDUSTRIAL		
TOTAL		**1662**
HANDICAP SPACES (INCLUDED IN TOTAL)		28

Master Plan

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SHEET 2 OF 4

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LANDUSE : RM MEDIUM DENSITY RESIDENTIAL
ZONING : R-4 MEDIUM DENSITY RESIDENTIAL

FIVE MILE CREEK

DRAINAGE SWALE

DRAINAGE SWALE

DRAINAGE SWALE

32.0'

98 SPACES

46.0' 12.0' 35.0' 46.0'

448 SPACES

20.0' 40.0' 20.0' 22.0'

9.5'

73.0'

14.0'

72.0'

LOADING LOADING LOADING LOADING LOADING

NOT INCLUDED

RENAISSANCE BUSINESS PARK

660 SPACES

12.0' 5.0' 9.5'

20.0' 40.0' 20.0' 40.0' 20.0'

34.5'

SHINY SHELL CAR WASH

FIRESTONE COMPLETE AUTO CARE

ADVAMCED AUTO PARTS

PNC BANK

MIXED RETAIL

STOP BAR & STOP SIGN

Site Plan

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'

North

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CHALMON E. HEARING
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DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
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SHEET 3 OF 4

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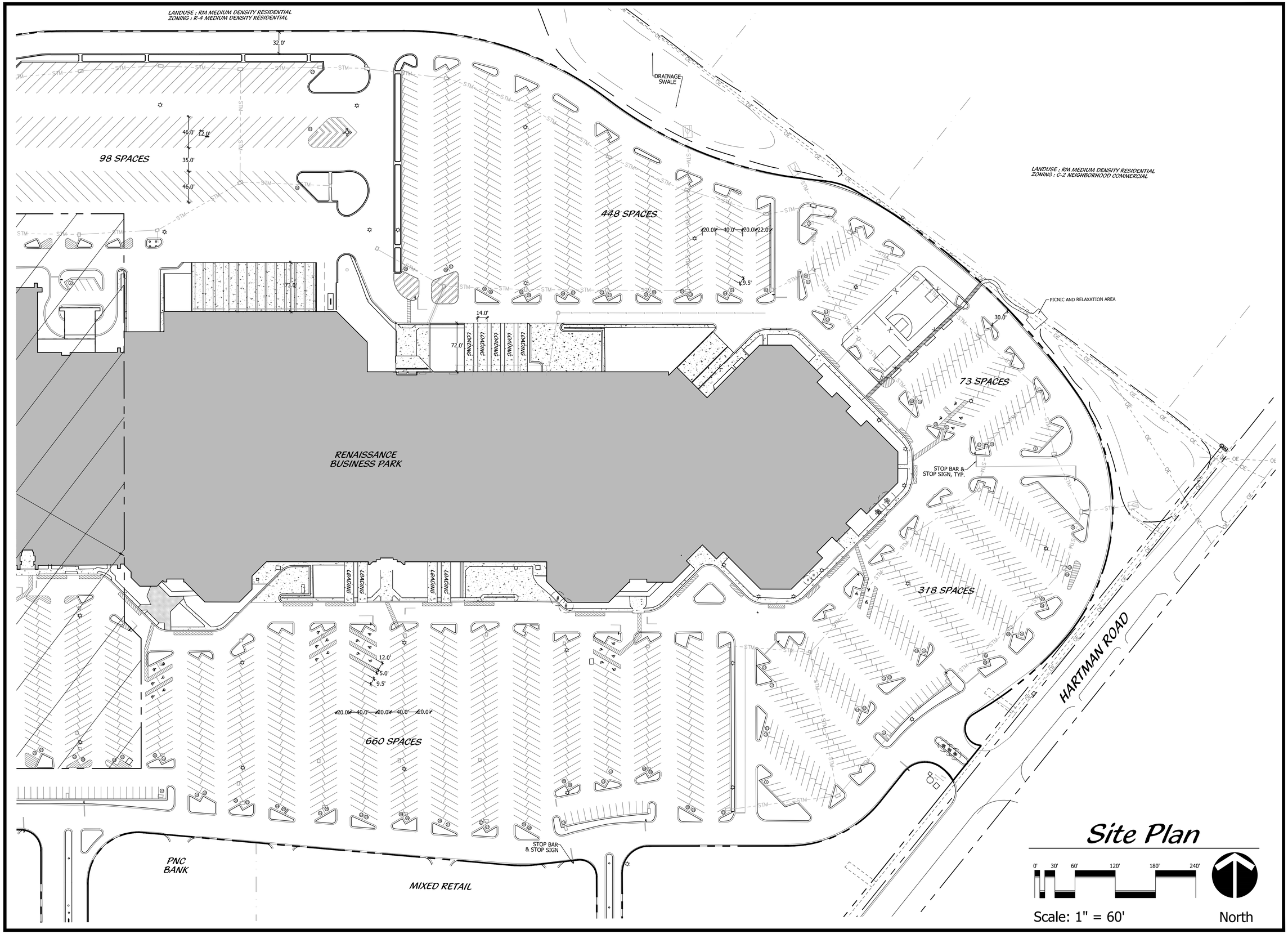

Site Plan

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'

North

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DONALDSON E. HEARING
LA 0000943
STATE OF FLORIDA

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APPROVED	DEH
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SHEET 4 OF 4

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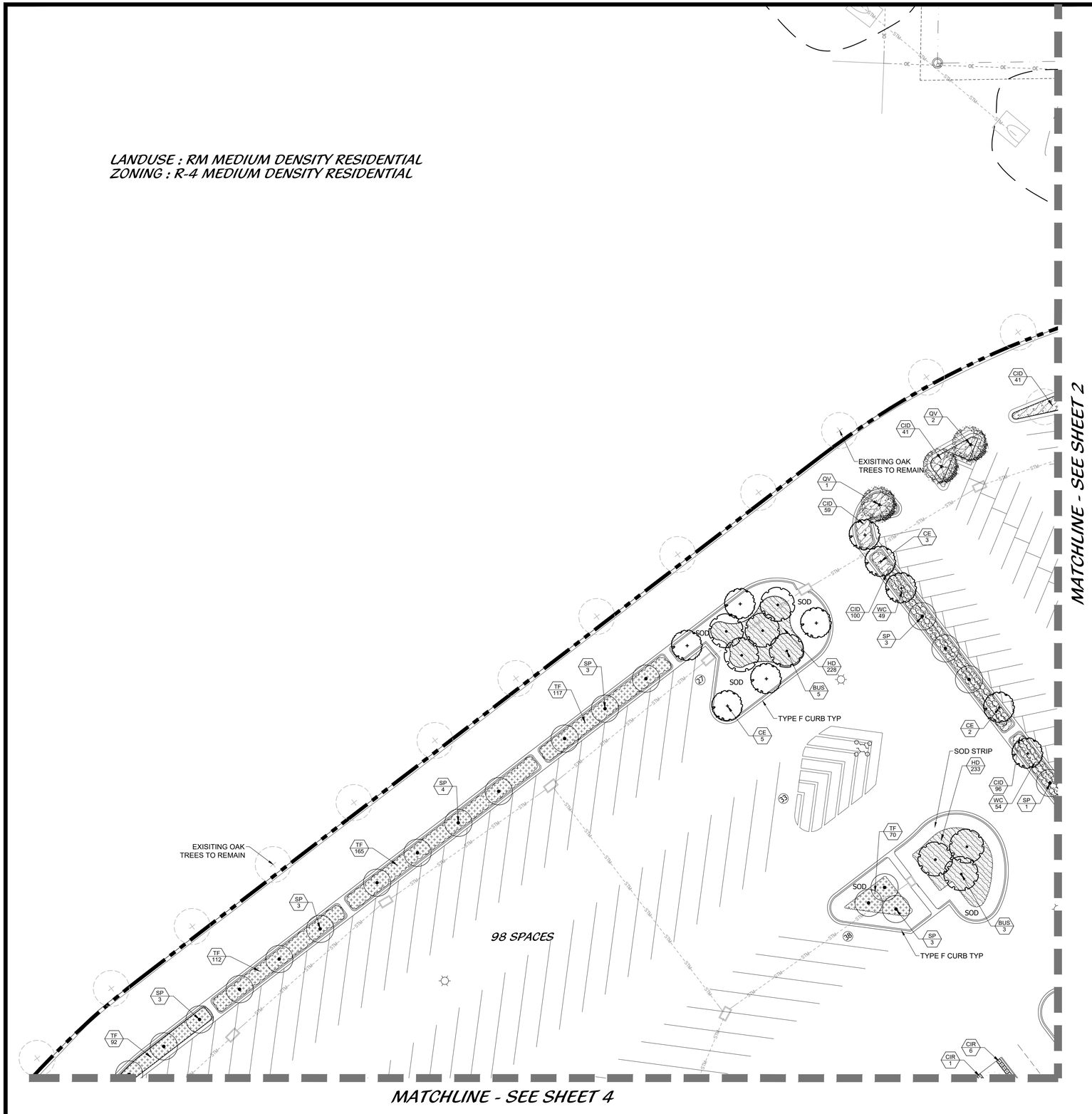
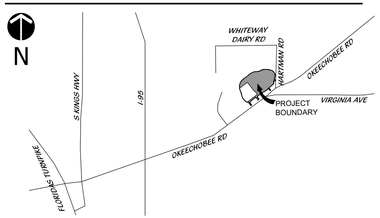
LANDUSE : RM MEDIUM DENSITY RESIDENTIAL
ZONING : R-4 MEDIUM DENSITY RESIDENTIAL



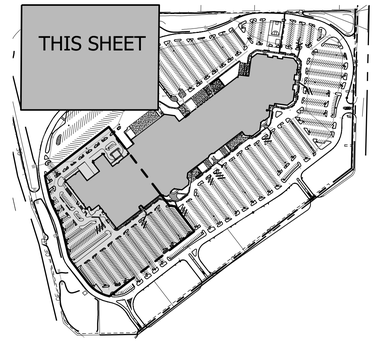
LOCATION MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
R	RADIUS	DO NOT ENTER	PEDESTRIAN LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		FPL COACH LIGHT
TYP	TYPICAL		

KEY MAP



Landscape Plan

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CHARLISON E. HEARN
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DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	21-1018
DATE	11-16-21
REVISIONS	11-29-21

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Drawing: 21-1018-LP1.DWG

SHEET 1 OF 9

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NATURAL AREA/
DETENTION AREA

73 SPACES

448 SPACES

RENAISSANCE
BUSINESS PARK

EXISITING OAK TREES TO REMAIN

EXISTING OAK TREE TO REMAIN

EXISITING OAK TREES TO REMAIN

EXISTING OAK TREE TO REMAIN

EXISTING OAK TREE TO REMAIN

EXISTING CURBING

LIGHTING

LIGHTING

STOP SIGN AND BAR

EXISTING OAK TREE TO REMAIN

EXISTING OAK TREE TO REMAIN

EXISTING OAK TREE TO REMAIN

STOP SIGN AND BAR

SOD

SOD

SOD

SOD

SOD

Loading

Loading

Loading

Loading

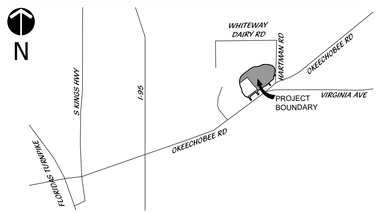
Loading

MATCHLINE - SEE SHEET 1

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

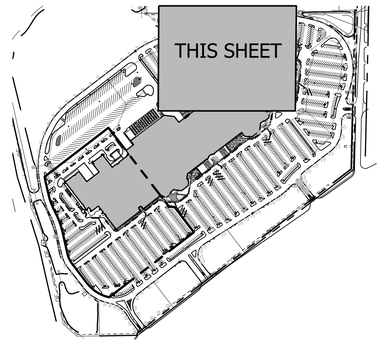
LOCATION MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
R	RADIUS	DO NOT ENTER	PEDESTRIAN LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		FPL COACH LIGHT
TYP	TYPICAL		

KEY MAP



Landscape Plan

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Renaissance Business Park

Fort Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT
DONALDSON E. HEARING
LA 0000943
STATE OF FLORIDA

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	21-1018
DATE	11-16-21
REVISIONS	11-29-21

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Drawing: 21-1018-LP1.DWG

SHEET 2 OF 9

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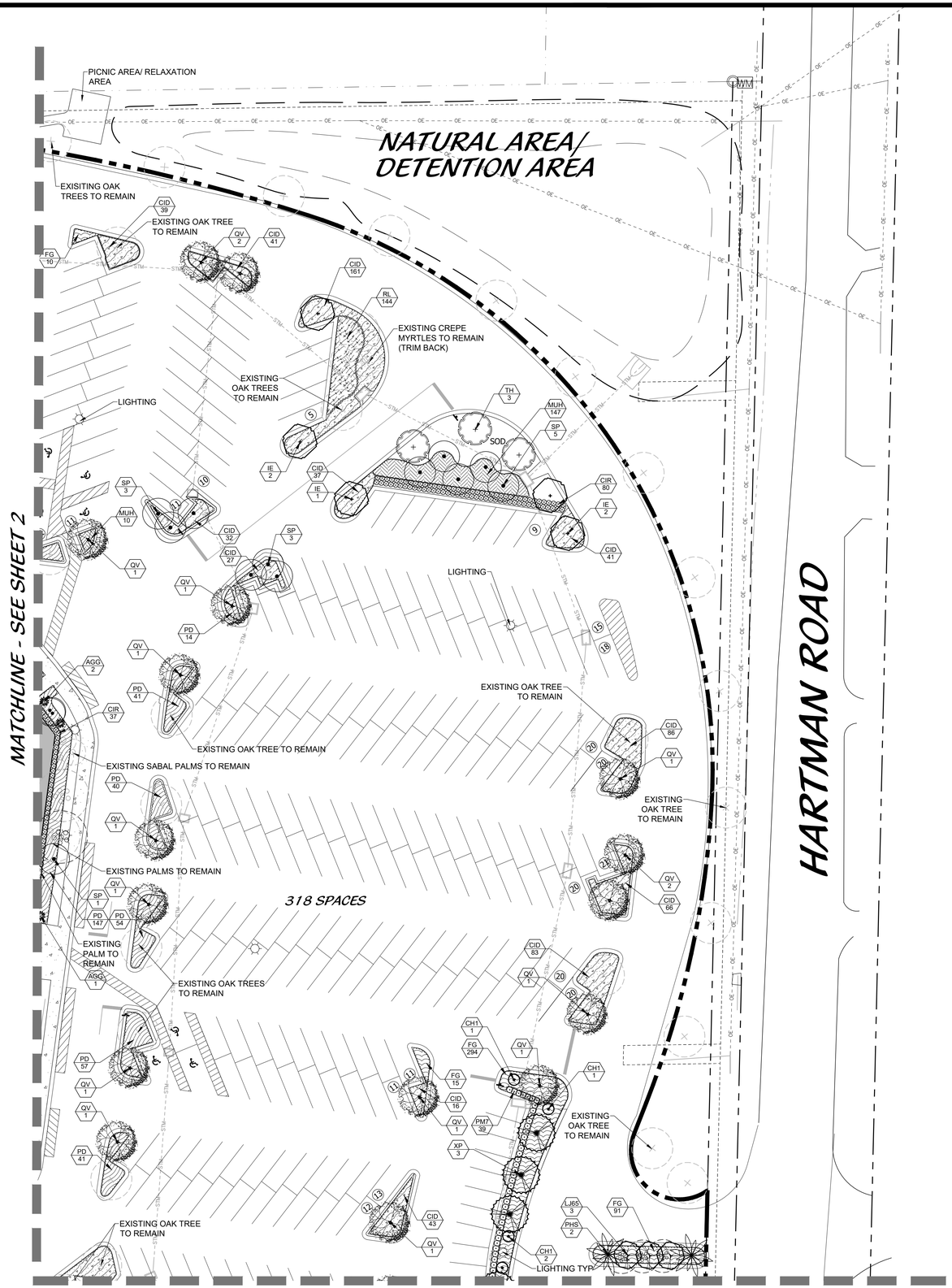

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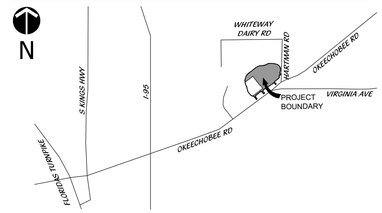
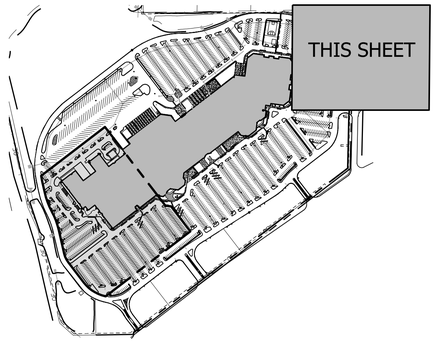


LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	PEDESTRIAN LIGHT
R	RADIUS	DO NOT ENTER	FPL COACH LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		
TYP	TYPICAL		

KEY MAP



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Fort Pierce, Florida

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LA 0000943
STATE OF FLORIDA

DESIGNED	DEH
DRAWN	AGB
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JOB NUMBER	21-1018
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SHEET 3 OF 9

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MATCHLINE - SEE SHEET 1

EXISITING OAK TREES TO REMAIN

MUH 142
QV 2
CE 5
CID 30
CE 1
WC 107
CID 125
QV 1
XP 1
PD 65
PD 73
QV 2
CIR 30
BUS 2
SP 5
TF 88
WC 36
CIR 16
Loading

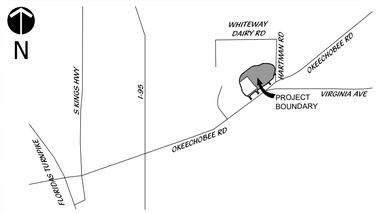
RENAISSANCE BUSINESS PARK

NOT INCLUDED

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

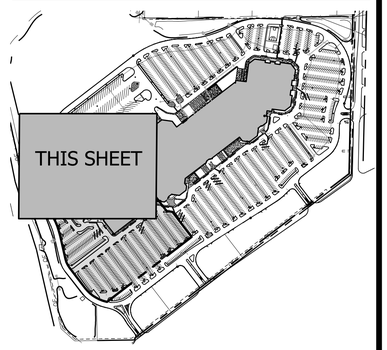
LOCATION MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
R	RADIUS	DO NOT ENTER	PEDESTRIAN LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		FPL COACH LIGHT
TYP	TYPICAL		

KEY MAP



Landscape Plan

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Renaissance Business Park

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DONALDSON E. HEARING
LA 0000943
STATE OF FLORIDA

DESIGNED	DEH
DRAWN	AGB
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JOB NUMBER	21-1018
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REVISIONS	11-29-21

November 29, 2021 4:22:47 p.m.
Drawing: 21-1018-LP1.DWG

SHEET 4 OF 9

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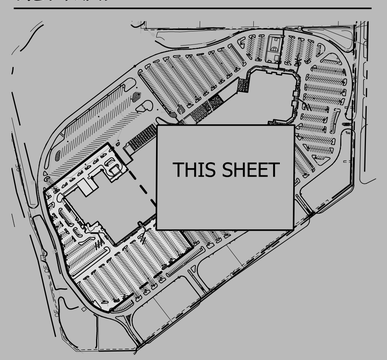
MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 5

KEY MAP



RENAISSANCE BUSINESS PARK

660 SPACES

MIXED RETAIL

Loading

SOD

EXISTING OAK TREE TO REMAIN

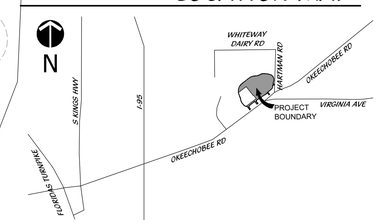
EXISTING OAK TREES TO REMAIN

EXISTING OAKS TO REMAIN

OAK TREE TO REMAIN

STOP BAR & STOP SIGN

LOCATION MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	PEDESTRIAN LIGHT
R	RADIUS	DO NOT ENTER	FPL COACH LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		
TYP	TYPICAL		

Landscape Plan

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SHEET 5 OF 9

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MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

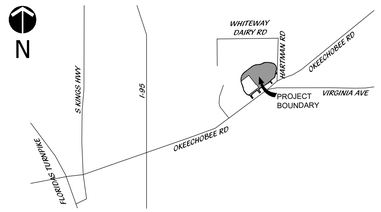
HARTMAN ROAD

OKEECHOBEE ROAD

EXISTING OAK TREES TO REMAIN

EXISTING SYLVESTER PALMS TO REMAIN

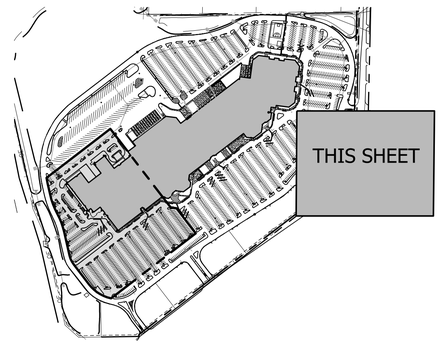
LOCATION MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	PEDESTRIAN LIGHT
R	RADIUS	DO NOT ENTER	
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		FPL COACH LIGHT
TYP	TYPICAL		

KEY MAP



Landscape Plan

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DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	21-1018
DATE	11-16-21
REVISIONS	11-29-21

November 29, 2021 4:22:47 p.m.
Drawing: 21-1018-LP1.DWG

SHEET 6 OF 9

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MATCHLINE - SEE SHEET 4

DRAINAGE SWALE

EXISITING OAK TREES TO REMAIN

NOT INCLUDED

EXISITING OAK TREES TO REMAIN

DETENTION AREA

EXISITING OAK TREES TO REMAIN

SHINY SHELL CAR WASH

EXISTING OAK TREES TO REMAIN

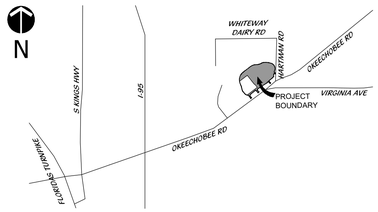
FIRESTONE COMPLETE AUTO CARE

EXISTING OAK TREES TO REMAIN

ENTRY MONUMENT SIGNAGE

MATCHLINE - SEE SHEET 8

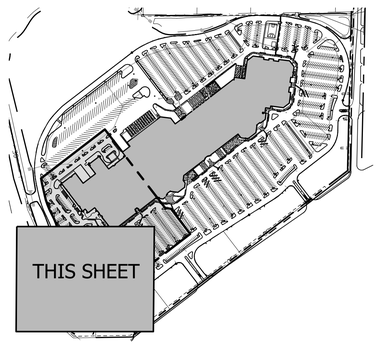
LOCATION MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	PEDESTRIAN LIGHT
R	RADIUS	DO NOT ENTER	
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		FPL COACH LIGHT
TYP	TYPICAL		

KEY MAP



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MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

PNC BANK

ADVANCED AUTO PARTS

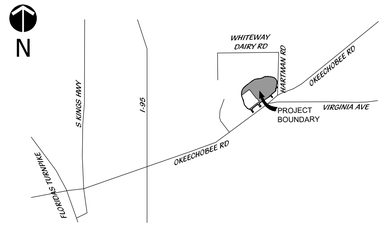
EXISTING OAK TREE TO REMAIN

EXISITING OAK TREES TO REMAIN

STOP SIGN AND BAR TYP

ENTRY MONUMENT SIGN

LOCATION MAP



LEGEND

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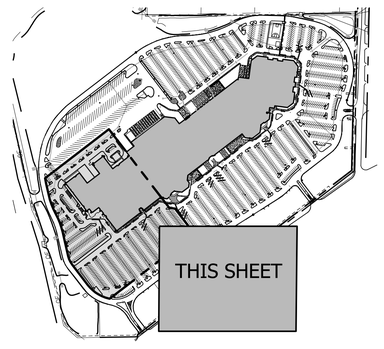
KEY MAP



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SHEET 8 OF 9

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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 (LDRs) 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 27-126(a)(9)(c) 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 SECONDATUS 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 THE 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 MANUFACTURES 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 WITH IN 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 VEGETATION SHALL BE RELOCATED BY TREE SPADE 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 SPADES. THE SIZE OF SPADE 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 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED 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 NURSERY PLANTS PARTS I & II, 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 TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

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 ARCHITEC 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 3", 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 UNOPENED BAGS, EACH BEARING THE 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
7-15 GAL.	1/2 LB.	6
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 ½ 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 UNFORESEEN 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.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

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.

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 WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL 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.

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

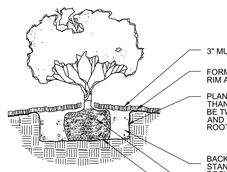
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL 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 WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

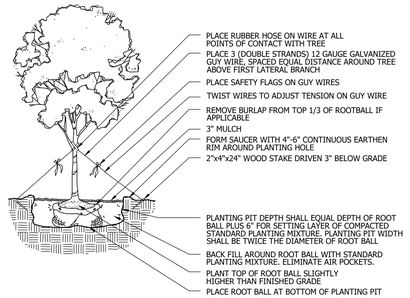
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE 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.

PLANTING DETAILS



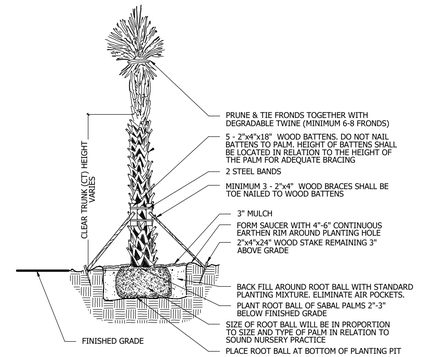
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
BUS	22	BURSERA SIMARUBA	GUMBO LIMBO	N.A.	4"Cal	16` HT. X 7` SPRD.	Y		FULL CANOPY
CE	19	CONOCARPUS ERECTUS	GREEN BUTTONWOOD TREE	45 GAL	2.5" CAL.	12` HT X 5` SPRD	Y		FULL CANOPY, 4' CT MIN, FL#1 OR BETTER
IE	16	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	30 GAL	2" CAL	12` HT X 4`-5` SPRD	Y		FULL CANOPY, FL #1 OR BETTER
LI3	11	LAGERSTROEMIA INDICA `MUSKOGEE`	CRAPE MYRTLE	65 GAL. MIN.	2.5" CAL.	12` O.A.X 5` SPRD	N	N	FULL & THICK CANOPY, FLORIDA FANCY, 5` C.T.
LJ65	27	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL	3 TRK MIN., 1"-2" CAL. EA.	8` HT, 8` SPRD.	N		FULL CANOPY, 4` CT., MULTI-TRUNK, FF
QV	98	QUERCUS VIRGINIANA	LIVE OAK	45 GAL	2.5" CAL	12` - 14` O.A. X 5`-6` SPRD	Y		FULL CANOPY, FL #1 OR BETTER
TH	23	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	45 GAL	2" CAL. MIN	12` HT X 4`-5` SPRD	N		FULL CANOPY, 4` CT
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**NATIVE**	**LOW MAINT**	**REMARKS**
CH1	25	CHAMAEROPS HUMILIS ~	EUROPEAN FAN PALM	FIELD GROWN	N.A.	5`-6` O.A.		N	3 STEMS MIN., 2` STEM FOOTAGE PER TRUNK; LIMB UP 2`. FULL & THICK, MATCHED.
LN	33	LIVISTONA NITIDA ^	NITIDA PALM	FIELD GROWN	N.A.	14` OA. HT.			FULL CANOPY, DIAMOND CUT, FLORIDA FANCY.
PHS	8	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	N.A.	10` CT	N		STRAIGHT TRUNK, FULL CANOPY, DIAMOND CUT
SP	119	SABAL PALMETTO	SABAL PALM	FG	N/A	18`, 22` ,26` O.A.	Y		HURRICANE CUT, SLICK TRUNK, STAGGER HEIGHTS.
VM2	24	VEITCHIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	FIELD GROWN	N.A.	14`-16` OA	N		FULL CANOPY, DOUBLE TRUNK
SIGNATURE PALM	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**NATIVE**	**LOW MAINT**	**REMARKS**
XP	15	X BUTIAGRUS NABONNANDII	MULE PALM	FG		8` CT.			MATCHING
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACE**	**NATIVE**	**LOW MAINT**	**REMARKS**
AGG	29	AGAVE AMERICANA `GAINESVILLE BLUE`	GAINESVILLE BLUE AGAVE	30 GAL	4`-5` O.A. X 3`-4` SPRD.	A.S.	N		FULL & THICK
CIR	1,287	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 gal	3` X 3`	3` O.C.	Y		FULL TO BASE, FL#1 OR BETTER
PM7	532	PODOCARPUS MAKII	PODOCARPUS	7 GAL	3` X 2`	2` O.C.	N		FULL & THICK
PM15	75	PODOCARPUS MAKII~	PODOCARPUS	15 GAL	5` O.A., 2` SPRD	2` O.C.	N		FULL & THICK
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACE**	**NATIVE**	**LOW MAINT**	**REMARKS**
CID	3,721	CHRYSOBALANUS ICACO `HORIZONTAL`	DWARF COCOPLUM	3 GAL	10" HT. & SPD	24" O.C.	Y		FULL & THICK, NOT STRETCHED,
CODM	630	CODIAEUM VARIGATUM `MANGO`	MANGO CROTON	3 GAL	18" X 18"	24" OC.			FULL & THICK
ER	252	EUPHORBIA MILLII `ROSY`	CROWN OF THORNS	3 GAL	12" x 12"	24" OC	N		FULL AND THICK
FG	1,635	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	15" X 15"	24" O.C.	N		FULL & THICK
HD	514	HAMELIA PATENS `COMPACTA`	DWARF FIREBUSH	3 GAL	18" X 18"	24" O.C.	Y		FULL & THICK, FLORIDA NATIVE VARIETY
MUH	1,828	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	24" O.C.	Y		FULL &THICK
PD	1,311	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` ~	DWARF PODOCARPUS	3 GAL	15" X 15"	18" O.C.			FULL & THICK
WC	670	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL	18" X18"	24" OC	Y		FULL & THICK
RL	483	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	18" X 18"	24" O.C.	N		FULL & THICK
TF	920	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	30" OC	Y		FULL & THICK

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

Landscape Details

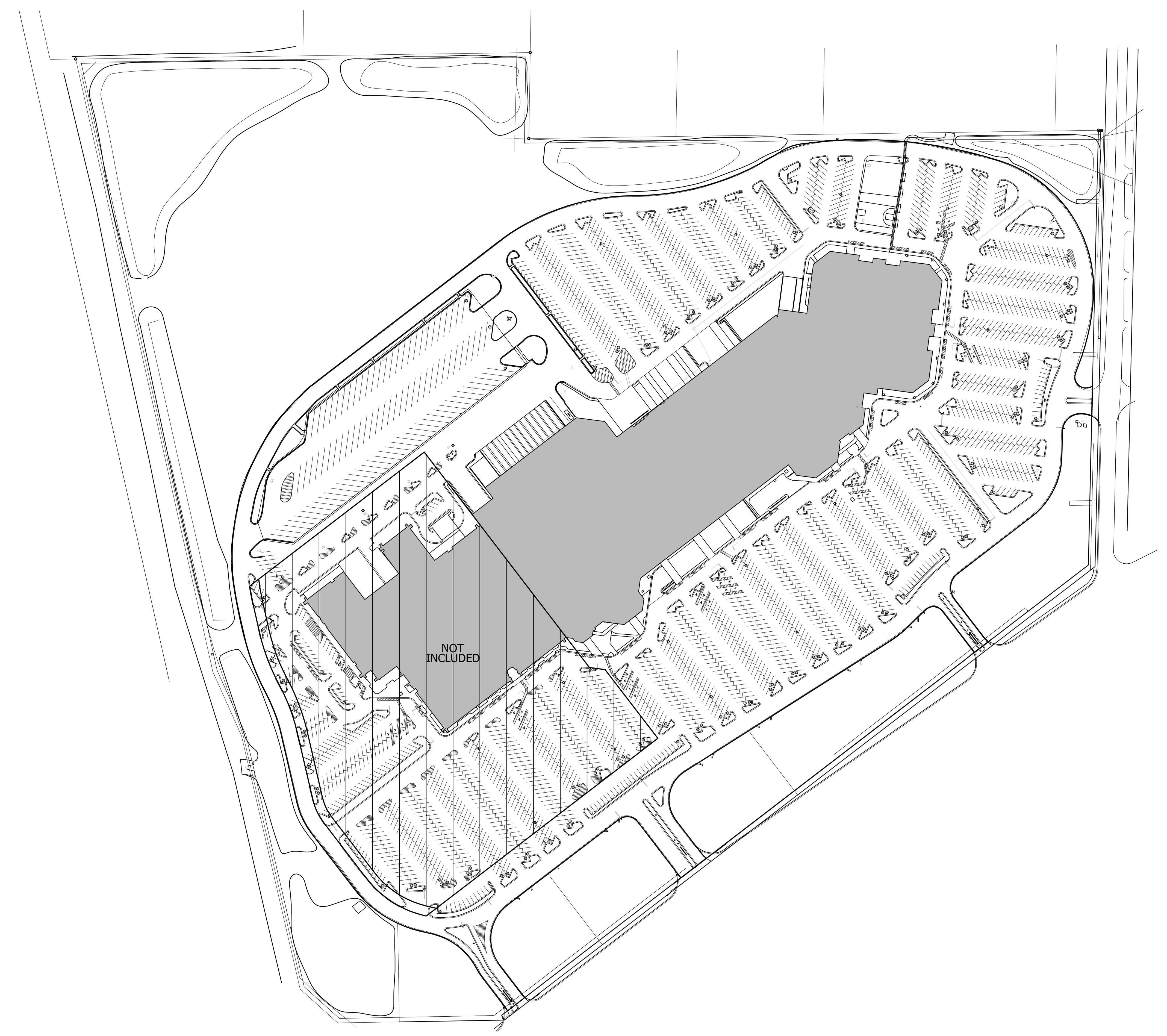
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC26000535

Renaissance Business Park
Fort Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT — DONALDSON E. HEARING — LA 0000943 — STATE OF FLORIDA

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	21-1018

Renaissance Business Park



SITE DATA

NAME OF PROJECT	RENAISSANCE BUSINESS PARK
PROPERTY CONTROL NUMBER	2418-431-0001-000-0 2418-442-0001-000-4
LAND USE DESIGNATION	GC GENERAL COMMERCIAL
ZONING DISTRICT	C-3 GENERAL COMMERCIAL
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TOTAL OVERALL SITE AREA	**79.52 AC** **3,463,735.43 SF**
MALL DEVELOPMENT AREA	**39.28 AC** **1,710,898.18 SF**

BUILDING DATA

OFFICE	60,000.00
SCHOOL	37,000.00
MEDICAL	25,000.00
LIGHT INDUSTRIAL	238,458.00
TOTAL SQUARE FOOTAGE	**360,458.00**

LAND USE	**SF**	**AC**	**%**
RETENTION & LAKES	377,233	8.66	10.89%
OPEN SPACE PARCELS	1,072,267	24.62	30.96%
OUT PARCELS	303,337	6.96	8.76%
MALL DEVELOPMENT PARCEL	1,710,898	39.28	49.39%
TOTAL	**3,463,735**	**79.52**	**100.00%**

PARKING DATA	**REQ**	**PROV**
OFFICE		
SCHOOL		
HEALTHCARE		
LIGHT INDUSTRIAL		
TOTAL		**1662**
HANDICAP SPACES (INCLUDED IN TOTAL)		28

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.

10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.

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

ON STREET PARKING IS UTILIZED IN THE CALCULATION FOR REQUIRED PARKING IN ACCORDANCE WITH THE PROVISIONS OF THE CODE.

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTED DESIGN PRINCIPLES.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE CODE.

"PEDESTRIAN XING" SIGNS SHALL BE PROVIDED FOR ALL MID-BLOCK CROSSINGS.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	MASTER PLAN
SHEET 3-4	SITE PLANS
SHEET LP1-8	LANDSCAPE PLANS
LP9	LANDSCAPE DETAILS

PROJECT TEAM

OWNER/CLIENT:
RENAISSANCE BUSINESS PARK LLC
C/O NAI SOUTHCOAST
100 SW ALBANY AVE, SUITE 200
STUART FL, 34994

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

ARCHITECT:
TSARK ARCHITECTURE, LLC
1990 W. NEW HAVEN AVE, SUITE 306
MELBOURNE, FL 32904
321.241.6378

ENGINEER:
MBV ENGINEERING, INC
1835 20TH STREET
VERO BEACH, FL 32960
772.569.0035

SURVEYOR:
CULPEPPER & TERPENING INC
2980 S. 25TH ST.
FORT PIERCE, FL 34981
772.464.3537

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA; THE PORTION LYING IN SAID SECTION 19 BEING A PART OF LOTS 1, 2 AND 3 OF MODEL LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 63 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SECTION 18, ON AN ASSUMED BEARING, NORTH 01°18'34' EAST FOR 679.50 FEET; THENCE NORTH 88°41'26' WEST FOR 64.93 FEET TO THE POINT OF BEGINNING;

SAID POINT OF BEGINNING BEING ALSO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" WESTERLY, SOUTHWESTERLY AND SOUTHERLY FOR 62.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°18'34" WEST FOR 57.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 175.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°11'08", SOUTHWESTERLY FOR 156.34 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°29'42' WEST FOR 207.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY FOR 62.83 FEET TO A POINT OF TANGENCY, THENCE SOUTH 37°30'18' EAST FOR 119.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'22" SOUTHEASTERLY FOR 4.02 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70) AS IT NOW EXISTS PER O.R. BOOK 1260, PAGE 693; THENCE ALONG SAID R/W LINE SOUTH 52°29'46' WEST FOR 38.20 FEET THENCE NORTH 37°30'18" WEST FOR 117.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°29'28", NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY FOR 42.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°00'14' WEST FOR 62.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°36'22" SOUTHWESTERLY FOR 40.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°36'35' WEST FOR 548.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 75.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°06'53" SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY FOR 124.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°30'18" EAST FOR 94.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°15'36" SOUTHEASTERLY FOR 14.19 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID OKEECHOBEE ROAD, AS IT NOW EXISTS; THENCE ALONG SAID R/W LINE SOUTH 52°29'46" WEST FOR 72.00 FEET; THENCE NORTH 37°30'18" WEST FOR 158.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 30.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY FOR 47.12 FEET TO A POINT OF TANGENCY THENCE SOUTH 52°29'42' WEST FOR 315.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 95.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY FOR 149.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°30"18" EAST FOR 92.99 FEET TO ITS INTERSECTION WITH THE RIGHT-OF-WAY LINE OF SAID OKEECHOBEE ROAD, AS IT NOW EXISTS; THENCE ALONG SAID R/W LINE SOUTH 52°29'46" WEST FOR 48.64 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°11'46" NORTHWESTERLY FOR 8.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°30'18" WEST FOR 85.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 143.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°01'46" NORTHWESTERLY FOR 25.03 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°14'55", NORTHWESTERLY AND WESTERLY FOR 128.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 76°43'27" WEST FOR 27.97 FEET POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 265.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°35'23", NORTHWESTERLY FOR 53.60 FEET TO A POINT; THENCE SOUTH 00°58'25" EAST, FOR A DISTANCE OF 220.67 FEET TO A POINT ON THE SOUTH LINE OF LOT 3, MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 63, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 89°01'35' WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 138.10 FEET; THENCE NORTH 47°59'29" WEST, FOR A DISTANCE OF 113.11 FEET; THENCE NORTH 13°01'13" WEST, FOR A DISTANCE OF 581.68 FEET; THENCE NORTH 24°04'40" WEST, FOR A DISTANCE OF 157.05 FEET; THENCE NORTH 12°36'59' WEST, FOR A DISTANCE OF 1405.41 FEET; THENCE NORTH 89°10'37" EAST, FOR A DISTANCE OF 1017.51 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE SOUTH 00°55'34" WEST, ALONG SAID LINE FOR A DISTANCE OF 192.68 FEET; TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE NORTH 89°09'49' EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1274.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HARTMAN ROAD; THENCE SOUTH 01°18'34"WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 639.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 40.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°43'53', NORTHWESTERLY FOR 18.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°41'26" WEST, FOR A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

AND LESS THE SEARS SITE, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA; THE PORTION LYING IN SAID SECTION 19 BEING A PART OF LOTS 2 AND 3 OF MODEL LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 63 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SECTION 18, ON AN ASSUMED BEARING, NORTH 01°18'34' EAST FOR 373.91 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY EXTENSION LINE OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70); THENCE ALONG SAID EXTENSION AND ALONG SAID R/W LINE SOUTH 52°29'46" WEST FOR 1051.89 FEET; THENCE NORTH 37'30'18' WEST FOR 279.15 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 52°29'42" WEST FOR 653.41 FEET; THENCE NORTH 76'43'27" WEST FOR 5.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 229.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°13'09" NORTHWESTERLY FOR 156.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°30'18" WEST FOR 155.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 139.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°29'05" NORTHERLY FOR 59.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 13°01'13" WEST FOR 151.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 436.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°05'01" NORTHERLY FOR 114.78 FEET TO A POINT OF TANGENCY; THENCE NORTH 28°06'14" WEST FOR 3.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 464.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°29'15" NORTHERLY FOR 125.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 12°36'59" WEST FOR 67.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 464.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°28'35' FOR 36.25 FEET; THENCE NORTH 52°29'42" EAST FOR 492.21 FEET; THENCE SOUTH 37°30'18" EAST FOR 607.53 FEET; THENCE SOUTH 82°30'18" EAST FOR 35.36 FEET; THENCE SOUTH 37°30'18' EAST FOR 193.84 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

PARCEL ID: 2418-423-0001-000-5

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA; THE PORTION LYING IN SAID SECTION 19 BEING A PART OF LOT 3 OF MODEL LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 63 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID SECTION 18, ON AN ASSUMED BEARING, NORTH 01°18'34" EAST FOR 373.91 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70) PER OFFICIAL RECORDS BOOK 1260, PAGE 698, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID EXTENSION SOUTH 52°29'46" WEST FOR 1707.20 FEET; THENCE SOUTH 30°57'51" EAST FOR 12.08 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE SOUTH 89°01'35 WEST FOR 235.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE OF SAID LOT 3 SOUTH 89°01'35" WEST FOR 138.10 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 291 AT PAGES 1331 AND 1332 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE FOR THE FOUR FOLLOWING COURSES: (1) NORTH 47°59'29" WEST FOR 113.11 FEET (2) NORTH 13°01'13" WEST FOR 581.68 FEET (3) NORTH 24°04'40" WEST FOR 157.05 FEET (4) NORTH 12°36'59" WEST FOR 1405.41 FEET TO THE TERMINATING POINT OF SAID FOURTH COURSE; THENCE NORTH 89°10'37" EAST FOR 1017.51 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE ALONG SAID EAST LINE SOUTH 00°55'34" WEST FOR 192.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER NORTH 89°09'49" EAST FOR 1274.66 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF HARTMAN ROAD, AS IT NOW EXISTS PER O.R. BOOK 1260, PAGE 697; SAID RIGHT-OF-WAY BEING PARALLEL WITH AND 40 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 18; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE SOUTH 01°18'34" WEST FOR 572.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 146°58'53" NORTHWESTERLY FOR 64.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 21°25'13" EAST FOR 16.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 500.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°24'50" NORTHERLY FOR 160.69 FEET TO A POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°15'22", NORTHWESTERLY FOR 394.04 FEET TO POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1,000.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°26'33" WESTERLY FOR 426.60 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°25'11" WEST FOR 21.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 114.99 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°31'51 FOR 49.23 FEET TO A POINT OF TANGENCY; THENCE. SOUTH 58°53'20" WEST FOR 27.97 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 600.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGEL OF 30°55'55", WESTERLY FOR 323.92 FEET TO POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 500.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°19'33" SOUTHWESTERLY FOR 325.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°29'42" WEST FOR 505.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 500.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°06'41" SOUTHWESTERLY AND SOUTHERLY FOR 568.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°36'59" EAST FOR 67.47 FEET; TO POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 500 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°29'15" SOUTHERLY FOR 135.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°06'14" EAST FOR 3.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 400.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°05'01" FOR 105.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13°01'13" EAST FOR 151.85 FEET TO A POINT OF CURVATURE OF AND CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 175.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°29'05", SOUTHEASTERLY FOR 74.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°30'18" EAST FOR 155.55 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 265.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°37'46", SOUTHEASTERLY FOR 127.79 FEET; THENCE SOUTH 00°58'25" EAST FOR 220.67 FEET TO THE POINT OF BEGINNING.

LOCATION MAP



Cover Page

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Renaissance Business Park

Fort Pierce, Florida



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0306
DATE	11-04-21
REVISIONS	11-29-21 12-22-21

December 22, 2021 2:33:38 p.m.
Drawing: 21-1018 SP.DWG

SHEET 1 OF 4

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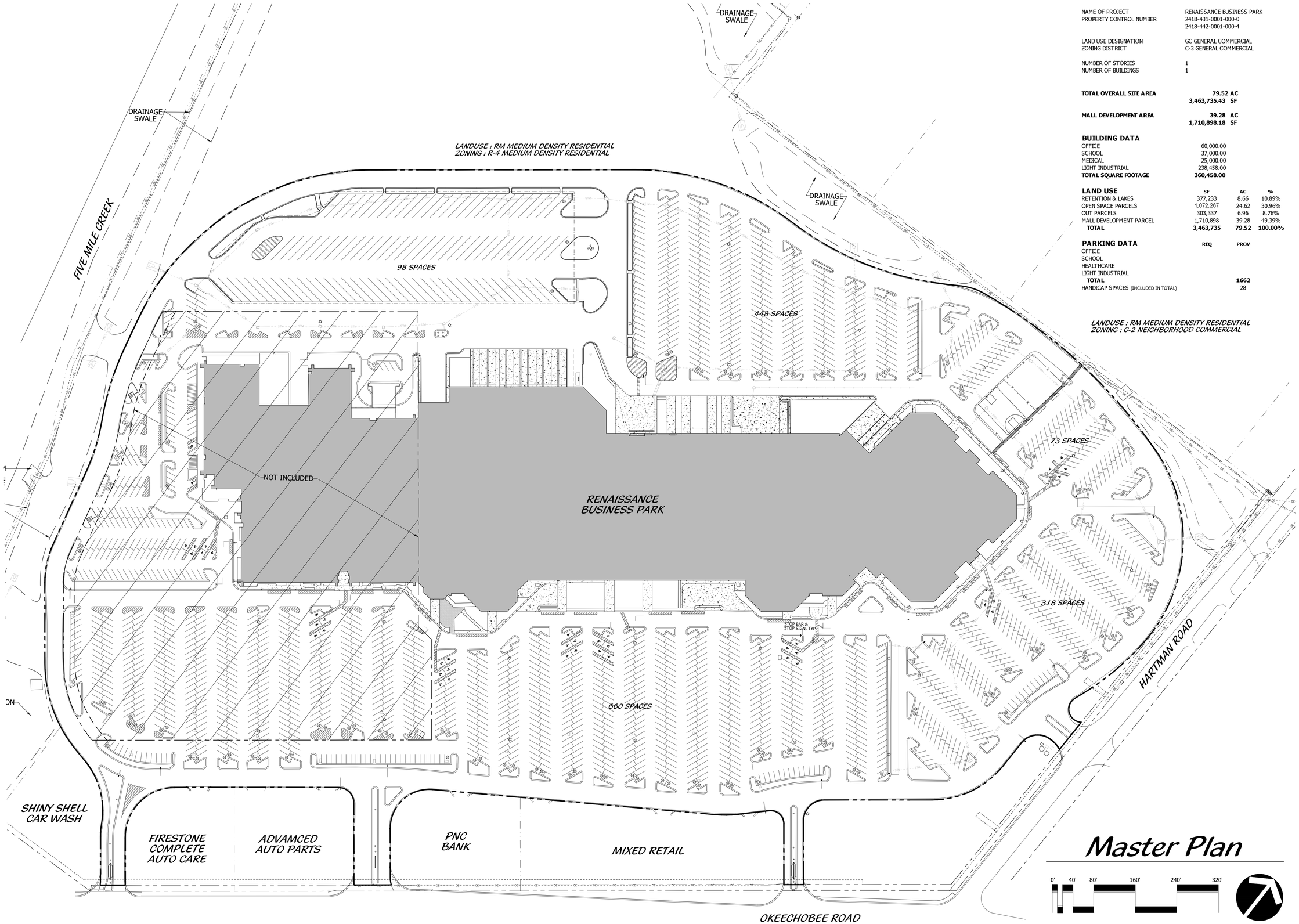

NAME OF PROJECT	RENAISSANCE BUSINESS PARK
PROPERTY CONTROL NUMBER	2418-431-0001-000-0 2418-442-0001-000-4
LAND USE DESIGNATION	GC GENERAL COMMERCIAL
ZONING DISTRICT	C-3 GENERAL COMMERCIAL
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TOTAL OVERALL SITE AREA	**79.52 AC** **3,463,735.43 SF**
MALL DEVELOPMENT AREA	**39.28 AC** **1,710,898.18 SF**

BUILDING DATA

OFFICE	60,000.00
SCHOOL	37,000.00
MEDICAL	25,000.00
LIGHT INDUSTRIAL	238,458.00
TOTAL SQUARE FOOTAGE	**360,458.00**

LAND USE

	SF	AC	%
RETENTION & LAKES	377,233	8.66	10.89%
OPEN SPACE PARCELS	1,072,267	24.62	30.96%
OUT PARCELS	303,337	6.96	8.76%
MALL DEVELOPMENT PARCEL	1,710,898	39.28	49.39%
TOTAL	**3,463,735**	**79.52**	**100.00%**

PARKING DATA

	REQ	PROV
OFFICE		
SCHOOL		
HEALTHCARE		
LIGHT INDUSTRIAL		
TOTAL		**1662**
HANDICAP SPACES (INCLUDED IN TOTAL)		28

Master Plan

0' 40' 80' 160' 240' 320'

Scale: 1" = 80'

North

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REGISTERED LANDSCAPE ARCHITECT
DONALDSON E. HEARING
LA 0000943
STATE OF FLORIDA

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LANDUSE : RM MEDIUM DENSITY RESIDENTIAL
ZONING : R-4 MEDIUM DENSITY RESIDENTIAL

FIVE MILE CREEK

DRAINAGE SWALE

32.0'

6' HIGH CHAIN LINK FENCE

ENTRANCE GATE (BY OTHERS)

EXIT GATE (BY OTHERS)

6' HIGH CHAIN LINK FENCE

46.0' 12.0' 35.0' 46.0'

98 SPACES

448 SPACES

20.0' 40.0' 20.0' 22.0'

9.5'

73.0'

18.0'

72.2'

LOADING

NOT INCLUDED

RENAISSANCE BUSINESS PARK

12.0'
5.0'
9.5'

20.0' 40.0' 20.0' 40.0' 20.0'

660 SPACES

34.5'

SHINY SHELL CAR WASH

FIRESTONE COMPLETE AUTO CARE

ADVAMCED AUTO PARTS

PNC BANK

STOP BAR & STOP SIGN

MIXED RETAIL

Site Plan

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'

North

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SHEET 3 OF 4

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LANDUSE : RM MEDIUM DENSITY RESIDENTIAL
ZONING : R-4 MEDIUM DENSITY RESIDENTIAL

32.0'

6' HIGH CHAIN LINK FENCE

ENTRANCE GATE (BY OTHERS)

46.0' 12.0'

98 SPACES

35.0'

46.0'

DRAINAGE SWALE

LANDUSE : RM MEDIUM DENSITY RESIDENTIAL
ZONING : C-2 NEIGHBORHOOD COMMERCIAL

448 SPACES

20.0' 40.0' 20.0' 22.0'

9.5'

PICNIC AND RELAXATION AREA

30.0'

73.0'

18.0'

LOADING

72.2'

LOADING

LOADING

LOADING

LOADING

LOADING

LOADING

LOADING

73 SPACES

STOP BAR & STOP SIGN, TYP.

RENAISSANCE BUSINESS PARK

LOADING

LOADING

LOADING

LOADING

LOADING

LOADING

318 SPACES

12.0'

5.0'

9.5'

20.0' 40.0' 20.0' 40.0' 20.0'

660 SPACES

HARTMAN ROAD

STOP BAR & STOP SIGN

PNC BANK

MIXED RETAIL

Site Plan

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'

North

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SHEET 4 OF 4

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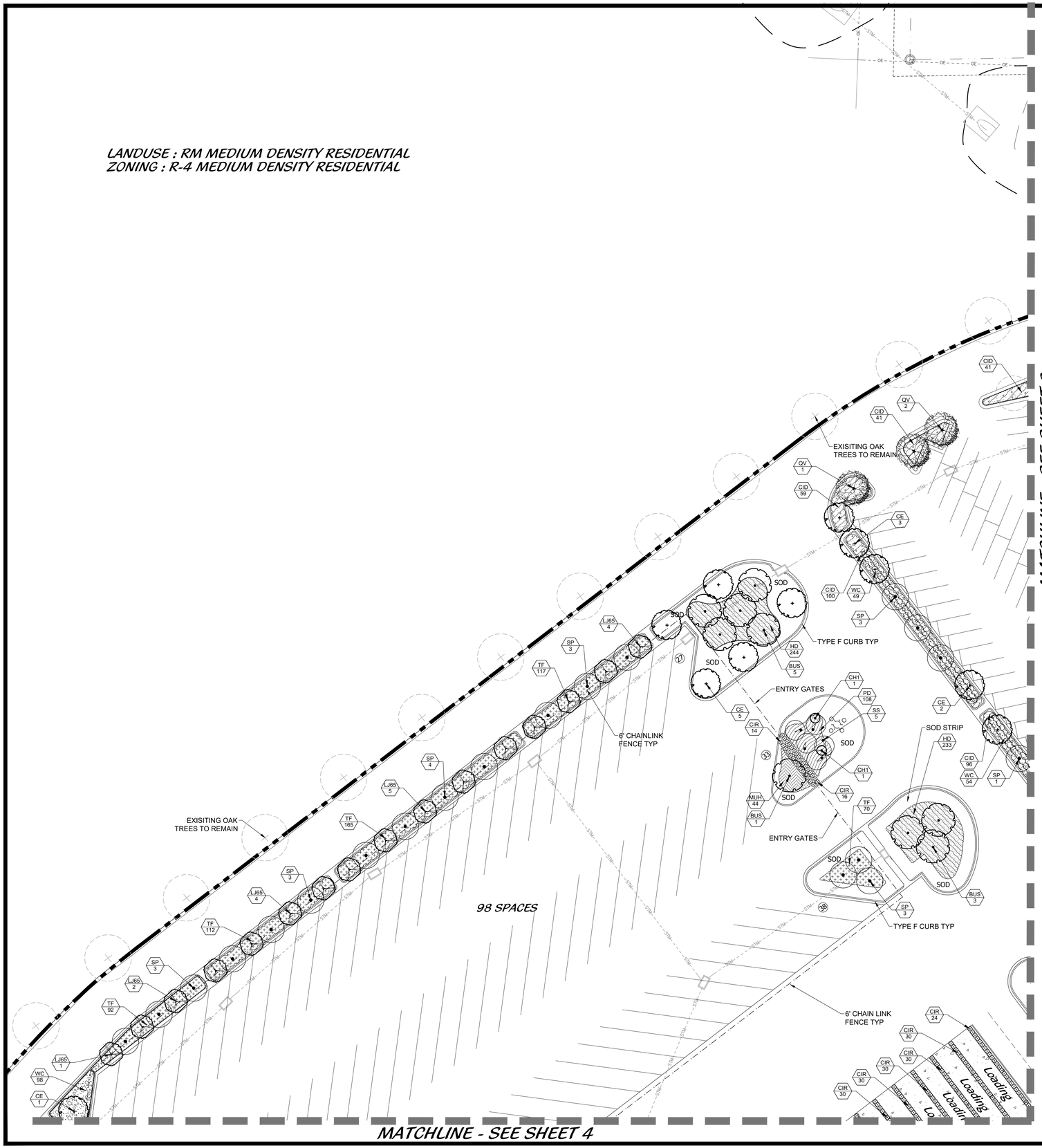
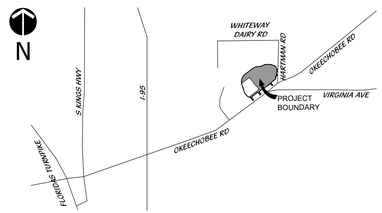
ZONING : R-4 MEDIUM DENSITY RESIDENTIAL



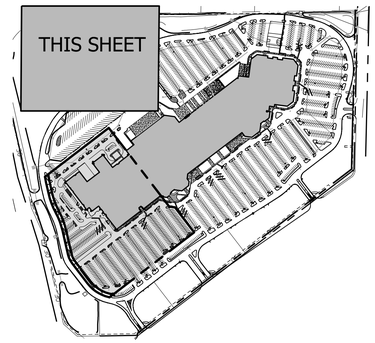
LOCATION MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
R	RADIUS	DO NOT ENTER	PEDESTRIAN LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		FPL COACH LIGHT
TYP	TYPICAL		

KEY MAP



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STATE OF FLORIDA

DESIGNED	DEH
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APPROVED	DEH
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DATE	11-16-21
REVISIONS	11-29-21
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SHEET 1 OF 9

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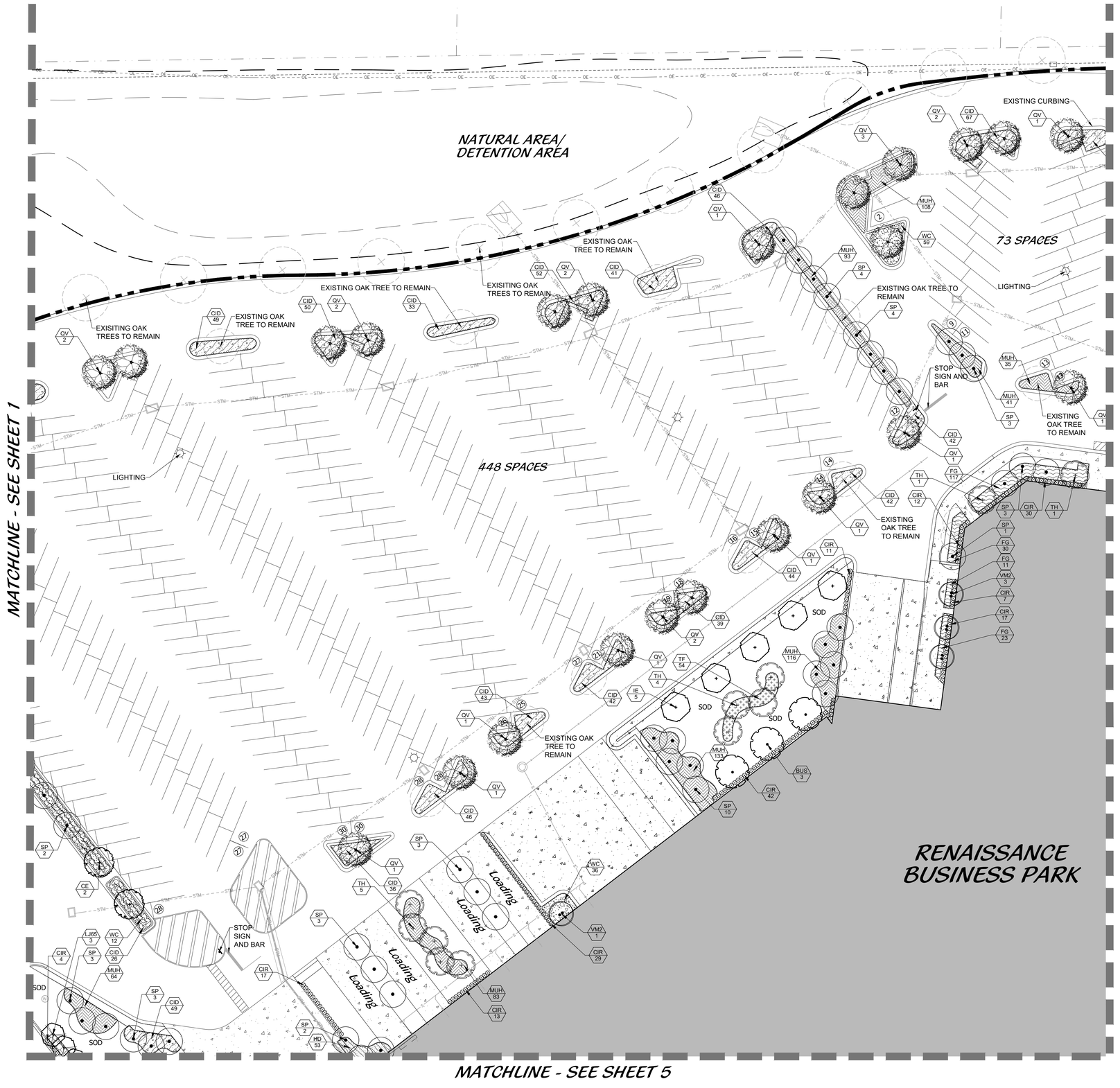

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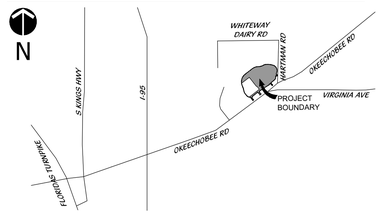
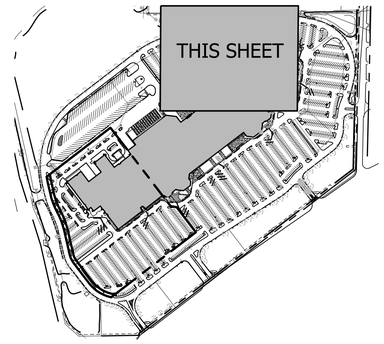


LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
R	RADIUS	DO NOT ENTER	PEDESTRIAN LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		FPL COACH LIGHT
TYP	TYPICAL		

KEY MAP



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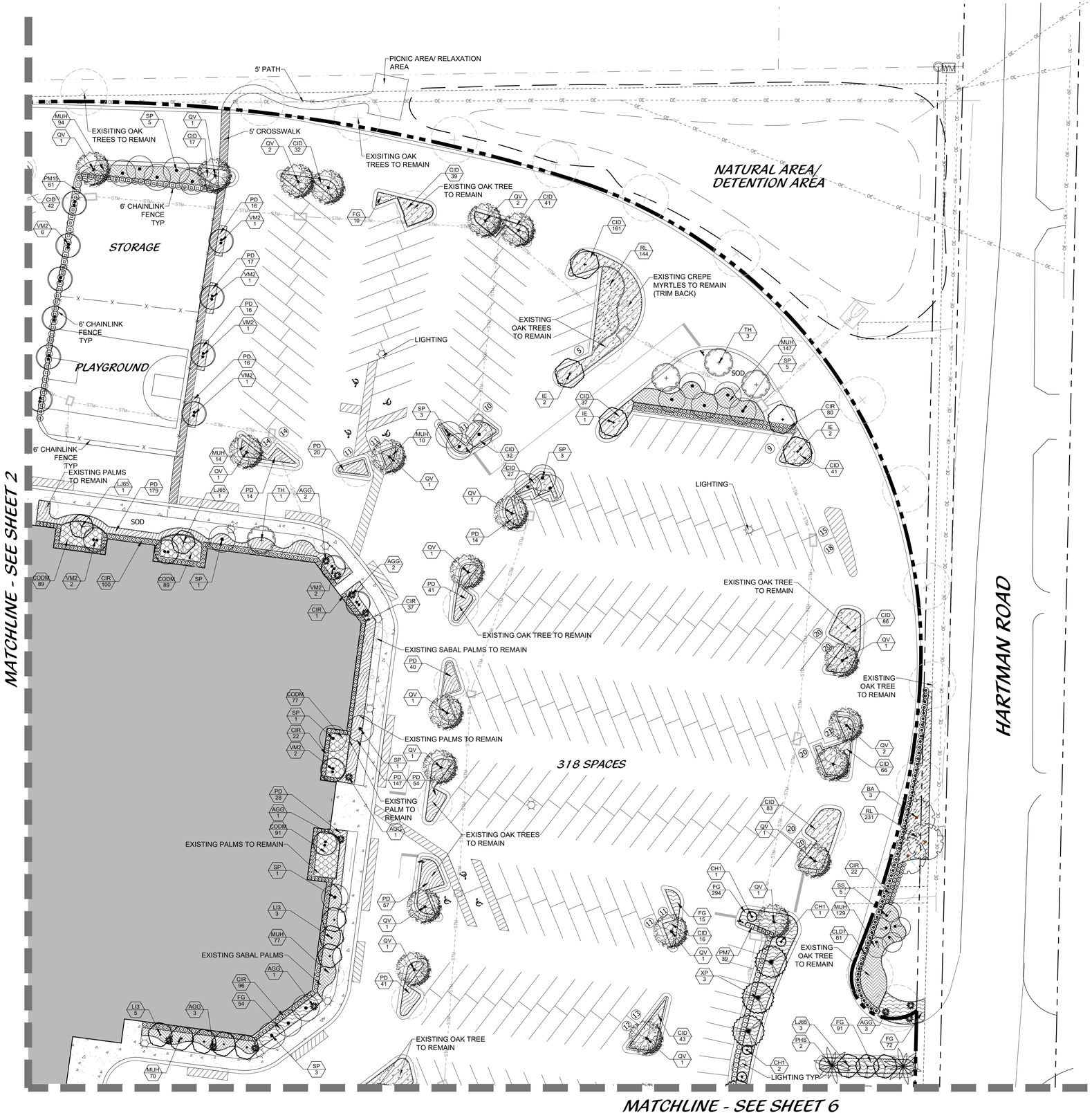

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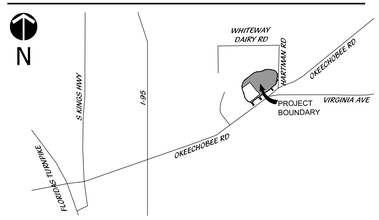
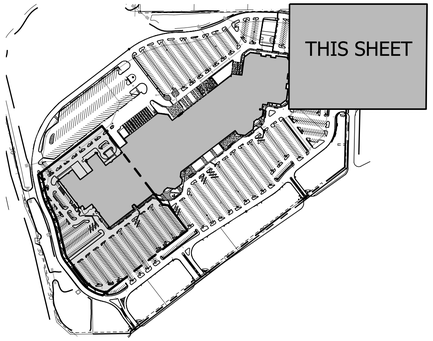


LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	PEDESTRIAN LIGHT
R	RADIUS	DO NOT ENTER	FPL COACH LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		
TYP	TYPICAL		

KEY MAP



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SHEET 3 OF 9

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Landscape Plan

MATCHLINE - SEE SHEET 1

EXISITING OAK TREES TO REMAIN

MUH 142 | QV 2 | CE 5

6' CHAINLINK FENCE TYP

CID 30 | CE 1

98 SPACES

WC 107 | CID 125 | QV 1

ENTRY GATES

EXISITING OAK TREES TO REMAIN

6' CHAINLINK FENCE TYP

MUH 109 | SP 5 | FG 63 | QV 1 | CIR 14

EXISITING OAK TREES TO REMAIN

QV 1 | CID 21 | CLD7 6 | CLD7 12 | SP 3 | CID 58

CLD7 5 | QV 1 | FG 11

SP 3 | CID 34 | CID 36 | CLD7 22 | QV 2

QV 2

EXISITING OAK TREES TO REMAIN

QV 2

QV 2

6' CHAINLINK FENCE TYP

CIR 30 | BUS 2 | SP 5 | TF 88 | WC 36 | CIR 16

Loading

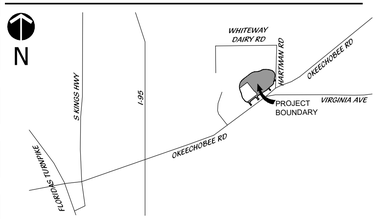
RENAISSANCE BUSINESS PARK

NOT INCLUDED

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

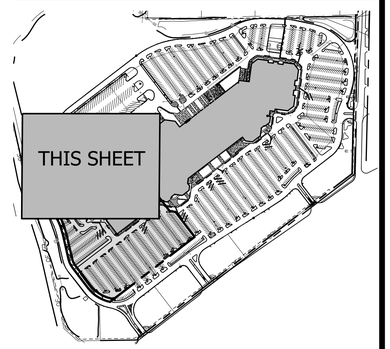
LOCATION MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
R	RADIUS	DO NOT ENTER	PEDESTRIAN LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		FPL COACH LIGHT
TYP	TYPICAL		

KEY MAP



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Renaissance Business Park

Fort Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT DONALDSON E. HYLAND LA 0000943 STATE OF FLORIDA

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
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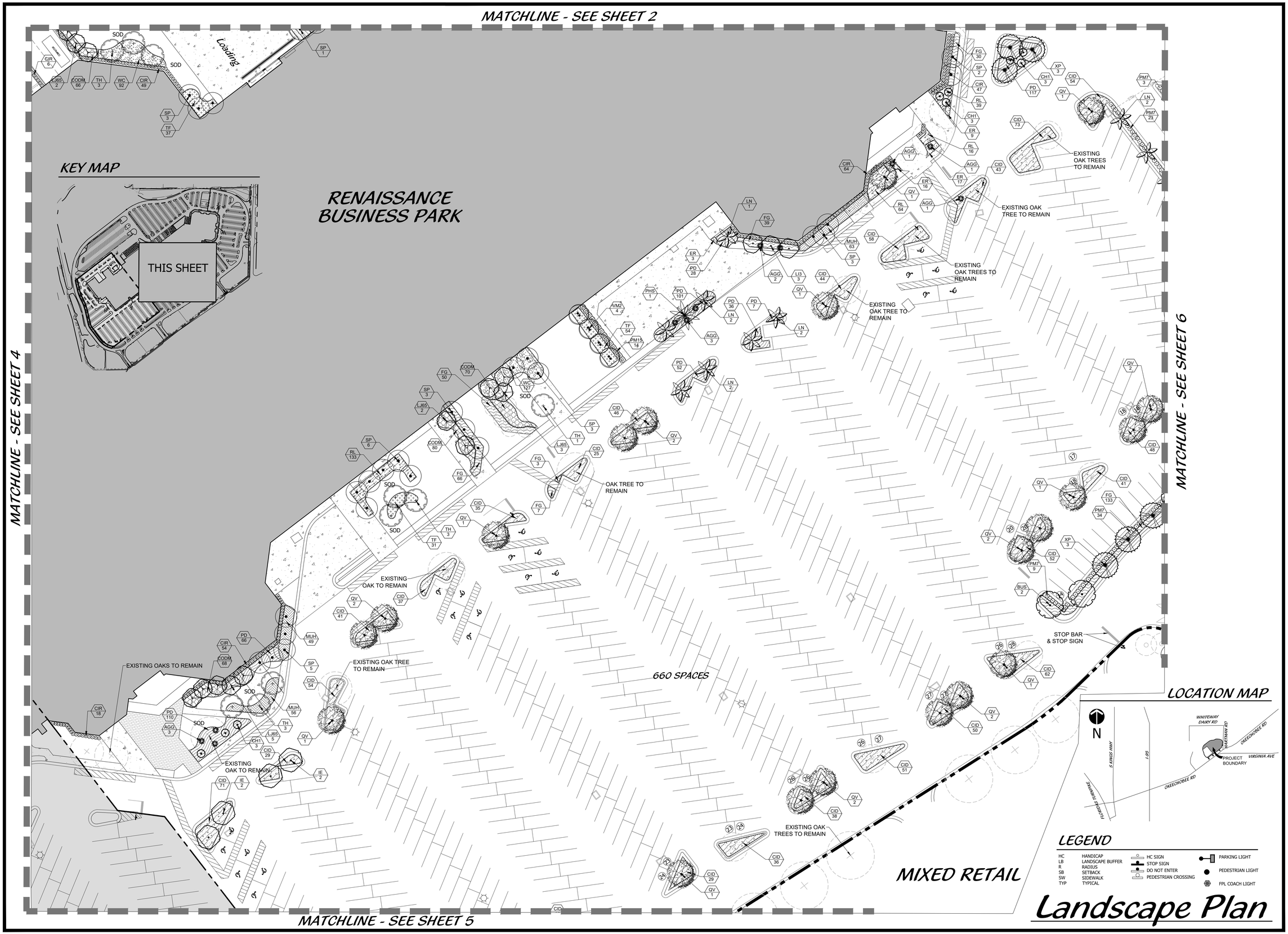

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SHEET 5 OF 9

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MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

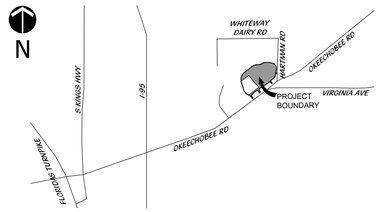
HARTMAN ROAD

OKEECHOBEE ROAD

EXISTING OAK TREES TO REMAIN

EXISTING SYLVESTER PALMS TO REMAIN

LOCATION MAP



LEGEND

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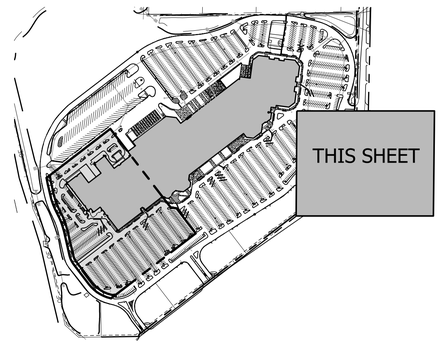
LB	LANDSCAPE BUFFER	STOP SIGN	PEDESTRIAN LIGHT
R	RADIUS	DO NOT ENTER	
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		FPL COACH LIGHT
TYP	TYPICAL		

KEY MAP



Landscape Plan

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Renaissance Business Park

Fort Pierce, Florida

REGISTERED LANDSCAPE ARCHITECT
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STATE OF FLORIDA

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	21-1018
DATE	11-16-21
REVISIONS	11-29-21
	12-13-21
	12-29-21

December 29, 2021 12:54:33 p.m.
Drawing: 21-1018-LP1.DWG

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MATCHLINE - SEE SHEET 4

NOT INCLUDED

DRAINAGE SWALE

EXISITING OAK TREES TO REMAIN

EXISITING OAK TREES TO REMAIN

EXISITING OAK TREES TO REMAIN

DETENTION AREA

SHINY SHELL CAR WASH

FIRESTONE COMPLETE AUTO CARE

EXISITING OAK TREES TO REMAIN

EXISTING OAK TREES TO REMAIN

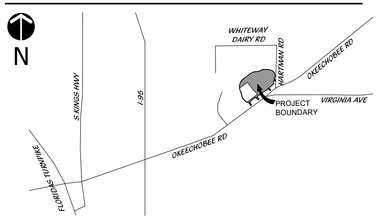
EXISTING OAK TREES TO REMAIN

ENTRY MONUMENT SIGNAGE

OKEECHOBEE ROAD

MATCHLINE - SEE SHEET 8

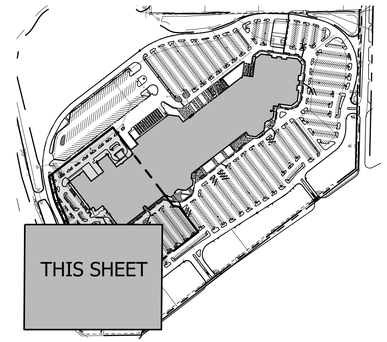
LOCATION MAP



LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
R	RADIUS	DO NOT ENTER	PEDESTRIAN LIGHT
SB	SETBACK	PEDESTRIAN CROSSING	
SW	SIDEWALK		FPL COACH LIGHT
TYP	TYPICAL		

KEY MAP



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SHEET 7 OF 9

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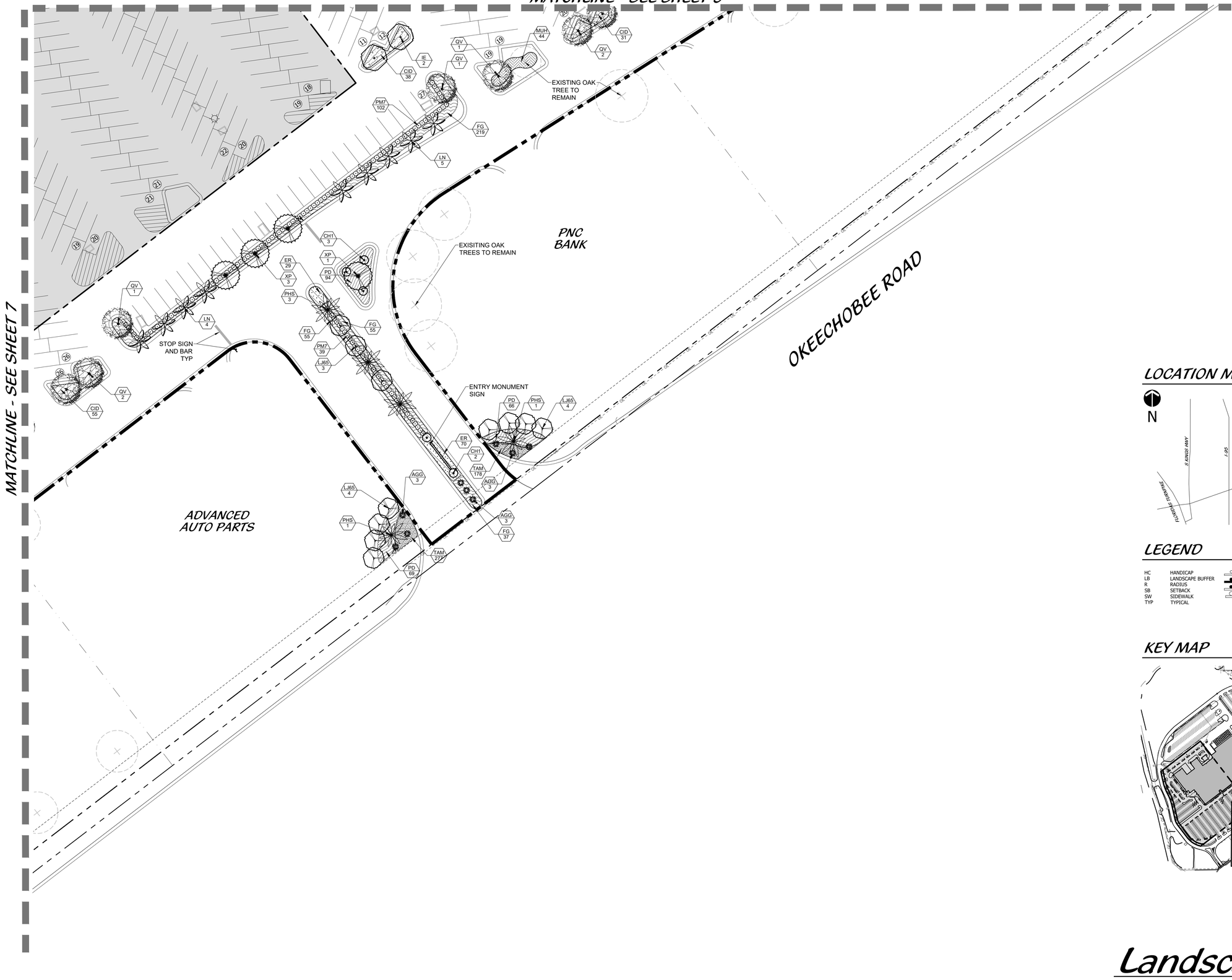
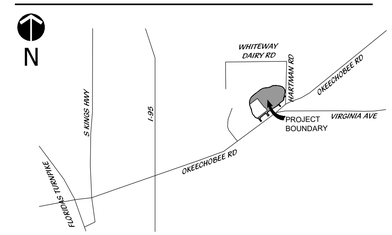


LOCATION MAP



LEGEND

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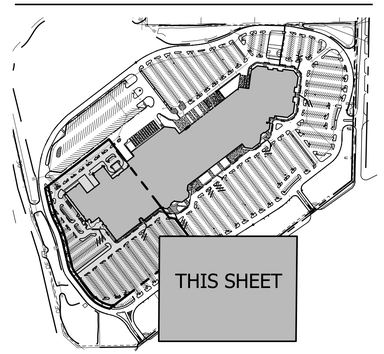
KEY MAP



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SHEET 8 OF 9

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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 (LDRs) 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 27-126(a)(9)(c) 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 SECONDATUS 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 THE 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 MANUFACTURES 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 WITH IN 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 VEGETATION SHALL BE RELOCATED BY TREE SPADE 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 SPADES. THE SIZE OF SPADE 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 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED 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 NURSERY PLANTS PARTS I & II, 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 TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

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 ARCHITEC 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 3", 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 UNOPENED BAGS, EACH BEARING THE 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
7-15 GAL.	1/2 LB.	6
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 ½ 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 UNFORESEEN 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.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

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.

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 WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL 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.

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

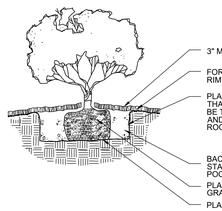
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL 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 WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

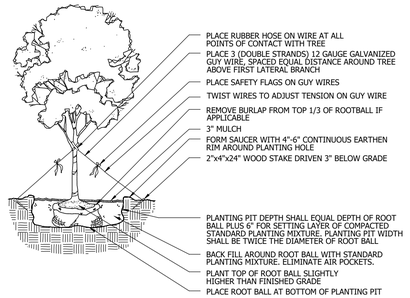
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE 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.

PLANTING DETAILS



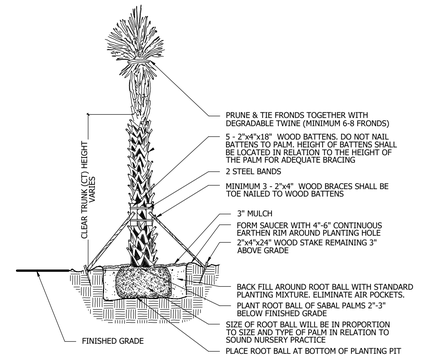
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS

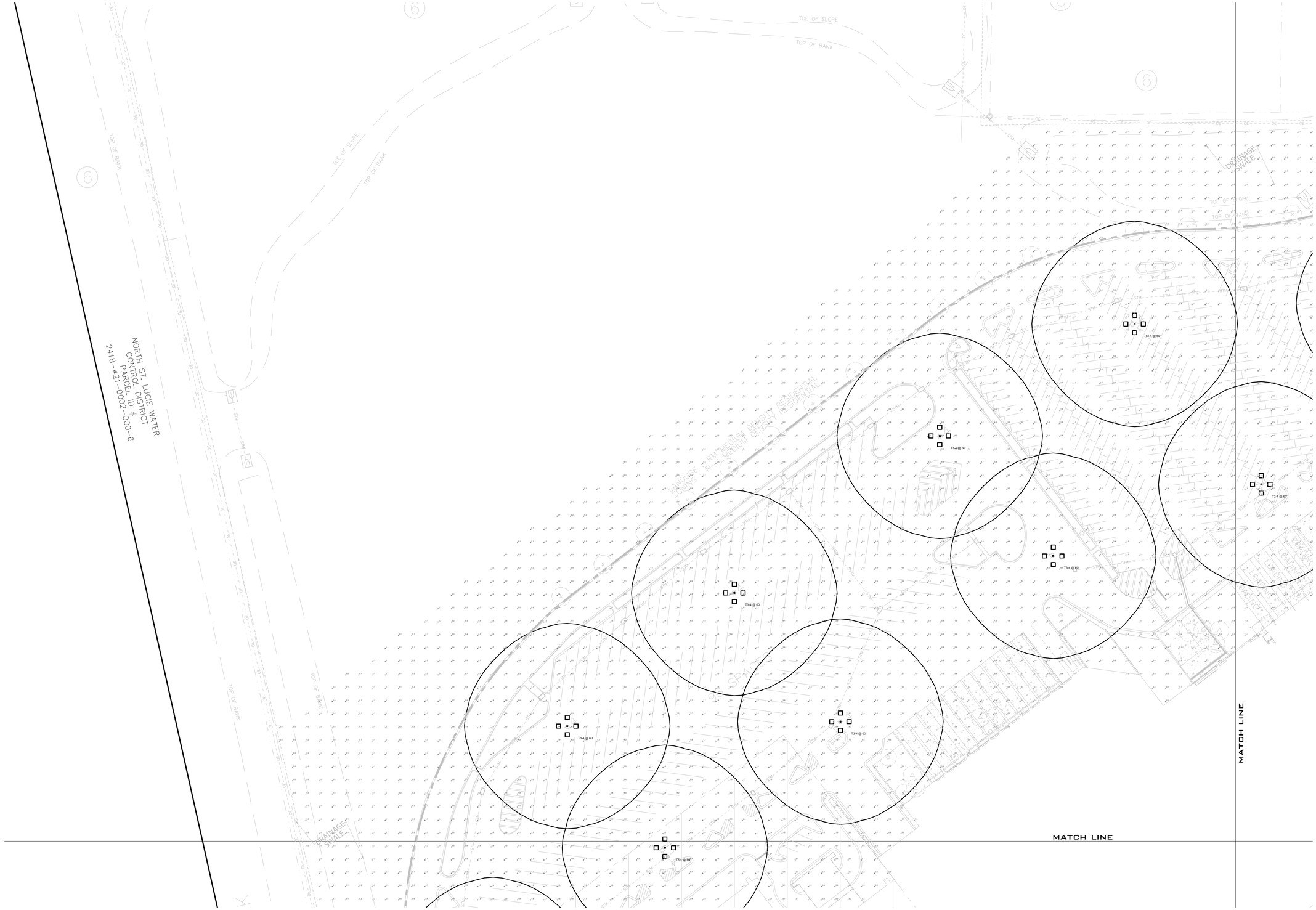


PALM PLANTING DETAIL

NTS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
BA	6	BULNESIA ARBOREA	VERAWOOD	45 GAL. OR F.G.	2.5" CAL	14`-16` OA	N		SINGLE LEADER, FULL CANOPY
BUS	24	BURSERA SIMARUBA	GUMBO LIMBO	N.A.	4"Cal	16` HT. X 7` SPRD.	Y		FULL CANOPY
CE	19	CONOCARPUS ERECTUS	GREEN BUTTONWOOD TREE	45 GAL	2.5" CAL.	12` HT X 5` SPRD	Y		FULL CANOPY, 4' CT MIN, FL#1 OR BETTER
IE	16	ILEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	30 GAL	2" CAL	12` HT X 4`-5` SPRD	Y		FULL CANOPY, FL #1 OR BETTER
LI3	11	LAGERSTROEMIA INDICA `MUSKOGEE`	CRAPE MYRTLE	65 GAL. MIN.	2.5" CAL.	12` O.A.X 5` SPRD	N	N	FULL & THICK CANOPY, FLORIDA FANCY, 5` C.T.
LJ65	67	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL	3 TRK MIN., 1"-2" CAL. EA.	8` HT, 8` SPRD.	N		FULL CANOPY, 4` CT., MULTI-TRUNK, FF
QV	122	QUERCUS VIRGINIANA	LIVE OAK	45 GAL	2.5" CAL	12` - 14` O.A. X 5`-6` SPRD	Y		FULL CANOPY, FL #1 OR BETTER
TH	25	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	45 GAL	2" CAL. MIN	12` HT X 4`-5` SPRD	N		FULL CANOPY, 4` CT
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**NATIVE**	**LOW MAINT**	**REMARKS**
CH1	30	CHAMAEROPS HUMILIS ~	EUROPEAN FAN PALM	FIELD GROWN	N.A.	5`-6` O.A.		N	3 STEMS MIN., 2` STEM FOOTAGE PER TRUNK; LIMB UP 2`. FULL & THICK, MATCHED.
LN	33	LIVISTONA NITIDA ^	NITIDA PALM	FIELD GROWN	N.A.	14` OA. HT.			FULL CANOPY, DIAMOND CUT, FLORIDA FANCY.
PHS	14	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	N.A.	10` CT	N		STRAIGHT TRUNK, FULL CANOPY, DIAMOND CUT
SP	134	SABAL PALMETTO	SABAL PALM	FG	N/A	18`, 22`, 26` O.A.	Y		HURRICANE CUT, SLICK TRUNK, STAGGER HEIGHTS.
SS	22	SABAL PALMETTO	CURVED CABBAGE PALM	N.A.	N.A.	16`, 18`, 22`, 24`, 30`, 34` CT	Y		CURVED TRUNKS, SLICK, (NOTE SPECIFIC SIZES ON PLANS WHERE APPLICABLE)
VM2	24	VEITCHIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	FIELD GROWN	N.A.	14`-16` OA	N		FULL CANOPY, DOUBLE TRUNK
SIGNATURE PALM	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**NATIVE**	**LOW MAINT**	**REMARKS**
XP	15	X BUTIAGRUS NABONNANDII	MULE PALM	FG		8` CT.			MATCHING
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACE**	**NATIVE**	**LOW MAINT**	**REMARKS**
AGG	53	AGAVE AMERICANA `GAINESVILLE BLUE`	GAINESVILLE BLUE AGAVE	30 GAL	4`-5` O.A. X 3`-4` SPRD.	A.S.	N		FULL & THICK
CIR	1,335	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 gal	3` X 3`	3` O.C.	Y		FULL TO BASE, FL#1 OR BETTER
CLD7	163	CLUSIA GUTTIFERA	CLUSIA	7 GAL	4` HT., 3` SPRD	3` O.C.	N		FULL & THICK
PM7	532	PODOCARPUS MAKII	PODOCARPUS	7 GAL	3` X 2`	2` O.C.	N		FULL & THICK
PM15	75	PODOCARPUS MAKII~	PODOCARPUS	15 GAL	5` O.A., 2` SPRD	2` O.C.	N		FULL & THICK
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACE**	**NATIVE**	**LOW MAINT**	**REMARKS**
CID	4,078	CHRYSOBALANUS ICACO `HORIZONTAL`	DWARF COCOPLUM	3 GAL	10" HT. & SPD	24" O.C.	Y		FULL & THICK, NOT STRETCHED,
CODM	630	CODIAEUM VARIGATUM `MANGO`	MANGO CROTON	3 GAL	18" X 18"	24" OC			FULL & THICK
ER	256	EUPHORBIA MILLII `ROSY`	CROWN OF THORNS	3 GAL	12" x 12"	24" OC	N		FULL AND THICK
FG	1,876	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	15" X 15"	24" O.C.	N		FULL & THICK
HD	530	HAMELIA PATENS `COMPACTA`	DWARF FIREBUSH	3 GAL	18" X 18"	24" O.C.	Y		FULL & THICK, FLORIDA NATIVE VARIETY
MUH	2,432	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	24" O.C.	Y		FULL &THICK
PD	1,810	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` ~	DWARF PODOCARPUS	3 GAL	15" X 15"	18" O.C.			FULL & THICK
WC	670	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL	18" X18"	24" OC	Y		FULL & THICK
RL	825	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	18" X 18"	24" O.C.	N		FULL & THICK
TAM	1,410	TRACHELOSPERMUM ASIATICUM `MINIMA` ~	MINIMA JASMINE	1 gal	6" X 12"	12" O.C.			FULL & THICK, MULTIPLE RUNNERS
TF	820	TRIPSACUM FLORIDANA	DWARF F



PARITAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 50'

0 25' 50' 100' 150'

SCALE 1" = 50'

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Neke White: 407.416.9965

RENAISSANCE BUSINESS PARK
SITE PHOTOMETRICS
4146 OKEECHOBEE RD, FORT PIERCE, FL 34947

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ENGINEER OF RECORD

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FL PE #55008

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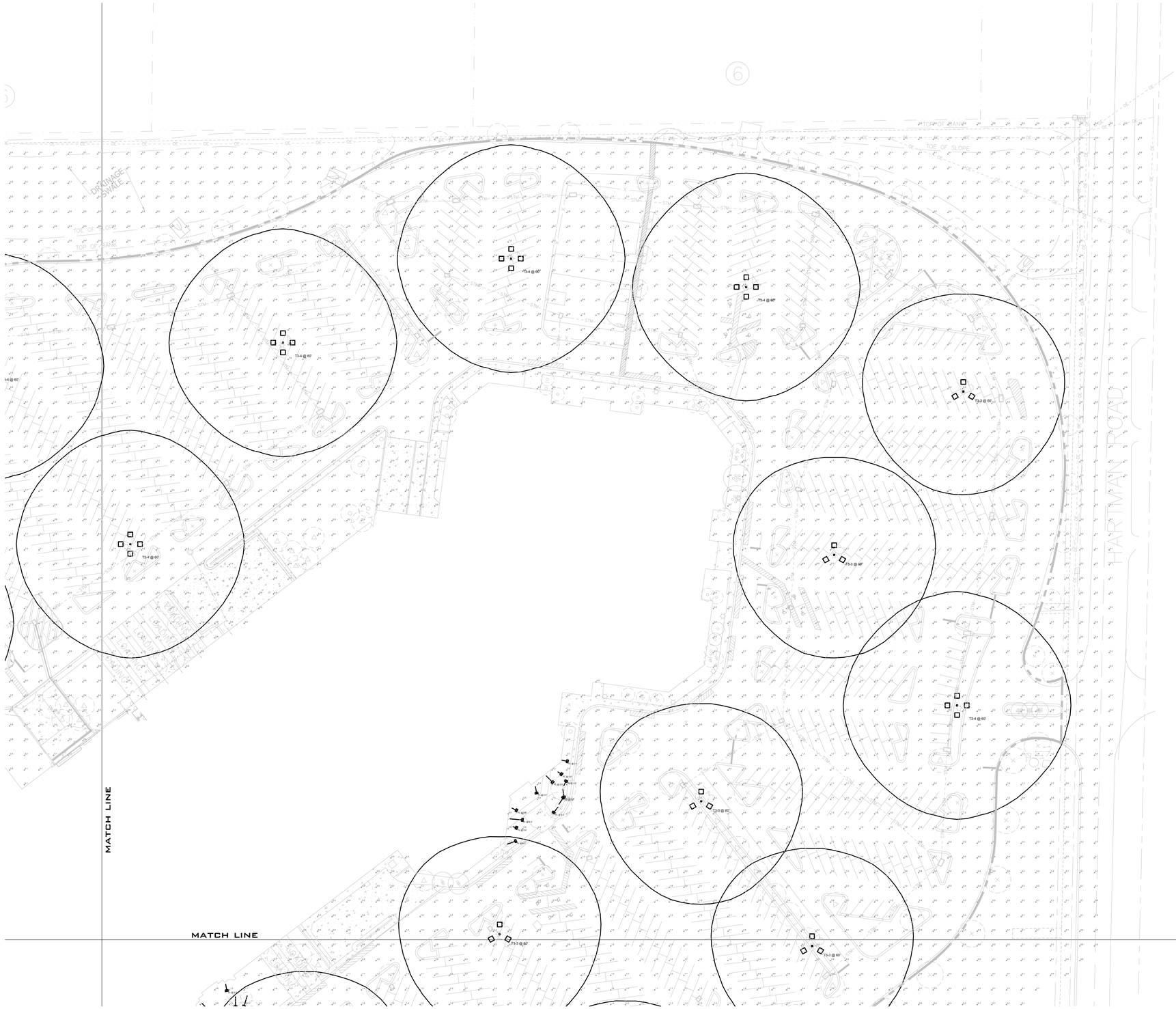
DRAWN BY:	DAP
CHECKED BY:	DEA
DRAWING NO.	EP1.1



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0 25' 50' 100' 150'

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SITE PHOTOMETRICS

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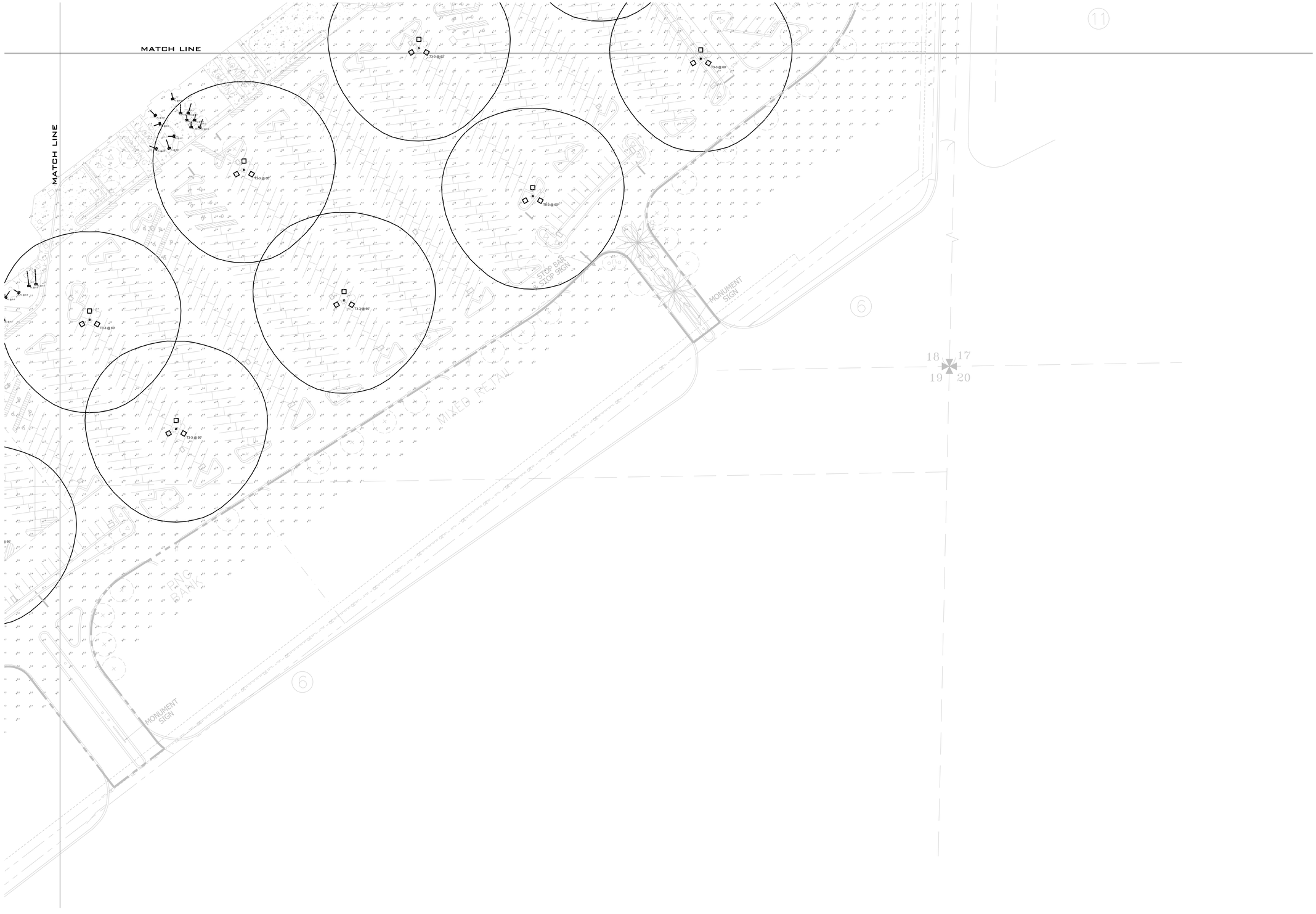

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EP1.4

LEDMPALPRO50 50 Watt, Premium Multi-Purpose LED Area Luminaire

K&M Electric Supply, Inc. ...The Distributor of Choice

Project:	
Type:	
Catalog #:	



STANDARD

The LEDMPALPRO series is a group of premium architectural LED area luminaires designed to illuminate parking areas, pathways, building facades, loading docks, and a wide variety of other large, general site lighting applications. Multiple mounting options make the LEDMPALPRO a versatile luminaire for flood lighting, pole-, ground- and wall-mounted area lighting, and other outdoor lighting requirements.

FEATURES

- *Available in 3000k (warm white), 4000k (neutral white) and 5000k (cool white) color temperatures.*
- *Long-life LEDs provide 230,000 hours of operation with at least 70% of initial lumen output (L_{70}).[4]*
- *LEDMPALPRO50 provides 5,717 lumens (117 lumens per watt, LPW) at 3000k; 5,778 lumens (118 LPW) at 4000k; and 5,793 lumens (118 LPW) at 5000k.[1]*
- *Standard optic provides an IES roadway type V distribution, or a 7V (vertical) x 7H (horizontal) NEMA floodlight distribution.*
- *Universal 120-277 AC voltage (50-60Hz) is standard.*
- *Power factor > 0.90.*
- *Total harmonic distortion < 20%.*
- *Color rendering index > 80.*
- *Optional glare shields (full & half) & wire guards are available.*
- *Die cast aluminum housing with durable, dark bronze powder coat finish—at least 2 mils thick on all surfaces—and a heat-resistant polycarbonate lens.*
- *Wireway enclosure is sealed with a water-tight, silicon rubber gasket.*
- *Effective projected areas (EPA's) are:*
  - *Front = 0.15 s.f. (knuckle) / 0.13 s.f. (yoke)*
  - *Side = 0.18 s.f. (knuckle) / 0.13 s.f. (yoke)*
  - *Face = 0.73 s.f. (knuckle) / 0.57 s.f. (yoke)*
- *Easy installation in new construction or retrofit applications.*

[1] *Contact factory for other color temperatures and lumen packages.*
[4] *L_{70} hours are IES TM-21-11 calculated hours.*

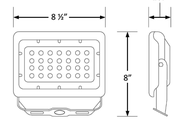
WARRANTY & LISTINGS

- *cULus listed for wet locations in ambient temperatures from -20°C to 45°C (-4°F to 113°F).*
- *IP66 rated for ingress protection.*
- *DLC premium approved.*
- *Rated for 3G vibration.*
- *Lens is IK 8 rated for protection from external impacts.*
- *Salt fog tested for 1,000 hours (ASTM B117). After salt fog testing, paint rated at 9 per ASTM D1654-05 scratch test.*
- *Complies with FCC Part 15, class B.*
- *Complies with ENR1000-4-5, surge immunity protection (2kV).*
- *5-year warranty of all electronics and housing.*

MOUNTING OPTIONS

- *Aluminum die-cast knuckle-mount option is installed on a junction box. Includes ¾" NPS stem with locking nut.*
- *Yoke-mount option provides secure attachment to flat surfaces.*

DIMENSIONS



Weight: 3.6 lbs. (knuckle & yoke)

ORDERING INFORMATION

Example: LEDMPALPRO50-K-3K + LEDMPALPRO50-FGS + LEDMPALPRO50-WG

Model	Luminaire Lumens	Luminaire Watts	Lumens Per Watt	Mounting Options	Color Temperature	Shields & Wire Guards (See Line Drawings)
LEDMPALPRO50	5,717	49	117	K = Knuckle Mount	3K = 3000k	LEDMPALPRO50-FGS = Full Glare Shield, 50W
	5,778		118	Y = Yoke Mount	4K = 4000k	LEDMPALPRO50-HGS = Half Glare Shield, 50W
	5,793		118		5K = 5000k	LEDMPALPRO50-WG = Wire Guard, 50W

HUDSON LED TECHNOLOGY / HUDSON, OH USA / 800.614.1925 / INFO@HUDSONLED.COM

LEDMPALPRO50 50 Watt, Premium Multi-Purpose LED Area Luminaire

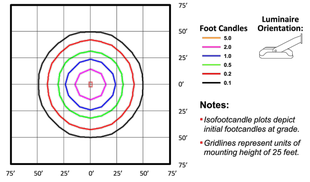
ELECTRICAL DATA

Model	Color Temperature	CRI [1]	Luminaire Lumens	Luminaire Watts	Lumens Per Watt	Input Voltage[2]	Input Current (A) 120V	240V	277V	Power Factor	THD [3]	L_{70} Hours [4]
LEDMPALPRO50-3K	3000k	> 80	5,717	49	117	120-277	0.41	0.20	0.18	> 90%	< 20%	230,000
LEDMPALPRO50-4K	4000k	> 80	5,778	49	118	120-277	0.41	0.20	0.18	> 90%	< 20%	230,000
LEDMPALPRO50-5K	5000k	> 80	5,793	49	118	120-277	0.41	0.20	0.18	> 90%	< 20%	230,000

[1] Color rendering index.
[2] All 50-60Hz.
[3] Total harmonic distortion.
[4] L_{70} refers to the number of hours at which lumen output declines to 70% of the initial level. L_{70} hours are IES TM-21-11 calculated hours.

PHOTOMETRIC DATA

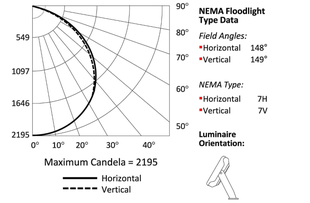
LEDMPALPRO50-3K (5,717 Lumens, Type V Distribution)



Notes:
- *Isofootcandle plots depict initial footcandles at grade.*
- *Gridlines represent units of mounting height of 25 feet.*

BUG Rating: B2-U0-G0

Zone		Lumens	%
FL	- Front - Low (0-30)	856	15%
FM	- Front - Medium (30-60)	1,606	28%
FH	- Front - High (60-80)	412	7%
FVH	- Front - Very High (80-90)	9	0%
Total Forward Light		**2,883**	**50%**
BL	- Back - Low (0-30)	852	15%
BM	- Back - Medium (30-60)	1,592	28%
BH	- Back - High (60-80)	383	7%
BVH	- Back - Very High (80-90)	7	0%
Total Back Light		**2,834**	**50%**
UL	- Up Light - Low (90-100)	0	0%
UH	- Up Light - High (100-180)	0	0%
Total Up Light		**0**	**0%**
Total Lumens		**5,717**	**100%**



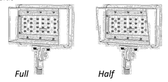
NEMA Floodlight Type Data

Field Angles:
- Horizontal 148°
- Vertical 149°

NEMA Type:
- Horizontal 7H
- Vertical 7V

Luminaire Orientation:

Shields



Full *Half*

Wire Guards



K&M Electric Supply, Inc. ...The Distributor of Choice

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TYPICAL TYPE FL FIXTURE

SBLPRO Multi-Purpose LED Area Light - 40,000 Lumens

STARBRIGHT LIGHTING USA

Project:	
Type:	
Catalog #:	



STANDARD

The SBLPRO series is a group of architectural LED area luminaires designed to illuminate parking areas, pathways, building facades, loading docks, and a variety of other general site lighting applications. Multiple mounting options make the SBLPRO a versatile luminaire for flood lighting, pole-, ground-, and wall-mounted area lighting, and other outdoor lighting requirements.

FEATURES

- *Available in 4000k (neutral white) and 5000k (cool white) color temperatures.**
- *Long-life LEDs provide 142,000 hours of operation with at least 70% of initial lumen output (L_{70}).[2]*
- *Delivers from 39,326 lumens (135 lumens per watt, LPW) to 40,843 lumens (136 LPW).**
- *Standard optic provides an IES roadway type III distribution, or a 7H (horizontal) x 7V (vertical) NEMA floodlight distribution.*
- *Models operating at both 120-277 & 347-480 AC voltage (50-60Hz) are available.*
- *0-10vdc dimming drivers are standard.*
- *Power factor > 0.90.*
- *Total harmonic distortion < 20%.*
- *Color rendering index > 80.*
- *Die cast aluminum housing with durable, dark bronze powder coat finish, and a heat-resistant polycarbonate lens.*
- *Wireway enclosure is sealed with a water-tight, silicon rubber gasket.*
- *Threaded receptacle (½" NPS) for photocell. Optional arms provide additional photocell mounting options.*
- *Easy installation in new construction or retrofit applications.*

* *Contact factory for other color temperatures and lumen packages.*
[2] *L_{70} hours are IES TM-21-11 calculated hours.*

WARRANTY & LISTINGS

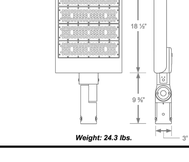
- *cULus listed for wet locations in ambient temperatures from -40°C to 40°C (-40°F to 104°F).*
- *IP65 rated.*
- *DLC premium approved.*
- *Complies with RoHS (Restriction on Hazardous Substances) requirements.*
- *Complies with FCC Part 15, class B.*
- *Complies with IEEE C.62.41-1991, input transient protection (2kV).*
- *5-year warranty of all electronics and housing.*

MOUNTING OPTIONS

- *Slip-fitter mount is standard. Provides attachment to poles (2 ⅜" O.D. tenon).*
- *Optional trunnion and steel arm mounts provide secure attachment to flat surfaces, or use the adaptor for round poles.*



DIMENSIONS



Weight: 24.3 lbs.

ORDERING INFORMATION

Example: SBLPRO-40-4K-UNV-SF-T3
Multi-purpose area luminaire, 40,000 nominal lumens, 4000k, 120-277V, slip-fitter mount, type III distribution + trunnion mount

Model	Luminaire Lumens	Luminaire Watts	Lumens Per Watt	Color Temperature	Input Voltage	Options (Order Separately)
SBLPRO-40-4K-UNV-SF-T3	39,326	291	135	4K = 4000k	120-277	SBLPRO-T-300 = Trunnion mount – 40K model
SBLPRO-40-5K-UNV-SF-T3	40,522	291	139	5K = 5000k	120-277	SBLPRO-A-100/300 = Arm mount – all models
SBLPRO-40-4K-UNC-SF-T3	39,597	301	132	4K = 4000k	347-480	LEDMP PA-80/300 = Round Pole Adaptor (compatible with 4-6" poles)
SBLPRO-40-5K-UNC-SF-T3	40,843	301	136	5K = 5000k	347-480	

HUDSON LED TECHNOLOGY / HUDSON, OH USA / 800.614.1925 / INFO@HUDSONLED.COM

TYPICAL POLE MOUNTED FIXTURE

SBLPRO-40-5K-UNC-SF-T3 Multi-Purpose LED Area Light

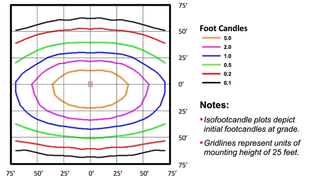
ELECTRICAL DATA

Model	Color Temperature	CRI [1]	Luminaire Lumens	Luminaire Watts	Lumens Per Watt	Input Voltage[2]	Input Current (A) 120V	240V	277V	Power Factor	THD [3]	L_{70} Hours [4]
SBLPRO-40-4K-UNV-SF-T3	4K = 4000k	> 80	39,326	291	135	120-277	2.43	1.21	1.05	> 90%	< 20%	142,000
SBLPRO-40-5K-UNV-SF-T3	5K = 5000k	> 80	40,522	291	139	120-277	2.43	1.21	1.05	> 90%	< 20%	142,000
							347V	480V				
SBLPRO-40-4K-UNC-SF-T3	4K = 4000k	> 80	39,597	301	132	347-480	0.87	0.63		> 90%	< 20%	142,000
SBLPRO-40-5K-UNC-SF-T3	5K = 5000k	> 80	40,843	301	136	347-480	0.87	0.63		> 90%	< 20%	142,000

[1] Color rendering index.
[2] All 50-60Hz.
[3] Total harmonic distortion.
[4] L_{70} refers to the number of hours at which lumen output declines to 70% of the initial level. L_{70} hours are IES TM-21-11 calculated hours.

PHOTOMETRIC DATA

SBLPRO-40-4K-UNV-SF-T3 (39,326 Lumens)



Notes:
- *Isofootcandle plots depict initial footcandles at grade.*
- *Gridlines represent units of mounting height of 25 feet.*

BUG Rating: B4-U0-G5

Zone		Lumens	%
FL	- Front - Low (0-30)	4,107	10%
FM	- Front - Medium (30-60)	12,073	31%
FH	- Front - High (60-80)	7,765	20%
FVH	- Front - Very High (80-90)	757	2%
Total Forward Light		24,702	63%
BL	- Back - Low (0-30)	2,960	8%
BM	- Back - Medium (30-60)	6,969	18%
BH	- Back - High (60-80)	4,441	11%
BVH	- Back - Very High (80-90)	255	1%
Total Back Light		14,624	37%
UL	- Up Light - Low (90-100)	0	0%
UH	- Up Light - High (100-180)	0	0%
Total Up Light		0	0%
Total Lumens		39,326	100%

STARBRIGHT LIGHTING USA

HUDSON LED TECHNOLOGY / HUDSON, OH USA / 800.614.1925 / INFO@HUDSONLED.COM

LIGHTING FIXTURE SCHEDULE

MK	DESCRIPTION	LAMPS QTY	LAMPS WATTS	LAMPS TYPE	DIFFUSER	MOUNTING	VOLT	MANUFACTURER	REMARKS
T3–2	POLE MOUNTED LED AREA LIGHT – TWIN	–	301	LED	– –	POLE MLOUNTED AT 60' AFG	MVOLT	STAR BRIGHT LIGHTING #SBLPRO–40–50K–UNC–SF–T3	5000K LED
T3–3	POLE MOUNTED LED AREA LIGHT – TRIPLE	–	301	LED	– –	POLE MLOUNTED AT 60' AFG	MVOLT	STAR BRIGHT LIGHTING #SBLPRO–40–50K–UNC–SF–T3	5000K LED
T3–4	POLE MOUNTED LED AREA LIGHT – QUAD	–	301	LED	– –	POLE MLOUNTED AT 60' AFG	MVOLT	STAR BRIGHT LIGHTING #SBLPRO–40–50K–UNC–SF–T3	5000K LED
FL	GROUND MOUNTED LED FACADE FLOOD LIGHT	–	49	LED	– –	GROUND MOUNTED	MVOLT	STAR BRIGHT LIGHTING #LEDMPALPRO50SD–	5000K LED

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE
License: AA26001884
424 E. Central Blvd. #542
Orlando, FL 32801
www.eleven18architecture.com
Mark Adams: 407-756-2119
Kim Day: 407-416-9960
Neke White: 407-416-9965

CONSTRUCTION ENGINEERING GROUP
Consulting Engineers
2651 FAU BLVD. SUITE A
MELBOURNE, FL 32935
TEL. 321.253.1721
WWW.CEGENGINEERING.COM
C.O.A. #0008097

REVISION | DATE | REV#

RENAISSANCE BUSINESS PARK
SITE PHOTOMETRICS
4146 OKEECHOBEE RD, FORT PIERCE, FL 34947

DRAWING TITLE
LIGHTING FIXTURE CUT SHEETS

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ENGINEER OF RECORD

DAVID E. ALLEY, PE
FL PE #55008

DATE 12-29-21

SCALE AS NOTED

PROJ. NO. : 210286

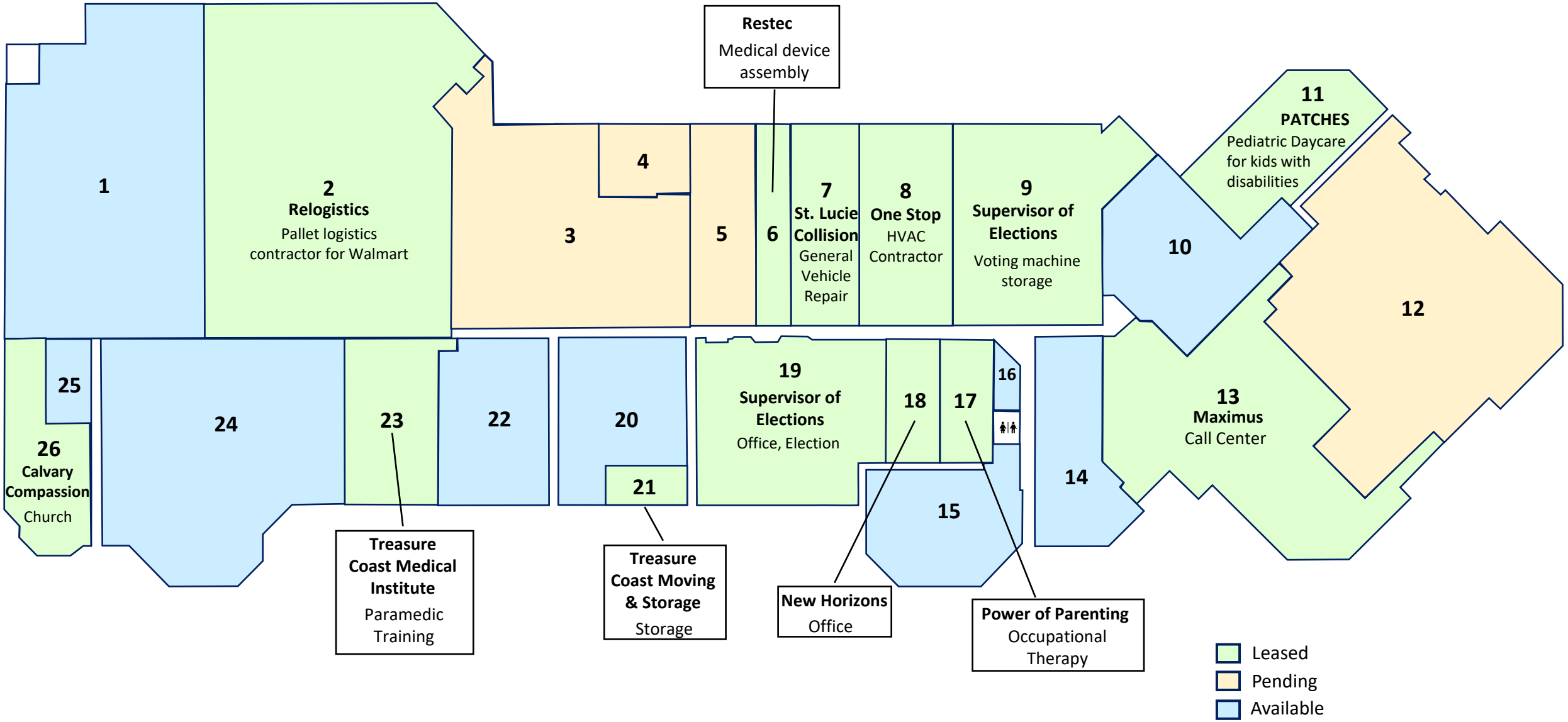
DESIGNED BY: DAP

DRAWN BY: DAP

CHECKED BY: DEA

DRAWING NO. EP2

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DAVID E. ALLEY, PE ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

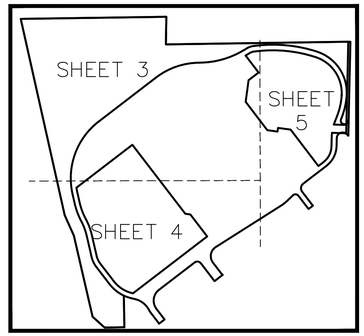

1
2
Relogistics
Pallet logistics contractor for Walmart
3
4
Restec
Medical device assembly
5
6
7
St. Lucie Collision
General Vehicle Repair
8
One Stop
HVAC Contractor
9
Supervisor of Elections
Voting machine storage
10
11
PATCHES
Pediatric Daycare for kids with disabilities
12
13
Maximus
Call Center
14
15
16
17
18
19
Supervisor of Elections
Office, Election
20
21
22
23
24
25
26
Calvary Compassion
Church
Treasure Coast Medical Institute
Paramedic Training
Treasure Coast Moving & Storage
Storage
New Horizons
Office
Power of Parenting
Occupational Therapy
Leased
Pending
Available

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR

PRIMEROCK ENERGY CAPITAL

SITUATED IN

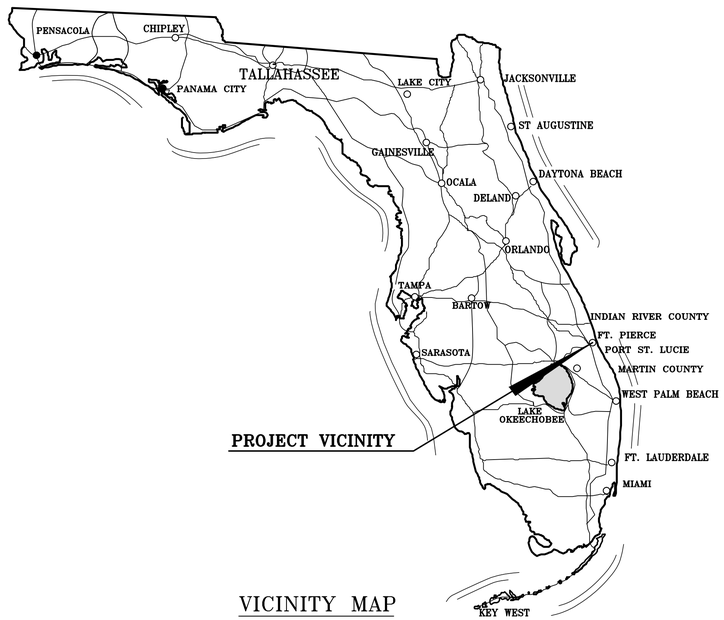
SECTIONS 18 AND 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA



SHEET INDEX
NOT TO SCALE

NOTES:

1. Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper.
2. This description encompasses the following St. Lucie County Parcel IDs: 2418-431-0001-000-0 & 2418-442-0001-000-4.
3. The last date of field work was February 2, 2021.
4. Overall parcel contains 39.277 Acres, more or less.
5. Bearings shown hereon are relative to the Northerly right-of-way line of Okeechobee Road having a bearing of S52°29'46"W.
6. Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
7. Said described property appears to be located within an area having a Flood Zone Designation "AE", on Flood Rate Map No.12111C0186 J with a date of identification of February 16, 2012, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated. No additional search of the public records has been performed. There may be additional map amendments affecting this property.
8. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
9. The features shown hereon were acquired using RTK GPS and trigonometric methods and were verified through a redundancy of measurements for an expected horizontal & vertical accuracy of 0.10'.
10. Legal descriptions were written by surveyor to conform to the measured State Plane Coordinate system.



VICINITY MAP
NOT TO SCALE

TITLE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, SCHEDULE BII, COMMITMENT NO: 1008595 A1, WITH A COMMITMENT DATE OF JUNE 6, 2021 @ 11:00 PM, SHOWS THE FOLLOWING EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. NOT A SURVEY MATTER.
2. a. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
   b. Rights or claims of parties in possession not recorded in the Public Records.
   c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
   d. Easements or claims of easements not recorded in the Public Records.
   e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. NOT A SURVEY MATTER.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. NOT A SURVEY MATTER.
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. NOT A SURVEY MATTER.
5. Rights of the lessees under unrecorded leases. NOT A SURVEY MATTER.
6. Easement Agreement with Southern Bell recorded in O.R. Book 417, Page 1462, Public Records of Saint Lucie County, Florida. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
7. INTENTIONALLY DELETED
8. Covenants, conditions, and restrictions recorded in O.R. Book 1422, Page 2932, Public Records of Saint Lucie County, Florida, which creates provisions for easements, assessments, architectural review, use restrictions. AFFECTS SURVEY, BLANKET IN NATURE.
9. INTENTIONALLY DELETED
10. INTENTIONALLY DELETED
11. Easement in favor of Florida Power and Light Company recorded in O.R. Book 236, Page 1506, Public Records of Saint Lucie County, Florida. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
12. Notice of Lien Prohibition Under Section 713.10 Florida Statutes recorded in O.R. Book 3781. Page 1050, Public Records of Saint Lucie County, Florida. NOT A SURVEY MATTER.
13. Riparian and littoral rights are not insured. NOT A SURVEY MATTER.
14. INTENTIONALLY DELETED
15. INTENTIONALLY DELETED
16. INTENTIONALLY DELETED

CERTIFICATION

To: Renaissance Business Park LLC; Adams Gallinar, P.A.; Old Republic National Title Insurance Company; Law Office of Marc S. Teplitz, P.A.; Orange Blossom 5 GP

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 no Items of Table A thereof. The field work was completed on February 02, 2021.

Date of Plat or Map July 2, 2021.

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

SIGNATURE DATE

PREPARED BY

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

LEGAL DESCRIPTION

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 1, 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18; thence along the East line of said Section 18, on an assumed bearing, North 01°18'34' East for 679.50 feet; thence North 88°41'26' West for 64.93 feet to the POINT OF BEGINNING;

Said POINT OF BEGINNING being also the Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Westerly, Southwesterly and Southerly for 62.83 feet to a Point of Tangency; thence South 01°18'34" West for 57.12 feet to a Point of Curvature of a Curve concave to the West and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Southwesterly for 156.34 feet to a Point of Tangency; thence South 52°29'42' West for 207.92 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Southwesterly, Southerly and Southeasterly for 62.83 feet to a Point of Tangency, thence South 37°30'18' East for 119.00 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 40.00 feet; thence along the Arc of said Curve through a Central Angle of 05°45'22" Southeasterly for 4.02 feet to its intersection with the Northwesterly Right-of-Way line of OKEECHOBEE ROAD (STATE ROAD 70) as it now exists per O.R. Book 1260, Page 693; thence along said R/W line South 52°29'46' West for 38.20 feet thence North 37°30'18" West for 117.52 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 96°29'28", Northwesterly, Westerly, and Southwesterly for 42.10 feet to a Point of Tangency; thence South 46°00'14' West for 62.36 feet to a Point of Curvature of a Curve concave to the Northwest and having a Radius of 200.00 feet; thence along the Arc of said Curve, through a Central Angle of 11°36'22" Southwesterly for 40.51 feet to a Point of Tangency; thence South 57°36'35' West for 548.27 feet to the Point of Curvature of a Curve concave to the East and having a Radius of 75.00 feet; thence along the Arc of said Curve, through a Central Angle of 95°06'53" Southwesterly, Southerly and Southeasterly for 124.50 feet to a Point of Tangency; thence South 37°30'18" East for 94.99 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of 16°15'36" Southeasterly for 14.19 feet to its intersection with the Northwesterly Right-of-Way Line of said OKEECHOBEE ROAD, as it now exists; thence along said R/W Line South 52°29'46" West for 72.00 feet; thence North 37°30'18" West for 158.00 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 30.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northwesterly, Westerly and Southwesterly for 47.12 feet to a Point of Tangency thence South 52°29'42' West for 315.22 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 95.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Southwesterly, Southerly and Southeasterly for 149.23 feet to a Point of Tangency; thence South 37°30"18" East for 92.99 feet to its intersection with the Right-of-Way line of said OKEECHOBEE ROAD, as it now exists; thence along said R/W Line South 52°29'46" West for 48.64 feet to the Point of Intersection with a Curve concave to the West having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of 09°11'46" Northwesterly for 8.03 feet to a Point of Tangency; thence North 37°30'18" West for 85.00 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 143.00 feet; thence along the Arc of said Curve through a Central Angle of 10°01'46" Northwesterly for 25.03 feet to a Point of Reverse Curve of a Curve concave to the Southwest and having a Radius of 150.00 feet; thence along the Arc of said Curve, through a Central Angle of 49°14'55", Northwesterly and Westerly for 128.93 feet to a Point of Tangency; thence North 76°43'27" West for 27.97 feet Point of Curvature of a Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the Arc of said Curve through a Central Angle of 11°35'23", Northwesterly for 53.60 feet to a Point; Thence South 00°58'25" East, for a distance of 220.67 feet to a Point on the South Line of Lot 3, Model Land Company, as recorded in Plat Book 3, Page 63, Public Records of Martin County, Florida; thence South 89°01'35' West, along said South Line, for a distance of 138.10 feet; thence North 47°59'29" West, for a distance of 113.11 feet; thence North 13°01'13" West, for a distance of 581.68 feet; thence North 24°04'40" West, for a distance of 157.05 feet; thence North 12°36'59' West, for a distance of 1405.41 feet; thence North 89°10'37" East, for a distance of 1017.51 feet to a point on the East Line of the West One-Half of the Southeast One-Quarter of said Section 18; thence South 00°55'34" West, along Said line for a distance of 192.68 feet; to a point on the North line of the Southeast One-Quarter of said Section 18; thence North 89°09'49' East, along said North line, for a distance of 1274.66 feet to a point on the Westerly Right-of-Way line of Hartman Road; thence South 01°18'34"West, along said Westerly Right-of-Way line for a distance of 639.69 feet to a Point of Curvature of a Curve Concave to the Southwest and having a radius of 40.00 feet; thence along the arc of said curve, through a central angle of 26°43'53', Northwesterly for 18.66 feet to a Point of Tangency; thence North 88°41'26" West, for a distance of 7.00 feet to the Point of Beginning.

And Less the Sears Site, described as follows:

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18; thence along the East line of said Section 18, on an assumed bearing, North 01°18'34' East for 373.91 feet to its intersection with the Northeasterly extension line of the Northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension and along said R/W Line South 52°29'46" West for 1051.89 feet; thence North 37°30'18' West for 279.15 feet to the POINT OF BEGINNING: thence South 52°29'42" West for 653.41 feet; thence North 76°43'27" West for 5.35 feet to a Point of Curvature of a curve concave to the Northeast and having a radius of 229.00 feet; thence along the arc of said curve, through a Central Angle of 39°13'09" Northwesterly for 156.75 feet to a Point of Tangency; thence North 37°30'18" West for 155.55 feet to a Point of Curvature of a curve concave to the East and having a radius of 139.00 feet; thence along the arc of said curve, through a Central Angle of 24°29'05" Northerly for 59.40 feet to a Point of Tangency; thence North 13°01'13" West for 151.85 feet to a Point of Curvature of a curve concave to the West and having a radius of 436.00 feet; thence along the arc of said curve, through a Central Angle of 15°05'01" Northerly for 114.78 feet to a Point of Tangency; thence North 28°06'14" West for 3.71 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 15°29'15" Northerly for 125.42 feet to a Point of Tangency; thence North 12°36'59" West for 67.47 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 04°28'35' for 36.25 feet; thence North 52°29'42" East for 492.21 feet; thence South 37°30'18" East for 607.53 feet; thence South 82°30'18" East for 35.36 feet; thence South 37°30'18' East for 193.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

Parcel ID: 2418-423-0001-000-5

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; the portion lying in said Section 19 being a part of Lot 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°18'34" East for 373.91 feet to its intersection with the northeasterly extension of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70) per Official Records Book 1260, Page 698, Public Records of St. Lucie County, Florida; thence along said extension South 52°29'46" West for 1707.20 feet; thence South 30°57'51" East for 12.08 feet to its intersection with the south line of said Lot 3; thence along said south line South 89°01'35 West for 235.00 feet to the POINT OF BEGINNING;

Thence continuing along said south line of said Lot 3 South 89°01'35" West for 138.10 feet to its intersection with the easterly line of that certain Parcel of Land described in O.R. Book 291 at pages 1331 and 1332 of the Public Records of Saint Lucie County, Florida; thence along said easterly line for the four following courses: (1) North 47°59'29" West for 113.11 feet (2) North 13°01'13" West for 581.68 feet (3) North 24°04'40" West for 157.05 feet (4) North 12°36'59" West for 1405.41 feet to the terminating Point of said fourth course; thence North 89°10'37" East for 1017.51 feet to its intersection with the east line of the west half of the southeast quarter of said Section 18; thence along said east line South 00°55'34" West for 192.68 feet to the northwest corner of the southeast quarter of the southeast quarter of said Section 18; thence along the north line of said southeast quarter of the southeast quarter North 89°09'49" East for 1274.66 feet to its intersection with the westerly Right-of-Way Line of HARTMAN ROAD, as it now exists per O.R. Book 1260, page 697; said Right-of-Way being parallel with and 40 feet westerly of the east line of said Section 18; thence along said Right-of-Way line and along said parallel line South 01°18'34" West for 572.46 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 25.00 feet; thence along the arc of said Curve, through a Central Angle of 146°58'53" Northwesterly for 64.13 feet to a Point of Tangency; thence North 21°25'13" East for 16.95 feet to a point of Curvature of a Curve Concave to the West and having a Radius of 500.00 feet; thence along the arc of said Curve, through a Central Angle of 18°24'50" Northerly for 160.69 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 75°15'22", Northwesterly for 394.04 feet to Point of Compound Curve of a Curve concave to the South and having a Radius of 1,000.00 feet; thence along the arc of said curve, through a Central Angle of 24°26'33" Westerly for 426.60 feet to a Point of Tangency; thence South 83°25'11" West for 21.59 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 114.99 feet; thence along the arc of said Curve, through a Central Angle of 24°31'51 for 49.23 feet to a Point of Tangency; thence. South 58°53'20" West for 27.97 feet to a Point of Curvature of Curve concave to the North and having a Radius of 600.00 feet; thence along the arc of said curve, through a Central Angel of 30°55'55", Westerly for 323.92 feet to Point of Reverse Curve of a Curve concave to the Southeast and having a Radius of 500.00 feet; thence along the arc of said Curve, through a central angle of 37°19'33" Southwesterly for 325.73 feet to a Point of Tangency; thence South 52°29'42" West for 505.00 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 500.00 feet; thence along the arc of said Curve, through a Central Angle of 65°06'41" Southwesterly and Southerly for 568.20 feet to a Point of Tangency; thence South 12°36'59" East for 67.47 feet; to point of Curvature of a Curve concave to the Northeast and having a Radius of 500 feet; thence along the arc of said Curve, through a Central angle of 15°29'15" Southerly for 135.15 feet to a Point of Tangency; thence South 28°06'14" East for 3.71 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 400.00 feet; thence along the arc of said Curve, through a Central Angle of 15°05'01" for 105.30 feet to a Point of Tangency; thence South 13°01'13" East for 151.85 feet to a Point of Curvature of and curve concave to the Northeast and having a Radius of 175.00 feet; thence along the arc of said Curve, through a Central angle of 24°29'05", Southeasterly for 74.78 feet to a Point of Tangency; thence South 37°30'18" East for 155.55 feet to a Point of Curvature of Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the arc of said Curve through a Central angle of 27°37'46", Southeasterly for 127.79 feet; thence South 00°58'25" East for 220.67 feet to the POINT OF BEGINNING.

PREPARED BY

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
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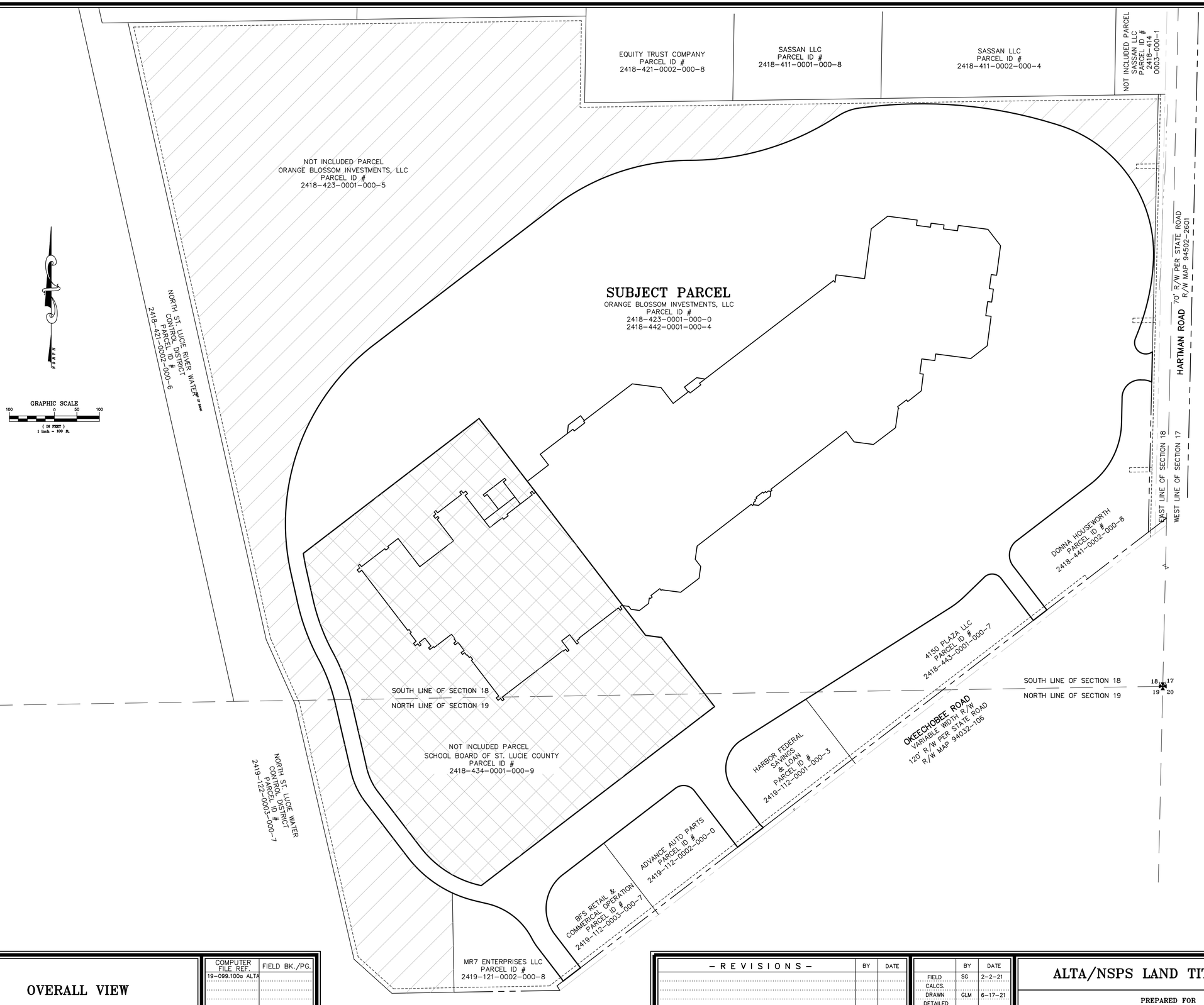


OVERALL VIEW

COMPUTER FILE REF.	FIELD BK./PG.
19-099.100a ALTA	

– REVISIONS –	BY	DATE

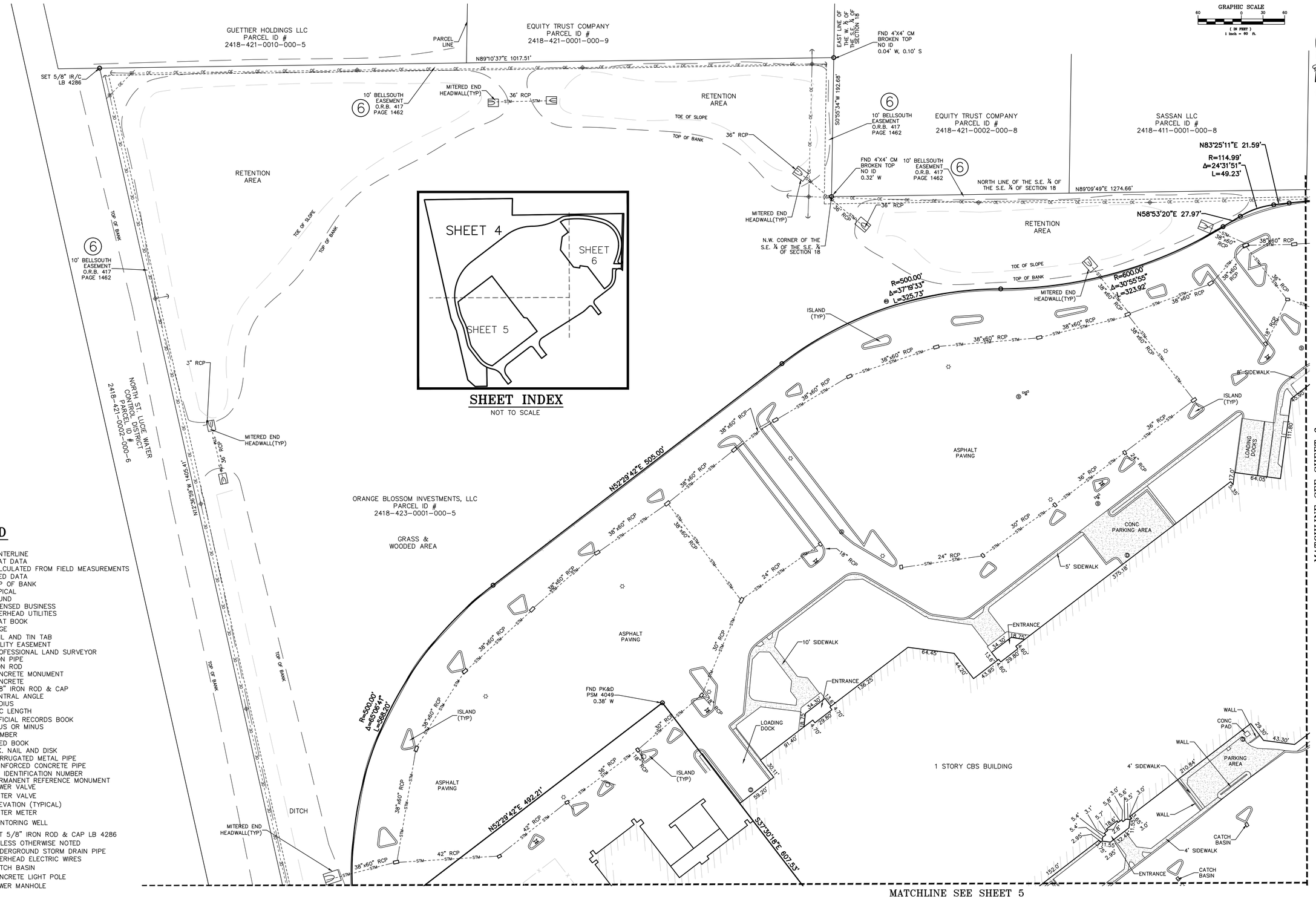
	BY	DATE
FIELD	SG	2-2-21
CALCS.		
DRAWN	GLM	6-17-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

PRIME ROCK ENERGY CAPITAL, LLC

DATE: 6-17-2021
HORIZ. SCALE: 1"=100'
VERT. SCALE: N\A
JOB No. 19-099.100a
SHEET 3 OF 5



SHEET INDEX

NOT TO SCALE

LEGEND

℄	DENOTES CENTERLINE
(P)	DENOTES PLAT DATA
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS
(D)	DENOTES DEED DATA
TOB	DENOTES TOP OF BANK
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
OHU	DENOTES OVERHEAD UTILITIES
PB	DENOTES PLAT BOOK
PG	DENOTES PAGE
N & TT	DENOTES NAIL AND TIN TAB
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
CONC	DENOTES CONCRETE
IR & C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
DB	DENOTES DEED BOOK
PK & D	DENOTES P.K. NAIL AND DISK
CMP	DENOTES CORRUGATED METAL PIPE
RCP	DENOTES REINFORCED CONCRETE PIPE
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT
	DENOTES SEWER VALVE
	DENOTES WATER VALVE
	DENOTES ELEVATION (TYPICAL)
WM	DENOTES WATER METER
(W)	DENOTES MONTORING WELL
	DENOTES SET 5/8" IRON ROD & CAP LB 4286 UNLESS OTHERWISE NOTED
---STM---	DENOTES UNDERGROUND STORM DRAIN PIPE
---OE---	DENOTES OVERHEAD ELECTRIC WIRES
	DENOTES CATCH BASIN
	DENOTES CONCRETE LIGHT POLE
(S)	DENOTES SEWER MANHOLE

COMPUTER FILE REF.	FIELD BK./PG.
19-099.100a ALTA	

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PREPARED FOR

PRIME ROCK ENERGY CAPITAL, LLC

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VERT. SCALE: N\A
JOB No. 19-099.100a
SHEET 4 OF 6

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

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

NORTH

LEGEND

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SHEET INDEX
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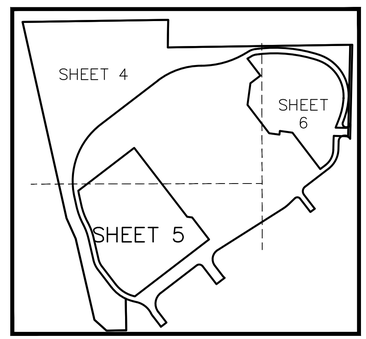

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ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
PRIME ROCK ENERGY CAPITAL, LLC

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VERT. SCALE: N\A

JOB No. 19-099.100a

SHEET 5 OF 6

LEGEND

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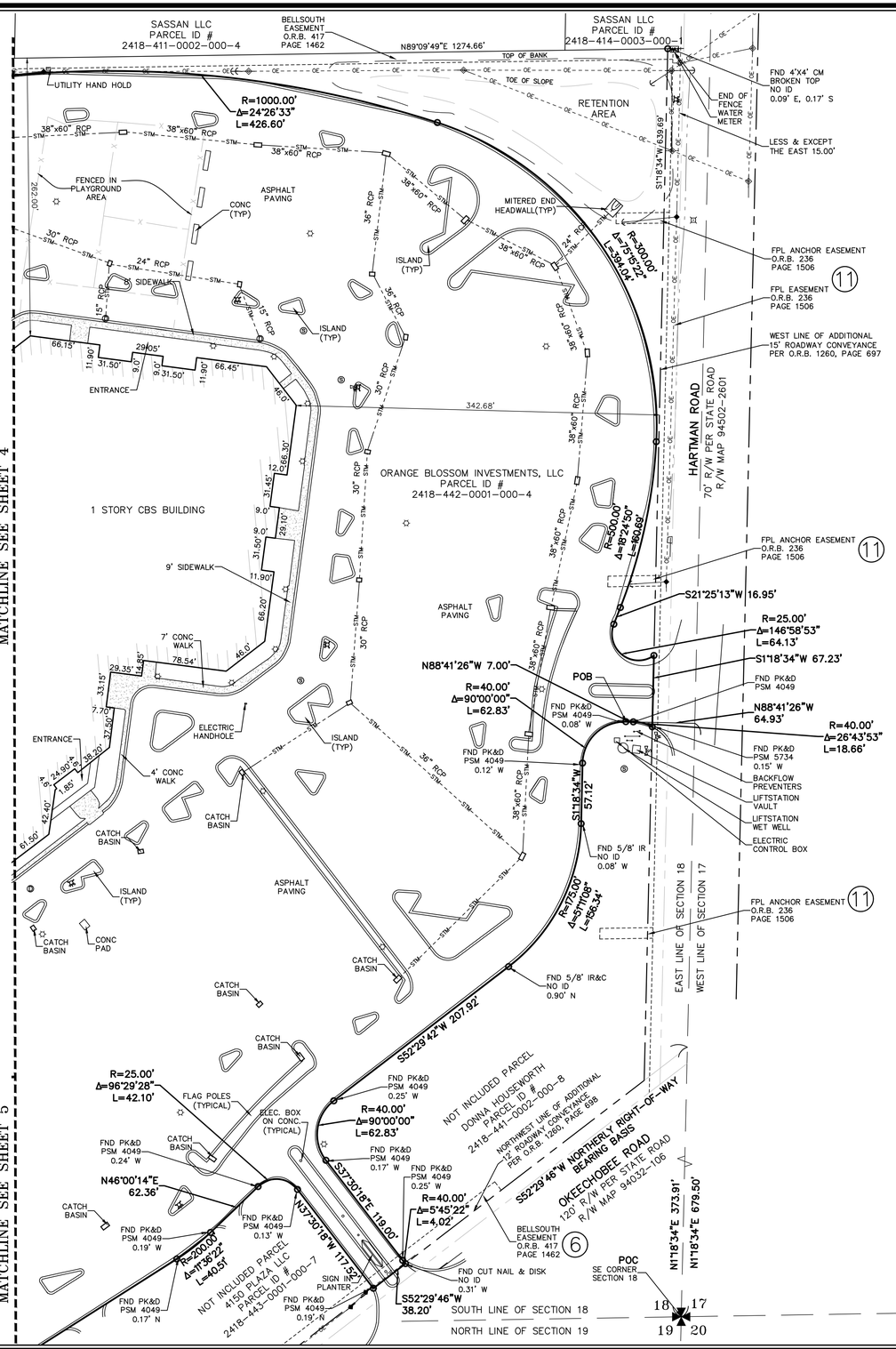
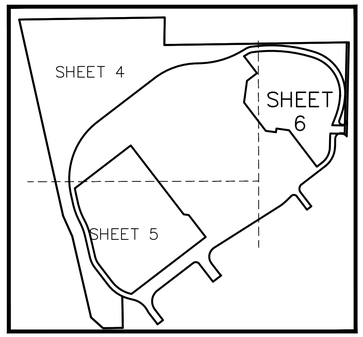


GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

NORTH



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PRIME ROCK ENERGY CAPITAL, LLC

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JOB No. 19-099.100a
SHEET 6 OF 6

O'ROURKE
ENGINEERING & PLANNING

December 17, 2021

Mr. Tom Kennedy
708.846.1751
www.primerockencap.com

Re: Renaissance Plaza

Dear Mr. Kennedy:

O'Rourke Engineering & Planning has completed the assessment of the traffic impacts associated with the Renaissance Plaza in Ft. Pierce. The assessment included a calculation of the trip generation associated with existing uses and the trip generation associated with the proposed uses.

Proposed Uses

The Renaissance Plaza under review consisted of 360,458 square feet of building. The proposed uses include: 60,000 square feet of general office; 25,000 square feet of Medical-Dental office space; 238,458 square feet of light industrial space, a multifamily housing (mid-rise) of 300 dwelling units, and a private school with up to 150 students.

Existing Uses

The Existing building size is the same 360,458 square feet. The interior leasable space may have been slightly smaller, but for trip generation purposes, the gross building area is used. The tenant mix has evolved from the standard shopping mall to a mix of school, church, office and medical office. Some of these spaces are currently vacant, but the overall values reflecting the recent tenant mix are: Shopping Center 292,958 square feet, General Office building 15,000 square feet, medical office building 15,000 square feet and Private school with approximately 500 students.

Table 1a, 1b and 1c summarize the trip generation associated with the Existing and Proposed uses. As shown, the existing uses represent a decrease in the traffic that is or has recently been located at the Renaissance Plaza. The proposed uses represent a decrease of 7,753 daily trips, 151 AM peak hour trips and 777 PM peak hour trips.

Parking

The existing parking lot is 1,953 parking spaces. The project proses to reduce the parking spaces to 1,662.

The parking demand for each proposed land use was calculated using the *ITE Parking Generation Manual 5th Edition*. **Table 2** summarize the parking demand associated with the proposed uses. As shown, the parking demand of the proposed land uses is lower than the proposed parking spaces. The parking demand calculated is 658 parking spaces, which is lower than the 1,662 parking spaces proposed by the project.

Conclusion

Based on the initial assessment, the development of the Renaissance Plaza will not increase traffic or parking demand from the center.

Respectfully submitted,
O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E., Inc.

Civil Engineer - Traffic

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center	820	292,958	Sft	T = 37.01(X)	50%	50%	5,421	5,421	10,842	107	15	122	5,314	5,406	10,720
General Office Building	710	15,000	Sft	Ln(T) = 0.87Ln(X) + 3.05	50%	50%	111	112	223	4	31	35	107	81	188
Medical-Dental Office	720	15,000	Sft	T = 42.97(X) - 108.01	50%	50%	268	269	537	11	76	87	257	193	450
School - Private School (K-12)	532	500	Sudents	T = 2.48(X)	50%	50%	620	620	1,240	-	-	-	620	620	1,240
TOTALS (Existing)							*6,420*	*6,422*	*12,842*	*122*	*122*	*244*	*6,298*	*6,300*	*12,598*
Multifamily Housing (Mid-Rise)	221	300	DU	T = 4.77(X) - 46.46	50%	50%	693	692	1,385	-	14	14	693	678	1,371
General Office Building	710	60,000	Sft	Ln(T) = 0.87Ln(X) + 3.05	50%	50%	372	372	744	6	-	6	366	372	738
Medical-Dental Office	720	25,000	Sft	T = 42.97(X) - 108.01	50%	50%	483	483	966	8	-	8	475	483	958
Light Industrial	110	238,458	Sft	T = 4.87(X)	50%	50%	580	581	1,161	-	-	-	580	581	1,161
School - Private School (K-8)	530	150	Sudents	T = 4.11(X)	50%	50%	309	308	617	-	-	-	309	308	617
TOTALS (Proposed)							*2,437*	*2,436*	*4,873*	*14*	*14*	*28*	*2,423*	*2,422*	*4,845*
TOTALS (Proposed - Existing)							**(3,983)**	**(3,986)**	**(7,969)**	**(108)**	**(108)**	**(216)**	**(3,875)**	**(3,878)**	**(7,753)**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center	820	292,958	Sft	T = 0.59(X) + 133.55	62%	38%	190	116	306	4	3	7	186	113	299
General Office Building	710	15,000	Sft	T = 0.86Ln(X) + 1.16	88%	12%	29	4	33	1	2	3	28	2	30
Medical-Dental Office	720	15,000	Sft	Ln(T) = 0.90Ln(X) + 1.34	79%	21%	35	9	44	2	2	4	33	7	40
School - Private School (K-12)	532	500	Sudents	T = 0.76(X) + 24.37	63%	37%	254	150	404	-	-	-	254	150	404
TOTALS (Existing)							*508*	*279*	*787*	*7*	*7*	*14*	*501*	*272*	*773*
Multifamily Housing (Mid-Rise)	221	300	DU	T = 0.44(X) - 11.61	23%	77%	28	92	120	-	2	2	28	90	118
General Office Building	710	60,000	Sft	T = 0.86Ln(X) + 1.16	88%	12%	95	13	108	1	-	1	94	13	107
Medical-Dental Office	720	25,000	Sft	Ln(T) = 0.90Ln(X) + 1.34	79%	21%	54	15	69	1	-	1	53	15	68
Light Industrial	110	238,458	Sft	T = 0.74(X)	88%	12%	155	21	176	-	-	-	155	21	176
School - Private School (K-8)	530	150	Sudents	Ln(T) = 0.95Ln(X) + 0.27	56%	44%	86	67	153	-	-	-	86	67	153
TOTALS (Proposed)							*418*	*208*	*626*	*2*	*2*	*4*	*416*	*206*	*622*
TOTALS (Proposed - Existing)							**(90)**	**(71)**	**(161)**	**(5)**	**(5)**	**(10)**	**(85)**	**(66)**	**(151)**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Shopping Center	820	292,958	Sft	T =3.40(X)	48%	52%	*478*	*518*	*996*	*14*	*7*	*21*	*464*	*511*	*975*
General Office Building	710	15,000	Sft	Ln(T) = 0.83Ln(X) + 1.29	17%	83%	5	29	34	3	5	8	2	24	26
Medical-Dental Office	720	15,000	Sft	T = 4.07(X) - 3.17	30%	70%	17	41	58	4	9	13	13	32	45
School - Private School (K-12)	532	500	Sudents	T = 0.41(X) + 88.78	42%	58%	123	171	294	-	-	-	123	171	294
TOTALS (Existing)							*623*	*759*	*1,382*	*21*	*21*	*42*	*602*	*738*	*1,340*
Multifamily Housing (Mid-Rise)	221	300	DU	T = 0.39(X) + 0.34	61%	39%	71	46	117	3	2	5	68	44	112
General Office Building	710	60,000	Sft	Ln(T) = 0.83Ln(X) + 1.29	17%	83%	18	91	109	1	2	3	17	89	106
Medical-Dental Office	720	25,000	Sft	T = 4.07(X) - 3.17	30%	70%	30	69	99	1	1	2	29	68	97
Light Industrial	110	238,458	Sft	T = 0.65(X)	14%	86%	22	133	155	-	-	-	22	133	155
School - Private School (K-8)	530	150	Sudents	Ln(T) = 0.98Ln(X) - 0.38	47%	53%	44	49	93	-	-	-	44	49	93
TOTALS (Proposed)							*185*	*388*	*573*	*5*	*5*	*10*	*180*	*383*	*563*
TOTALS (Proposed - Existing)							**(438)**	**(371)**	**(809)**	**(16)**	**(16)**	**(32)**	**(422)**	**(355)**	**(777)**

Source: ITE 11th Edition Trip Generation Rates

Table 2 - Parking Generation

Table 2: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Parking Demand
Multifamily Housing (Mid-Rise)	220	300	DU	P = 0.82(X) - 20.37	226
General Office Building	710	60,000	Sft	P = 2.15(X) + 34.60	164
Medical-Dental Office	720	25,000	Sft	P = 3.34(X) - 5.21	78
Light Industrial	110	238,458	Sft	P = 2.15(X) + 34.60	146
School - Private School (K-8)	530	150	Sudents	Ln(P) = 0.94Ln(X) - 0.93	44
TOTALS (Proposed)					**658**

Source: Parking Generation Manual 5th Edition

Technical Review Committee **1. c.**

Meeting Date: 01/20/2022

REQUESTED ACTION

Site Plan and Conditional Use - Ballarena Townhomes - 4701 Regina Drive

LOCATION

4701 Regina Drive

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 01/06/2022 03:20 PM

Final Approval Date: 01/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #21-07000032 (Site Plan & Design Review)
BOARD DATE	:	January 20th, 2022

Site Plan, Design Review, Cond. Use – Ballarena Townhomes – 4701 Regina Drive

Attached are Applications for Site Plan, Design Review, Capacity Analysis, & Conditional Use (for an Innovative Residential Development) for the subject property located at 4701 Regina Drive. Ballarena Construction, Cotleur & Hearing is submitting this application for the review of a proposed site plan. Please accept this as our request to develop 114 multi-family units on the subject site. The remainder of this narrative will provide necessary information surrounding the project site, located on 4701 Regina Drive.

The parcel is located on East Weatherbee Rd, between Poinsettia Ave and Regina Dr (See attached location map). This 9.57-acre site is currently vacant and is in the R-4 zoning district with a future land use of Residential Medium (RM). Multifamily dwelling units and townhomes are permitted uses within R-4 Zoning District as per the *City Code* outlined under **Sec. 125-187***., Allowed Use.* The site will include a main ingress/egress off E. Weatherbee Road.

Please review and provide comments on this Variance application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments please respond prior to the, January 20, 2022 TRC meeting.

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

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 4701 Regina Dr.

Parcel ID #(s) 3403-501-0025-000-5

Project description (See attached Cover Letter)

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.:_____ Site Acreage:_____

Residential: Proposed Units: 114 Units Proposed Sq. Ft.: 417217.68 Site Acreage: 9.578 AC

Treasure Coast Townhomes	Cotleur and Hearing, Daniel T. Sorrow: PM/ Agent
Property Owner(s)	**Applicant/Representative, Title, Company**
4701 Regina Dr.	1934 Commerce Lane
Street Address	Street Address
Fort Pierce FL 34982	Jupiter FL 33458
City State Zip	City State Zip
305-592-8830	561-406-1012
Phone Number	Phone Number
jb@ballarenagroup.com	dsorrow@cotleur-hearing.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

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

General Information

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



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 4701 Regina Dr.

Parcel ID #(s) 3403-501-0025-000-5

Project description See attached Cover Letter

Treasure Coast Townhomes	Cotleur and Hearing, Daniel T. Sorrow: PM/ Agent
Property Owner(s)	**Applicant/Representative, Title, Company**
4701 Regina Dr.	1934 Commerce Lane
Street Address	Street Address
Fort Pierce FL 34982	Jupiter FL 33458
City State Zip	City State Zip
305-592-8830	561-406-1012
Phone Number	Phone Number
jb@ballarenagroup.com	dsorrow@cotleur-hearing.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

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For more information, please refer to the website:
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Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

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

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

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

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

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

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

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

Impact	

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

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

IV. Project Description

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

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

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

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

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

C. Exemptions Requested:

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

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

City of Fort Pierce
Planning and Zoning Department
100 N. US Highway 1
Fort Pierce, FL 34950

Re: **Project Name:** Ballarena Multi-Family
Application Description : Site Plan submittal
Application Item : Narrative
CH Project No.: 21-0326

Site Description :

Parcel ID :	3403-501-0025-000-5
Site Address :	4701 Regina Dr
Parcel Size (AC) :	9.57 Acre
Proposed MF residential Units :	114 Units.
Density:	11.90 DU's/ AC

Planning and Zoning Department,

On behalf of the applicant, Ballarena Construction, Cotleur & Hearing is submitting this application for the review of a proposed site plan. Please accept this as our request to develop 114 multi-family units on the subject site. The remainder of this narrative will provide necessary information surrounding the project site, located on 4701 Regina Drive.

The parcel is located on East Weatherbee Rd, between Poinsettia Ave and Regina Dr (See attached location map). This 9.57-acre site is currently vacant and is in the R-4 zoning district with a future land use of Residential Medium (RM). Multifamily dwelling units and townhomes are permitted uses within R-4 Zoning District as per the *City Code* outlined under **Sec. 125-187***., Allowed Use.* The site will include a main ingress/egress off E. Weatherbee Road.

Description of the proposed development on the subject property:

The site includes six (6) townhome complexes; four (4) buildings containing nine (9) units each, and two (2) building containing eight (8) units each, for a total of 52 townhome lots. The site also includes three (3) multifamily apartment buildings. Two of these buildings contain 20 units while the third contains 22 units. The proposed development is considered innovative in nature due to the mixed use of townhomes and apartment buildings on the site. Additionally, other creative features

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include a tot lot, picnic area, barbeque area, pool, office/gym, and garden area. Finally, there will be a lake area of approximately 0.70 acres to act as a centerpiece for the proposed development. These features intend to achieve a more creative and imaginative housing environment.

It is acknowledged that the maximum gross density in this district shall not exceed 12 units per acre for the innovative residential development. The conceptual site plan demonstrates compliancewith this density by proposing 11.90 units per acre. Additionally, there are at least two (2) parking spaces allocated for each unit on the proposed site plan, totaling to 281 spaces. The multifamily apartments and townhomes will not surpass 45 feet in height.

Architectural character of the proposed development:

The building design of the proposed development is compliant with the City Design Review code outlined under **sec.125-314.** The proposed design, including landscape features, is architecturally compatible with the surrounding structures. The building facades have a smooth stucco finish with an on the rock (SW 7671) and ice cube (SW 6252) color. Also, there are 8” wide raised stucco bands to simulate siding boards which are of a cast iron color (SW 6202). In general, exterior building components and all the proposed elements & colors are compatible with the architectural style of the proposed development and neighboring buildings.

Natural environment of the subject property:

There is no native upland habitat located on site. The environmental assessment report acknowledges that there is native vegetation present, but they are not considered to be native habitat due to not having significant associations. Please see attached environmental assessment report representing sample of vegetative species observed during the site visit.

Furthermore, there are no wetlands present on site. However, there is a lake of less than one (1) acre located within central north portion of the subject site. As stated above, the existing lake acts as a focal point for the proposed development. Environmental surveyor also conducted a pedestrian survey to investigate for the presence of any listed plant or animal. Per environmental report, Gopher Tortoises were detected on site. A Gopher Tortoise Permit will be obtained by an authorized agent to relocate the tortoises prior to any land clearing activities. Apart from this, no other animal or plant species were found on site. Please see attached environmental assessment report for detailed information on existing environmental condition of the subject property.

Lastly, the proposed multifamily project is suitable for the additional density bonuses, as the site plan satisfies the City Code outlined under **Sec. 125.243** and **Sec. 125-236** and Future Land Use Comprehensive Plan, **Goal 1, Policy 1.1.7 and 1.1.8.** A brief justification letter explaining how this project contributes to the City's density bonus incentives was submitted to the Planning Director on 08/31/2021.

We look forward to discussing the project with you during the Technical Review Committee (TRC) meeting. If you have any questions or if you need additional information, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or by calling 561-747-6336.

Sincerely,



Daniel T. Sorrow, AICP, RLA, LEED AP BD+C

Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.800.8426 Cell
561.747.6336 Office

Cotleur & Hearing

LC26000535

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Density Bonus Justification Letter

Ballarena Multifamily Site

Jennifer Hofmeister, Planning Director
City of Fort Pierce
Planning Department
100 North U.S.1
Fort Pierce, FL 34950

Re: Project Name: Ballarena Multifamily Site at 4701 Regina Dr.
Application Type: Ballarena Multifamily Site Plan
Parcel ID: 3403-501-0025-000-5
Justification: Density Bonus Justification for Ballarena MF Site
CH Project No: 21-0326

Dear Ms. Hofmeister,

On behalf of the applicant, Ballarena Construction, we are writing this letter to seek a density bonus for the Ballarena multifamily project located at 4701 Regina Dr. As mentioned in the pre-application narrative, the applicant proposes to build 114 multifamily residential units on a 9.57-acre parcel. The project site is currently vacant and is in the R-4 (medium density residential) zoning district with a future land use of RM (Residential Medium).

The applicant has attended a pre-application meeting with the city staff on the 8th of August 2021. Per our discussion with staff, the project site qualifies to acquire the density bonus. This letter provides a brief justification on how this project contributes to the innovative residential development initiative and fulfills the Future Land Use policy with respect to density bonus incentives.

As outlined under City Code **Sec**. **125-194(e)** and **Sec.125-243**, the permitted density for the project site is 12 units per acre, since the proposed development is considered innovative due to the mixed-use of townhomes and apartment buildings on site. Also, the proposed multifamily and townhomes units have been placed in a creative way around the existing 0.70-acre lake. Other bonus proposed features include a tot lot, picnic area, barbeque area, pool, office/gym, and garden area. All the proposed features intend to achieve a more creative and imaginative housing environment; thus the proposed project qualifies to increase the gross density up to one-half unit per acre per City Code outlined under **Sec.125-243(e).** Additionally, the proposed development is compatible with adjacent development and fulfill the City Code outlined under **Sec.125-243(h).**

Furthermore, the project site is located within a one-fourth mile radius of a transit stop. Therefore, the applicant seeks to increase the maximum allowable density on site in exchange for in-kind support for the Future Land Use Element of the Comprehensive Plan, Goal 1, **Policy 1.1.7.** Per this policy, the City will allow a density bonus of five (5) dwelling units per acre above the maximum permitted density for developments located within one-fourth miles of a multimodal transit center or transit stop. Also, as outlined under City Code **Sec. 125-326 (a),** this project fulfills the purpose of the density bonuses. The multifamily project site is located within 0.6 miles (10 minutes of walkable distance) from the Wetherbee Elementary School. Living close to the school will increase the level of security and it will help residents to avoid unnecessary automobile trips and minimize traffic congestion during peak hours. Specifically, this project contributes to lower the cost of public services and promote a more sustainable community.

As mentioned above, the proposed multifamily project is suitable for the additional density bonuses, as the site plan satisfies the City Code outlined under **Sec. 125.243** and **Sec. 125-236** and Future Land Use Comprehensive Plan, **Goal 1, Policy 1.1.7** and **1.1.8.**

Lastly, due to the creative features of the proposed development and the site context, this project will contribute significantly to the City's Innovative Residential Development initiative.

We look forward to continue working with the City on this project and are available to answer any questions or concerns you may have at this time. Please let us know if you need any further information from us.

Sincerely,

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.800.8426 Cell
561.747.6336 Office

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3898564 OR BOOK 3579 PAGE 1695, Recorded 11/18/2013 at 08:19 AM
Doc Tax: $539.00

Prepared by and Return To:
Charlotte Walters
St. Lucie Title Services, Inc.
800 Virginia Avenue #47
Fort Pierce, FL 34982
File #14005

SPACE ABOVE THIS LINE FOR
RECORDING DATA

TRUSTEE'S DEED

THIS INDENTURE, executed the 25th day of October, 2013, by Michael R. Bakst, **as TRUSTEE OF THE BANKRUPTCY ESTATE OF JERALD LEE WUHRMAN, under Bankruptcy Case No. 10-47682-BKC-PGH filed in the United States Bankruptcy Court, Southern District of Florida, not individually and without individual liability,** first party, to **JOHO PROPERTIES, LLC, a Florida limited liability company** whose address is 2400 S. Ocean Drive #PH4200D, Fort Pierce, FL 34949, second party:

(Wherever used herein the terms "first party" and second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the assigns of corporation, wherever the context so admits or requires).

WITNESSETH:

That the first party, for and in consideration of the sum of Ten and 00/100 ($10.00) dollars in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the first party has in and to the following described lot, piece or parcel of land, situate, lying and being in St. Lucie County, Florida, to -wit:

Lots 1 through 26, inclusive, Block 2; Lots 1 through 26, inclusive, Block 3 and that part of vacated Englar Avenue adjacent thereto, Regina Palms, according to the map or plat thereof, recorded in Plat Book 4, Page(s) 82, of the Public Records of St. Lucie County, Florida.

and

Lots 1 through 22, inclusive, Block 4, and South 1/2 of vacated Englar Avenue adjacent on North as per Resolution 88-60, recorded in Official Records Book 583, page 2771 and vacated North 1/2 of Poinsettia Avenue adjacent on South and vacated road right of way for Canal Drive adjacent on East as per Official Records Book 2629, page 1191, Regina Palms, according to the map or plat thereof, recorded in Plat Book 4, Page(s) 82, of the Public Records of St. Lucie County, Florida.

FIRST PARTY COVENANTS THAT THE PROPERTY HEREIN IS NOT THE RESIDENCE OF THE FIRST PARTY, NOR IS CONTIGUOUS TO THE RESIDENCE OF THE FIRST PARTY AND IS NOT FIRST PARTY'S HOMESTEAD

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit and behalf of the second party forever.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the estate's interest within the subject real property.

SUBJECT TO taxes and assessments for the year 2013 and all subsequent years; all applicable environmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; and easements and restrictions of record provided this reference shall not operate to reimpose the same.

IN WITNESS WHEREOF, the first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness:

Witness:
Printed Name: Diane LoCascio

Michael R. Bakst, as Trustee of the Bankruptcy Estate of Jerald Lee Wuhrman, under Bankruptcy Case No. 10-47682-BKC-PGH filed in the United States Bankruptcy Court, Southern District of Florida, not individually and without individual liability

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared, Michael R. Bakst , **Trustee in Bankruptcy for Jerald Lee Wuhrman, not individually and without individual liability,** who is

[✓] personally known to me, or
[ ] has produced _____ as identification

and who, being duly sworn, executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of October, 2013.

(Signature)

(Printed Name)

DIANE LO CASCIO
Commission # EE 085289
Expires April 18, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission Expires:
My Commission No. is:

RM:8011978:1

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

Property Identification

Site Address: 4701 REGINA DR
Sec/Town/Range: 03/36S/40E
Parcel ID: 3403-501-0025-000-5
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 38819
Map ID: 34/03N
Zoning: Medium Den

Ownership

Joho Properties LLC
2400 S Ocean DR Apt 4200D
Fort Pierce, FL 34949

Legal Description

REGINA PALMS S/D BLK 2 LOTS 1 TO 26 INC AND BLK 3 LOTS 1 TO 26 INC AND VAC ENGLAR AV-LESS RD R/W- (OR 3579-1695)



Current Values

Just/Market Value:	$210,200
Assessed Value:	$108,065
Exemptions:	$0
Taxable Value:	$108,065

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9
Land Size (SF):	392,152

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Jan 10, 2021
Secretary of State
3291592459CC

DOCUMENT# L11000026893

Entity Name: JOHO PROPERTIES, LLC

Current Principal Place of Business:

2400 S. OCEAN DRIVE, PH 4200 D
FORT PIERCE, FL 34949

Current Mailing Address:

2400 S. OCEAN DRIVE, PH 4200 D
FORT PIERCE, FL 34949

FEI Number: 90-0794300

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

MURPHY, HOYT C JR.
2400 S. OCEAN DR. PH 4200 D
FORT PIERCE, FL 34949 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: HOYT C MURPHY 01/10/2021

Electronic Signature of Registered Agent — Date

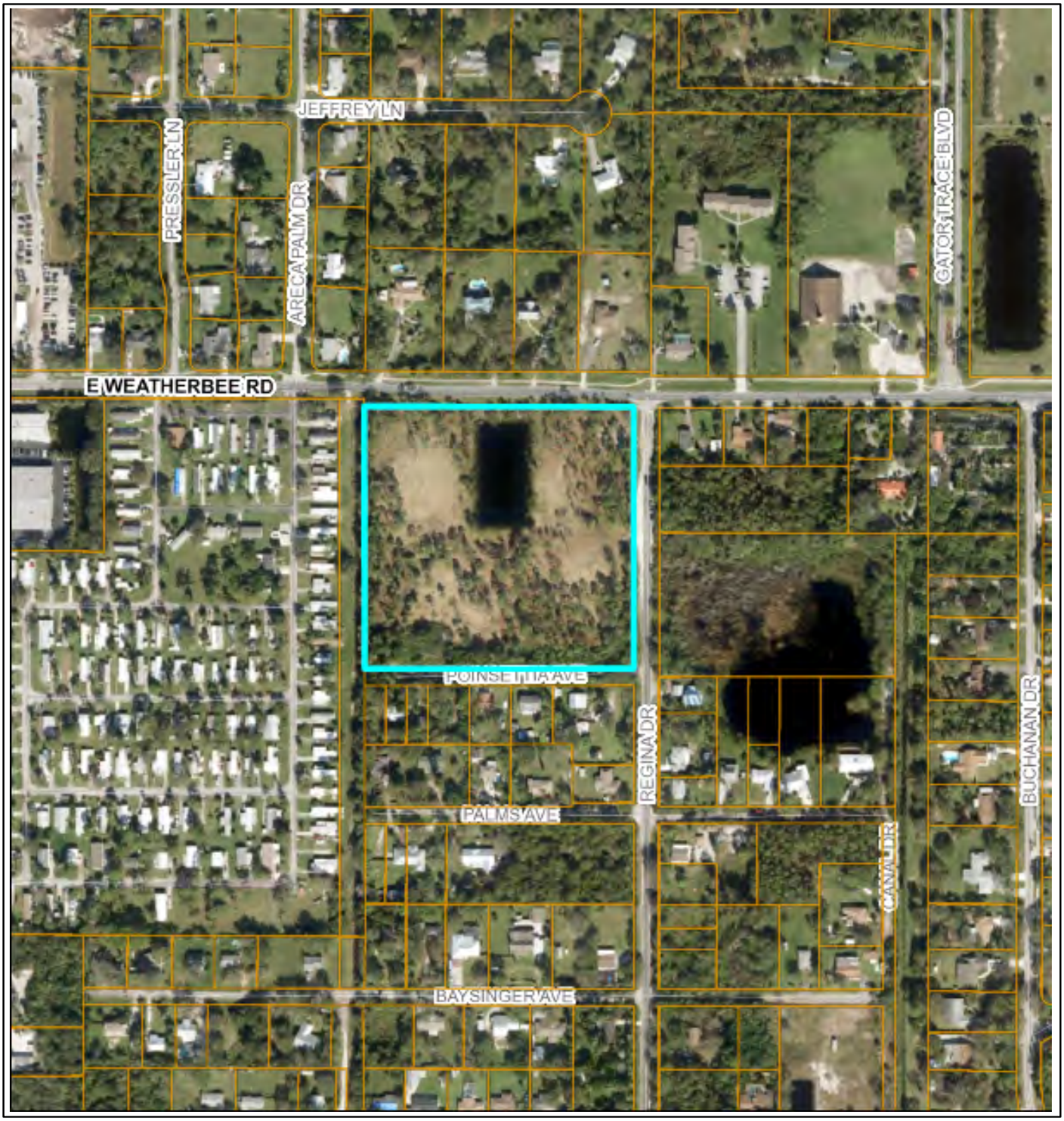
Authorized Person(s) Detail :

Title	MANAGER	Title	MANAGER
Name	MURPHY, HOYT C.	Name	SIGLER, JOHN M.
Address	2400 S. OCEAN DRIVE, PH 4200 D	Address	1701 GULFSTREAM AVE. #727
City-State-Zip:	FORT PIERCE FL 34949	City-State-Zip:	FORT PIERCE FL 34949

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOHN M SIGLER MGR 01/10/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date



LEGEND

Subject Site

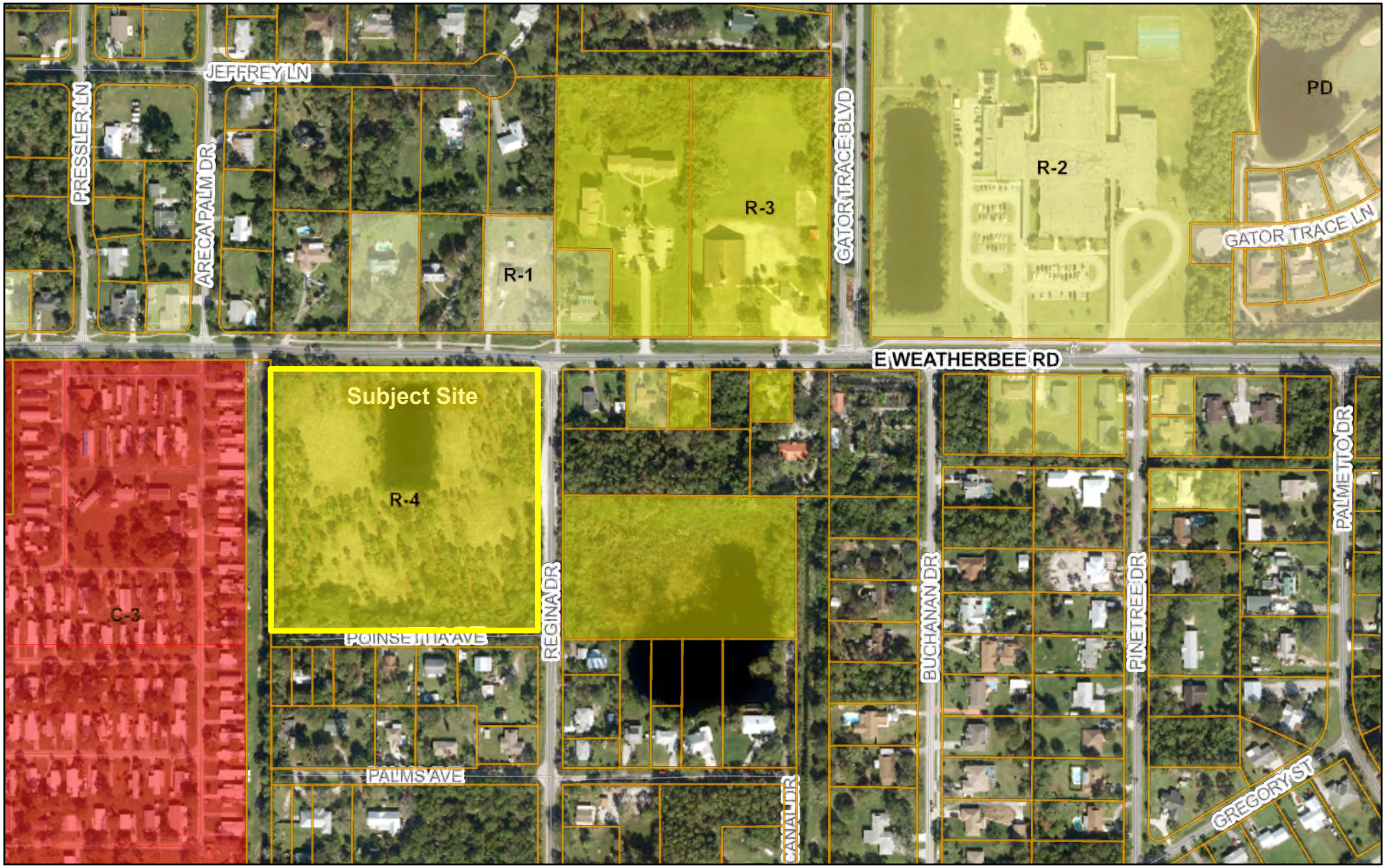
Aerial Map

Ballarena Residential

Fort Pierce, Florida

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Saint Lucie County Property Appraiser



June 24, 2021

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Search Results

Street Centerline

<Null>

RURAL – Principal Arterial - Interstate

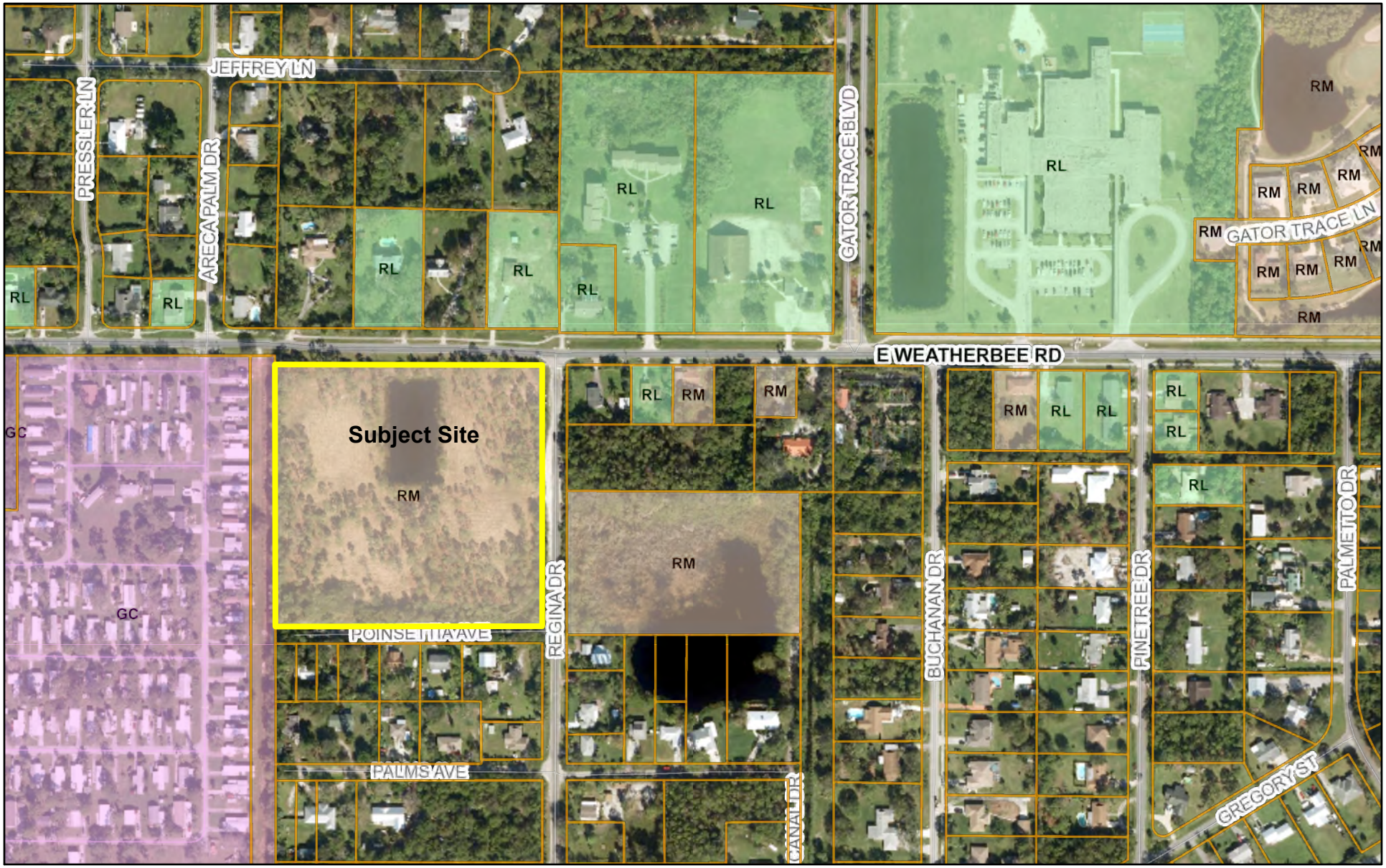
URBAN – Principal Arterial - Interstate

RURAL – Principal Arterial - Freeways and Expressways

URBAN – Principal Arterial - Freeways and Expressways

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Saint Lucie County Property Appraiser



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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Cotleur & Hearing

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

April 15th
City of Fort Pierce
Planning and Zoning Department
100 N. US Highway 1
Fort Pierce, FL 34950

Subject: Consent of Developer
Ballarena Residential

To Whom This May Concern,

Please be advised the undersigned is the developer of the subject property located at 4701 Regina Dr. The undersigned does hereby consent to the filing of applications with The Ballarena Group and does hereby authorize Cotleur & Hearing as representatives and agents on behalf of the undersigned in connection with such filing.

For:

Signatory Authority

May 17th, 2021
Date

Jorge Ballarena
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF Miami-Dade

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEGED BEFORE ME THIS 17th DAY OF May, 2021, BY Jorge Ballarena
HE OR SHE

[x] IS PERSONALLY KNOWN TO ME OR HAS [ ] PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

Aned Madan
PRINTED NAME

STATE OF Florida ANED MADAN
NOTARY PUBLIC AT-LARGE
Commission # GG 341655
Expires August 30, 2023
Bonded Thru Budget Notary Services

Cotleur & Hearing

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

LC26000535

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

April 15th
City of Fort Pierce
Planning and Zoning Department
100 N. US Highway 1
Fort Pierce, FL 34950

Subject: Consent of Owner
Treasure Coast Townhomes

To Whom This May Concern,

Please be advised the undersigned is the owner of the subject property located at 4701 Regina Dr. The undersigned does hereby consent to the filing of applications for a residential multi-family project on behalf of the land owner, Joho Properties LLC and does hereby authorize The Ballarena Group as the developer with Cotleur and Hearing as representatives and agents on behalf of the undersigned in connection with such filing.

For: managing member for JOHO Properties LLC

Signatory Authority

5-11-21

Date

Hoyt C. Murphy JR

Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF St. Lucie

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEGED BEFORE ME THIS 11th DAY OF May, 2021, BY Hoyt C Murphy JR
HE OR SHE

☑ IS PERSONALLY KNOWN TO ME OR HAS ☐ PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

Annette Kinser

PRINTED NAME

STATE OF Florida AT-LARGE

NOTARY PUBLIC STATE OF FLORIDA

ANNETTE KINSER
MY COMMISSION # HH 038469
EXPIRES: December 13, 2024
Bonded Thru Notary Public Underwriters

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

407 E. Weatherbee

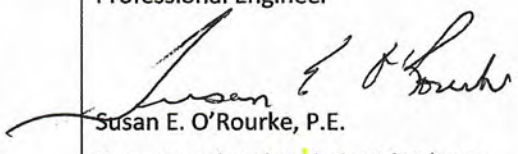
Prepared for:

Jorge Ballarena
BALLARENA CONSTRUCTION, LLC
4750 W. Commercial Blvd
Tamarac, FL 33319

Prepared by:

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

November 8, 2021
SR21062.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 11/10/2021 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

November 8, 2021

Mr. Jorge Ballarena
Ballarena Construction, LLC
4750 W. Commercial Blvd
Tamarac, FL 33319

Re: 407 E. Weatherbee, Fort Pierce FL

Dear Mr. Ballarena:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on Weatherbee Road west of Regina Drive and north of Poinsettia Avenue in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

Concurrency Report – Ballarena– 11.8.21

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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2019 Level of Service Report and FDOT 2020 Quality Level of Service
APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data
APPENDIX E: Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 407 E. Weatherbee development located on Weatherbee Road, north of Poinsettia Avenue, west of Regina Drive in Ft. Pierce, St. Lucie County, Florida. The project takes access from a full access driveway on Weatherbee Road. The purpose of this report is to determine the project's impact on the surrounding roadway system and its compliance with concurrency requirements.

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

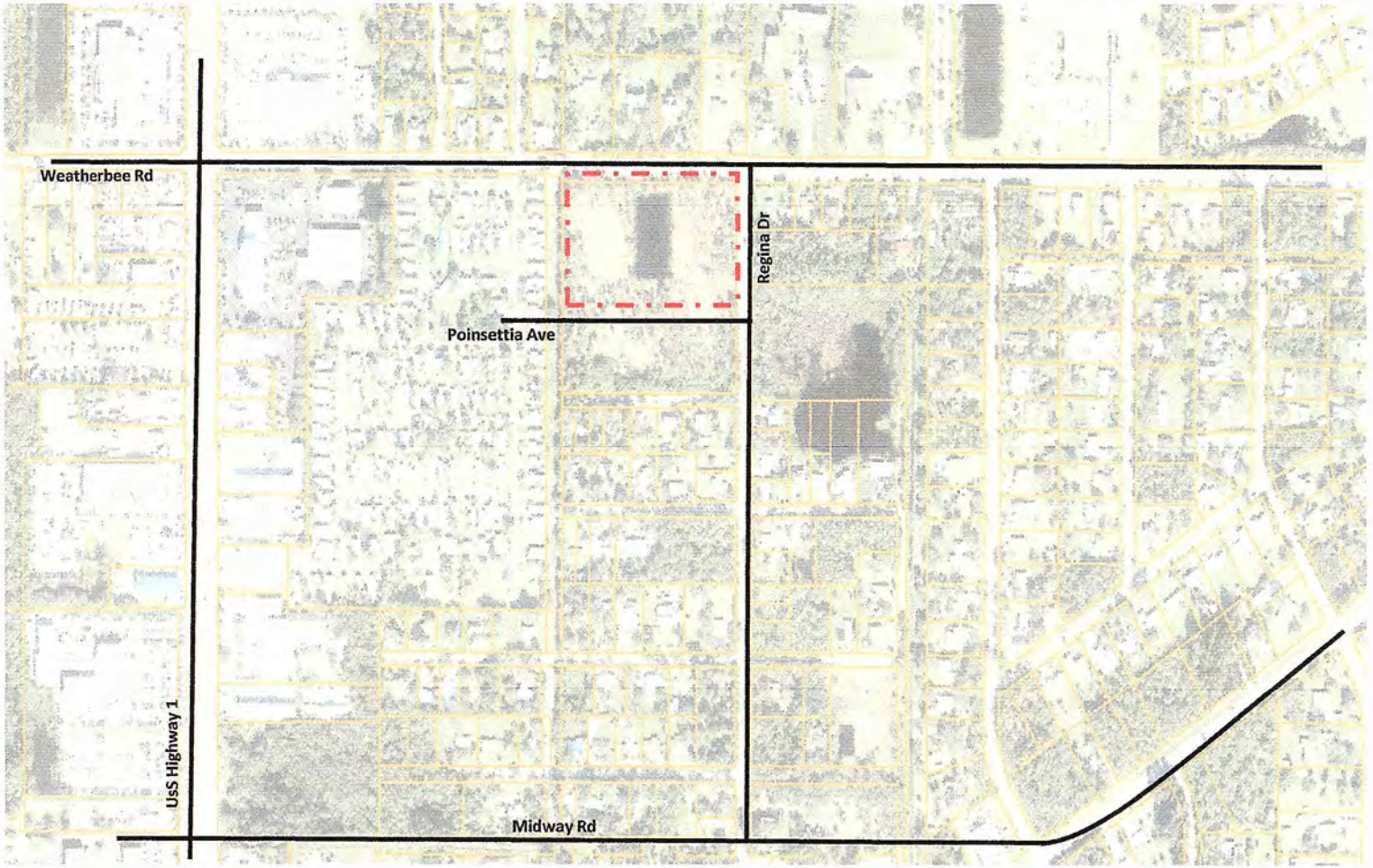
- summary of the project
- summary of existing lane geometrics
- summary of the existing traffic volumes
- assessment of project traffic
- determination of study area
- assignment other traffic plus growth
- evaluation of total traffic

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The 407 E. Weatherbee development proposes 114 Low Rise multi-family units. The project is expected to be completed in 2024. The site is currently vacant. The project's general location is shown in **Figure 1**.

Appendix A includes a site plan of the project.



N NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR21062.0 | Date: 6/28/2021	Legend = Site Location	Figure 1 Project Location 407 E. Weatherbee

EXISTING CONDITIONS

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

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

Existing Lane Geometrics and Traffic Control

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

- Weatherbee Road is a two-lane urban collector with a general east/ west alignment.
- US Highway 1 is a four-lane urban principal arterial with a north/south alignment.
- Regina Drive is a two-lane local roadway with a north/south alignment.
- Midway Road is a two-lane urban minor arterial roadway with an east/west alignment.

Existing Traffic Volumes/ Service Volume

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

PROJECT TRAFFIC

To estimate traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates for Multi Family (Land Use Code 220) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 821 new daily trips. There will be 54 AM peak hour trips with 12 entering the project and 42 trips exiting the project. The project will generate 66 new PM peak hour trips. There will be 41 trips entering the project and 25 trips exiting the project in the PM peak hour.

Table 1A - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi- Family (Low Rise)	220	114	DU	T = 7.56(X) - 40.86	50%	50%	411	410	821
Total							**411**	**410**	**821**

Source: Trip Generation Manual 10th Edition, September 2017

Table 1B - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi- Family (Low Rise)	220	114	DU	Ln(T) = 0.95 Ln(X) - 0.51	23%	77%	12	42	54
Total							**12**	**42**	**54**

Source: Trip Generation Manual 10th Edition, September 2017

Table 1C - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi- Family (Low Rise)	220	114	DU	Ln(T)= 0.89* Ln(X) - 0.02	63%	37%	41	25	66
Total							**41**	**25**	**66**

Source: Trip Generation Manual 10th Edition, September 2017

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

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

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

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes on Weatherbee Road were grown using a 3-year historical growth rate of 4.15%. The 4.15% was calculated using the historical AADT from FDOT Florida Traffic Online from 2016 to 2019. Fort Pierce planners indicated an expansion to the Gator Acres residential development is proposed. The application and traffic analysis have not yet been submitted. However, it is expected there is sufficient capacity on Weatherbee Road to accommodate the expansion.

Details of the background traffic are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Weatherbee Road was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.

INTERSECTION ANALYSIS

The intersection of US Highway 1 at W. Weatherbee Road was analyzed for the AM and PM peak hours. A turning movement count was conducted at the intersection on June 29, 2021. A peak season factor of 1.11 was applied to the count, which is the average of the seasonal factor east of US 1 and west of US 1. Project traffic and background growth were then added. These total traffic volumes were then analyzed with HCS.

The intersection will operate at level of service D in the AM peak hour and C in the PM peak hour at project build out.

The intersection data is shown in **Appendix D.**

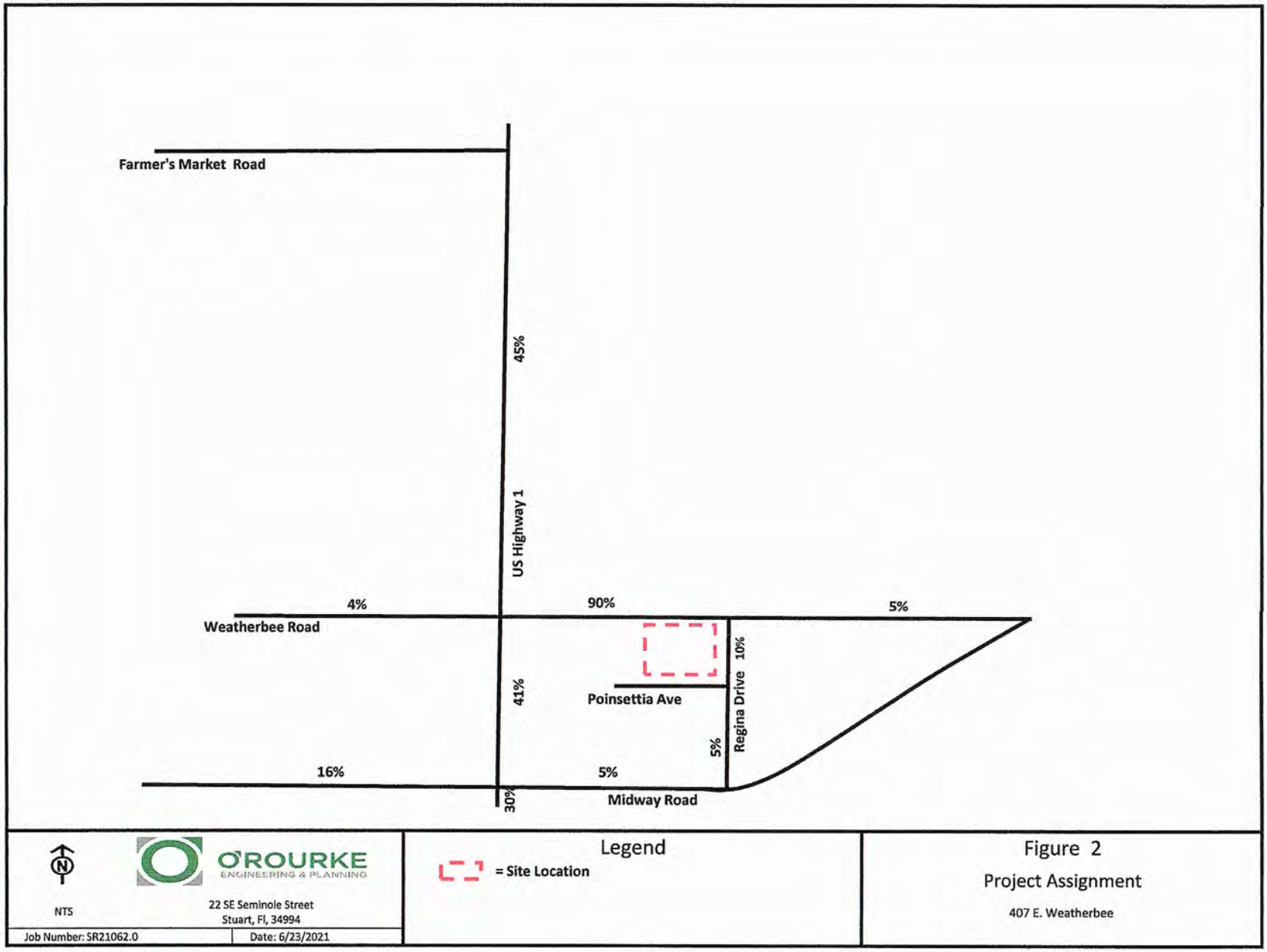


Figure 2 Project Assignment

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	(1) Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
US Hwy 1	E Midway Rd	E Weatherbee Rd	NB	IN	NO	2100	5	0.24%	41%
	E Midway Rd	E Weatherbee Rd	SB	OUT	NO	2100	17	0.81%	41%
	E Weatherbee Rd	Farmer's Market Rd	NB	OUT	NO	2100	19	0.90%	45%
	E Weatherbee Rd	Farmer's Market Rd	SB	IN	NO	2100	5	0.24%	45%
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	NO	750	11	1.47%	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	750	38	5.07%	90%
	Project Driveway	E Midway Rd	EB	OUT	NO	750	2	0.27%	5%
	Project Driveway	E Midway Rd	WB	IN	NO	750	1	0.13%	5%
Regina Dr	E Midway Rd	Weatherbee Rd	NB	OUT	NO	790	2	0.25%	5%
	E Midway Rd	Weatherbee Rd	SB	IN	NO	790	1	0.13%	5%
E Midway Rd	US Hwy 1	Regina	EB	IN	NO	920	1	0.11%	5%
	US Hwy 1	Regina	WB	OUT	NO	920	2	0.22%	5%

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

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

Two-Way:	54
Net In:	12
Net Out:	42

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	(1) Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
US Hwy 1	E Midway Rd	E weatherbee Rd	NB	IN	NO	2100	17	0.81%	41%
	E Midway Rd	E weatherbee Rd	SB	OUT	NO	2100	10	0.48%	41%
	E Weatherbee Rd	Farmer's Market Rd	NB	OUT	NO	2100	11	0.52%	45%
	E Weatherbee Rd	Farmer's Market Rd	SB	IN	NO	2100	18	0.86%	45%
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	YES	750	37	4.93%	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	750	23	3.07%	90%
	Project Driveway	E Midway Rd	EB	OUT	NO	750	1	0.13%	5%
	Project Driveway	E Midway Rd	WB	IN	NO	750	2	0.27%	5%
Regina Dr	E Midway Rd	Weatherbee Rd	NB	OUT	NO	790	1	0.13%	5%
	E Midway Rd	Weatherbee Rd	SB	IN	NO	790	2	0.25%	5%
E Midway Rd	US Hwy 1	Regina Dr	EB	IN	NO	920	2	0.22%	5%
	US Hwy 1	Regina Dr	WB	OUT	NO	920	1	0.11%	5%

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

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

Two-Way:	66
Net In:	41
Net Out:	25

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	(3)Greater than 3% (1% on Adjacent Links)	AADT 2020	(1) 2020 Peak Hour Directional Volumes	(2) Growth Rate	2024 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency ?	Project Percent Assignment
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	NO	6300	431	4.15%	507	0	507	750	11	518	1.47%	YES	90%
	US Hwy 1	Project Driveway	WB	OUT	YES	6300	388	4.15%	457	0	457	750	38	495	5.07%	YES	90%

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

(2) Area Wide Historical Growth

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

Two-Way:	54
Net In:	12
Net Out:	42
Years Grown:	4

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	(3)Greater than 3% (1% on Adjacent Links)	AADT 2020	(1) 2020 Peak Hour Directional Volumes	(2) Growth Rate	2024 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency ?	Project Percent Assignment
E Weatherbee Rd	US Hwy 1	Project Driveway	EB	IN	YES	6300	415	4.15%	488	0	488	750	37	525	4.93%	YES	90%
	US Hwy 1	E Weatherbee Rd	WB	OUT	YES	6300	461	4.15%	542	0	542	750	23	565	3.07%	YES	90%

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

(2) Area Wide Historical Growth

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

Two-Way:	66
Net In:	41
Net Out:	25
Years Grown:	4

DRIVEWAY ANALYSIS

The project will have one driveway. Driveway 1 will be a full access driveway on E. Weatherbee Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. Driveway 1 and Weatherbee Road were analyzed using HCS. The analysis shows the driveway will operate at an acceptable level of service at project buildout.

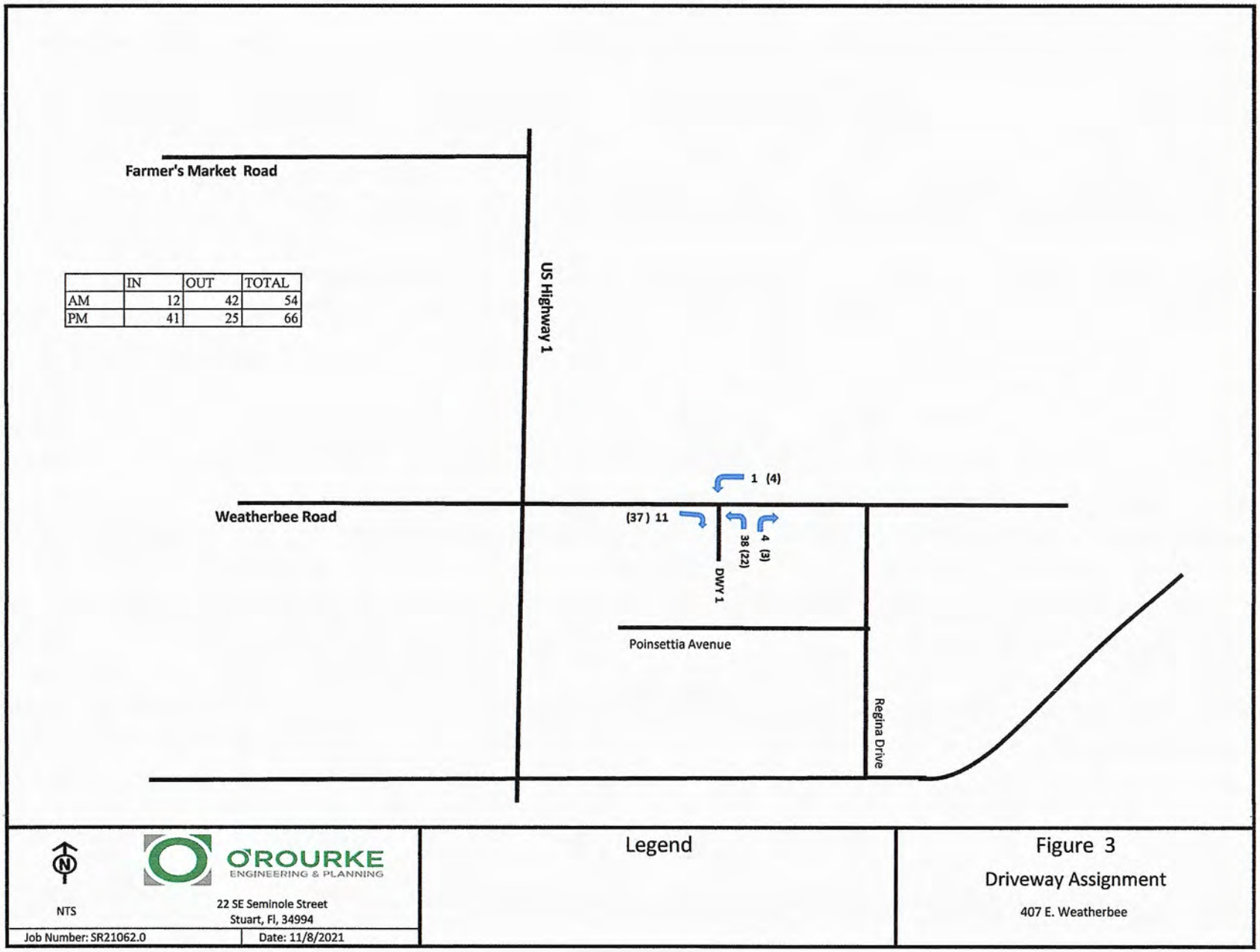
The project driveway was also analyzed to determine if turn lanes are warranted at the project driveway. The FDOT Access Management Guidebook November 2019 was used to determine the need for a right-turn lane. With a speed limit of 45 MPH or less, a right-turn lane is recommended when right turning vehicles exceed 80 vehicles in the peak hour. With a peak hour right-turning volume of 34 vehicles, a right-turn lane is not recommended.

The need for a left-turn lane was evaluated using NCHRP 279 based on the percent of left turns and the approaching and opposing volumes. The left-turn volume is less than 1% of the approach traffic with an approach volume of 264 and an opposing volume of 299. Using the two-lane 40 MPH graph, a left-turn lane is not warranted.

Appendix E includes the driveway analysis and turn-lane data.

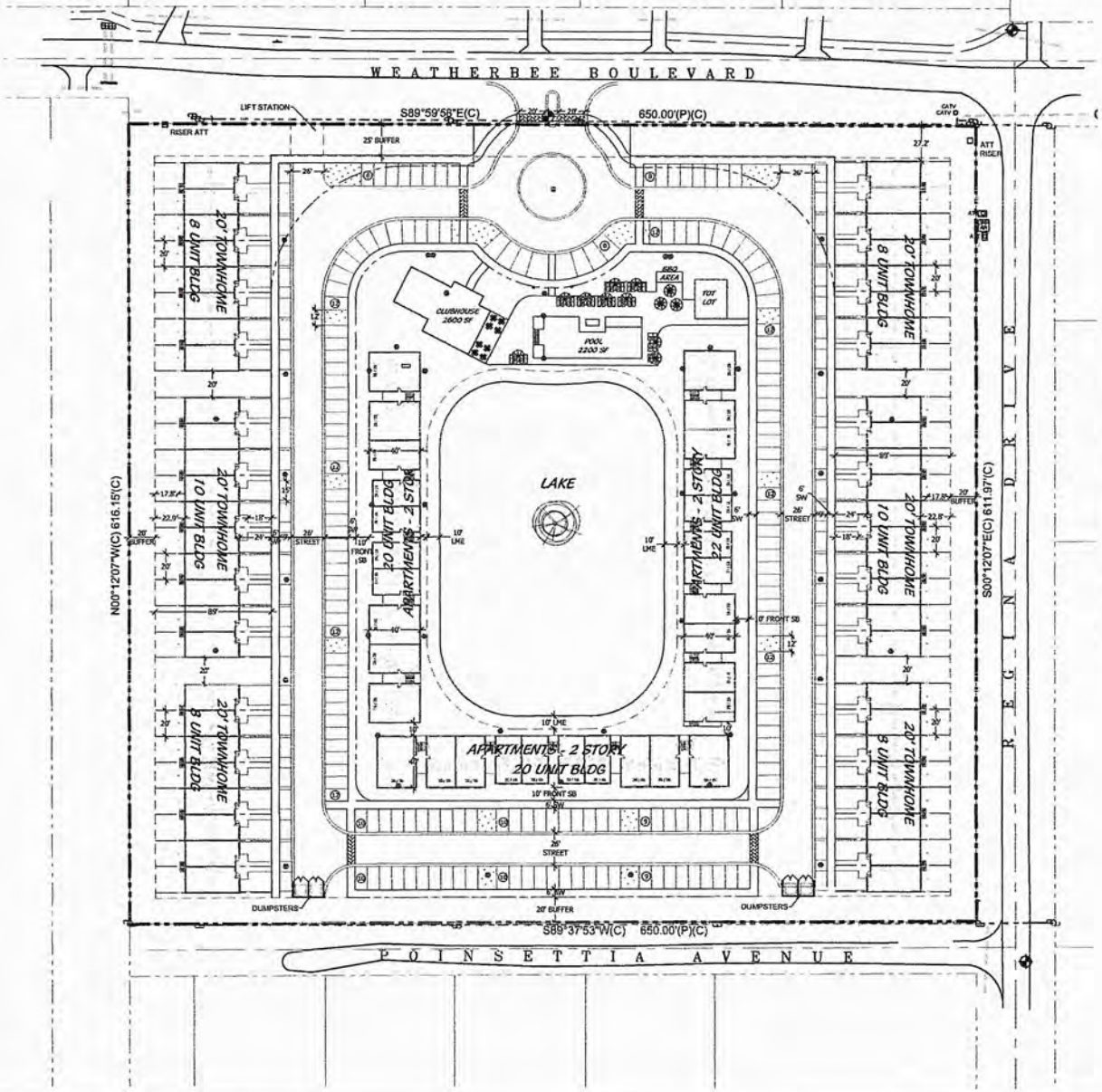
CONCLUSION

With 54 net AM peak hour trips and 66 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.

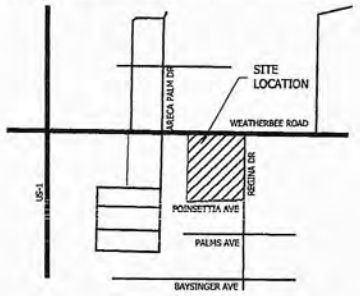

Farmer's Market Road
US Highway 1
Weatherbee Road
1 (4)
(37) 11
38 (22)
4 (3)
DWY 1
Poinsettia Avenue
Regina Drive
IN OUT TOTAL
AM 12 42 54
PM 41 25 66
NTS
O'ROURKE ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR21062.0
Date: 11/8/2021
Legend
Figure 3
Driveway Assignment
407 E. Weatherbee

APPENDIX A

SITE PLAN



KEY MAP



SITE DATA

SITE DATA

SITE AREA	9.578	ACRES
TOTAL PROPOSED UNITS	114	UNITS
DENSITY	11.90	UNITS/ACRE

UNIT MIX

	UNIT COUNT	BEDROOMS	PERCENT
3-BEDROOM TOWNHOME UNITS	52	156	45.6%
2-BEDROOM APARTMENT UNITS (20'/22.5' UNITS)	48	96	42.1%
3-BEDROOM APARTMENT UNITS (30' UNITS)	14	42	12.3%
	114	294	100.0%

PARKING CALCULATIONS

GRADE PARKING	177	SPACES
TANDOM PARKING	52	SPACES
GARAGE PARKING	52	SPACES
TOTAL	281	SPACES

CONCEPTUAL SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED	JLD
DRAWN	JLD
APPROVED	DTS
JOB NUMBER	21-0326
DATE	07-14-21
REVISIONS	10-26-21

SHEET 1 OF 1

© COTLEUR & HEARING, INC.

APPENDIX B

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT
&
FDOT 2020 QUALITY LEVEL OF SERVICE

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	TIFFANY AVE to WALTON RD	945070	31,458	2017	3,020	1,510	C	0.514	1,603	C	0.545
US 1	WALTON RD to VILLAGE GREEN DR	945150	43,634	2017	3,020	2,364	C	0.804	2,119	C	0.721
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	47,369	2017	3,170	2,516	C	0.814	2,356	C	0.762
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	47,369	2017	3,170	2,516	C	0.814	2,356	C	0.762
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	36,624	2017	3,170	1,694	C	0.548	1,667	C	0.539
US 1	RIO MAR DR to KITTERMAN RD	940266	30,753	2017	3,170	1,503	C	0.486	1,361	C	0.440
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	30,753	2017	3,020	1,503	C	0.511	1,361	C	0.463
US 1	S OF SAEGER AVE to EASY ST	940266	30,753	2017	3,170	1,503	C	0.486	1,361	C	0.440
US 1	EASY ST to MIDWAY RD	945156	29,579	2017	3,170	1,379	C	0.446	1,340	C	0.434
US 1	MIDWAY RD to WEATHERBEE RD	940012	27,675	2017	2,100	1,300	C	0.647	1,316	C	0.655
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	27,675	2017	2,000	1,300	C	0.681	1,316	C	0.689
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	27,675	2017	2,000	1,300	C	0.681	1,316	C	0.689
US 1	EDWARDS RD to SAVANNAH RD	945002	26,196	2017	2,000	1,200	C	0.628	1,177	C	0.616
US 1	GARDENIA AVE to VIRGINIA AVE	945002	26,196	2017	2,000	1,200	C	0.628	1,177	C	0.616
US 1	SAVANNAH RD to GARDENIA AVE	945002	26,196	2017	2,000	1,200	C	0.628	1,177	C	0.616
US 1	VIRGINIA AVE to OHIO AVE	945003	23,845	2017	2,000	1,148	C	0.601	1,157	C	0.606
US 1	OHIO AVE to GEORGIA AVE	945003	23,845	2017	1,630	1,148	D	0.704	1,157	D	0.710
US 1	GEORGIA AVE to DELAWARE AVE	945008	21,107	2017	1,630	1,088	D	0.667	1,040	D	0.638
US 1	DELAWARE AVE to CITRUS AVE	945014	24,706	2017	1,630	1,252	D	0.768	1,220	D	0.748
US 1	CITRUS AVE to ORANGE AVE	940118	20,283	2017	1,630	1,009	D	0.619	910	D	0.558
US 1	ORANGE AVE to AVENUE A	945014	24,706	2017	1,630	1,252	D	0.768	1,220	D	0.748
US 1	AVENUE A to AE BACKUS AVE	945014	24,706	2017	1,630	1,252	D	0.768	1,220	D	0.748
US 1	AE BACKUS AVE to AVENUE D	945014	24,706	2017	1,630	1,252	D	0.768	1,220	D	0.748
US 1	AVENUE D to SR A1A SOUTH	945014	24,706	2017	1,630	1,252	D	0.768	1,220	D	0.748
US 1	SR A1A SOUTH to AVENUE H	715	33,500	2020	2,100	1,766	C	0.879	1,742	C	0.867

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

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
VILLAGE PKWY	WESTCLIFFE LN to CROSSROADS PKWY	720	12,000	2019	1,540	640	C	0.928	634	C	0.919
WALTON RD	US 1 to VILLAGE GREEN DR	330	15,156	2019	1,710	915	D	0.535	841	D	0.492
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	13,000	2019	1,710	690	C	0.896	684	C	0.888
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	9,382	2018	880	569	C	0.686	627	C	0.755
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	5,402	2018	630	416	C	0.693	430	C	0.717
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,267	2018	1,470	439	C	0.665	338	C	0.512
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,574	2019	750	265	C	0.716	242	C	0.654
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,300	2020	750	431	D	0.575	461	D	0.615
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	13,000	2019	920	685	C	0.787	729	C	0.838
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,700	2019	920	540	C	0.621	598	C	0.687

B-2

Countywide Performance

Weighted V/C = **0.69**

% VMT below Standard = **7.76%**

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

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

Historical Growth Rate Calculation

Segment	From	To	2016 AADT	2019 AADT	3 Year Historical Growth Rate
Weatherbee	US-1	Midway Rd	5,400	6,100	4.15%

*Source: FDOT Florida Traffic Online

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7046 - WEATHERBEE RD - E. OF US 1 SOUTH (COUNTY 158)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	5900 F	E 2900	W 3000	9.00	52.60	31.50
2019	6100 C	E 3000	W 3100	9.00	52.50	7.80
2018	5800 V	E 2900	W 2900	9.00	52.40	5.80
2017	5600 R	E 2800	W 2800	9.00	52.00	10.00
2016	5400 T	E 2700	W 2700	9.00	52.30	6.20
2015	5200 S	E 2600	W 2600	9.00	52.70	41.80
2014	5200 F	E 2600	W 2600	9.00	52.50	49.50
2013	5200 C	E 2600	W 2600	9.00	55.90	11.90
2012	5100 F	E 2600	W 2500	9.00	55.80	7.10
2011	5100 C	E 2600	W 2500	9.00	56.20	12.20
2010	5400 F	E 2800	W 2600	11.16	56.34	12.20
2009	5400 C	E 2800	W 2600	11.51	56.49	12.20
2008	6200 C	E 3300	W 2900	11.31	55.19	5.90

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

APPENDIX D

INTERSECTION ANALYSIS

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00051 - US1 @ Weatherbee Rd. - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Ø in use

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	24	0	24	0	24	0	24	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	4.0	5.0	4.0	4.0	4.0	5.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	15	60	15	25	15	60	15	25	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.8	4.8	4.0	4.0	4.8	4.8	4.0	4.0	4.7	4.7	4.0	4.0	4.7	4.7	4.0	4.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

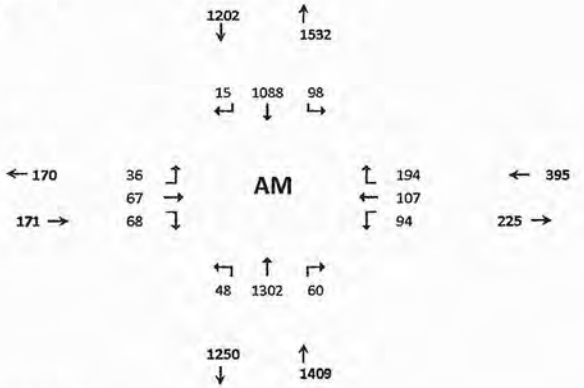
TURNING MOVEMENT VOLUME COUNTS

US-1 | E/W STREET: Weatherbee Rd | CONTROL: Signalized

6/29/2021 | DAY: Tuesday | CITY: Ft. Pierce | INTERSECTION: US-1 and Weatherbee Rd

6/30/2021 | ANALYSIS YEAR: 2024

Northbound			Southbound			Eastbound			Westbound				
NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
6	162	13	10	174	3	3	12	8	14	6	32	443	2349
11	245	7	23	202	2	10	9	8	17	12	32	578	2466
9	302	14	23	208	2	8	14	9	15	11	30	645	2495
10	301	11	15	224	3	5	11	8	15	26	54	683	2405
11	204	7	19	208	2	7	15	19	15	28	25	560	2297
8	231	12	17	228	5	9	13	18	16	19	31	607	
14	208	9	15	230	7	3	7	4	16	14	28	555	
6	224	14	13	251	3	6	10	11	7	6	24	575	
S FROM:		7:30 AM TO 8:30AM											
38	1038	44	74	868	12	29	53	54	61	84	140	2495	
42	1152	49	82	963	13	32	59	60	68	93	155	2769	
48	1302	55	93	1088	15	36	66	68	76	105	176	3129	
-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT	-	
0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%	0%	
0	0	5	5	0	0	0	0	0	17	2	19	0	
48	1302	60	98	1088	15	36	67	68	94	107	194	3177	

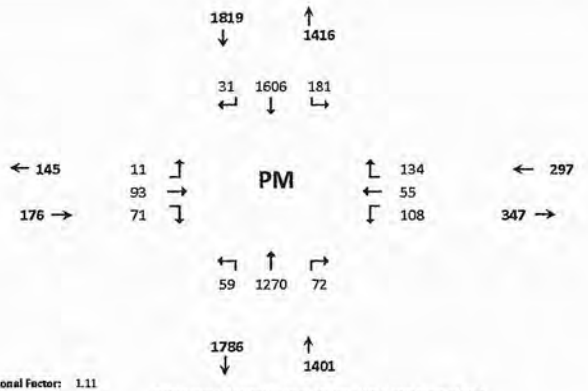


Seasonal Factor: 1.11
Trips In: 12
Trips Out: 42
Growth Rate: 1.042
Years Grown: 3
PHF: 0.91

Peak Seasonal Factor Average of East of US-1 AND West of US-1

D-2

Northbound			Southbound			Eastbound			Westbound				
NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
6	265	11	20	280	5	2	12	16	13	8	17	655	2704
10	266	24	21	256	4	5	13	19	16	8	26	668	2808
14	237	13	22	293	3	3	19	13	28	13	25	683	2864
12	253	11	31	302	8	1	13	9	25	10	23	698	2898
12	248	8	38	337	9	4	24	17	19	15	28	759	2867
11	246	10	29	349	3	1	22	13	10	7	23	724	
12	266	15	32	293	5	3	14	18	24	11	24	717	
11	258	15	25	268	6	2	13	14	20	9	26	667	
S FROM:		4:45PM TO 5:45PM											
47	1013	44	130	1281	25	9	73	57	78	43	98	2898	
52	1124	49	144	1422	28	10	81	63	87	48	109	3217	
59	1270	55	163	1606	31	11	92	71	98	54	123	3634	
-	-	IN	IN	-	-	-	IN	-	OUT	OUT	OUT		
0%	0%	41%	45%	0%	0%	0%	4%	0%	41%	4%	45%	0%	
0	0	17	18	0	0	0	2	0	10	1	11	0	
59	1270	72	181	1606	31	11	93	71	108	55	134	3694	

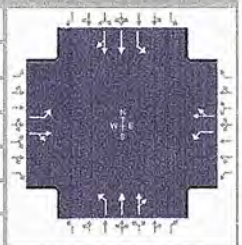


Seasonal Factor: 1.11
Growth Rate: 1.042
Trips In: 41
Trips Out: 25
Years Grown: 3
PHF: 0.95

Peak Seasonal Factor Average of East of US-1 AND West of US-1

HCS7 Signalized Intersection Results Summary

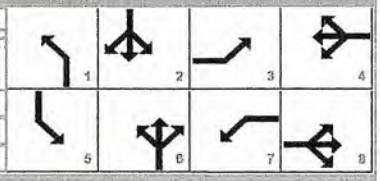
General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	Jean W. Garcon	Analysis Date	6/30/2021	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	AM Peak Hour	PHF	0.91
Urban Street	US1	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Weatherbee	File Name	US1 and Weatherbee AM.xus		
Project Description	Treasure Coast Townhomes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	36	67	68	94	107	194	48	1302	60	98	1088	15

Signal Information			
Cycle, s	110.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	5.6	1.1		49.3	4.9	1.9	21.7					
Yellow	4.8	0.0		4.8	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.9	27.7	12.8	29.6	12.4	56.1	13.5	57.2
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	3.9	10.4	7.0	23.3	3.7	43.3	5.5	30.8
Green Extension Time (g_e), s	0.0	0.8	0.1	0.2	0.1	5.9	0.1	6.6
Phase Call Probability	0.70	1.00	0.96	1.00	0.80	1.00	0.96	1.00
Max Out Probability	0.00	0.00	0.00	1.00	0.00	0.30	0.00	0.10

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	40	148		103	331		53	753	744	108	607	605
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1715		1781	1676		1781	1870	1841	1781	1870	1861
Queue Service Time (g_s), s	1.9	8.4		5.0	21.3		1.7	41.0	41.3	3.5	28.8	28.8
Cycle Queue Clearance Time (g_c), s	1.9	8.4		5.0	21.3		1.7	41.0	41.3	3.5	28.8	28.8
Green Ratio (*g/C*)	0.24	0.20		0.26	0.21		0.50	0.45	0.45	0.51	0.46	0.46
Capacity (*c*), veh/h	148	338		326	359		239	837	824	200	856	852
Volume-to-Capacity Ratio (*X*)	0.268	0.439		0.317	0.921		0.221	0.899	0.903	0.539	0.709	0.710
Back of Queue (Q), ft/ln (95 th percentile)	37	157.4		96.6	418.2		29.7	657.6	656.2	62.2	450.3	441.6
Back of Queue (Q), veh/ln (95 th percentile)	1.5	6.2		3.8	16.5		1.2	25.9	25.8	2.4	17.7	17.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	34.6	38.9		32.5	42.4		18.8	28.1	28.2	24.3	24.0	24.0
Incremental Delay (d_2), s/veh	0.4	0.3		0.2	25.8		0.2	8.4	8.9	0.8	1.3	1.3
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	34.9	39.3		32.7	68.2		18.9	36.5	37.1	25.1	25.3	25.3
Level of Service (LOS)	C	D		C	E		B	D	D	C	C	C
Approach Delay, s/veh / LOS	38.3	D		59.8	E		36.2	D		25.3	C	
Intersection Delay, s/veh / LOS	35.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.30	B	2.30	B	1.91	B	1.91	B
Bicycle LOS Score / LOS	0.80	A	1.20	A	1.77	B	1.58	B

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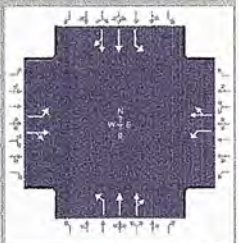
HCS7 Signalized Intersection Results Summary

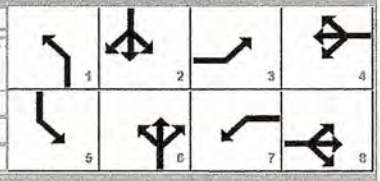
General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	Jean W. Garcon	Analysis Date	6/30/2021	Area Type	Other
Jurisdiction	Saint Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	US1	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Weatherbee	File Name	US1 and Weatherbee PM.xus		
Project Description	Treasure Coast Townhomes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	93	71	108	55	134	59	1270	72	181	1606	31

Signal Information			
Cycle, s	105.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.9	1.8	51.7	2.0	5.5	12.9						
Yellow	4.8	0.0	4.8	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	3	8	7	4	1	6	5	2
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.0	18.9	13.5	24.4	12.7	58.5	14.5	60.3
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	3.1	3.0	3.1	3.0	2.9	3.0	2.9
Queue Clearance Time (g_s), s	2.6	12.2	7.7	13.9	3.7	35.2	7.5	46.8
Green Extension Time (g_e), s	0.0	0.6	0.1	0.6	0.1	8.5	0.2	6.6
Phase Call Probability	0.29	1.00	0.96	1.00	0.84	1.00	1.00	1.00
Max Out Probability	0.00	0.00	0.00	0.00	0.00	0.27	0.01	0.54

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18	7	4	14	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h	12	173		114	199		62	712	701	191	863	860
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1735		1781	1659		1781	1870	1835	1781	1870	1858
Queue Service Time (g_s), s	0.6	10.2		5.7	11.9		1.7	33.0	33.2	5.5	44.5	44.8
Cycle Queue Clearance Time (g_c), s	0.6	10.2		5.7	11.9		1.7	33.0	33.2	5.5	44.5	44.8
Green Ratio (*g/C*)	0.14	0.12		0.21	0.17		0.55	0.49	0.49	0.56	0.51	0.51
Capacity (*c*), veh/h	154	212		226	289		186	918	900	265	950	944
Volume-to-Capacity Ratio (*X*)	0.075	0.814		0.502	0.687		0.335	0.776	0.779	0.719	0.908	0.912
Back of Queue (*Q*), ft/ln (95 th percentile)	11.7	199.8		110.7	211.9		31.6	502.4	498	98.8	694.4	687.1
Back of Queue (*Q*), veh/ln (95 th percentile)	0.5	7.9		4.4	8.3		1.2	19.8	19.6	3.9	27.3	27.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	39.5	45.1		36.1	40.9		23.0	22.1	22.2	20.7	23.7	23.8
Incremental Delay (d_2), s/veh	0.1	2.9		0.6	1.2		0.4	2.6	2.7	1.4	9.9	10.3
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	39.6	48.0		36.7	42.1		23.4	24.7	24.9	22.1	33.6	34.1
Level of Service (LOS)	D	D		D	D		C	C	C	C	C	C
Approach Delay, s/veh / LOS	47.5	D		40.1	D		24.7	C		32.7	C	
Intersection Delay, s/veh / LOS	31.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.31	B	2.30	B	1.90	B	1.90	B
Bicycle LOS Score / LOS	0.79	A	1.00	A	1.70	B	2.07	B

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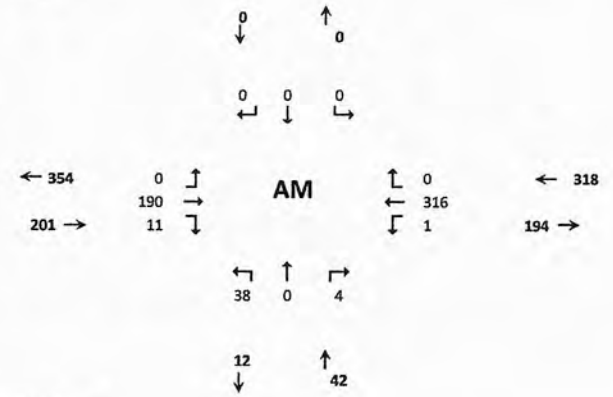
APPENDIX E

DRIVEWAY ANALYSIS DATA

TURNING MOVEMENT VOLUME COUNTS

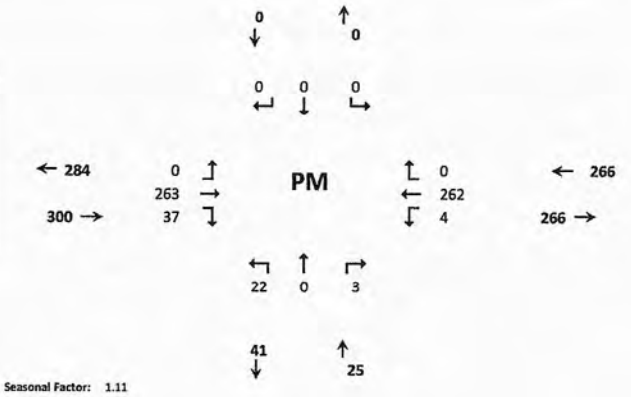
N/S STREET: Project Driveway **E/W STREET:** Weatherbee Road **CONTROL:** TWSC
FILENAME:
COUNT DATE: 6/29/2021 **DAY:** Tuesday **CITY:** Fort Pierce **INTERSECTION:**
REPORT DATE: 11/9/2021 **ANALYSIS YEAR:** 2024

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15								35			52		87	424
7:15-7:30								39			59		98	446
7:30-7:45								51			56		107	456
7:45-8:00								37			95		132	438
8:00-8:15								41			68		109	380
8:15-8:30								42			66		108	
8:30-8:45								31			58		89	
8:45-9:00								37			37		74	
AM PEAK HOUR IS FROM:	7:30 AM TO 8:30AM													
Volumes	0	0	0	0	0	0	0	171	0	0	285	0	456	
Season Factor	0	0	0	0	0	0	0	190	0	0	316	0	506	
Growth	0	0	0	0	0	0	0	190	0	0	316	0	506	
In/Out	OUT	-	OUT	-	-	-	-	IN	IN	IN	OUT	-	-	
Percentage	90%	0%	10%	0%	0%	0%	0%	0%	90%	10%	0%	0%	0%	
PROJECT	38	0	4	0	0	0	0	0	11	1	0	0	**0**	
Total	38	0	4	0	0	0	0	190	11	1	316	0	560	



Seasonal Factor: 1.11
Trips In 12
Trips Out 42
Growth Rate: 1
Years Grown: 3
PHF: 0.86

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15								43			38		81	422
4:15-4:30								58			50		108	473
4:30-4:45								54			66		120	472
4:45-5:00								55			58		113	471
5:00-5:15								70			62		132	460
5:15-5:30								61			46		107	
5:30-5:45								61			58		119	
5:45-6:00								53			49		102	
PM PEAK HOUR IS FROM:	4:15PM TO 5:15PM													
Volumes	0	0	0	0	0	0	0	237	0	0	236	0	473	
Season Factor	0	0	0	0	0	0	0	263	0	0	262	0	525	
Growth	0	0	0	0	0	0	0	263	0	0	262	0	525	
In/Out	OUT	-	OUT	-	-	-	-	IN	IN	IN	OUT	-	-	
Percentage	90%	0%	10%	0%	0%	0%	0%	0%	90%	10%	0%	0%	0%	
Project	22	0	3	0	0	0	0	0	37	4	0	0	**0**	
Total	22	0	3	0	0	0	0	263	37	4	262	0	591	



Seasonal Factor: 1.11
Growth Rate: 1
Trips In: 41
Trips Out: 25
Years Grown: 3
PHF: 0.90

HCS7 Two-Way Stop-Control Report

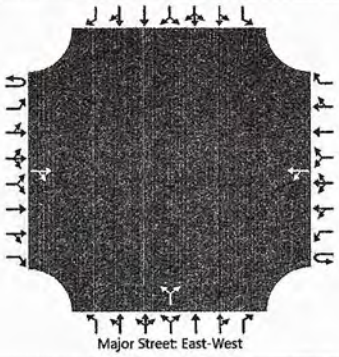
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	11/09/2021
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	407 E. Weatherbee

Site Information

Intersection	Weatherbee & Driveway 1
Jurisdiction	St. Lucie County
East/West Street	Weatherbee Road
North/South Street	Driveway 1
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			190	11		1	316			38		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						1					49					
Capacity, c (veh/h)						1328					483					
v/c Ratio						0.00					0.10					
95% Queue Length, Q_{95} (veh)						0.0					0.3					
Control Delay (s/veh)						7.7					13.3					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					0.0				13.3							
Approach LOS									B							

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HCS7 Two-Way Stop-Control Report

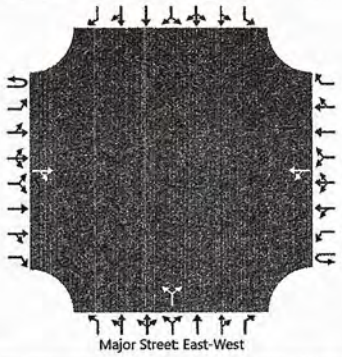
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	11/09/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	407 E. Weatherbee

Site Information

Intersection	Weatherbee & Driveway 1
Jurisdiction	St. Lucie County
East/West Street	Weatherbee Road
North/South Street	Driveway 1
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			263	37		4	262			22		3				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					28					
Capacity, c (veh/h)						1220					474					
v/c Ratio						0.00					0.06					
95% Queue Length, Q_{95} (veh)						0.0					0.2					
Control Delay (s/veh)						8.0					13.1					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					0.2				13.1							
Approach LOS									B							

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June 16, 2021

Jorge Ballarena
Ballarena Construction
4750 W Commercial Blvd
Tamarac, FL 33319
(305) 592-8830

VIA Email: jb@ballarenagroup.com

Reference: **Environmental Assessment**
Ballarena Construction
Regina Drive
Fort Pierce, Florida
Parcel ID # 3403-501-0025-000-5

Dear Mr. Ballarena,

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

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

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

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS
Field Biologist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 3403-501-0025-000-5
SW Discovery Way
Port Saint Lucie, FL

Date: June 16, 2021
Project # 21-293

Prepared For:
Jorge Ballarena
Ballarena Construction
4750 W Commercial Blvd
Tamarac, FL 33319
(305) 592-8830
jb@ballarenagroup.com

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

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 3403-501-0025-000-5) comprised of 9.00 acres. The property is classified by the St. Lucie County Property Appraiser as Vacant Residential (land use code 0000) and is located within the Future Land Use and Zoning Designation of Medium Density Residential (RM and R-4). The subject property is located off the southwest corner of E Weatherbee Road and Regina Drive in Fort Pierce, Florida. The subject property is further located within Section 03, Township 36 South, and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on June 2, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; Urban Land in transition without positive indicators of intended activity (193). It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat. Significant exotic vegetation associations were found along the canal adjoining the western property boundary and along Poinsettia Avenue adjoining the southern property boundary. In addition, the understory of the subject property has been cleared and maintained. The following table lists a representative sample of vegetative species observed during the site visit:

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Wax Myrtle	*Myrica cerifera*
Slash Pine	*Pinus elliottii var. densa*
Saw Palmetto	*Serenoa repens*
Live Oak	*Quercus virginiana*
St. Augustine Grass	*Stenotaphrum secundatum*
Fakahatchee Grass	*Tripsacum dactyloides*
Elderberry	*Sambucus nigra (subsp.) canadensis*
Common Cattail	*Typha latifolia*
Grapevine*	*Vitis rotundifolia*
Dog Fennel*	*Eupatorium capillifolium*
Brazilian Pepper**	*Schinus terebinthifolia*
Earleaf Acacia**	*Acacia auriculiformis*
Cogongrass**	*Imperata cylindrica*
Rosary Pea**	*Abrus precatorius*
Creeping Oxeye**	*Sphagneticola trilobata*
Johnson Grass**	*Sorghum halepense*
Caesar Weed**	*Urena lobata*
Carrotwood**	*Cupaniopsis anacardioides*
Old World Climbing Fern**	*Lygodium microphyllum*
Air Potato**	*Dioscorea bulbifera*

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

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property. However, there is a lake less than 10 acres in size located off the center of the northern property boundary of the subject property. The lake was excavated around 1994 according to Google Earth aerial images.

Please refer to the attached Florida Land Use and Cover Classification System (FLUCCS) map for the approximate location of the habitats identified onsite.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal State/Federally listed species. Potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows were observed on site. Prior to any land clearing activities, a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit obtained by an Authorized Gopher Tortoise Agent, is required to relocate the tortoises. Please refer to attached site maps for location of identified gopher tortoise burrows. Each burrow was marked in the field with orange flagging. Please note that a 100% Gopher Tortoise Survey was not conducted during the site reconnaissance and will be required to obtain the relocation permit.

No other listed animal or plant species were observed on site.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the subject property is composed of:

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

Riviera sand, frequently ponded, 0 to 2% slopes – This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Waveland sand – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a

light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

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

SITE HISTORY:

After reviewing aerial images provided by Google Earth and the St. Lucie County Property Appraiser, the lake located onsite was excavated around 1994. During the same time period, large clearings are evident in the 1994 aerial in the northwest and southeast corners of the property as well as smaller clearings evident throughout the site. From 1994 to the present, additional clearing of the site has occurred and the understory has been cleared and maintained.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that pertain to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 123-64: *No person shall remove a protected tree situated on land within the city, without first obtaining a tree removal permit. Any native tree at least 14 inches in DBH and palms which have a minimum clear trunk (CT) of 10 feet, shall be preserved and protected (**Sec. 123-66**).*

Protected trees, as described above, were identified on site. A tree removal permit and associated tree survey will be required prior to the clearing and development of land.

Section 123-66.d: *Mitigation is required for the loss of protected trees via onsite preservation, relocating, or replanting and shall exceed the minimum landscape requirements. In addition, replacement trees shall be replaced at a ratio of one inch DBH for each inch of DBH removed. If onsite mitigation is not suitable for project development, the applicant may, with city approval, contribute monies in satisfaction of the applicant's mitigation requirement of which will be placed in a fund entitled the City of Fort Pierce Tree Preservation Funds.*

This site will require a tree mitigation plan as part of the building permit or land development application process due to the existence of protected trees located on site.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 3403-501-0025-000-5) comprised of 9.00 acres. The property is classified by the St. Lucie County Property Appraiser as Vacant Residential (land use code 0000) and is located within the Future Land Use and Zoning Designation of Medium Density Residential (RM and R-4). The subject property is located off the southwest corner of E Weatherbee Road and Regina Drive in Fort Pierce, Florida. The subject property is further located within Section 03, Township 36 South, and Range 40 East.

It is the professional opinion of EDC that no native upland or wetland habitats are located on site. However, protected trees (any native tree with at least 14 inches DBH and/or palm with a minimum CT of 10 feet) were observed on site and a tree removal permit, and associated tree survey, will be required prior to the clearing and development of land. This will also require the submittal of a tree mitigation plan as part of the building permit or land development application process.

Lastly, evidence of the listed species gopher tortoise (*Gopherus polyphemus*), was observed during the site reconnaissance. Prior to any land clearing activities, a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit obtained by an Authorized Gopher Tortoise Agent, is required to relocate the tortoises. Please refer to the attached site maps for location of identified gopher tortoise burrows. Each burrow was marked in the field with orange flagging. Please note that a 100% Gopher Tortoise Survey was not conducted during the site reconnaissance and will be required to obtain the relocation permit.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

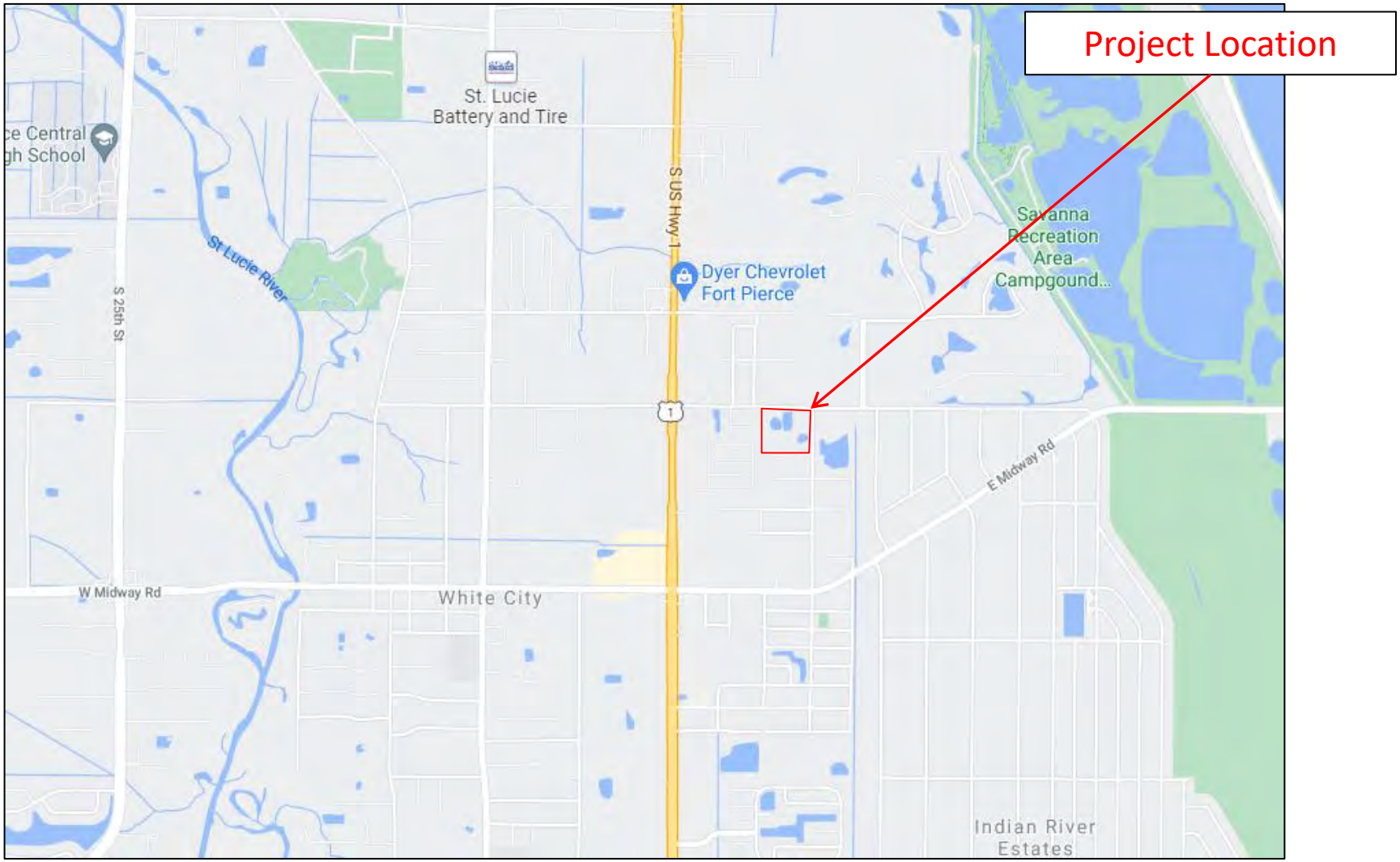
Environmental Assessment

Regina Drive

Fort Pierce, Florida

Location Map

Project: 21-293	Ballarena Construction	06/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Regina Drive

Fort Pierce, Florida

Property Appraiser Map

Project: 21-293	Ballarena Construction	06/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Regina Drive

Fort Pierce, Florida

Soil Map

Project: 21-293	Ballarena Construction	06/16/2021



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	0.8	8.1%
38	Riviera fine sand, 0 to 2 percent slopes	3.8	38.8%
50	Waveland and Immokalee fine sands	5.2	53.2%
Totals for Area of Interest		**9.7**	**100.0%**

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

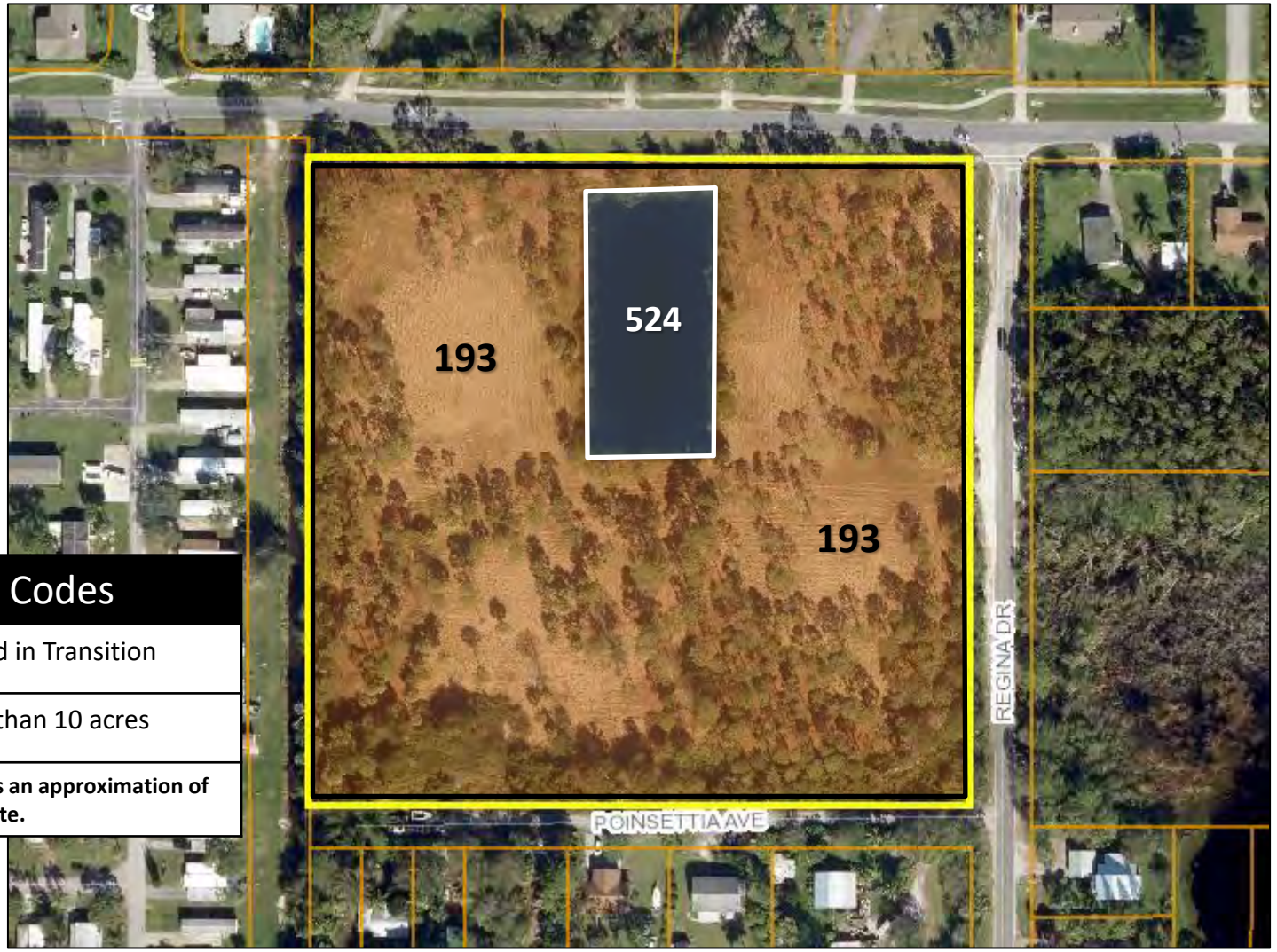
Environmental Assessment

Regina Drive

Fort Pierce, Florida

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

Project: 21-293	Ballarena Construction	06/16/2021



FLUCCS Codes	
193	Urban Land in Transition
524	Lakes less than 10 acres

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

ENGINEERS SURVEYORS ENVIRONMENTAL

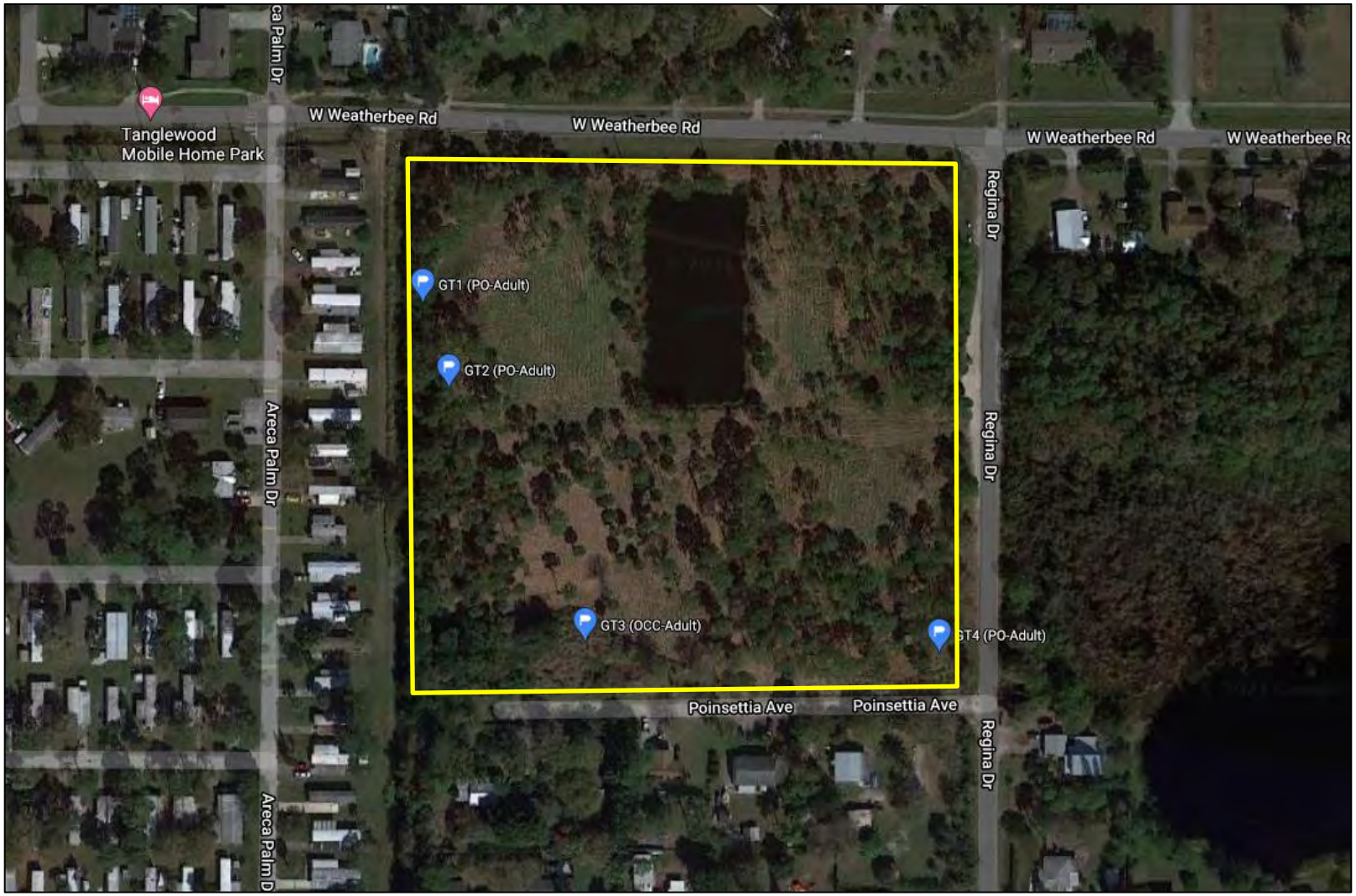
Environmental Assessment

Regina Drive

Fort Pierce, Florida

Gopher Tortoise Location Map

Project: 21-293	Ballarena Construction	06/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

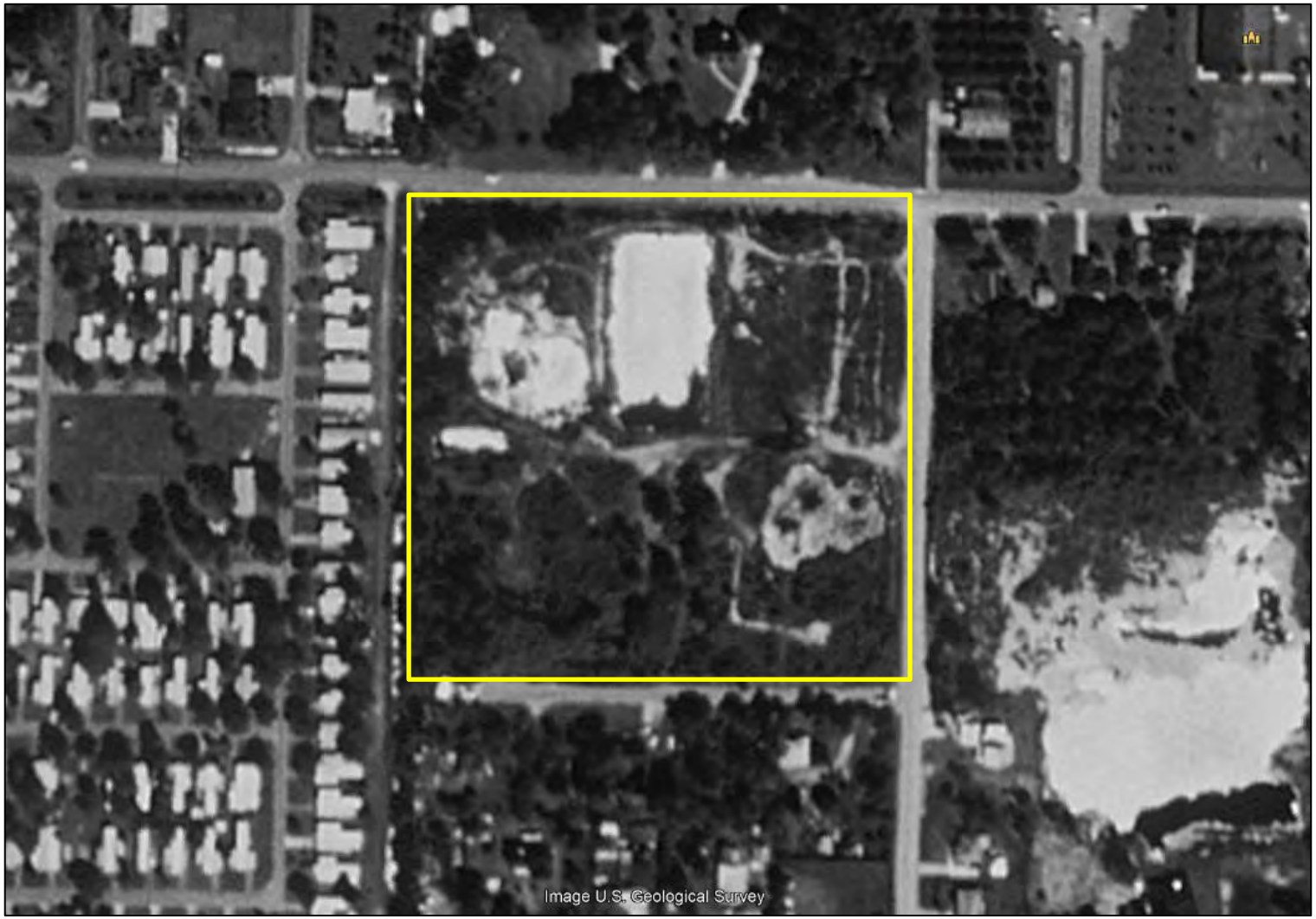
Environmental Assessment

Regina Drive

Fort Pierce, Florida

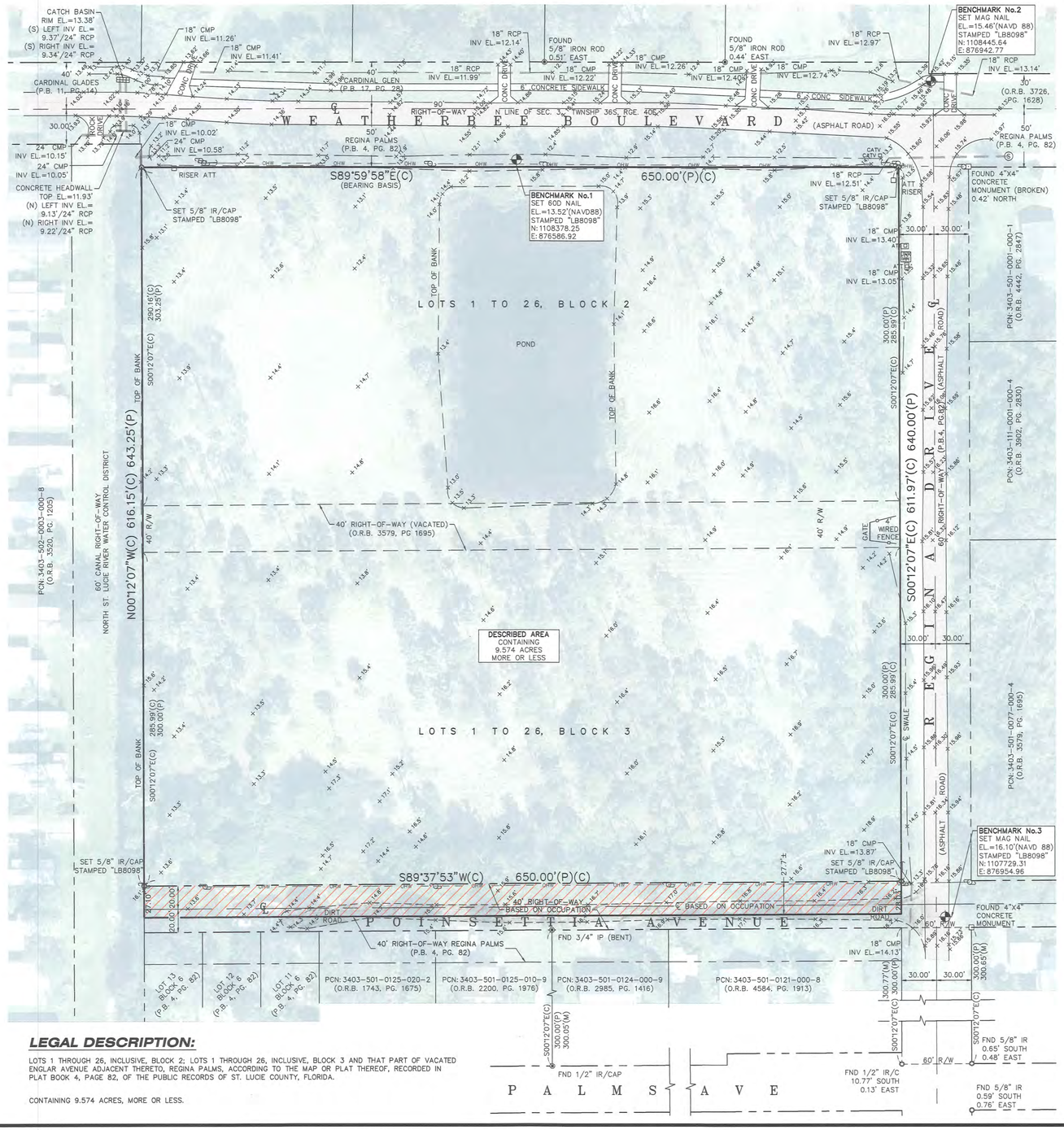
1994 Google Earth Aerial

Project: 21-293	Ballarena Construction	06/16/2021



BOUNDARY SURVEY WITH TOPOGRAPHY

FOR: BALLARENA CONSTRUCTION



LEGAL DESCRIPTION:

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

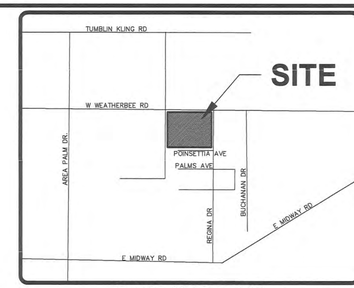
CONTAINING 9.574 ACRES, MORE OR LESS.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JUNE 16TH, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 9.574 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J–17.050–053, FLORIDA ADMINISTRATIVE CODE, IS "RESIDENTIAL/MEDIUM DENSITY." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE NORTH LINE OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL MONUMENTS DESIGNATED "Y 403" AND "Z 403", HAVING PUBLISHED ELEVATIONS OF 13.45 FEET AND 14.98 FEET.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0189K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. ▨ = AREA ENCUMBERED BY APPARENT USE (ROAD RIGHT–OF–WAY & UTILITIES)

CERTIFIED TO:

1. TREASURE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. DEAN, MEAD, MINTON & MOORE

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

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

SIGNATURE DATE: 11/17/2021

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

DRAWN BY	AV
CHECKED BY	MTO
FIELD CREW	JW
FILE NAME	P:\21-293_Weatherbee_BLVD\21-293_Weatherbee_BLVD.dwg
LAYOUT	TILE/PAGE
SCALE	1"=50'
DATE	June 16th, 2021

DATE	REVISION COMMENTS
11/17/21	REVISE TO SHOW ROAD R/W ENCROACHMENT AND ADD CERTIFICATIONS - AV

BOUNDARY SURVEY WITH TOPOGRAPHY

FOR: BALLARENA CONSTRUCTION

RECORD INFORMATION
SEC. 3 & 34, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

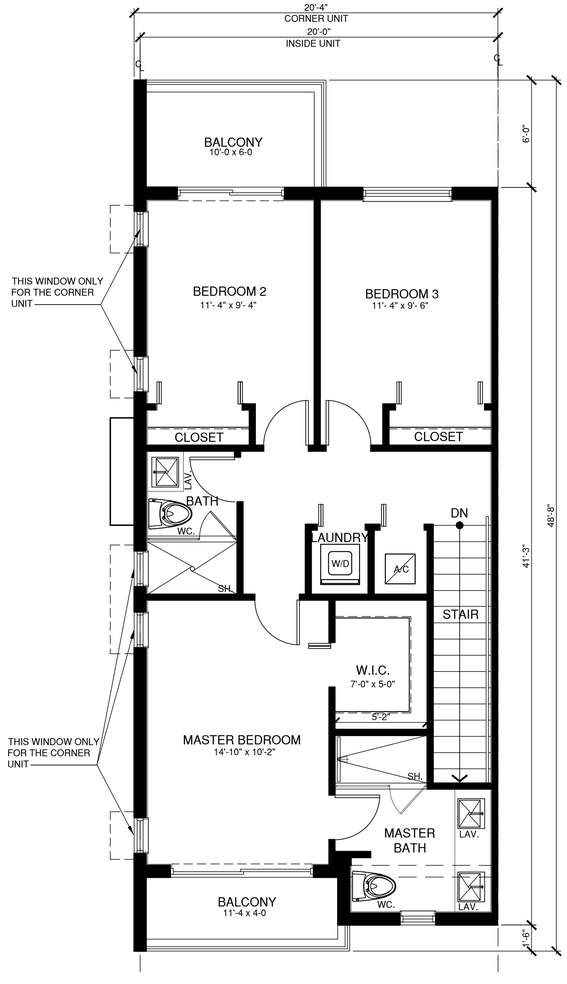
21-293

1 OF 1

Z:\EDC-2021\21-293 - Ballarena - 4701 Regina Drive FPSU\REVEDwg - PDP\Survey\21-293_Weatherbee_REV2.dwg, 11/17/2021 10:19 AM
COPYRIGHT 2021 ENGINEERING, DESIGN AND CONSTRUCTION, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN UNPUBLISHED WORK PROTECTED BY INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM. THIS DOCUMENT IS THE PROPERTY OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. AND IS THE INSTRUMENT OF SERVICE FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.

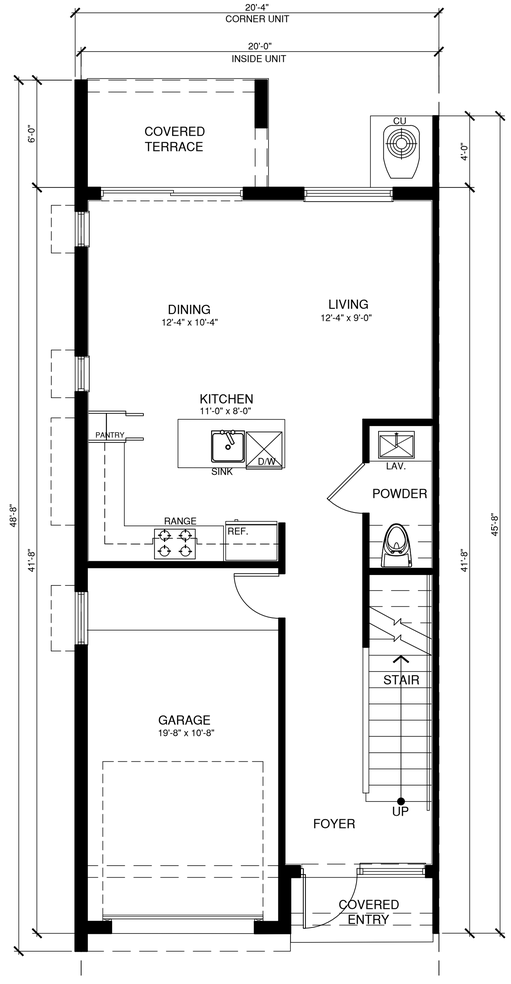
TYP.CORNER UNIT AREA BREAKDOWN	
A/C AREA GROUND FLOOR	582 SQ. FT.
A/C AREA SECOND FLOOR	809 SQ. FT.
TOTAL A/C	1,391 SQ. FT.
COVERED ENTRY	26 SQ. FT.
BALCONIES	112 S.Q F.T
COVERED TERRACE	64 SQ. FT.
GARAGE	241 SQ. FT.
TOTAL AREA	1,834 SQ. FT.

TYP.INSIDE UNIT AREA BREAKDOWN	
A/C AREA GROUND FLOOR	575 SQ. FT.
A/C AREA SECOND FLOOR	796 SQ. FT.
TOTAL A/C	1,371 SQ. FT.
COVERED ENTRY	26 SQ. FT.
BALCONIES	108 S.Q F.T
COVERED TERRACE	62 SQ. FT.
GARAGE	234 S.Q F.T
TOTAL AREA	1,801 SQ. FT.



TYPICAL TOWNHOME MODEL - SECOND FLOOR

SCALE: 1/4" = 1'-0"



TYPICAL TOWNHOME MODEL - GROUND FLOOR

SCALE: 1/4" = 1'-0"

BELLON architecture

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INTERIORS

CONSTRUCTION MANAGEMENT

CONSULTANTS

BALLARENA GROUP
TREASURE TOWNHOMES

407 E WEATHERBEE
FORT PIERCE, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB659
DRAWN BY: HR
CHECKED BY: LB
DATE: 11-09-21

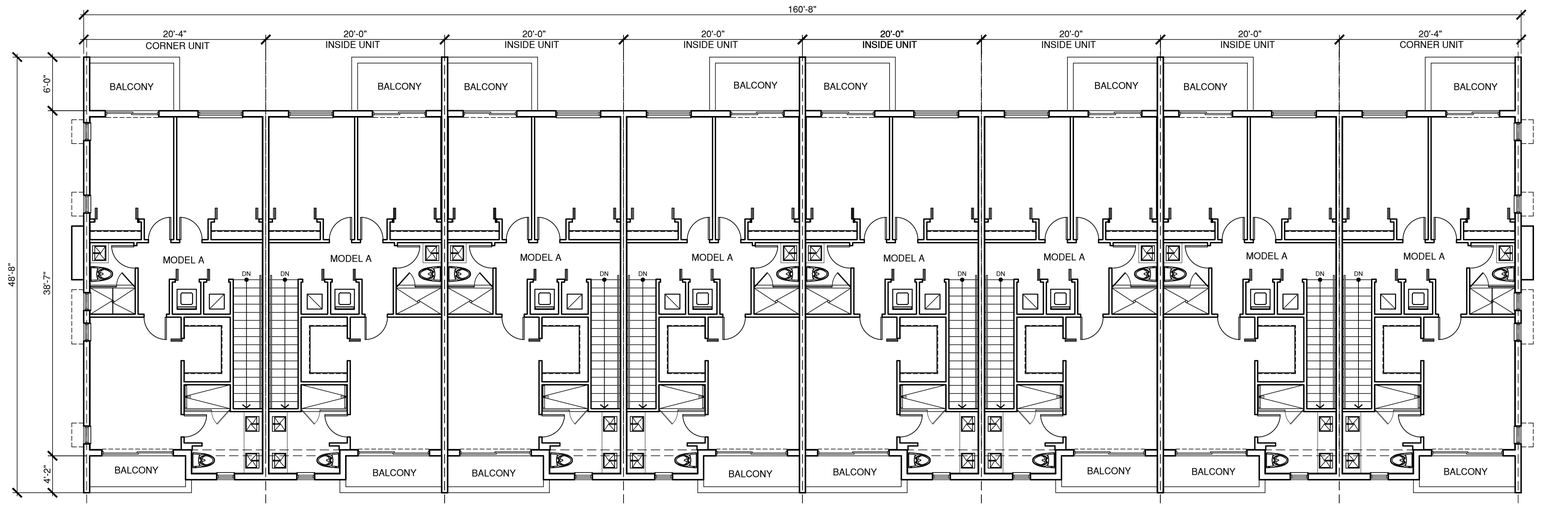
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

TYPICAL UNIT
FIRST & 2ND FLOOR

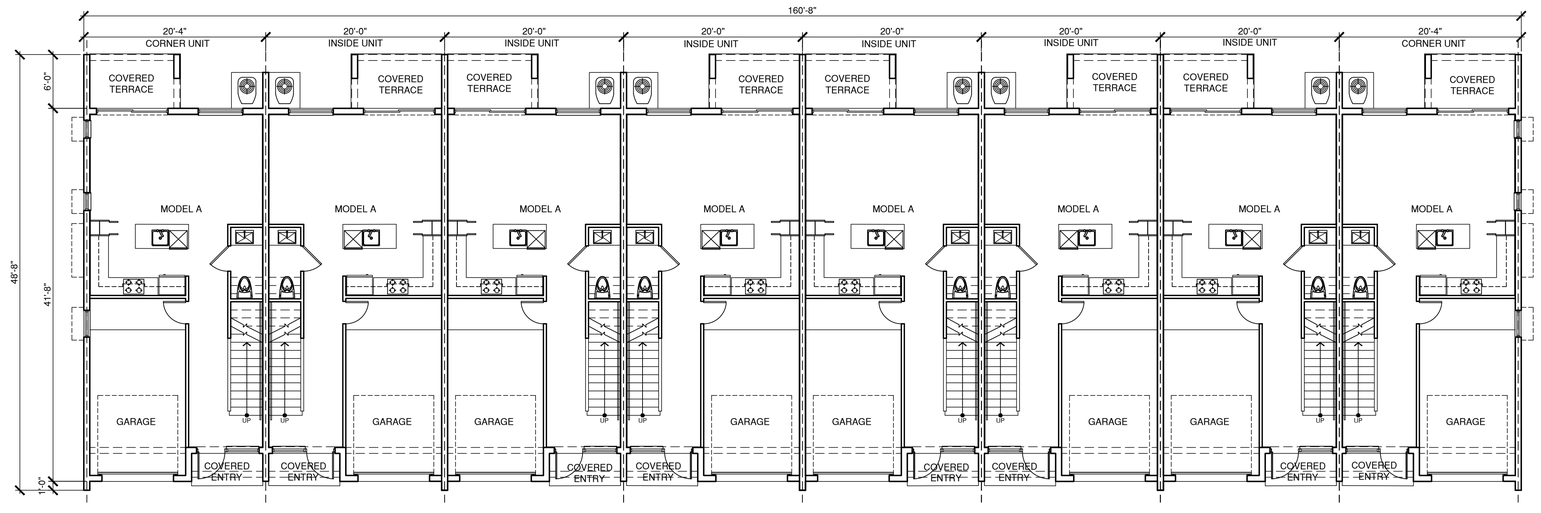
A-1

SHEET OF



SECOND FLOOR PLAN BUILDING 4, 6, 7 & 9.

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



GROUND FLOOR PLAN BUILDING 4, 6, 7 & 9.

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

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MARK	DATE	DESCRIPTION

PROJECT No. LB659
DRAWN BY: HR
CHECKED BY: LB
DATE: 11-09-21

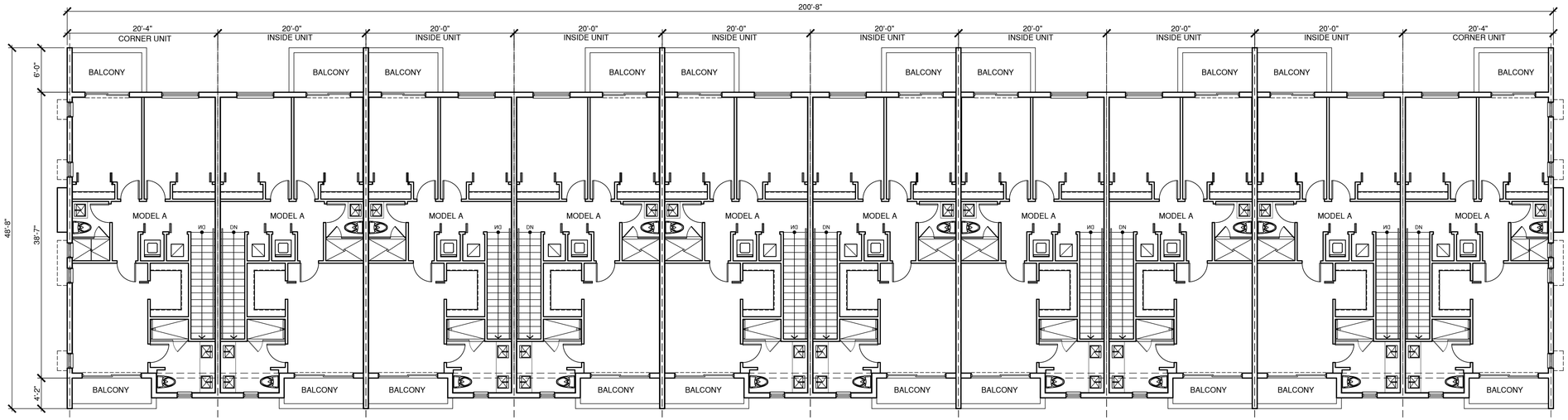
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

GROUND FLOOR PLAN
BUILDING 4, 6, 7 & 9.

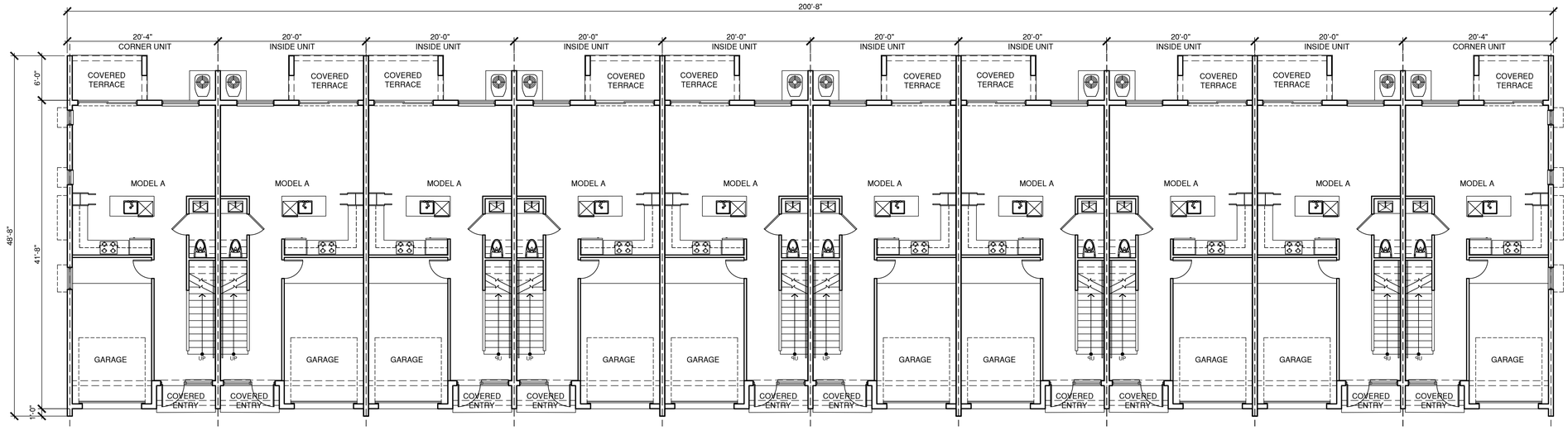
A-2

SHEET OF



SECOND FLOOR PLAN BUILDING 5 & 8.

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



GROUND FLOOR PLAN BUILDING 5 & 8.

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

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MARK	DATE	DESCRIPTION

PROJECT No. LB659
DRAWN BY: HR
CHECKED BY: LB
DATE: 11-09-21

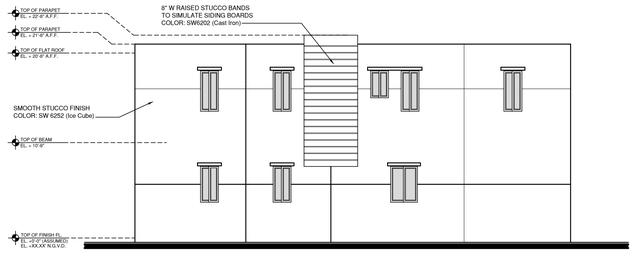
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

GROUND FLOOR PLAN
BUILDING 5 & 8.

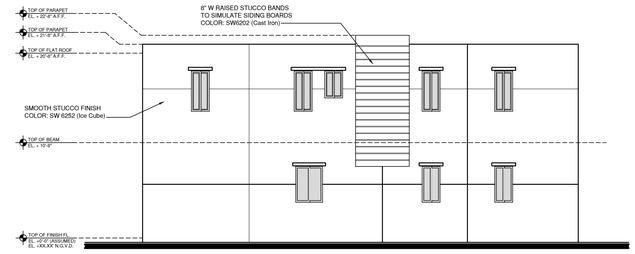
A-3

SHEET OF



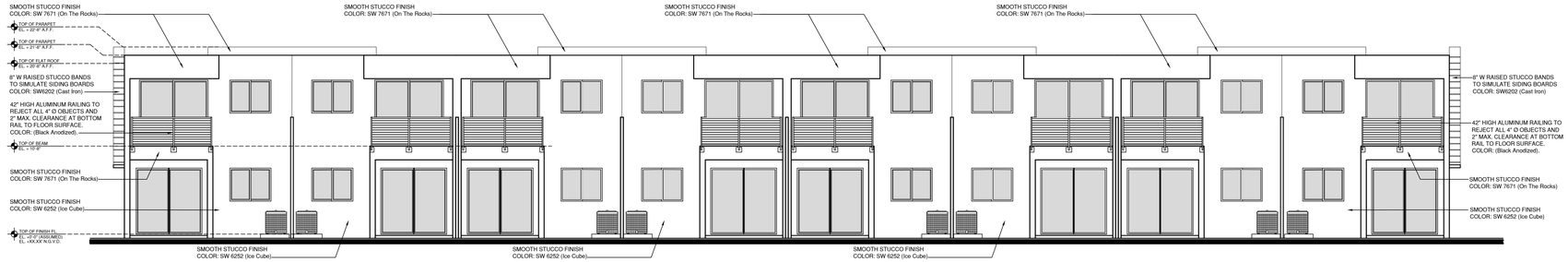
SIDE ELEVATION BUILDING 4, 6, 7 & 9. (North)

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



SIDE ELEVATION BUILDING 4, 6, 7 & 9. (South)

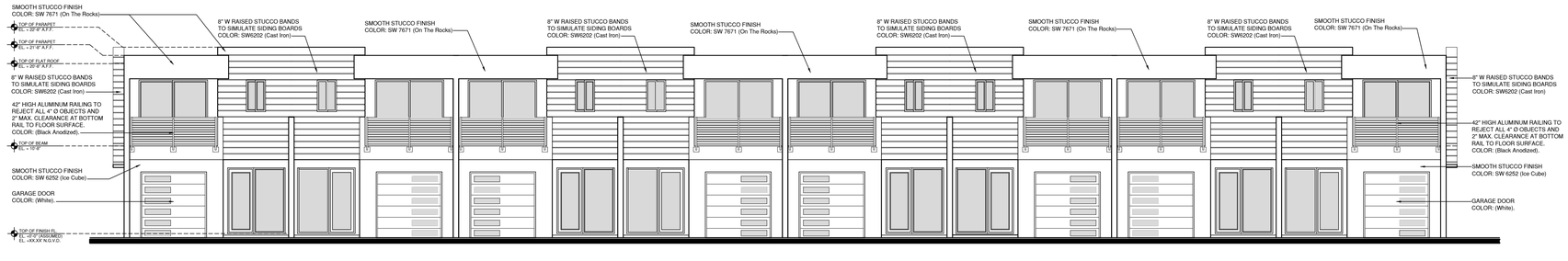
SCALE: 1/8" = 1'-0"



REAR ELEVATION BUILDING 4, 6, 7 & 9. (West)

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

PAINT LEGEND		
COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



FRONT ELEVATION BUILDING 4, 6, 7 & 9. (East)

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

BELLON architecture

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FORT PIERCE, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB659
DRAWN BY: HR
CHECKED BY: LB
DATE: 11-09-21

LEOPOLDO BELLON, AIA (AR-8737)

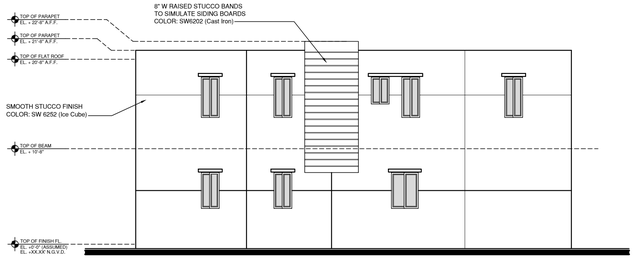
SHEET TITLE

ELEVATIONS
BUILDING A

A-4

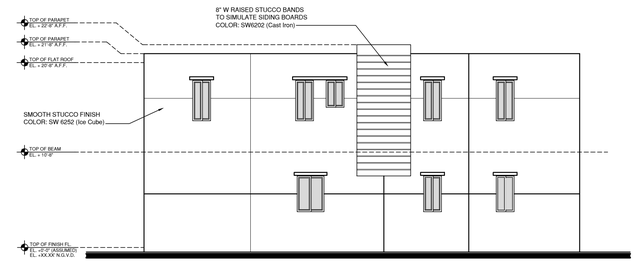
SHEET OF

PAINT LEGEND		
COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



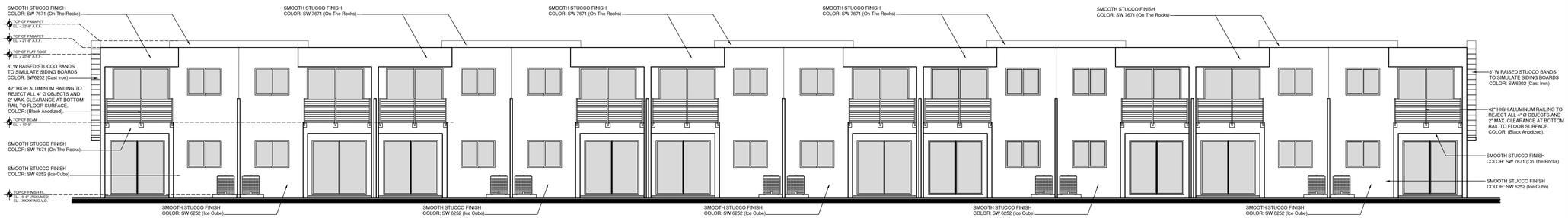
SIDE ELEVATION BUILDING 5 & 8. (North)

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



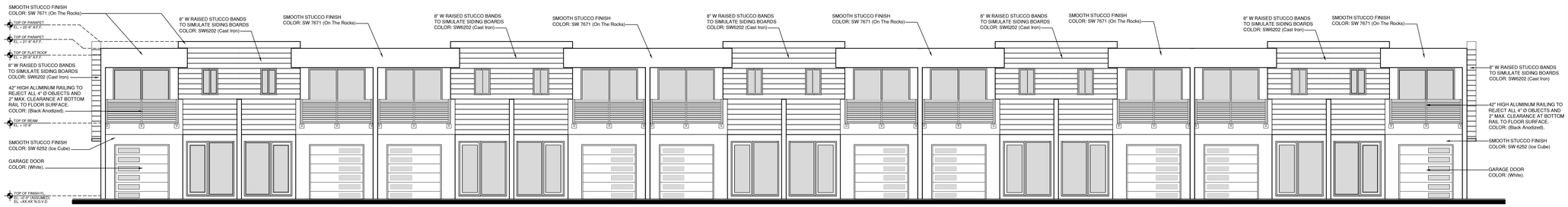
SIDE ELEVATION BUILDING 5 & 8. (South)

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



REAR ELEVATION BUILDING 5 & 8. (West)

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



FRONT ELEVATION BUILDING 5 & 8. (East)

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

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407 E WEATHERBEE
FORT PIERCE, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB659
DRAWN BY: HR
CHECKED BY: LB
DATE: 11-09-21

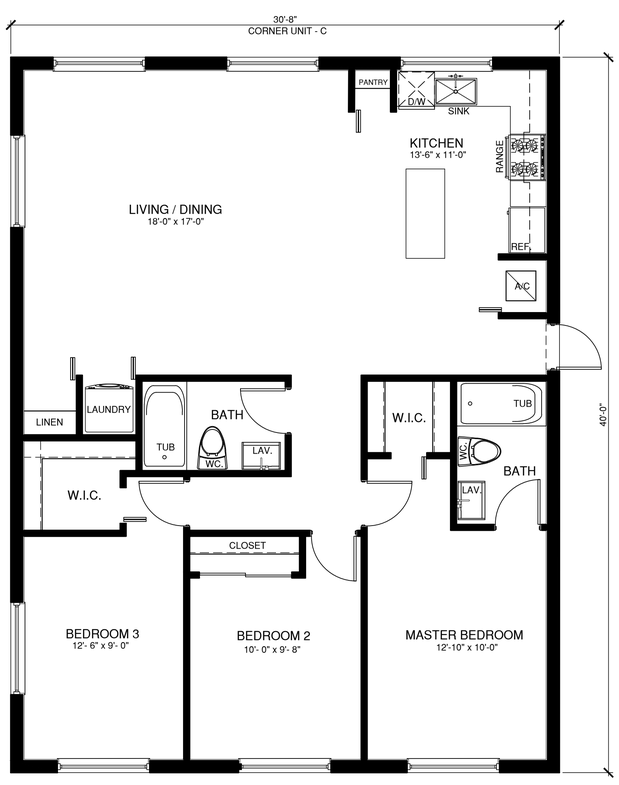
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

ELEVATIONS
BUILDING B

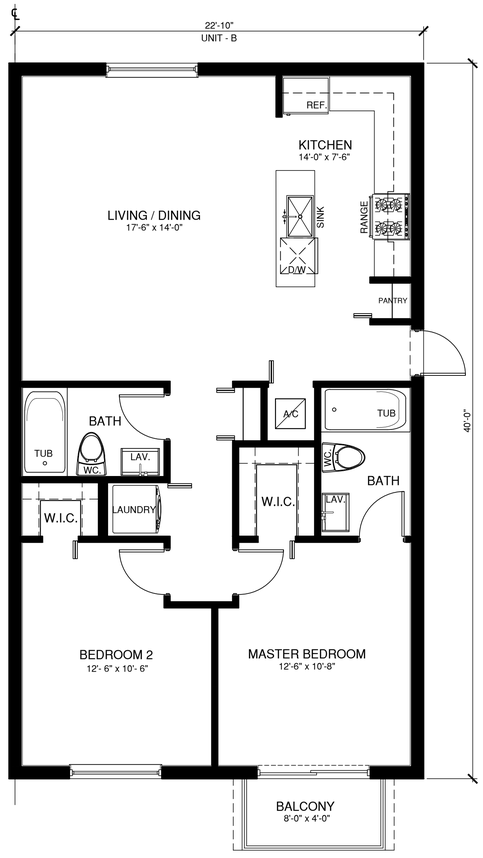
A-5

SHEET OF



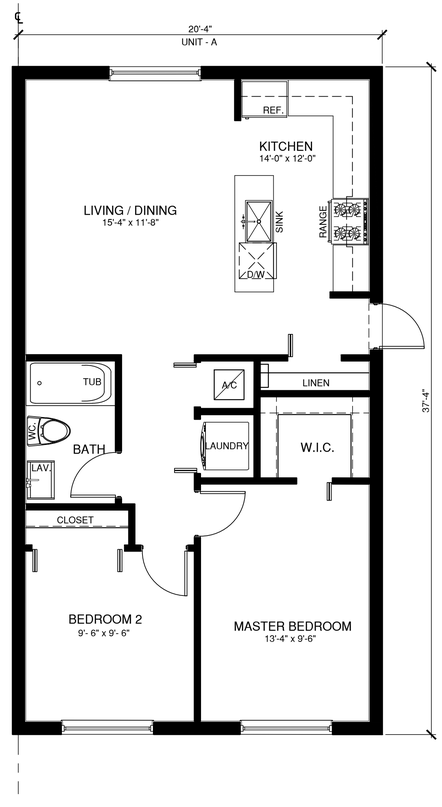
TYPICAL UNIT - C

SCALE: 1/4" = 1'-0" 3 BED / 2 BATH



TYPICAL UNIT - B

SCALE: 1/4" = 1'-0" 2 BED / 2 BATH



TYPICAL UNIT - A

SCALE: 1/4" = 1'-0" 2 BED / 1 BATH

UNIT - A - AREA BREAKDOWN 2 BED / 1 BATH	
A/C AREA	760 SQ. FT.

UNIT - B - AREA BREAKDOWN 2 BED / 2 BATH	
A/C AREA	914 SQ. FT.
BALCONY	32 SQ. FT.
TOTAL AREA	946 SQ. FT.

UNIT - C - AREA BREAKDOWN 3 BED / 2 BATH	
A/C AREA	1,226 SQ. FT.

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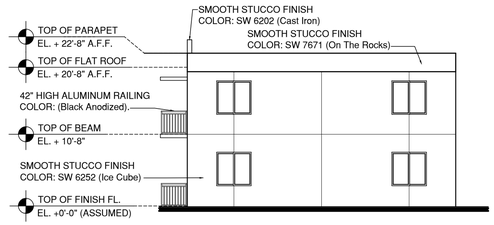
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE
TYPICAL BLDG. UNITS

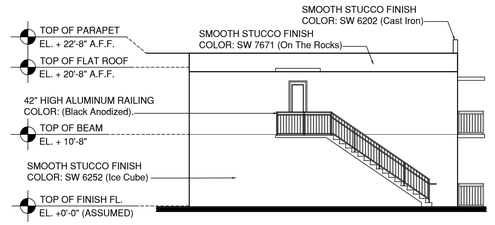
A-6
SHEET OF

PAINT LEGEND		
COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



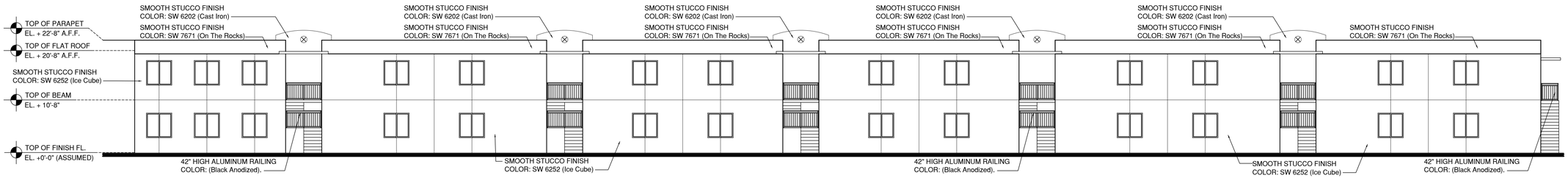
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



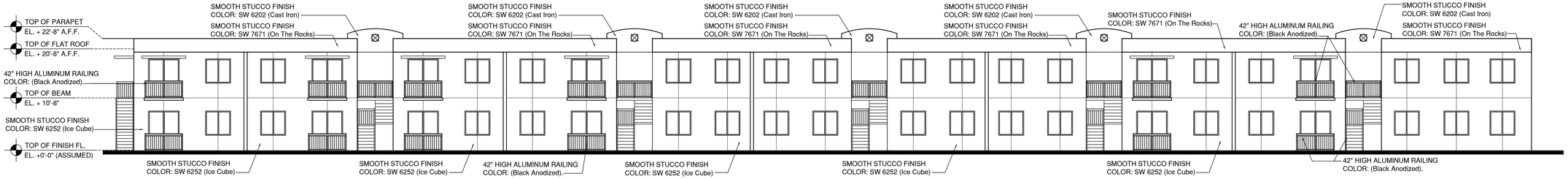
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



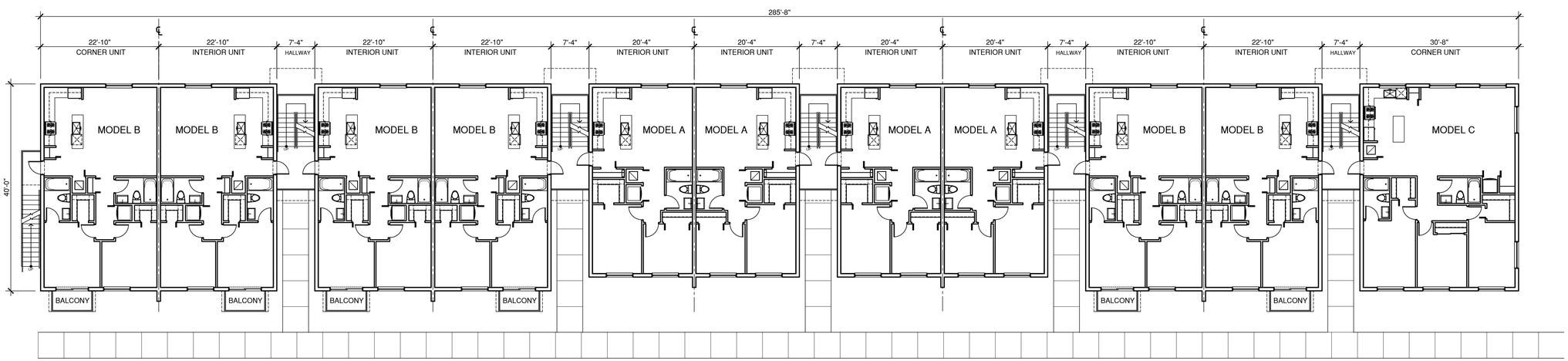
REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



FLOOR PLAN - BUILDING - 1

SCALE: 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION

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LEOPOLDO BELLON, AIA (AR-8737)

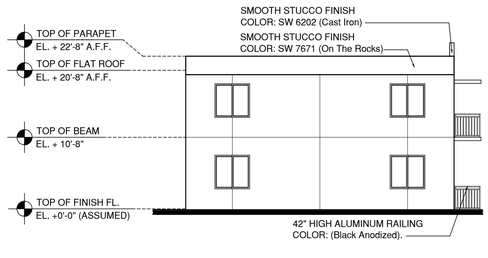
SHEET TITLE

FLOOR PLAN & ELEVATIONS BLDG - 1

A-7

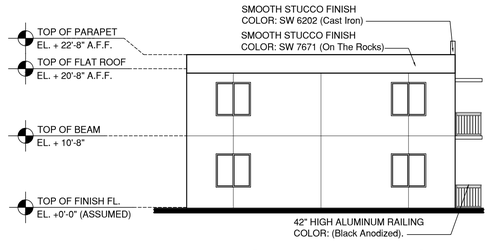
SHEET OF

PAINT LEGEND		
COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



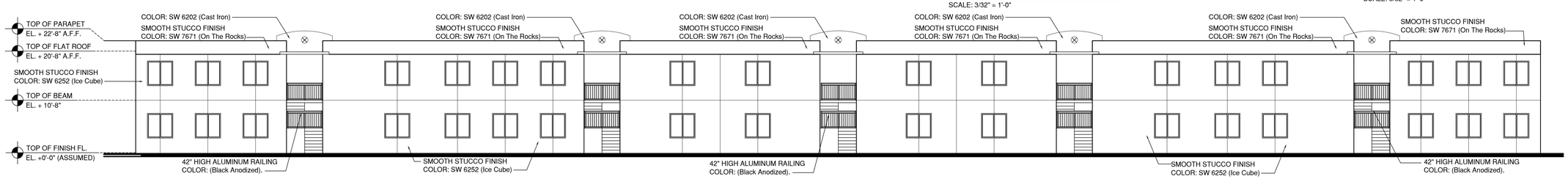
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



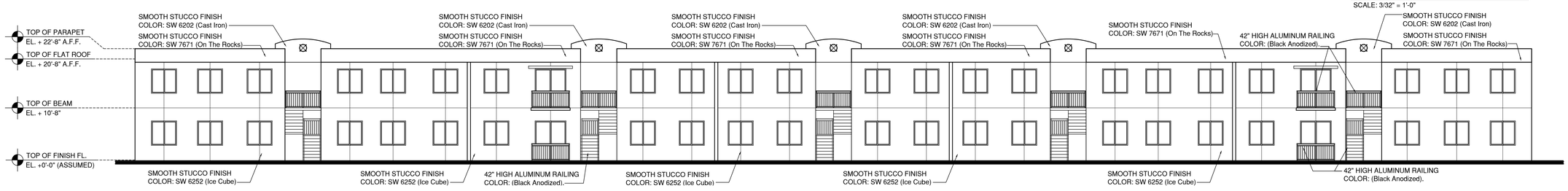
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



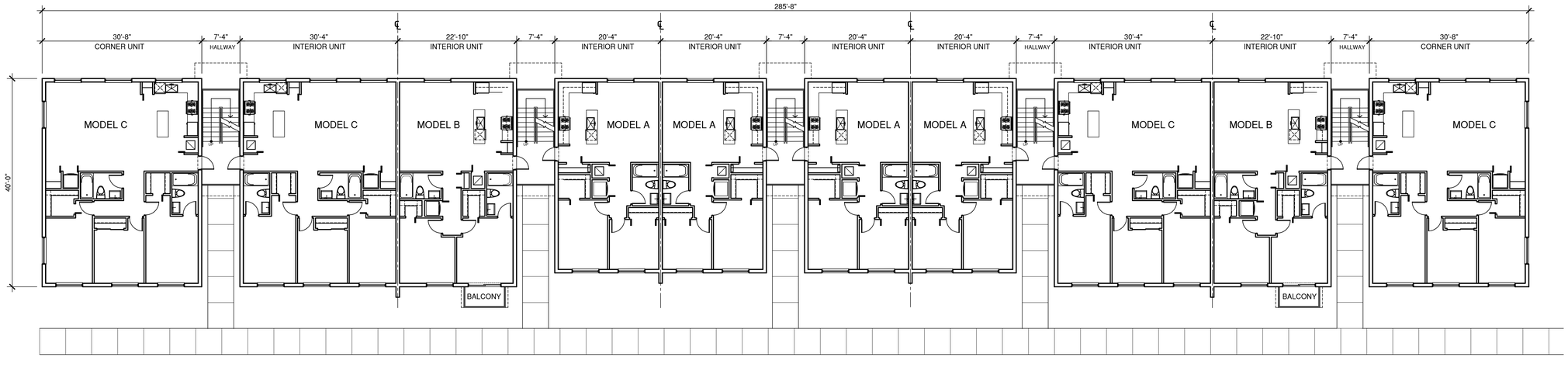
REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



FLOOR PLAN - BUILDING - 2

SCALE: 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION

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LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

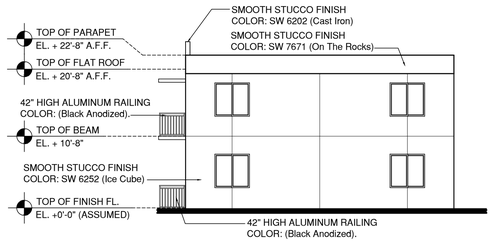
FLOOR PLAN &
ELEVATIONS BLDG - 2

A-8

SHEET OF

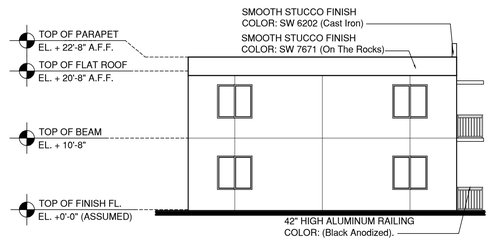
PAINT LEGEND

COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



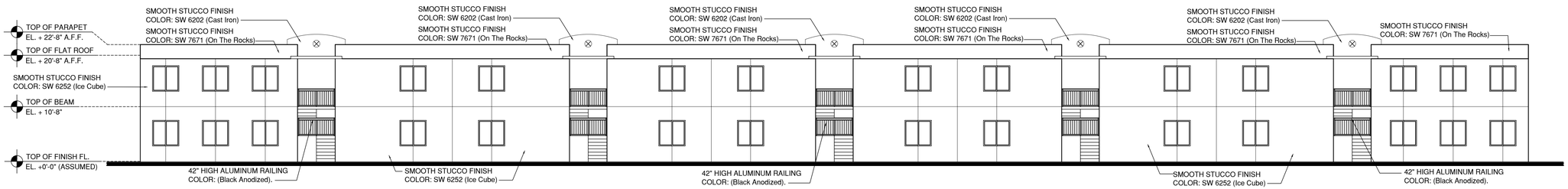
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



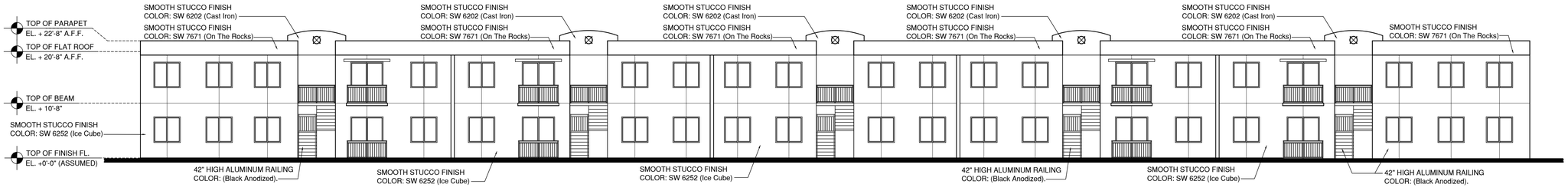
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



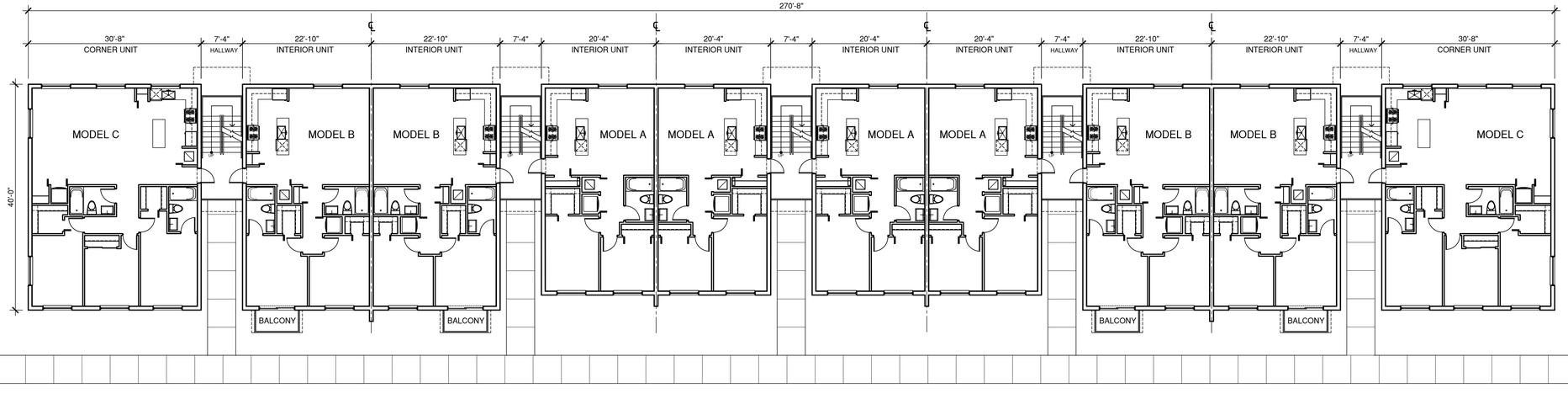
REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



FLOOR PLAN - BUILDING - 3

SCALE: 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION

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LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

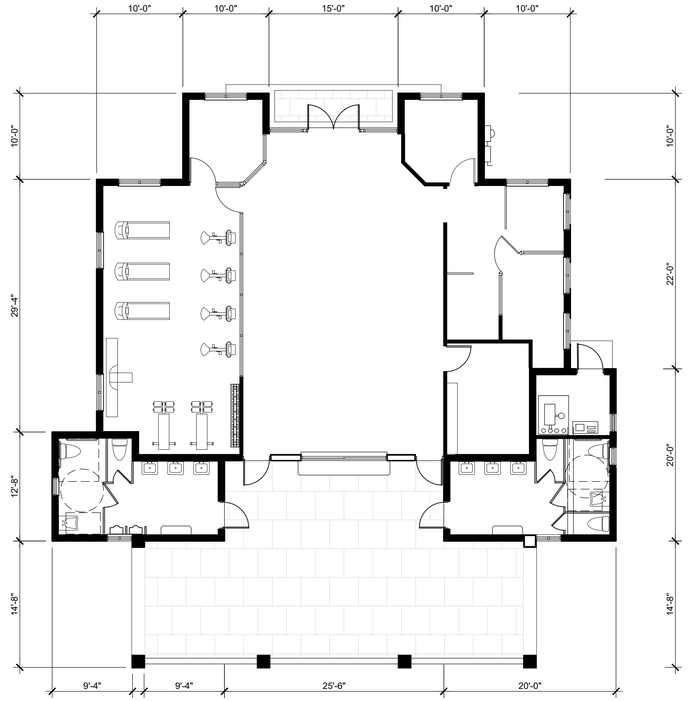
FLOOR PLAN &
ELEVATIONS BLDG - 3

A-9

SHEET OF

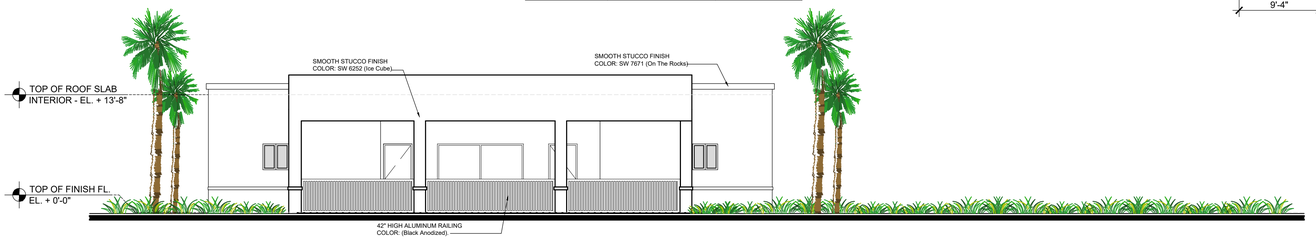
PAINT LEGEND

COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	On The Rocks SW 7671
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



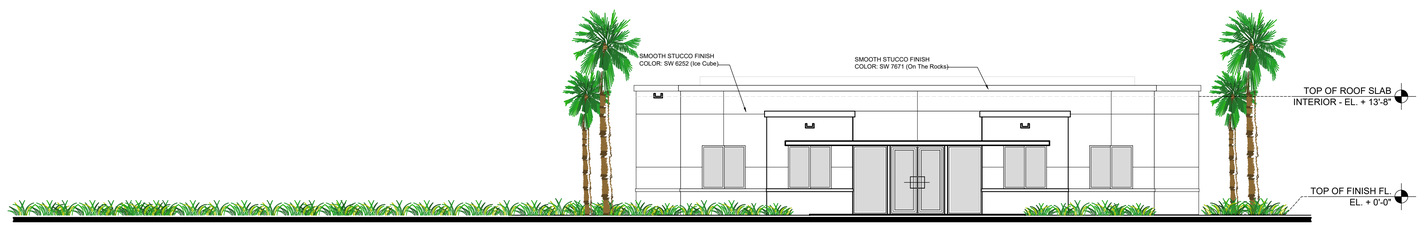
CLUBHOUSE

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



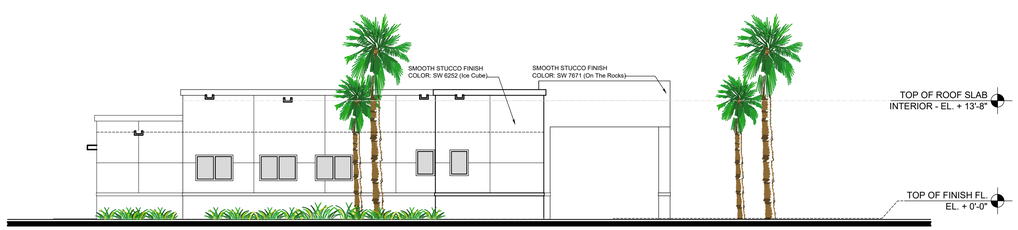
CLUBHOUSE FRONT ELEVATION

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



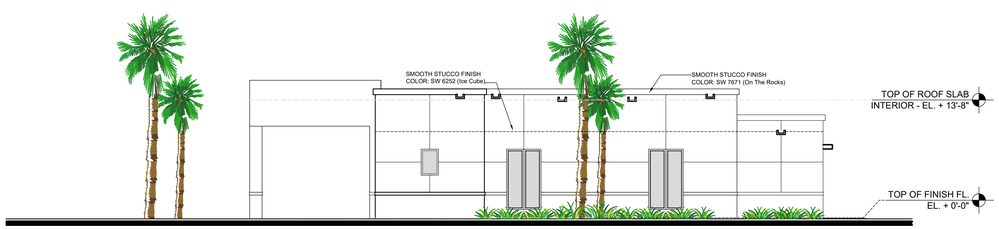
CLUBHOUSE REAR ELEVATION

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



CLUBHOUSE LEFT ELEVATION

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



CLUBHOUSE RIGHT ELEVATION

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

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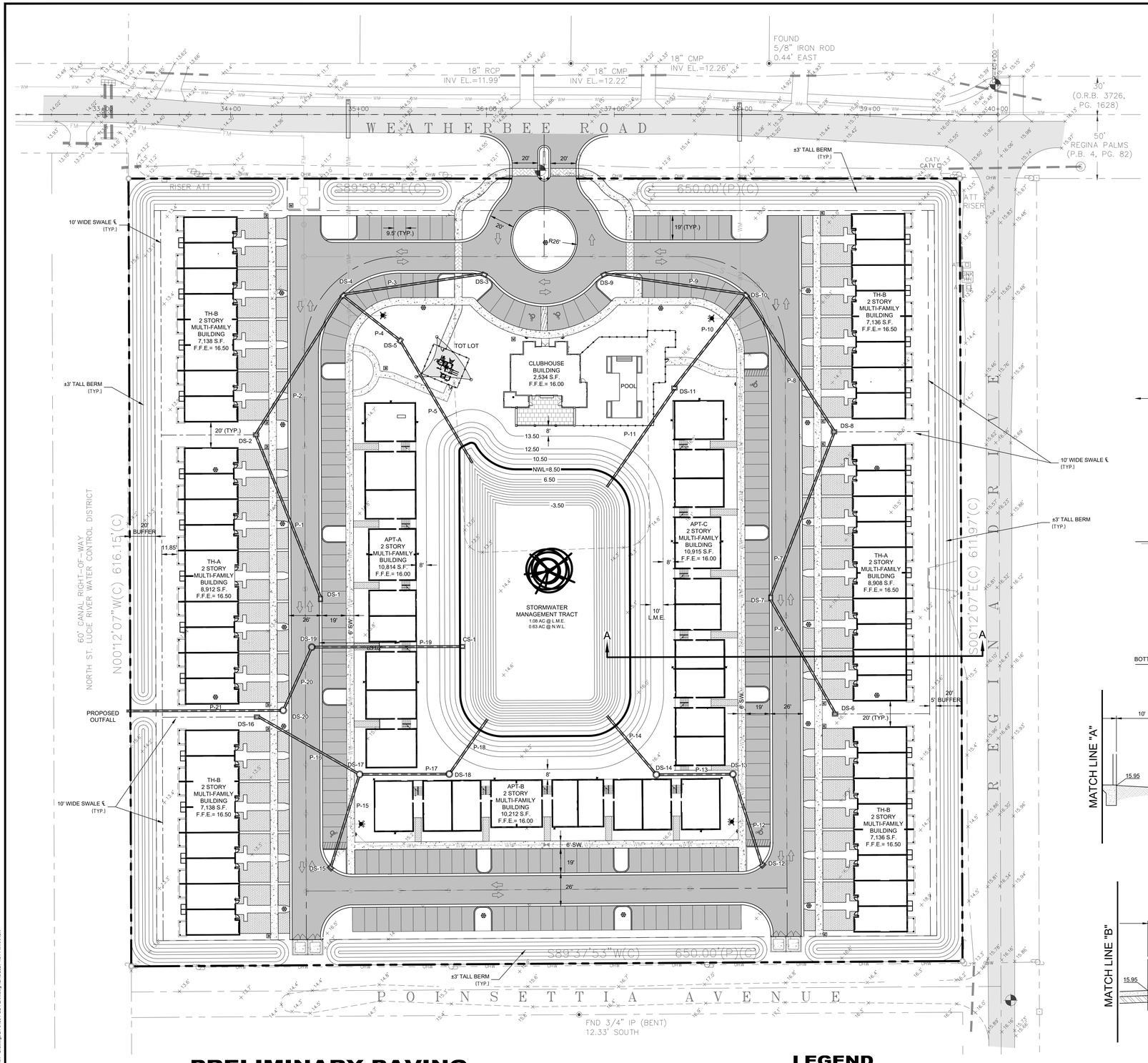
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

CLUBHOUSE FLOOR PLAN

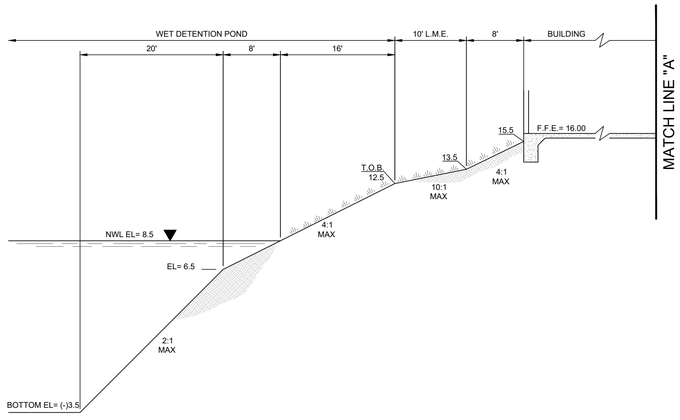
A-10

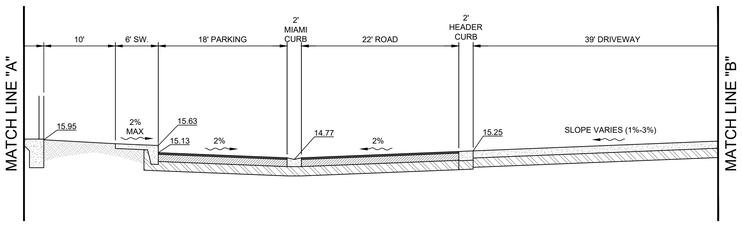
SHEET OF

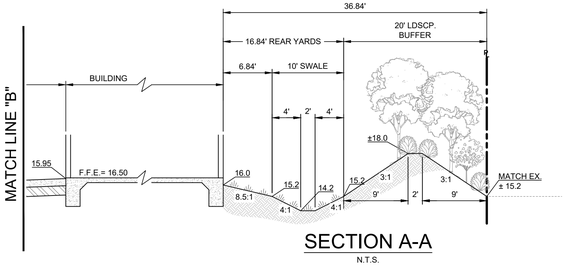


DRAINAGE STRUCTURE SCHEDULE	
STRUCTURE NUMBER	DESCRIPTION
DS- 1	MIAMI CURB INLET
DS- 2	TYPE "C" INLET
DS- 3	MIAMI CURB INLET
DS- 4	MIAMI CURB INLET
DS- 5	TYPE "C" INLET
DS-6	TYPE "C" INLET
DS-7	MIAMI CURB INLET
DS-8	TYPE "C" INLET
DS-9	MIAMI CURB INLET
DS-10	MIAMI CURB INLET
DS-11	TYPE "C" INLET
DS-12	MIAMI CURB INLET
DS-13	4' DRAINAGE MANHOLE
DS-14	4' DRAINAGE MANHOLE
DS-15	MIAMI CURB INLET
DS-16	TYPE "C" INLET
DS-17	4' DIA. DRAINAGE MANHOLE
DS-18	4' DIA. DRAINAGE MANHOLE
DS-19	4' DIA. DRAINAGE MANHOLE
DS-20	4' DIA. DRAINAGE MANHOLE
CS-1	MODIFIED TYPE 'C' INLET

DRAINAGE PIPE SCHEDULE			
PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
P 1	15"	137 LF	ADS N-12
P- 2	18"	126 LF	ADS N-12
P- 3	15"	109 LF	ADS N-12
P- 4	24"	55 LF	ADS N-12
P- 5	24"	110 LF	ADS N-12
P- 6	15"	102 LF	ADS N-12
P- 7	18"	137 LF	ADS N-12
P- 8	18"	125 LF	ADS N-12
P- 9	15"	110 LF	ADS N-12
P-10	24"	90 LF	ADS N-12
P-11	24"	93 LF	ADS N-12
P-12	24"	72 LF	ADS N-12
P-13	24"	56 LF	ADS N-12
P-14	24"	58 LF	ADS N-12
P-15	24"	74 LF	ADS N-12
P-16	18"	89 LF	ADS N-12
P-17	24"	66 LF	ADS N-12
P-18	24"	51 LF	ADS N-12
P-19	24"	114 LF	ADS N-12
P-20	24"	51 LF	ADS N-12
P-21	24"	121 LF	ADS N-12







SECTION A-A
N.T.S.

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS OR STAMPED CONCRETE
- PROPOSED STABILIZED
- PROPOSED SWALE CENTERLINE
- L.M.E. LAKE MAINTENANCE EASEMENT
- N.W.L. NORMAL WATER LEVEL
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE INLET

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

O:\DRAWINGS\2021\21-0450 Ballarena MF Development\4 - Drawings\21-0450 PGD PLAN.dwg 12/15/2021 4:34 PM AARON

REVISIONS	DATE
8 –	–
7 –	–
6 –	–
5 –	–
4 –	–
3 –	–
2 –	–
1 –	–
△	12/15/2021

JOB NO.	21-0450
DESIGNED	AS
DRAWN	GWR
DATE	OCTOBER 2021
CHECKED	AJB
DATE ISSUED	12/15/2021

MBV ENGINEERING, INC.
MOIA, BOWLES, VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
8355 – 20TH STREET
VERO BEACH, FL 32966
PH: (321) 253-1510
FX: (772) 778-3617
MELBOURNE, FL – PH: (321) 253-1510
FT. PIERCE, FL – PH: (772) 468-9005

PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

BALLARENA MULTI-FAMILY DEVELOPMENT

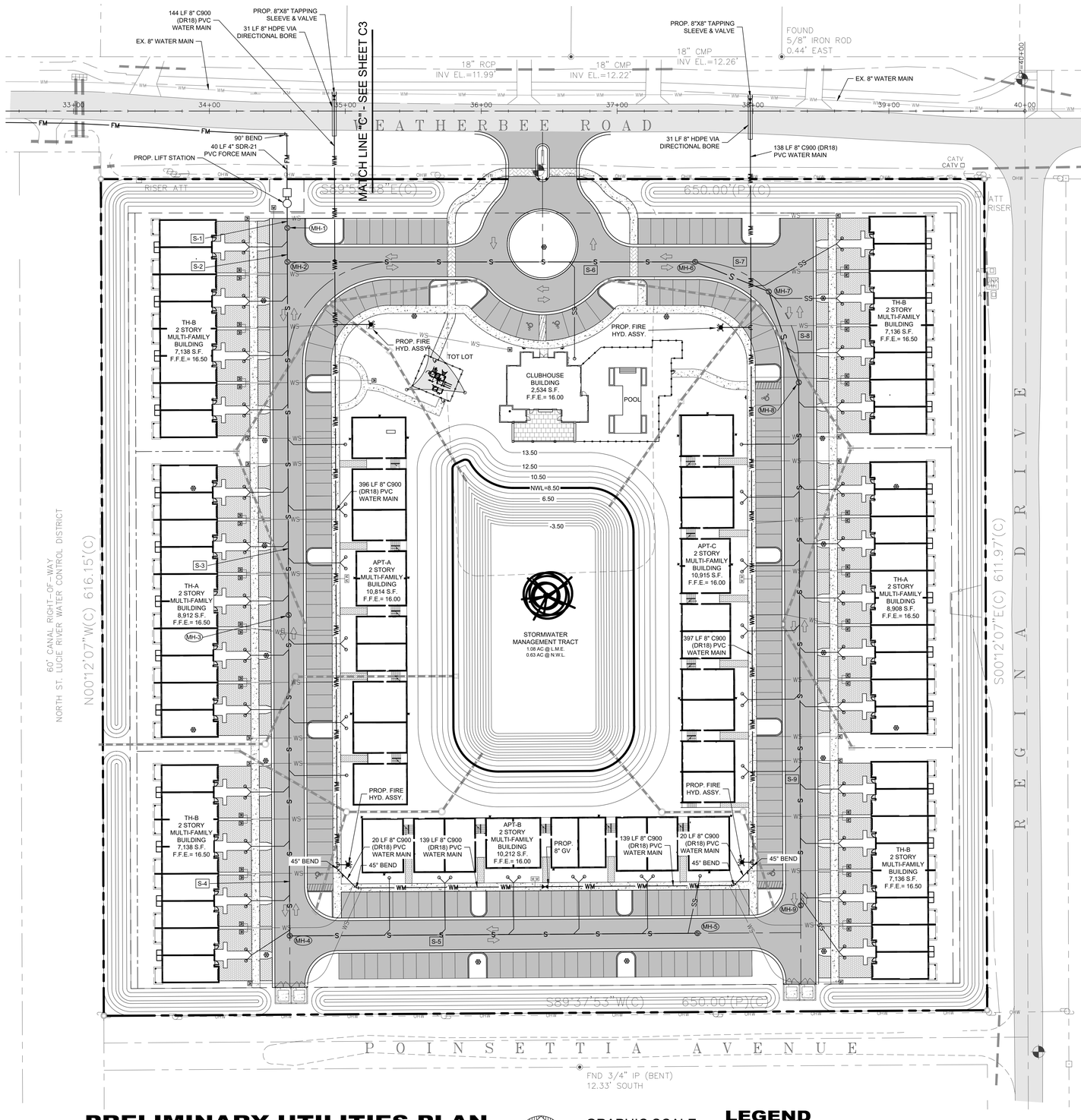
CITY OF FORT PIERCE FLORIDA

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

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

SHEET
C1

21-0450



PRELIMINARY UTILITIES PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVERS OR STAMPED CONCRETE
- PROPOSED WATER MAIN (WM)
- PROPOSED WATER SERVICE LINE (WS)
- PROPOSED SEWER MAIN (S)
- PROPOSED SEWER SERVICE LINE (SS)
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED MULTIPLE WATER SERVICE
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED DOUBLE SEWER SERVICE
- (S) (MH-1) PROPOSED SEWER MANHOLE & LABEL (SEE TABLE THIS SHEET)
- S-1 PROPOSED SEWER PIPE LABEL (SEE TABLE THIS SHEET)

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER, FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.

(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM - TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

SANITARY SEWER MANHOLE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION NORTH	INVERT ELEVATION SOUTH	INVERT ELEVATION EAST	INVERT ELEVATION WEST	DESCRIPTION
LIFT STATION	TBD		8.25			LIFT STATION
MH-1	TBD	8.31	8.41			SANITARY MANHOLE
MH-2	TBD	8.51	8.61	8.78		SANITARY MANHOLE
MH-3	TBD	9.65	9.75			SANITARY MANHOLE
MH-4	TBD	10.70		10.80		SANITARY MANHOLE
MH-5	TBD				12.00 SW	SANITARY MANHOLE
MH-6	TBD			10.08	9.98	SANITARY MANHOLE
MH-7	TBD		10.42		10.32	SANITARY MANHOLE
MH-8	TBD	10.71	10.81			SANITARY MANHOLE
MH-9	TBD	12.35				SANITARY MANHOLE

SANITARY SEWER PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
S-1	8"	15 LF	SDR-21 PVC
S-2	8"	25 LF	SDR-21 PVC
S-3	8"	260 LF	SDR-21 PVC
S-4	8"	236 LF	SDR-21 PVC
S-5	8"	300 LF	SDR-21 PVC
S-6	8"	300 LF	SDR-21 PVC
S-7	8"	58 LF	SDR-21 PVC
S-8	8"	71 LF	SDR-21 PVC
S-9	8"	385 LF	SDR-21 PVC

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

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

D:\DRAWINGS\2021\21-0450 Ballarena MF Development\4 - Drawings\21-0450 UTIL PLAN.dwg 12/15/2021 4:43 PM AARON

NO.	DATE	REVISIONS
8	--	--
7	--	--
6	--	--
5	--	--
4	--	--
3	--	--
2	--	--
1	--	--

JOB NO.	21-0450
DESIGNED	AS
DRAWN	GWR
DATE	OCTOBER 2021
CHECKED	AJB
DATE ISSUED	12/15/2021

MBV ENGINEERING, INC.
MOJA, BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
1635 - 20TH STREET VERO BEACH, FL. 32960 PH: (321) 253-1510 FX: (772) 778-3617
MELBOURNE, FL. - PH (321) 253-1510 FT. PIERCE, FL. - PH (772) 468-9055

PRELIMINARY UTILITIES PLAN

BALLARENA MULTI-FAMILY DEVELOPMENT

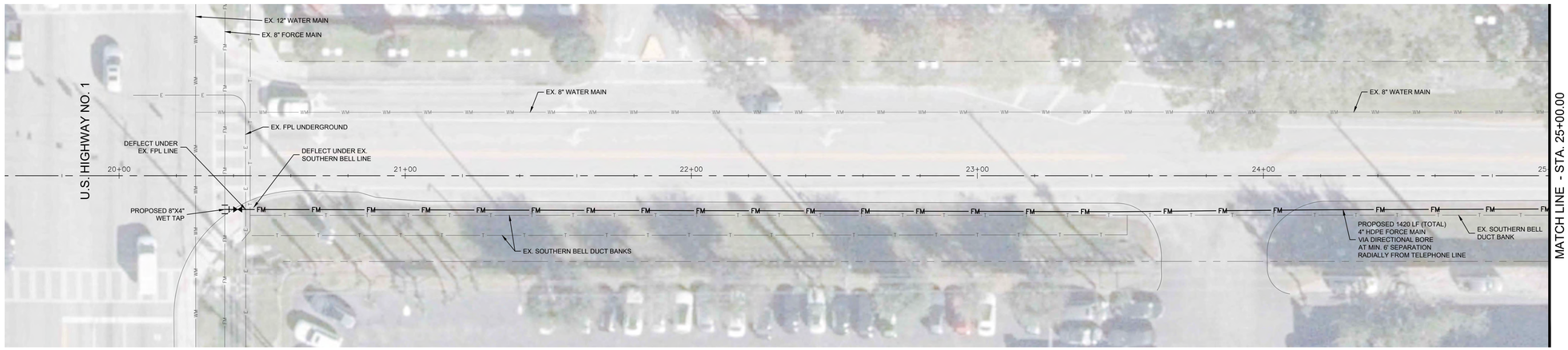
CITY OF FORT PIERCE FLORIDA

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

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

SHEET
C2

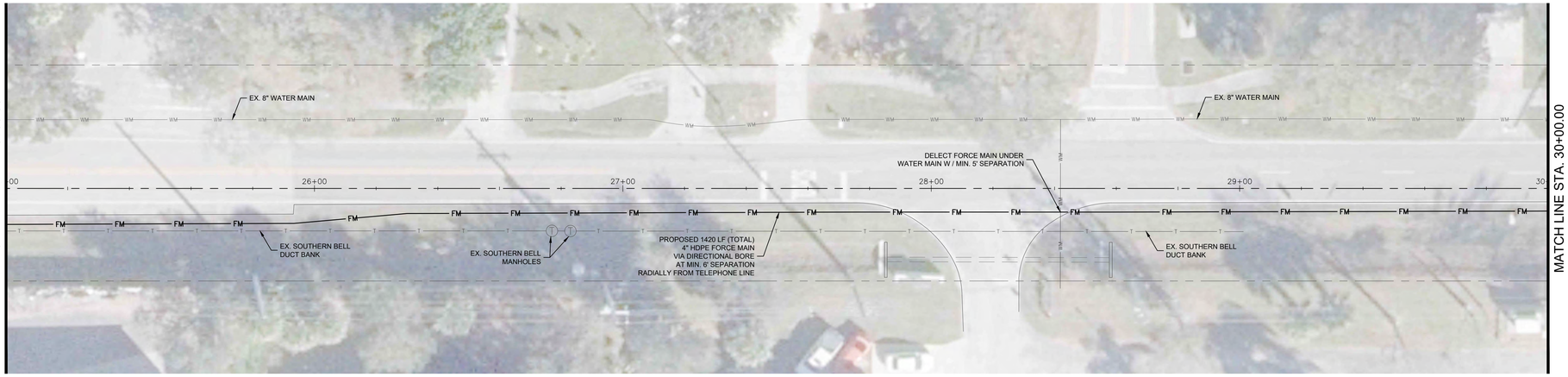
21-0450



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

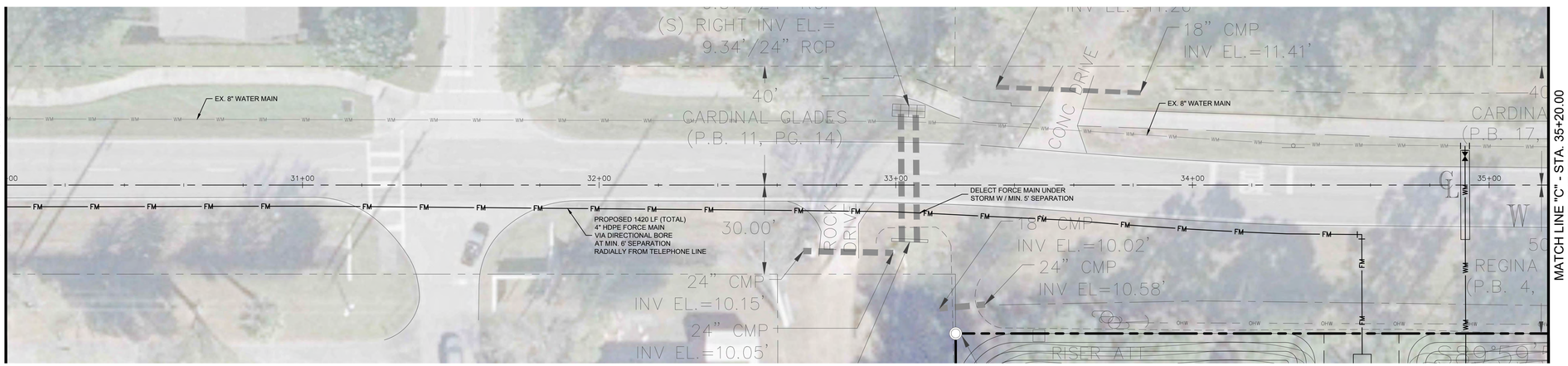
GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.



PRELIMINARY OFFSITE FORCE MAIN PLAN

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

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

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

JOB NO.	21–0450
DESIGNED	AS
DRAWN	GWR
DATE	OCTOBER 2021
CHECKED	AJB
DATE ISSUED	12/15/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 – 20TH STREET
ERO BEACH, FL 32960
PH. (772) 569–0035
FX. (772) 778–3617
MELBOURNE, FL – PH (321) 253–1510
FT. PIERCE, FL – PH (772) 468–9055

PRELIMINARY
OFFSITE FORCE MAIN PLAN

BALLARENA MULTI-FAMILY DEVELOPMENT

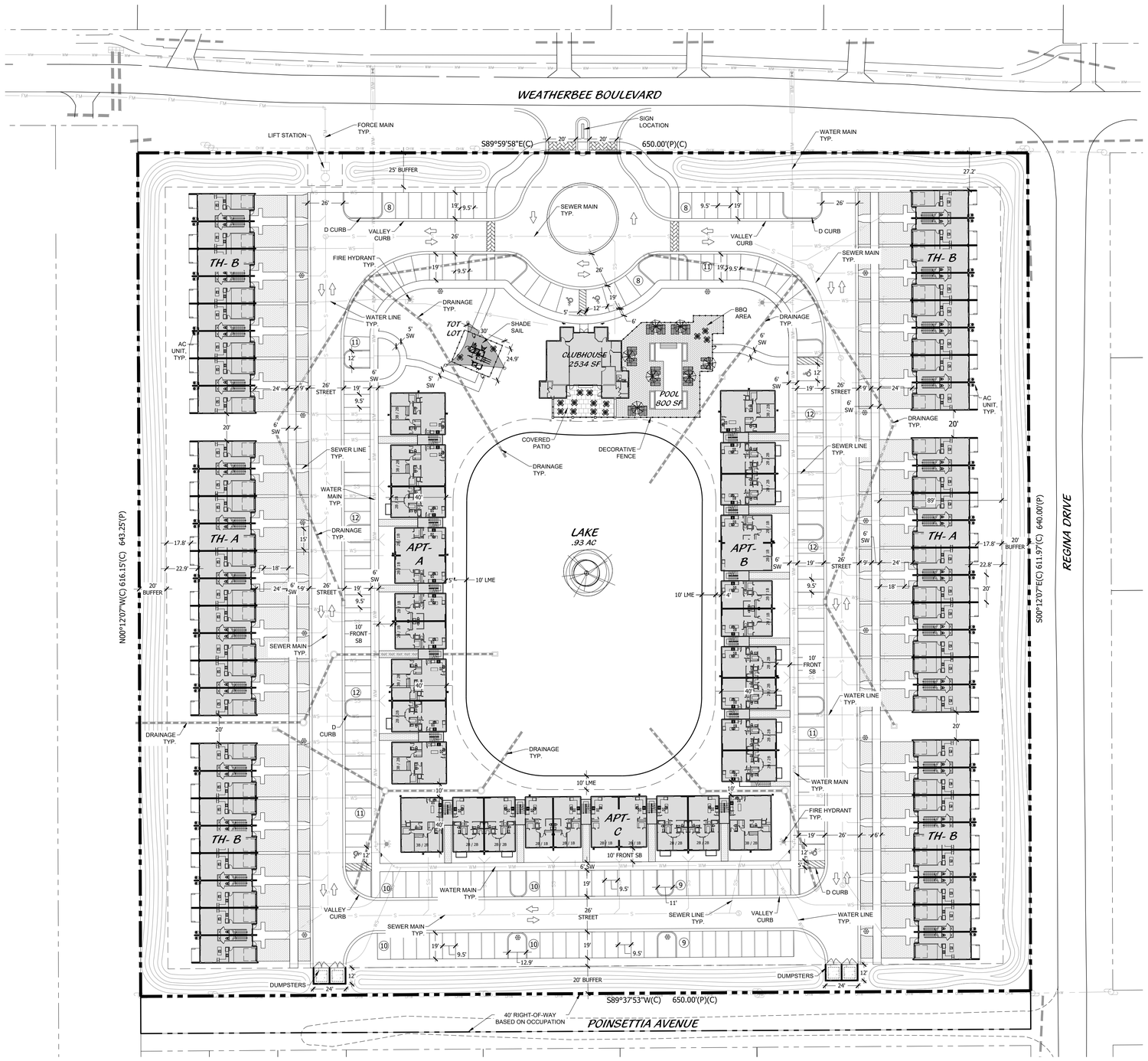
CITY OF FORT PIERCE FLORIDA

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

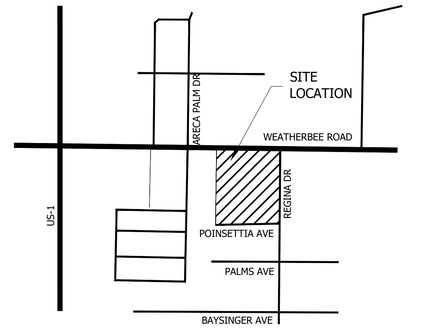
AARON G. STANTON
FL. P.E. #72460

SHEET
C3

21–0450



KEY MAP



SITE DATA

	ACRES	SQUARE FEET	
SITE AREA	**9.574**	**417,043.40**	
TOTAL PROPOSED UNITS	114	UNITS	
DENSITY BONUS	12	UNITS/ACRE	
LAND USE	RM		
ZONING	R-4		

UNIT MIX

	UNIT COUNT	2 BEDROOMS	3 BEDROOMS	PERCENT
(2) TH BUILDING A (10 UNIT, 3 BEDROOM)	20		60	27.5%
(4) TH BUILDING B (8 UNIT 3 BEDROOM)	32		96	44.0%
APT BUILDING A (20 UNIT, 2/3 BEDROOM)	20	14	6	9.2%
APT BUILDING B (22 UNIT, 2/3 BEDROOM)	22	20	2	10.1%
APT BUILDING C (20 UNIT, 2/3 BEDROOM)	20	16	4	9.2%
TOTAL	**114**	**50**	**168**	**100.0%**

PARKING CALCULATIONS

TOWNHOME PARKING REQUIRED	40	SPACES
APARTMENT PARKING REQUIRED	52	SPACES
HANDICAPPED PARKING REQUIRED	6	SPACES
TOTAL	**98**	SPACES
OFF-STREET PARKING PROVIDED	169	SPACES
HANDICAPPED PARKING PROVIDED	5	SPACES
TANDEM PARKING PROVIDED	20	SPACES
GARAGE PARKING PROVIDED	20	SPACES
TOTAL	**214**	SPACES

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
OPEN SPACE	3.16	137,833.60	33.05%
SUB-TOTAL	**3.16**	**137,833.60**	**33.05%**
IMPERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
SIDEWALKS, DRIVEWAYS, POOLS, & PATIOS	3.17	138,054.20	33.11%
BUILDING COVERAGE	2.31	100,623.60	24.13%
LAKE	0.93	40,532.00	9.71%
SUB-TOTAL	**6.41**	**279,209.80**	**66.95%**
TOTAL	**9.574**	**417,043.40**	**100.00%**

LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

LEGAL DESCRIPTION

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED ACE, LAH
DRAWN ACE, LAH
APPROVED DTS
JOB NUMBER 21-0326
DATE 12-15-21
REVISIONS

SHEET 1 OF 2

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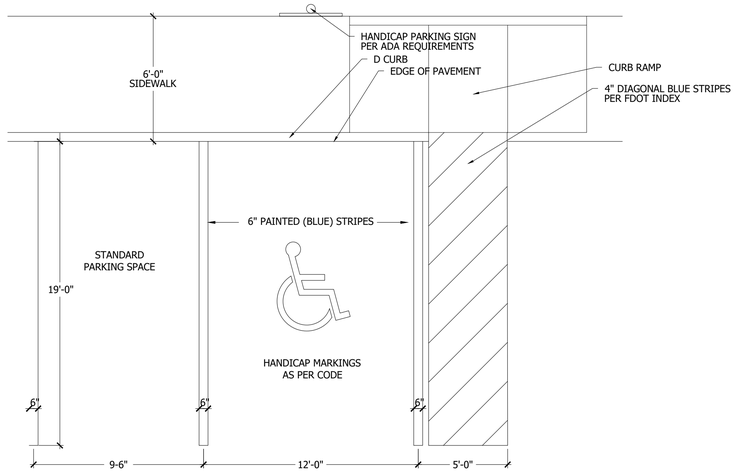
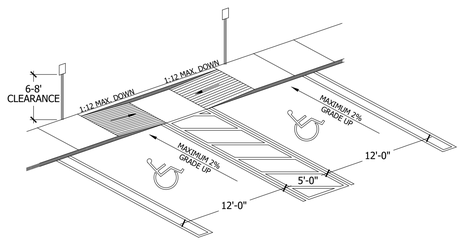
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS

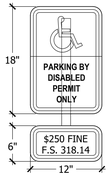


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

HANDICAP SIGN DETAIL

NTS

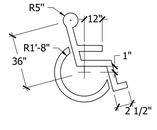


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

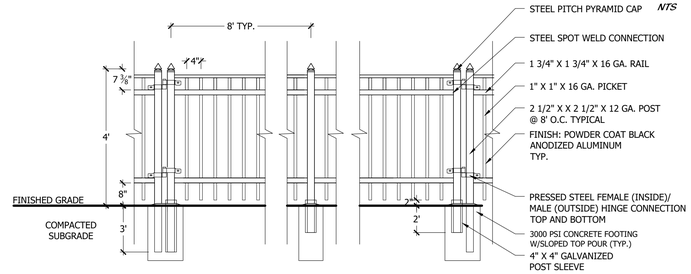
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

DECORATIVE FENCE DETAIL

NTS

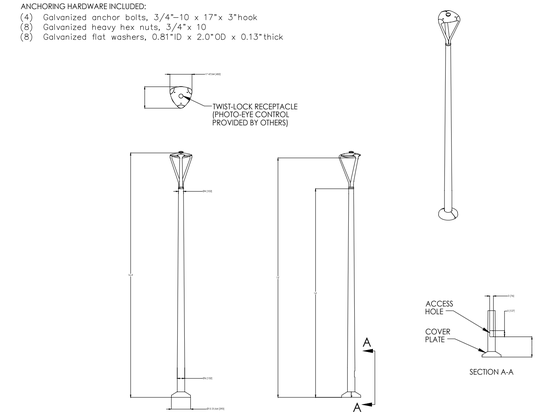


LIGHTING DETAIL

NTS

FGP Area Light, 16ft, Type 5, with cover plate, with twist-lock
Product Drawing
www.landscapeforms.com
Date: 10/5/2018
Ph: 800.521.2546

ANCHORING HARDWARE INCLUDED:
(4) Galvanized anchor bolts, 3/4"-10 x 17"x 3"hook
(8) Galvanized heavy hex nuts, 3/4"x 10
(8) Galvanized flat washers, 0.81"ID x 2.0"OD x 0.13"thick



landscapeforms Drawing: AG503-04
Dimensions are in inches [mm]
U.S. Patent No. D752,268

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TOT LOT SHADE SAIL DETAIL

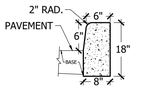
NTS



*NOTE: SHADE STRUCTURE, CUSTOM SIZED 16' HT. 40' X 40' X 40', PRODUCT VENDOR TO BE DETERMINED BY CONTRACTOR

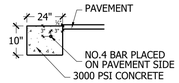
D CURB DETAIL

NTS



HEADER CURB DETAIL

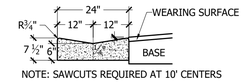
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

VALLEY CURB DETAIL

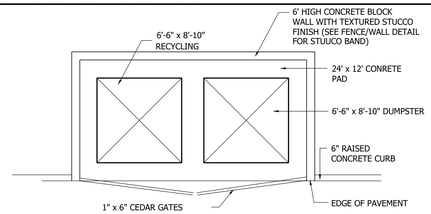
NTS



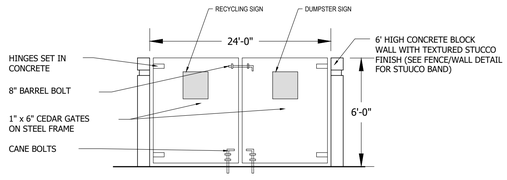
NOTE: SAWCUTS REQUIRED AT 10' CENTERS

DUMPSTER DETAIL

NTS



DUMPSTER PAD LAYOUT



DUMPSTER ELEVATION

SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED	ACE, LAH
DRAWN	ACE, LAH
APPROVED	DTS
JOB NUMBER	21-0326
DATE	12-15-21
REVISIONS	

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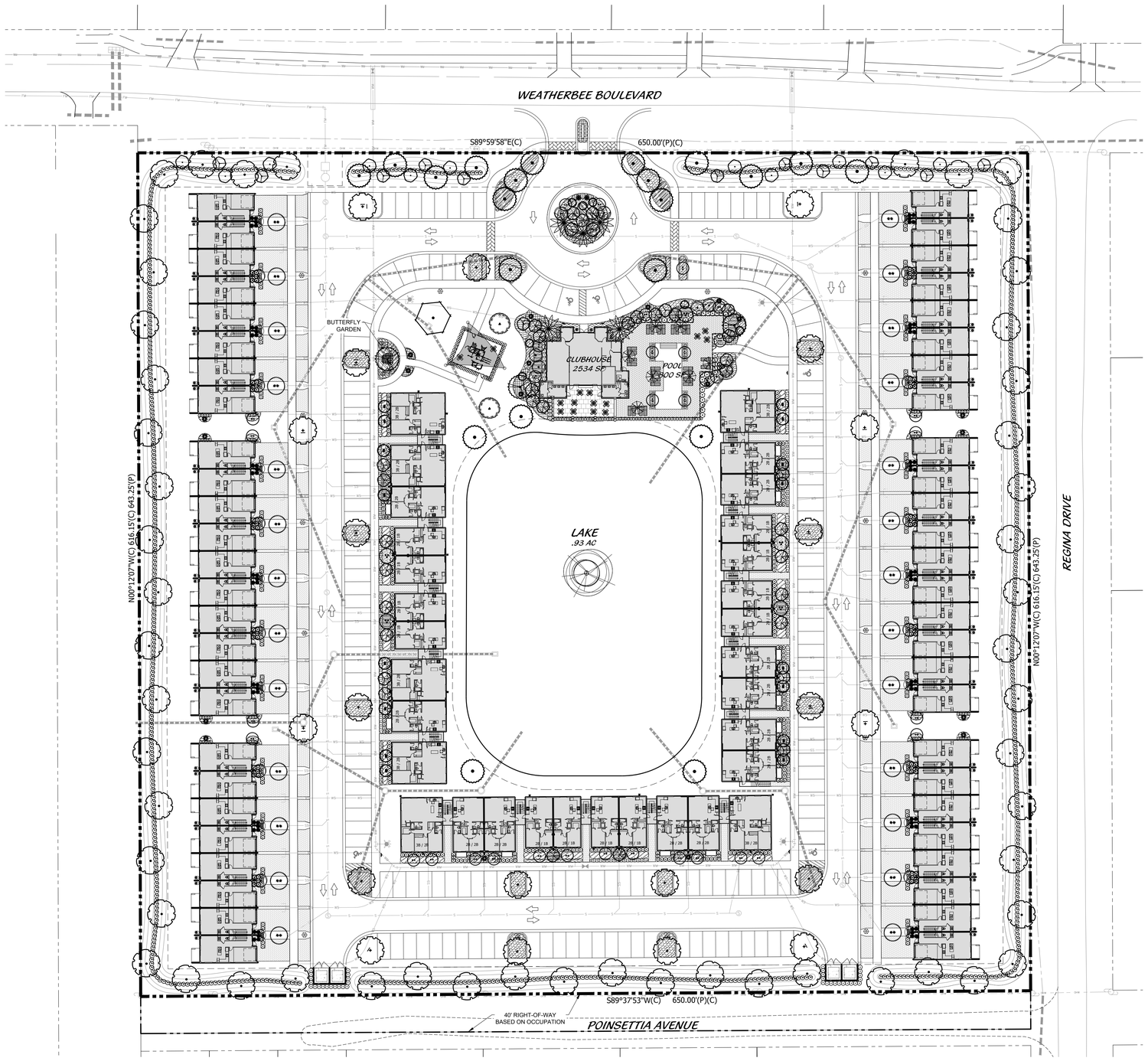
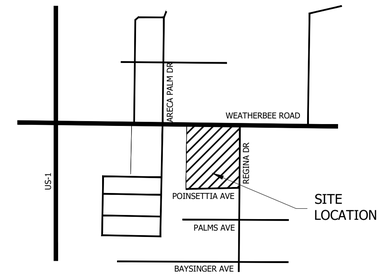


KEY MAP



LANDSCAPE DATA

VUA REQUIREMENTS:
- 1 SF OF INTERIOR LANDSCAPE / 15 SF OF VUA
  - REQUIRED: 3088 SF
  - PROVIDED: 7166 SF
- ONE TREE / 100 SF OF REQUIRED LANDSCAPE AREA
  - REQUIRED: 31 TREES
  - PROVIDED: 40 TREES

BUFFER REQUIREMENTS:
- 10' WIDE LANDSCAPE STRIP
- 1 TREE / 300 SF OF REQUIRED LANDSCAPE
  - REQUIRED: 81
  - PROVIDED: 83
- 3' CONTINUOUS SCREEN
  - PROVIDED: 3' CONTINUOUS COCOPLUM HEDGE

LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

OVERALL LANDSCAPE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED	CTB
DRAWN	CTB
APPROVED	DTS
JOB NUMBER	21-0326
DATE	12-15-21
REVISIONS	

SHEET 1 OF 5

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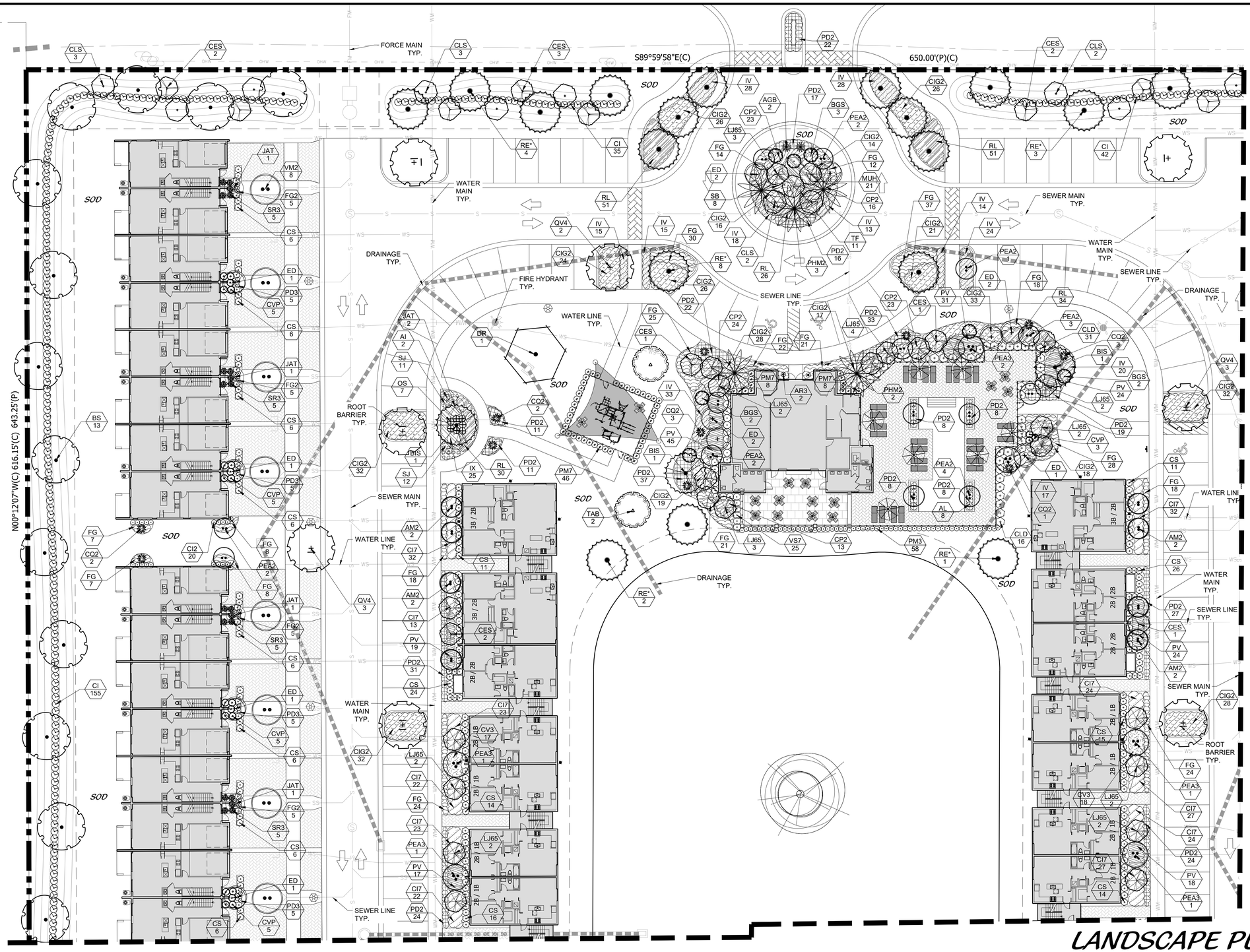

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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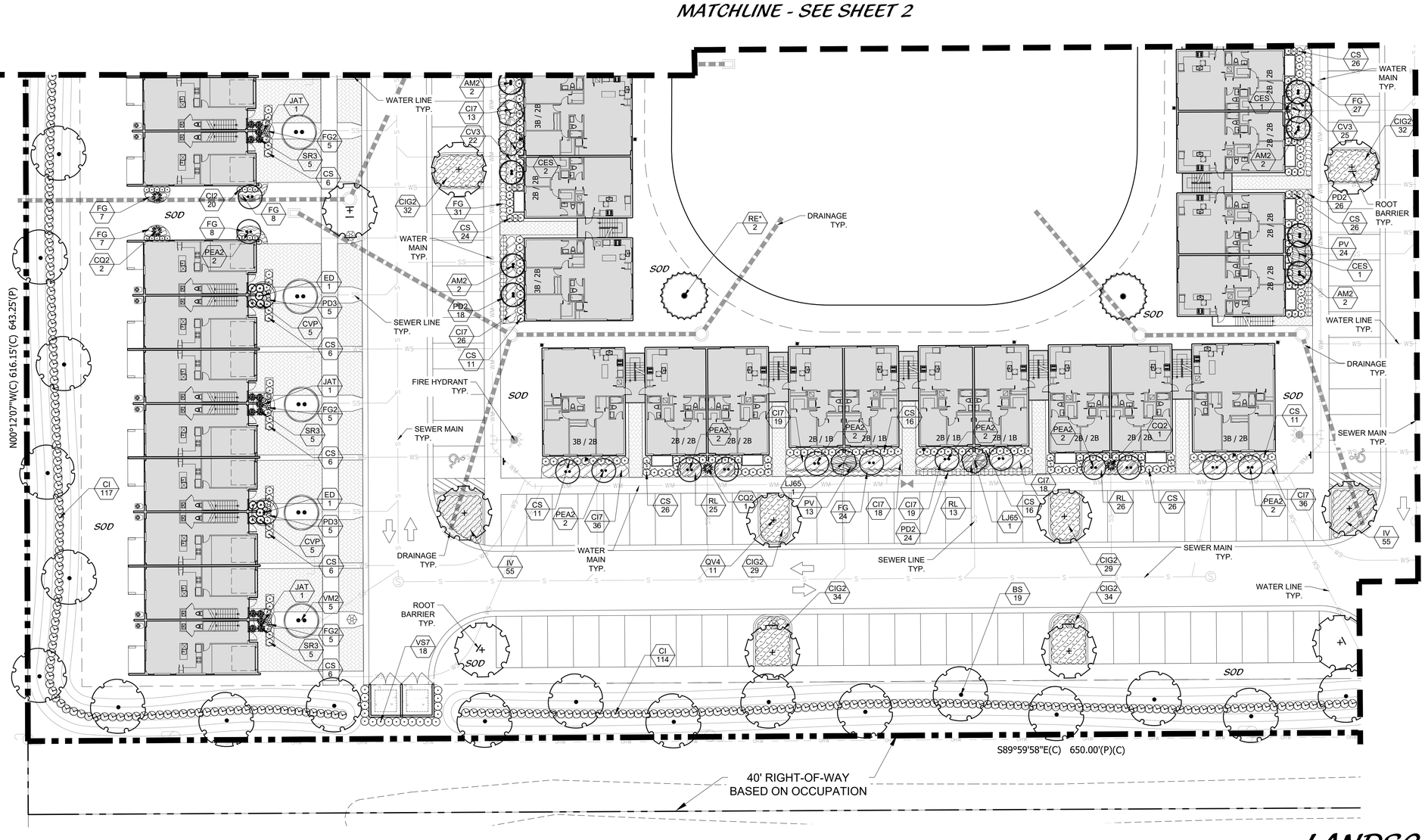

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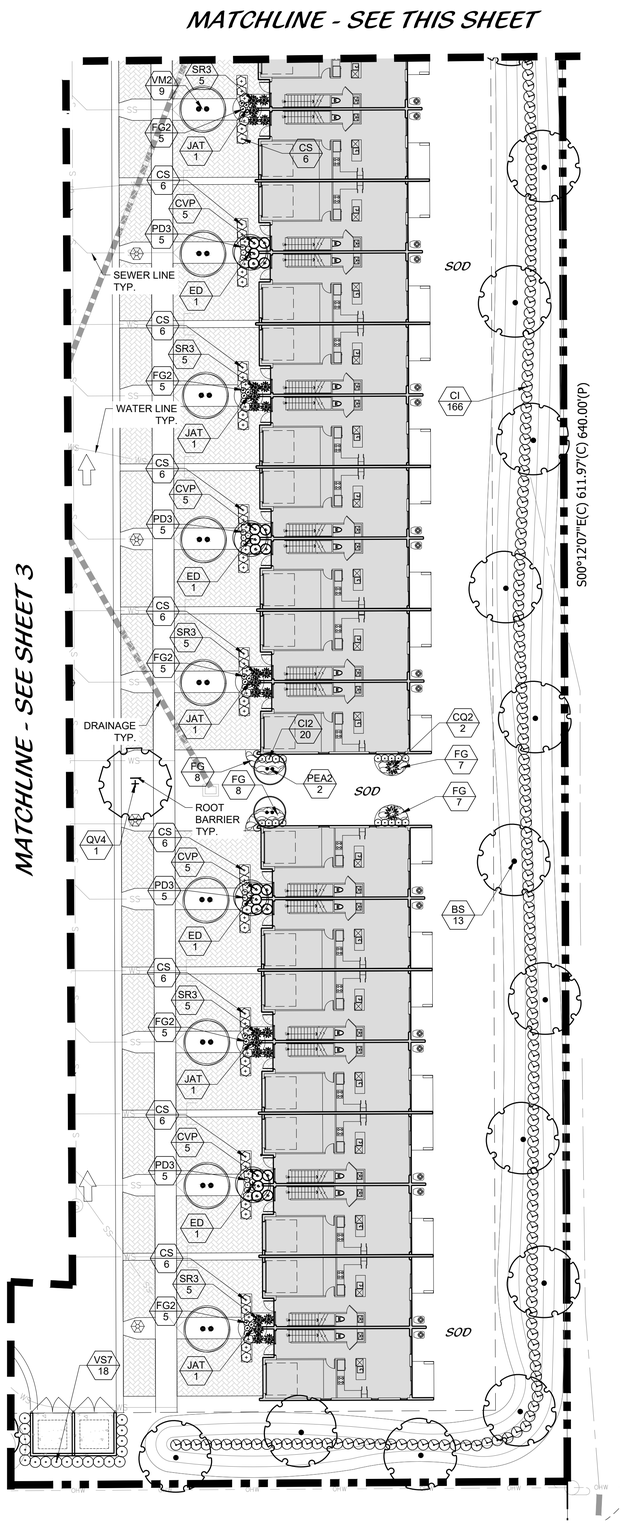

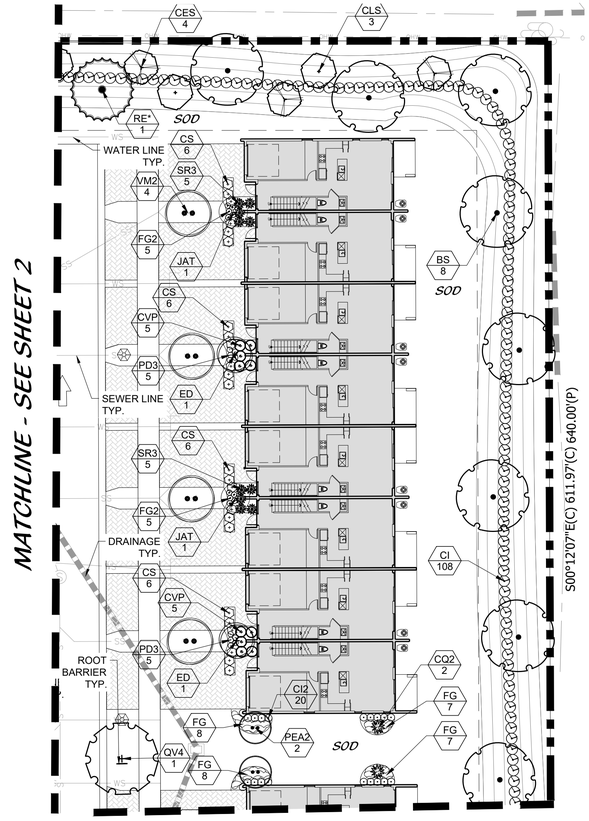

LANDSCAPE PLAN

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SHEET 4 OF 5

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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 CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE CODE (LDRs) 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 THE CITY OF FORT PIERCE, 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 27-1262(a)(9)(c) OF THE CITY OF FORT PIERCE 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 SECONDATUS 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 THE 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 MANUFACTURES 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 CITY OF FORT PIERCE. 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 WITH IN 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 CITY OF FORT PIERCE 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 VEGETATION SHALL BE RELOCATED BY TREE SPADE 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 SPADES. THE SIZE OF SPADE 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 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BGS	7	BOUGAINVILLEA x `NEW RIVER` aka `PALM BEACH PURPLE`	PURPLE BOUGAINVILLEA STANDARD	25 GAL		5` HT X 3` SPD	N	STANDARD, FULL & THICK
BS	53	BURSERA SIMARUBA	GUMBO LIMBO	NA	4" CAL	12`-14` HT, 6`-8` SPD	Y	FULL CANOPY
CLS	13	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	45 GAL	2" CAL	12` HT., 4`-5` SPD.	Y	SINGLE TRUNK, STANDARD
CES	20	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	45 GAL	2" CAL	12`-14` HT, 6`-8` SPD	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
DR	1	DELONIX REGIA	ROYAL POINCIANA	200 GAL.	6" CAL	18`-20` HT., 10`-12` SPD.	N	FULL CANOPY, FLORIDA FANCY
ED	19	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	2" CAL	12` OA	N	FULL TO BASE, THICK
JAT	16	JATROPHA STANDARD	JATROPHA	15 GAL	N.A.	5` STD	N	SPECIMEN, 2.5` C.T. TIGHT HEADS
LJ65	26	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL	3 TRK MIN., 1"-2" CAL. EA.	8` HT, 8` SPRD.	N	FULL CANOPY, 4` CT., MULTI-TRUNK, FLORIDA FANCY
QV4	21	QUERCUS VIRGINIANA `SKY CLIMBER`	SKY CLIMBER LIVE OAK	FIELD GROWN	3" CAL	20` O.A.	Y	FULL CANOPY, FLORIDA FANCY, SYMETRICAL, MATCHED, DOUBLE DUG ROOT BALL
TAB	2	TABEBUIA IMPETIGENOSA	PURPLE TRUMPET TREE	65 GAL MIN	4"-5" CAL	14` HT., 6` SPD.	N	FULL CANOPY, FF

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
AM2	16	ADONIDIA MERRILLII	DOUBLE CHRISTMAS PALM	FIELD GROWN	NA	10` C.T.	N	FULL CANOPY, DOUBLE STEM, MATCHED
BIS	3	BISMARKIA NOBILIS `SILVER SELECT`	BISMARK PALM	FIELD GROWN	NA	8` CT	N	FULL CANOPY, 15 LEAF COUNT MIN.
PHM2	5	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FIELD GROWN	NA	14` CT	N	FULL, MATCHED, SYMMETRICAL, DIAMOND CUT TRUNK, FLORIDA FANCY
PEA2	32	PTYCHOSPERMA ELEGANS	DOUBLE ALEXANDER PALM	FIELD GROWN	NA	10` C.T.	N	FULL CANOPY, DOUBLE STEM, MATCHED
PEA3	6	PTYCHOSPERMA ELEGANS	TRIPLE ALEXANDER PALM	FIELD GROWN	NA	12` C.T.	N	FULL CANOPY, MATCHED, TRIPLE STEM
RE"	21	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	NA	18` C.T.	Y	FULL CANOPY, FLORIDA FANCY
VM2	26	VEITCHIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	FIELD GROWN	NA	12` C.T.	N	FULL & THICK, DOUBLE STEM, MATCHED

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AL	8	AECHMEA BLANCHETIANA `LEMON`	LEMON BROMELIAD	7 GAL	2` X 2`			
AGB	2	AGAVE AMERICANA `GAINSVILLE BLUE`	GAINSVILLE BLUE AGAVE	15 GAL	4` X 4`	AS	N	FULL & THICK
AI	2	ALCANTAREA IMPERIALIS	IMPERIALIS BROMELIAD	7 GAL	2` X 2`	A.S.	N	FULL & THICK, SUN GROWN
CI2	80	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	7 GAL	3` X 2`	2` O.C.	Y	FULL& THICK
CS	480	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL	3`-4` HT	3` OC	Y	FULL & THICK
CVP	63	CODIAEUM VARIEGATUM `PETRA`	PETRA CROTON	7 GAL	3` X 3`	AS	N	FULL
CQ2	19	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	15 GAL	4` X 4`	AS	N	FULL & THICK
FG2	70	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	1.5` X 1.5`	1.5` OC	N	FULL & THICK, FLORIDA FANCY
OS	7	ODONTONEMA STRICTUM 'RED'	FIRESPIKE	7 GAL	3` X 3`	3` O.C.	N	FLORIDA FANCE, THICK AND FULL, RED
PD3	60	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL	1.5` X 1.5`	1.5` OC	N	FULL & THICK
VS7	61	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL	3` X 3`	3` OC	N	THICK AND FULL

ACCENT SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AR3	2	AECHMEA `PINOT NOIR`	PINOT NOIR BROMELIAD	3 GAL	2` X 2`	2` OC	N	FULL & THICK, SUN GROWN
SR3	70	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL	2.5` X 2`	AS	N	FULL & THICK, FLORIDA FANCY

SHRUB HEDGE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CI	737	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	7 GAL	3` X 2`	2.5` OC	Y	FULL & THICK
CLD	47	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	5`-6` O.A	3`-4` O.C.	Y	FULL & THICK, FLORIDA FANCY
PM3	58	PODOCARPUS MAKII	PODOCARPUS	3 GAL	2` X 2`	2` OC	N	FULL & THICK
PM7	62	PODOCARPUS MAKII	PODOCARPUS	7 GAL	3` X 2`	2.5` OC	N	FULL & THICK.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CIG2	582	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL	3` X 2`	2.5` O.C.	Y	FULL & THICK
CV3	82	CODIAEUM VARIEGATUM	MAMMEY CROTON	7 GAL	3` X 2`	2` OC	N	FULL & THICK
CP2	99	CODIAEUM VARIEGATUM `PETRA`	PETRA CROTON	7 GAL	3` X 2`	2` O.C.	N	FULL AND THICK
IV	335	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	1.5` x 1.5`	2` O.C.	Y	FULL & THICK
IX	25	IXORA X `MAUI YELLOW`	YELLOW MAUI IXORA	7 GAL	2` x 2`	2` OC	N	FULL & THICK
MUH	21	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	2` x 2`	2` OC	Y	FULL & THICK
PV	215	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	7 GAL	3` X 2`	2` O.C.	N	FULL & THICK
RL	256	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	7 GAL	3` X 2`	2` O.C.	N	FULL & THICK
SJ	23	STACHYTARPHETA JAMAICENSIS	BLUE PORTERWEED	3 GAL	2` X 2`	2` O.C.	Y	THICK AND FULL
TF	11	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	2` x 2`	2.5` O.C.	Y	FULL & THICK

MEDIUM SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CI7	454	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL	3` X 2`	2` O.C.	Y	FULL & THICK

SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
FG	514	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	18" X 18"	2` O.C.	N	FULL & THICK, FLORIDA FANCY
PD2	394	PODOCARPUS MACR. `PRINGLES`	DWARF PODOCARPUS	3 GAL	18" X18"	2` OC	N	FULL & THICK
SB	8	SPARTINA BAKERI	SAND CORD GRASS	3 GAL	2` x 2`	2.5` OC	Y	FULL & THICK

SOD - ST. AUGUSTINE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)

MULCH - CYPRESS

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 NURSERY PLANTS PARTS I & II, 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 TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

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 ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT 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 3", 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 UNOPENED BAGS, EACH BEARING THE 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
7-15 GAL.	1/2 LB.	6
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 ½ 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 UNFORESEEN 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 WITH HAND PRESSING 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.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

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.

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 WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL 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.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE 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 WILL 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 OR SURVIVAL THEREOF. THE 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.

PLANTING DETAILS

Cotleur & Hearing
LANDSCAPE COMPANY

Ballarena Group

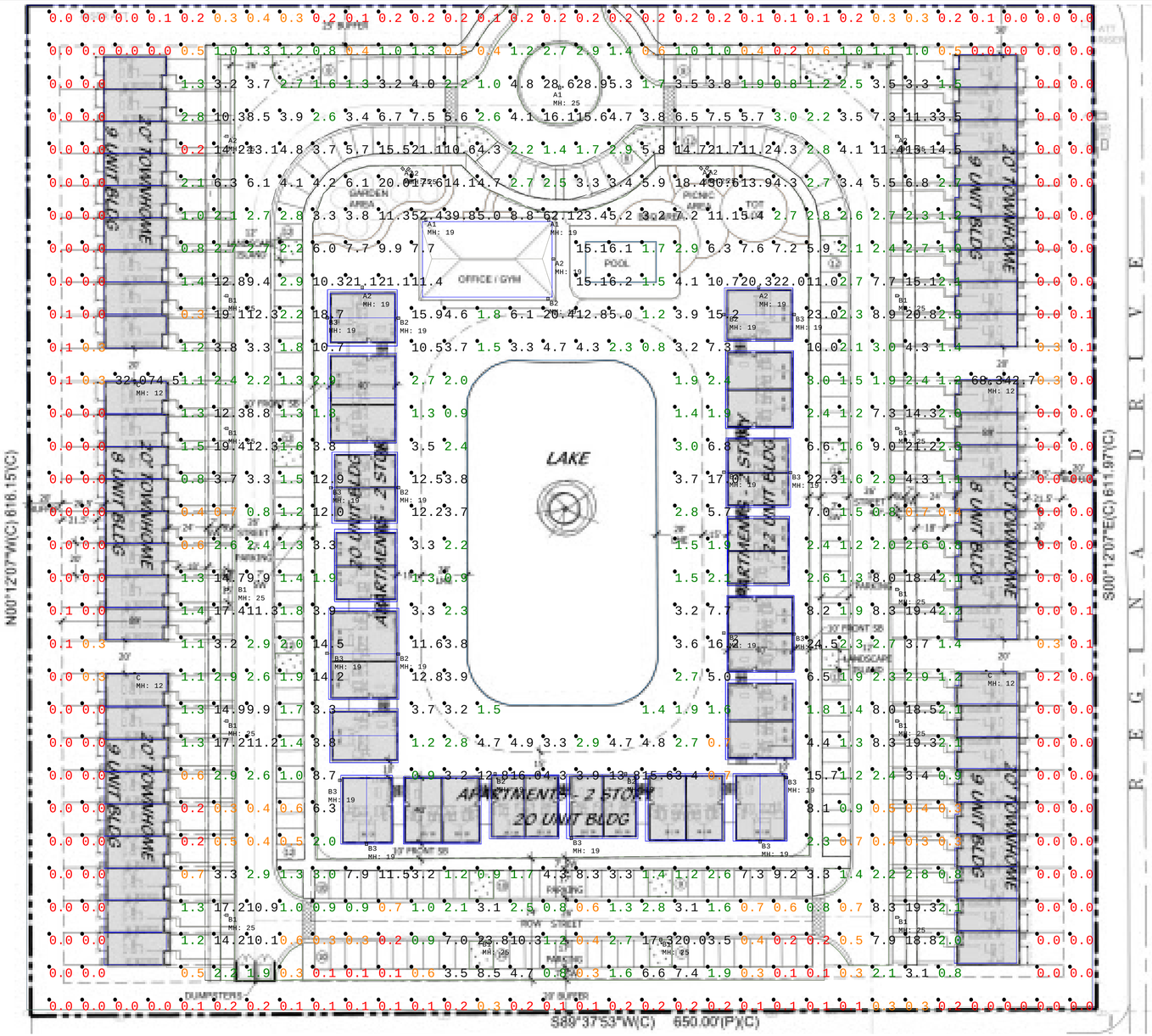
Proposed Lighting Layout

SHEET L01 : LIGHTING SCHEDULE

SHEET L02 : INSTALLATION LAYOUT

SHEET L03 : SUMMARY PAGE

TAMCO



STATISTICAL SUMMARY

LPD Area Summary			
Label	Area	Total Watts	LPD
Cotleur&Hearing	394912	12005.1	0.030

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Center Sidewalk	Illuminance	Fc	7.52	62.1	0.9	8.36	69.00
East Parking	Illuminance	Fc	3.04	21.7	0.7	4.34	31.00
East Sidewalk	Illuminance	Fc	9.97	21.2	0.7	14.24	30.29
North Parking 1	Illuminance	Fc	3.54	5.8	2.5	1.42	2.32
North Parking 2	Illuminance	Fc	2.68	4.0	1.3	2.06	3.08
North Parking 3	Illuminance	Fc	2.50	3.8	0.8	3.13	4.75
South Parking	Illuminance	Fc	1.47	3.1	0.6	2.45	5.17
West Parking	Illuminance	Fc	3.58	21.1	0.5	7.16	42.20
West Sidewalk	Illuminance	Fc	8.09	19.4	0.3	26.97	64.67

FIXTURE SCHEDULE

Luminaire Schedule							
Qty	Symbol	Label	Lum. Watts	Total Watts	Lum. Lumens	LLF	Description
3		A1	404.1	1212.3	49798	0.930	LPFLED4005KFU
9		A2	385.3	3467.7	48234	0.930	LPFLED4005KT4U
12		B1	223.5	2682	30023	0.930	LPFLED2305KFU
9		B2	222.9	2006.1	28737	0.930	LPFLED230-T4
11		B3	222.2	2444.2	29290	0.930	LPFLED230T3U
4		C	48.2	192.8	49798	0.930	DSLED505K

TAMCO

Head Office
Port Saint Lucie, FL

SHEET: Photometric Layout

CLIENT: Cotleur & Hearing

ADDRESS: Fort Pierce, FL

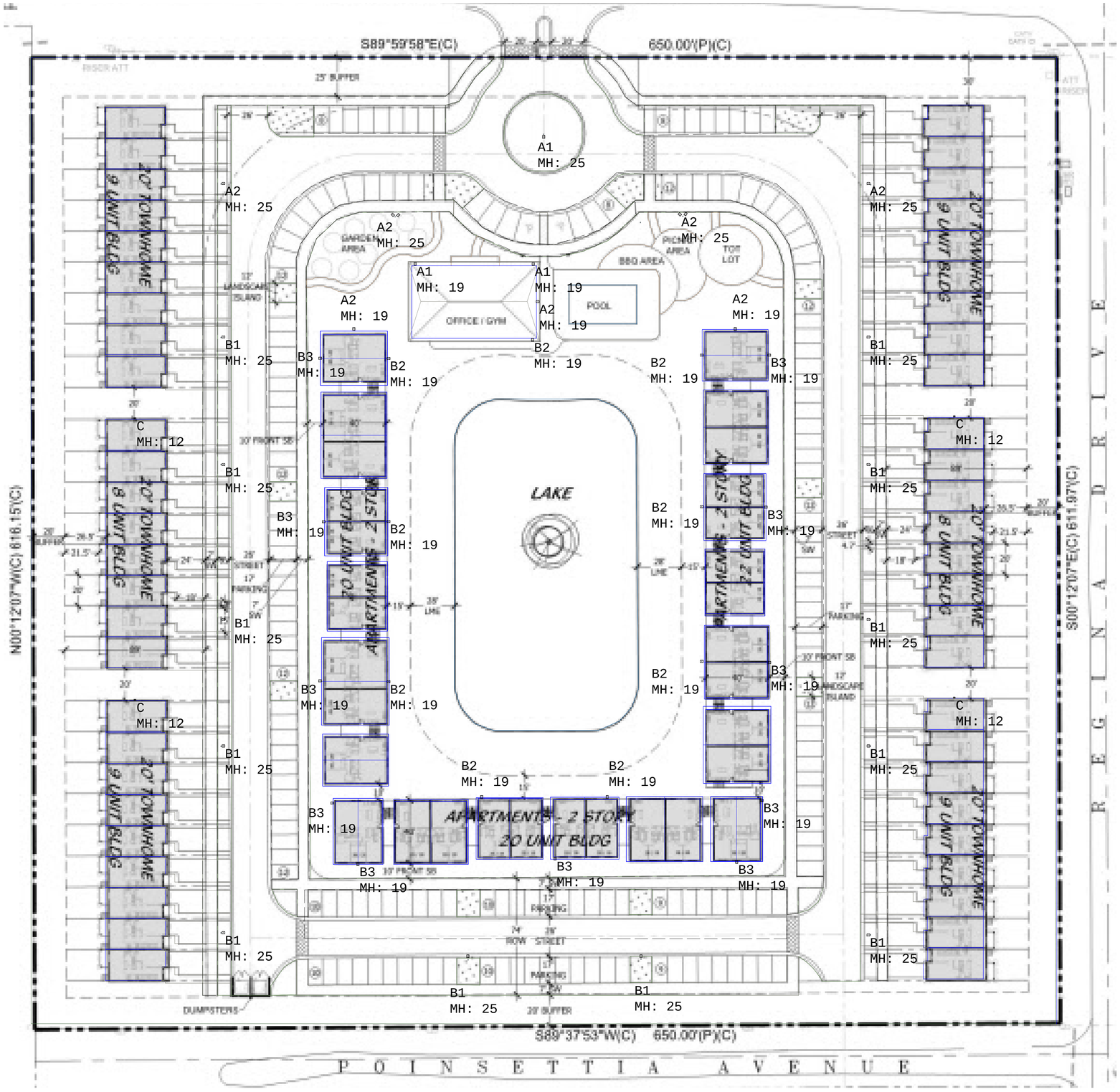
DESIGNER: AJ

DATE: 10.25.21

REV: 3

SCALE: NTS

L01



TAMCO

Head Office
Port Saint Lucie, FL

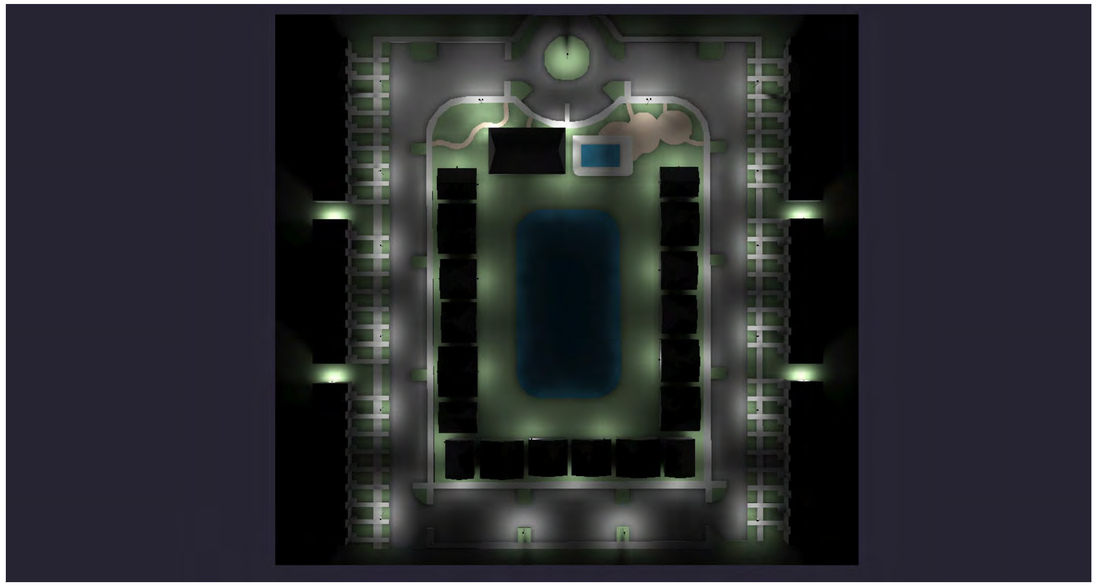
SHEET: Installation Layout

CLIENT: Cotleur & Hearing

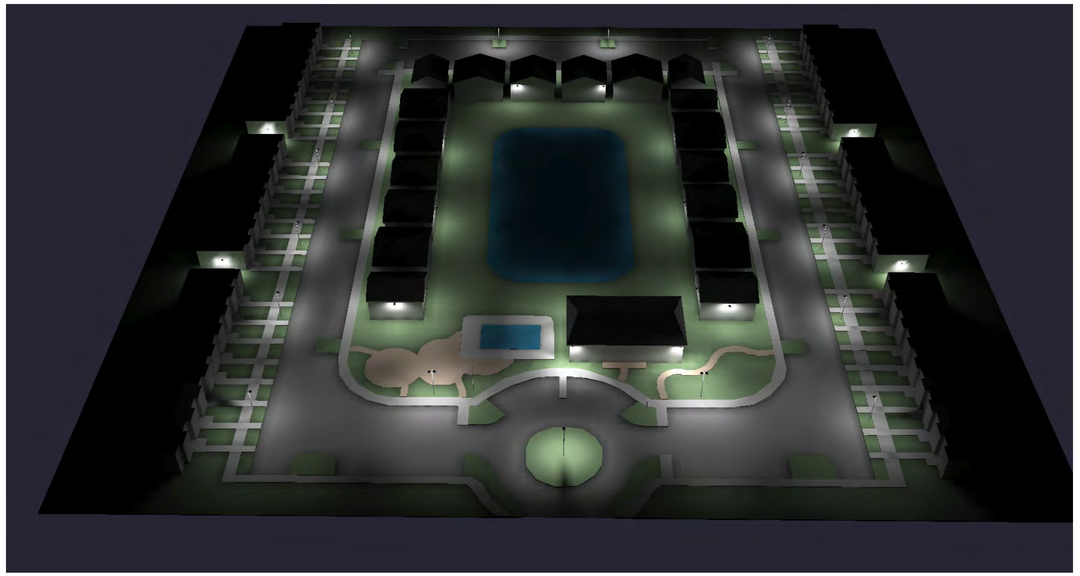
ADDRESS: Fort Pierce, FL

DESIGNER:	AJ
DATE:	10.25.21
REV:	3
SCALE:	NTS

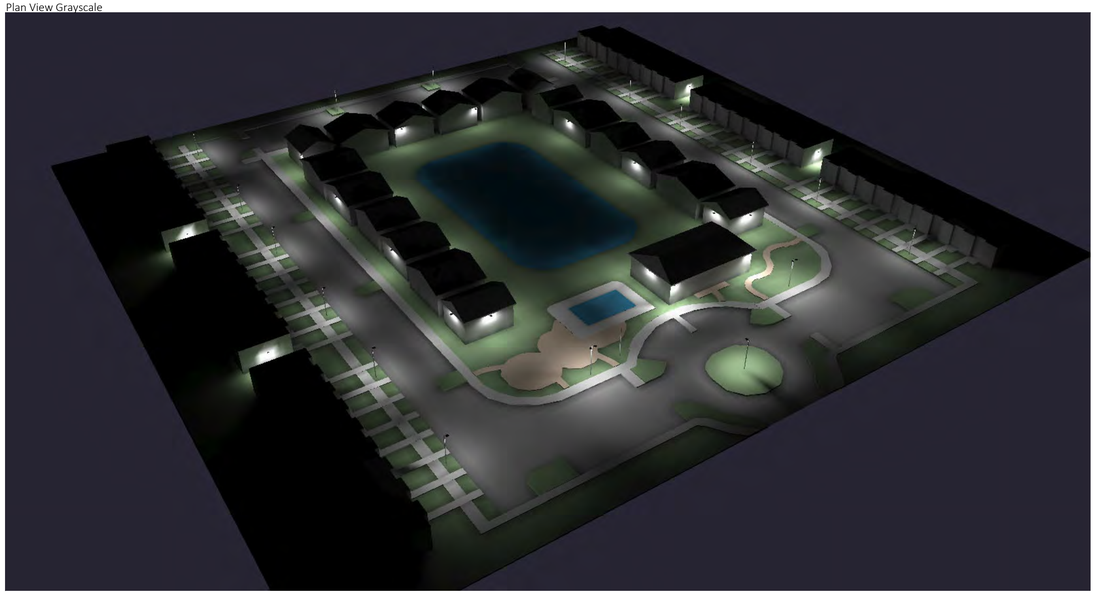
L02



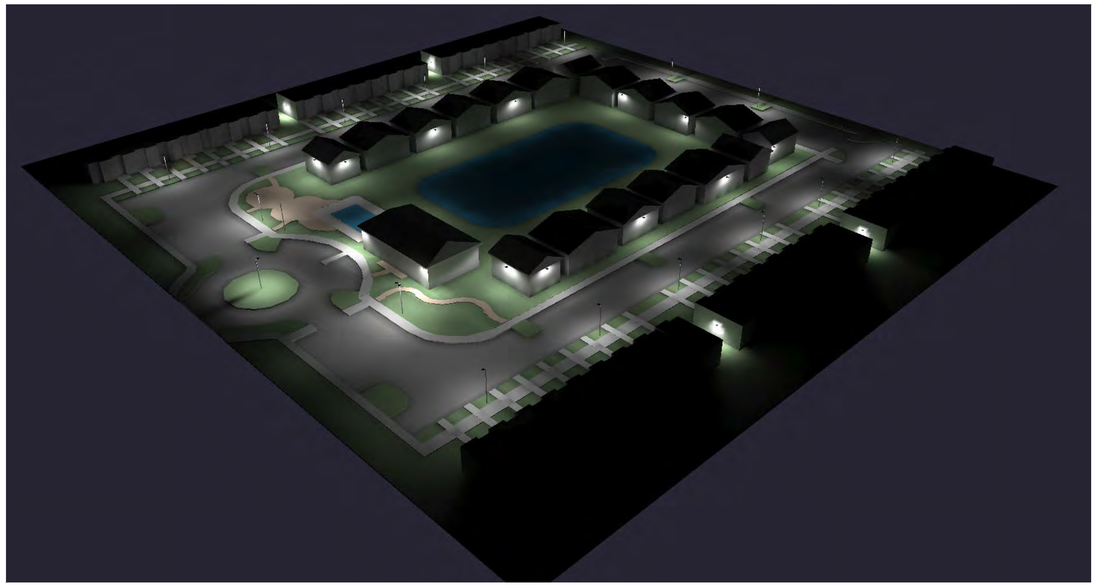
Plan View Grayscale



Front Perspective



Perspective View



Perspective View

FIXTURE SCHEDULE

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Qty	Symbol	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF
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12		B1	SINGLE	223.5	2682	30023	0.930
9		B2	SINGLE	222.9	2006.1	28737	0.930
11		B3	SINGLE	222.2	2444.2	29290	0.930
4		C	SINGLE	48.2	192.8	49798	0.930

STATISTICAL SUMMARY

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West Sidewalk	Illuminance	Fc	8.09	19.4	0.3	26.97	64.67

TAMCO

Head Office
Port Saint Lucie, FL

SHEET: Photometric Layout

CLIENT: Cotleur & Hearing

ADDRESS: Fort Pierce, FL

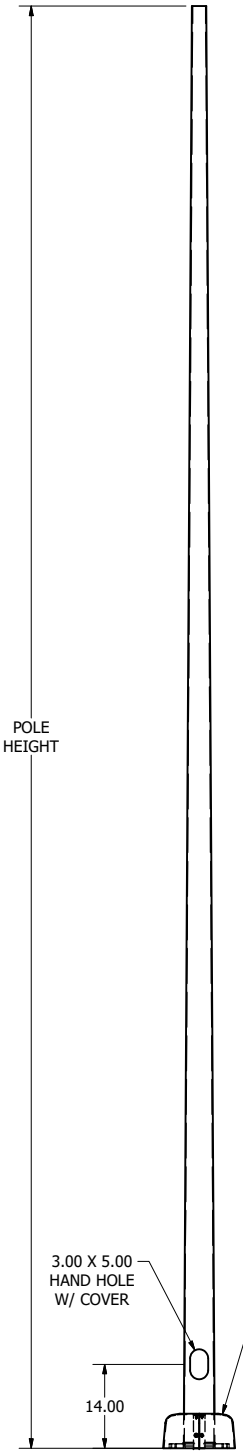
DESIGNER: AJ

DATE: 10.25.21

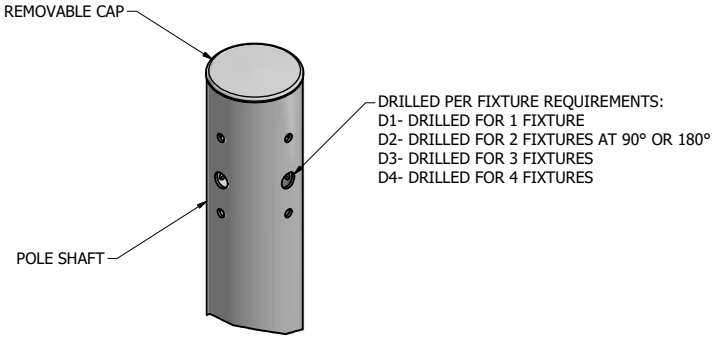
REV: 3

SCALE: NTS

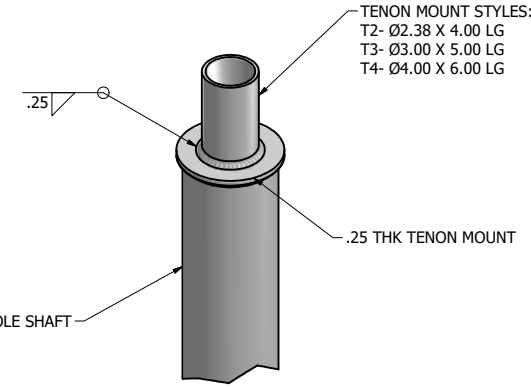
L03



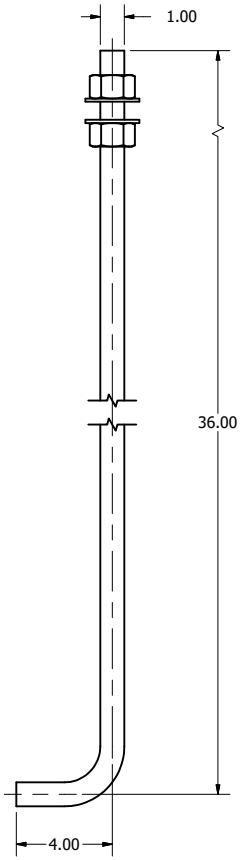
POLE DETAIL



DRILLED MOUNT STYLES



TENON MOUNT STYLES



Ø1.00 X 40.00 ANCHOR BOLT

NO.	POLE SHAFT SPECIFICATIONS
1.	SHAFTS ARE FABRICATED FROM A WELDABLE GRADE, HOT ROLLED COMMERCIAL QUALITY CARBON STEEL (ASTM A595 GRADE A) WITH A GUARANTEED MINIMUM YIELD STRENGTH OF 55,000 PSI AFTER FABRICATION. IT IS A ONE-PIECE CONSTRUCTION WITH A FULL-LENGTH, LONGITUDINAL WELD. THE POLE TAPERS AT A RATE OF 0.14" PER FT.
2.	BASE PLATES ARE CONSTRUCTED OF A STRUCTURAL QUALITY HOT ROLLED CARBON STEEL PLATE (ASTM A-36 HRS) WITH A GUARANTEED MINIMUM YIELD STRENGTH OF 36,000 P.S.I.
3.	ANCHOR BOLTS (ASTM F1554 GRADE 55) ARE "L" BENT BARS HAVING A MINIMUM YIELD STRENGTH OF 55,000 P.S.I. THE BOLTS ARE PARTIALLY GALVINIZED. FURNISHED COMPLETE WITH 2 HEX NUTS AND 2 FLAT WASHERS.
4.	POLES ARE STANDARD POLYESTER POWDER COAT FINISH.

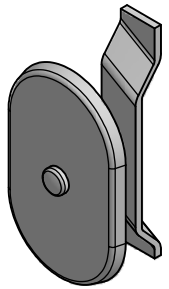
POLE DIMENSIONS				
POLE HGT (FT.)	TOP DIA. (IN.)	BOTTOM DIA. (IN.)	GAGE	MTG. HGT. (FT.)
25'	3.50	7.00	11 GA.	25'

BASE PLATE DIMENSIONS			
BOLT CIRCLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)
9.50-10.50	11.00 SQ	1.25	1.00

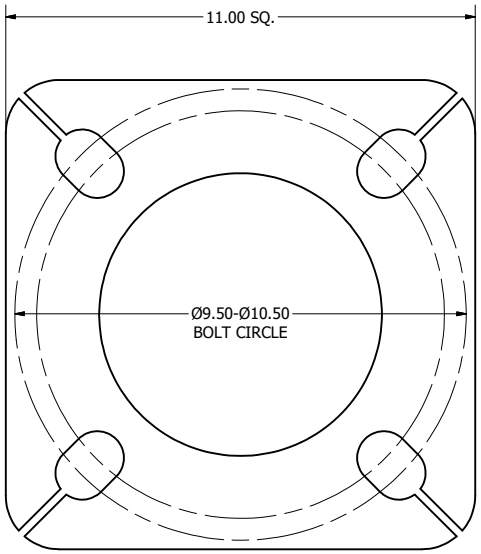
ANCHOR BOLT DIMENSIONS	
ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT LENGTH (IN.)
1.00	40.00

ALLOWABLE WIND LOADING (SQ. FT.)				
WIND*	80 MPH	90 MPH	100 MPH	120 MPH
EPA	22.0	17.8	14.4	10.0

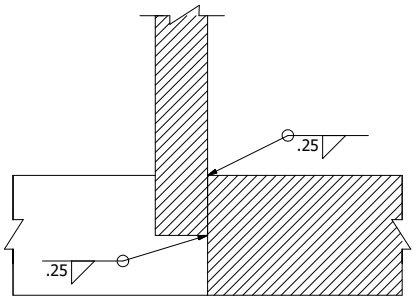
*WITH 1.3 GUST FACTOR



3.00 X 5.00 HAND HOLE COVER



11.00 X 11.00 X 1.00 BASE PLATE



BASE WELD DETAIL

TRS251170

TAMLITE LIGHTING

660 NW Peacock Blvd. Port St. Lucie, FL 34986
tel: (772) 878-4944 or on the web at www.tamliteusa.com

SPECIFICATION & FEATURES

TAMLITE LIGHTING

CONTRACTOR:	
PROJECT:	DATE:
PREPARED BY:	MODEL#:

SERIES AND SPECIFICATIONS



LPFLED

The LPFLED area light with its extreme low-profile and architectural styling make it a great alterative to conventional luminaries. Available in multiple light distributions and mounting options to suite any application.

FEATURES/WARRANTY

Construction
Die-cast aluminum housing has integral heat sink to optimize thermal management through conductive and onvective cooling. Housing is completely sealed against mosture and environmental contaminants. Low profile design for optimized pole wind loading.

Finish
Paint after fabrication (PAF) of die-cast body adds high resistance to rust over its lifetime.

Optics*
Precision-molded polycarbonate lenses are engineered for superior light area distribution, uniformity, and spacing. Zero uplight when mounted at 0°.

Electrical
70% lumen maintenance at >155,000 hours. Long-life LEDs PCB mounted, coupled with high-efficiency drivers, provide extended service life. Delivers up to 131 lumens per watt and LED Lumen maintenance of L80/100,000 hours. Thermally protected driver standard.

Dimming
LED drivers deliver dimming from a 0-10V control signal. Dims to 10% standard using PWM dimming.

Installation
The LPFLED has optional mounting options of a square pole arm, round pole arms for 3", 4", 5" diameter poles, slipfitter mounting, and trunnion mounting.

Listings
UL listed to US and Canadian safety standards. Wet location listed.
For use in ambient operating temperatures ranging from -40°C to 40°C. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Warranty
5-year limited warranty.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

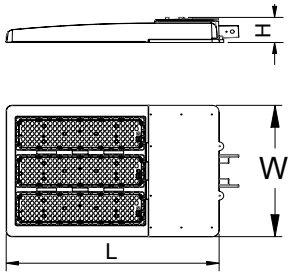
Voltage
120-277V & 480V

Color Temperature
4000k & 5000k

*Mounting and optics assembled in America

LINE DRAWING

	100W	150W	230W & 300W	400W
Length	16 1/8"	16 1/8"	21 1/4"	22"
Width	12 1/2"	12 1/2"	14 5/8"	16 7/8"
Height	2 7/8"	2 7/8"	2 7/8"	3 1/4"
Weight (max)	14 lbs	15 lbs	25 lbs	30 lbs



TAMLITE LIGHTING

CONTRACTOR:	
PROJECT:	**DATE:**
PREPARED BY:	**MODEL#:**

ORDERING INFORMATION

Example: LPFLED1004KFUSPBZ

SERIES	WATTAGE	COLOR TEMP	DISTRIBUTION	VOLTAGE	MOUNTING	FINISH
LPFLED	[100] : 100W [150] : 150W [230] : 230W [300] : 300W [400] : 400W	[4K] : 4000K [5K] : 5000K	[F] : 90 x 120H Flood Distribution [T2] : Type 2 [T3] : Type 3 [T4] : Type 4	[U] : 100-277V [E] : 277-480V	[SP] : Square Pole Arm [R3] : 3" Dia. Pole [R4] : 4" Dia. Pole [R5] : 5" Dia. Pole [TR] : Trunnion [SF] : Slip Fitter	[BZ] : Bronze [WH] : White

PERFORMANCE SPECIFICATIONS

WATTAGE	LED COUNT	DISTRIBUTION	4000K (80 CRI)					5000K (80 CRI)			
			LUMENS	B	U	G	LPW	LUMENS	B	U	G
100	180	90 X 120H	13721	3	0	1	140	13567	3	0	1
		TYPE 2	13300	3	0	3	137	13467	3	0	3
		TYPE 3	13275	3	0	3	137	12934	3	0	3
		TYPE 4	13200	3	0	3	136	13260	3	0	3
150	270	90 X 120H	20567	4	0	2	149	20892	4	0	2
		TYPE 2	20518	4	0	4	133	20392	4	0	4
		TYPE 3	20194	3	0	4	150	20013	3	0	4
		TYPE 4	19412	3	0	3	129	19533	3	0	3
230	378	90 X 120H	32602	5	0	2	140	32507	5	0	2
		TYPE 2	31356	4	0	4	135	29488	4	0	4
		TYPE 3	29913	4	0	4	134	31597	4	0	4
		TYPE 4	29007	4	0	4	130	30403	4	0	4
300	378	90 X 120H	39027	5	0	3	130	39054	5	0	3
		TYPE 2	39259	5	0	5	132	40824	5	0	5
		TYPE 3	39838	5	0	4	131	38645	5	0	4
		TYPE 4	38789	4	0	4	128	38095	4	0	4
400	504	90 X 120H	51430	5	0	3	126	51954	5	0	3
		TYPE 2	49408	5	0	5	121	50337	5	0	5
		TYPE 3	50429	5	0	5	123	50712	5	0	5
		TYPE 4	48910	5	0	4	119	49098	5	0	4

ELECTRICAL SPECIFICATIONS

Projected LED Lumen Maintenance

WATTAGE	0	25000	50000	100000
100	1.00	0.95	0.91	0.82
150	1.00	0.95	0.91	0.82
230	1.00	0.95	0.91	0.82
300	1.00	0.94	0.89	0.79
400	1.00	0.94	0.89	0.79

Electrical Load

WATTAGE	LED COUNT	INPUT CURRENT (A)				
		120	208	240	277	480
100	180	0.82	0.48	240	0.41	0.22
150	270	1.22	0.72	0.63	0.55	0.32
230	378	1.87	1.11	0.96	0.82	0.48
300	378	2.46	1.44	1.25	1.11	0.63
400	504	3.37	1.92	1.67	1.44	0.85

TAMLITE LIGHTING

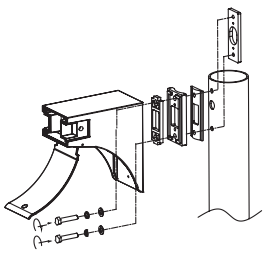
CONTRACTOR:	
PROJECT:	**DATE:**
PREPARED BY:	**MODEL#:**

SURGE PROTECTION SPECIFICATIONS

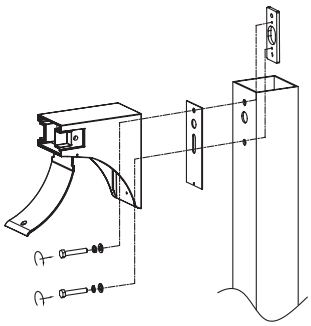
WATTAGE	VOLTAGE	SURGE PROTECTION FOR DRIVERS
100W	100-277V	Line to Line 4 kV Line to GND 6KV
150W	100-277V	Line to Line 4 kV Line to GND 6KV
200W	100-277V	Line-Earth 4KV, Line-Line 2KV
230W	100-277V	Line-Earth 4KV, Line-Line 2KV
300W	100-277V	Line-Earth 4KV, Line-Line 2KV
400W	100-277V	6kV line-line, 10kV line-earth
100W	277-480V	Line-Earth 4KV, Line-Line 2KV
150W	277-480V	Line-Earth 4KV, Line-Line 2KV
230W	277-480V	Line-Earth 4KV, Line-Line 2KV
300W	277-480V	Line-Earth 4KV, Line-Line 2KV
400W	277-480V	Line-Earth 4KV, Line-Line 2KV

MOUNTING DRAWINGS

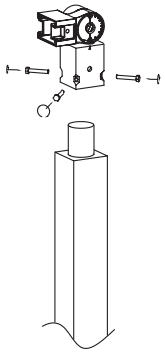
Round Pole Adapter
(Used with Square Pole Arm)



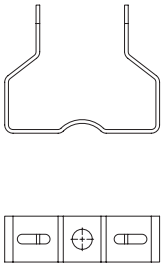
Arm Mount



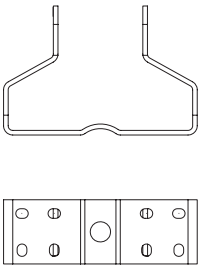
Slipfitter



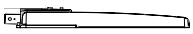
Trunnion
100W

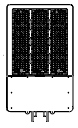


Trunnion
230W



EPA





EPA's maximum

100W	0.63	1.89
150W	0.63	1.89
230W	0.64	2.8
300W	0.64	2.8
400W	0.84	3.32

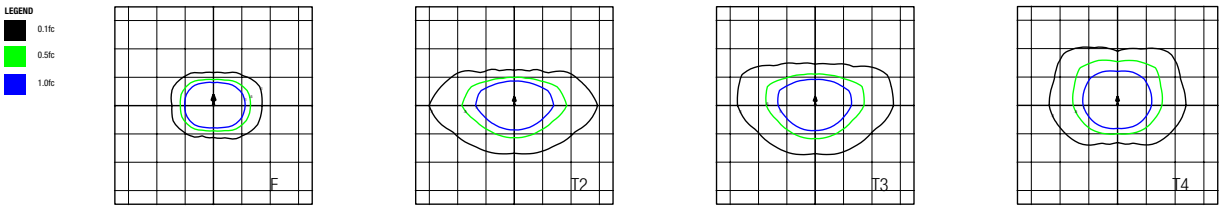
TAMLITE LIGHTING

CONTRACTOR:	
PROJECT:	**DATE:**
PREPARED BY:	**MODEL#:**

PHOTOMETRIC DIAGRAMS

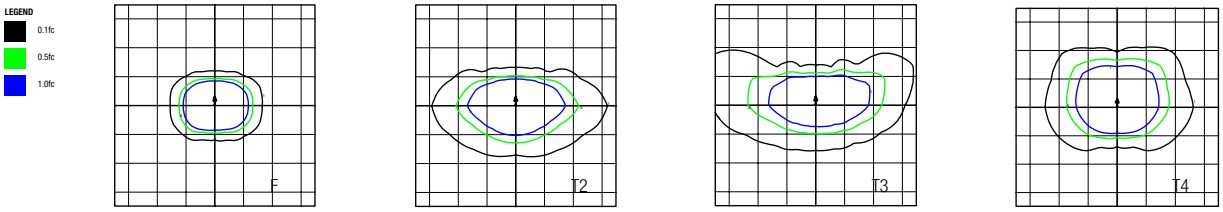
100W

Isofootcandle plots for the LPFLED 100W. Distances are in units of 30'. Mounting height is 20'.



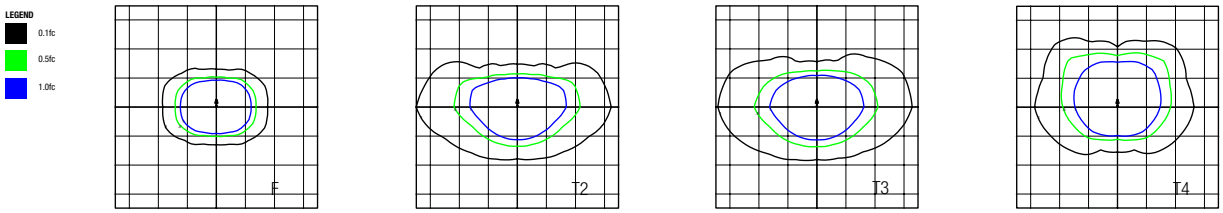
150W

Isofootcandle plots for the LPFLED 150W. Distances are in units of 30'. Mounting height is 20'.



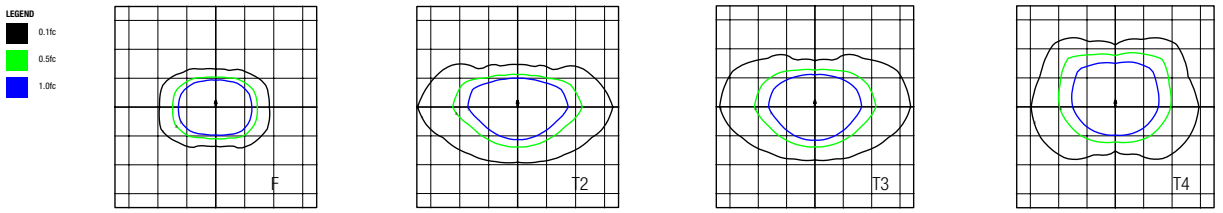
230W

Isofootcandle plots for the LPFLED 230W. Distances are in units of 35'. Mounting height is 25'.



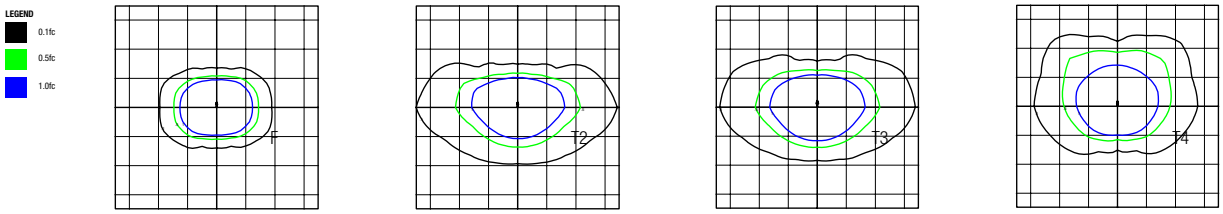
300W

Isofootcandle plots for the LPFLED 300W. Distances are in units of 40'. Mounting height is 30'.



400W

Isofootcandle plots for the LPFLED 400W. Distances are in units of 50'. Mounting height is 50'.



TAMLITE LIGHTING

CONTRACTOR:	
PROJECT:	DATE:
PREPARED BY:	MODEL#:

DESCRIPTION



DSLED Series

Die-cast aluminum housing and hinged front frame, coin plugs with O-rings for 1/2" conduit entry or photocell on two sides and top, corrosion resistant external stainless steel screws, and bronze powdercoat finish.

c UL us LISTED | WET LOCATION | 5 YEAR LIMITED WARRANTY | LED | DLC

CONSTRUCTION

Housing
Die-cast aluminum housing and hinged front frame

Finish
Bronze powdercoat

Light Source
LED

Lens
Clear high transmission polycarbonate optic plate

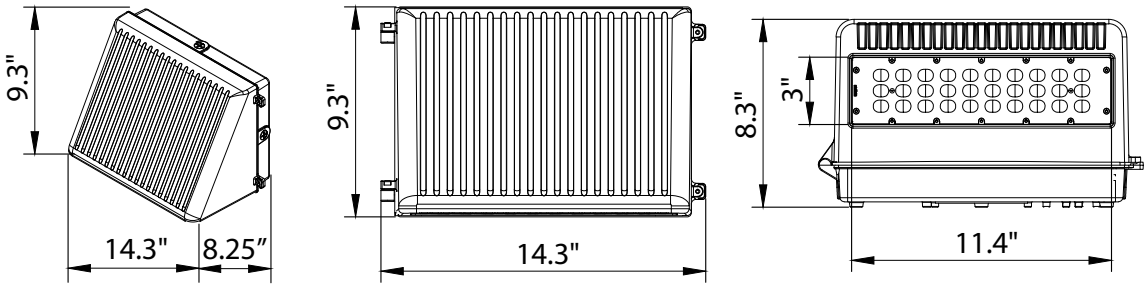
Coin Plugs
1/2" with O-rings for conduit or photocell 4: left, top, right side and back

Listings
UL listed to US safety standards. Suitable for wet locations. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Warranty
5-year limited warranty.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LINE DRAWING



CONTRACTOR:	
PROJECT:	**DATE:**
PREPARED BY:	**MODEL#:**

ORDERING INFORMATION

EXAMPLE: DSLED505K

Series	Wattage	Color Temp.	OPTIONS
DSLED	[50] : 50 Watts [80] : 80 Watts	[5K] : 5000K	[EM] : Battery Backup [PC] : Photocell

PERFORMANCE SPECIFICATIONS

	50W	80W
Input Voltage	100-277VAC	100-277VAC
Input Current	0.52A Max	1.0A Max
Power Factor	0.9	0.9
Efficacy	141+ LM/W	143+ LM/W
Color Temp	5000K	5000K
Frequency	50/60Hz	50/60Hz
Lifespan	50000Hrs.	50000Hrs.
CRI	>80	>80
Duv	0.0041	0.0005
Distribution	Full Cutoff - Type III	Full Cutoff - Type III
Lumens	6649+ Lumens	10910+ Lumens

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 4701 Regina Dr.

Parcel ID #(s) 3403-501-0025-000-5

Project description See attached Cover Letter

Treasure Coast Townhomes	Cotleur and Hearing, Daniel T. Sorrow: PM/ Agent
Property Owner(s)	**Applicant/Representative, Title, Company**
4701 Regina Dr.	1934 Commerce Lane
Street Address	Street Address
Fort Pierce FL 34982	Jupiter FL 33458
City State Zip	City State Zip
305-592-8830	561-406-1012
Phone Number	Phone Number
jb@ballarenagroup.com	dsorrow@cotleur-hearing.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

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

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

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

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

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

City of Fort Pierce
Planning and Zoning Department
100 N. US Highway 1
Fort Pierce, FL 34950

Re: **Project Name:** Ballarena Multi-Family
Application Description : Site Plan submittal
Application Item : Narrative
CH Project No.: 21-0326

Site Description :

Parcel ID :	3403-501-0025-000-5
Site Address :	4701 Regina Dr
Parcel Size (AC) :	9.57 Acre
Proposed MF residential Units :	114 Units.
Density:	11.90 DU's/ AC

Planning and Zoning Department,

On behalf of the applicant, Ballarena Construction, Cotleur & Hearing is submitting this application for the review of a proposed site plan. Please accept this as our request to develop 114 multi-family units on the subject site. The remainder of this narrative will provide necessary information surrounding the project site, located on 4701 Regina Drive.

The parcel is located on East Weatherbee Rd, between Poinsettia Ave and Regina Dr (See attached location map). This 9.57-acre site is currently vacant and is in the R-4 zoning district with a future land use of Residential Medium (RM). Multifamily dwelling units and townhomes are permitted uses within R-4 Zoning District as per the *City Code* outlined under **Sec. 125-187***., Allowed Use.* The site will include a main ingress/egress off E. Weatherbee Road.

Description of the proposed development on the subject property:

The site includes six (6) townhome complexes; four (4) buildings containing nine (9) units each, and two (2) building containing eight (8) units each, for a total of 52 townhome lots. The site also includes three (3) multifamily apartment buildings. Two of these buildings contain 20 units while the third contains 22 units. The proposed development is considered innovative in nature due to the mixed use of townhomes and apartment buildings on the site. Additionally, other creative features

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561.747.6336 561.747.1377

include a tot lot, picnic area, barbeque area, pool, office/gym, and garden area. Finally, there will be a lake area of approximately 0.70 acres to act as a centerpiece for the proposed development. These features intend to achieve a more creative and imaginative housing environment.

It is acknowledged that the maximum gross density in this district shall not exceed 12 units per acre for the innovative residential development. The conceptual site plan demonstrates compliancewith this density by proposing 11.90 units per acre. Additionally, there are at least two (2) parking spaces allocated for each unit on the proposed site plan, totaling to 281 spaces. The multifamily apartments and townhomes will not surpass 45 feet in height.

Architectural character of the proposed development:

The building design of the proposed development is compliant with the City Design Review code outlined under **sec.125-314.** The proposed design, including landscape features, is architecturally compatible with the surrounding structures. The building facades have a smooth stucco finish with an on the rock (SW 7671) and ice cube (SW 6252) color. Also, there are 8” wide raised stucco bands to simulate siding boards which are of a cast iron color (SW 6202). In general, exterior building components and all the proposed elements & colors are compatible with the architectural style of the proposed development and neighboring buildings.

Natural environment of the subject property:

There is no native upland habitat located on site. The environmental assessment report acknowledges that there is native vegetation present, but they are not considered to be native habitat due to not having significant associations. Please see attached environmental assessment report representing sample of vegetative species observed during the site visit.

Furthermore, there are no wetlands present on site. However, there is a lake of less than one (1) acre located within central north portion of the subject site. As stated above, the existing lake acts as a focal point for the proposed development. Environmental surveyor also conducted a pedestrian survey to investigate for the presence of any listed plant or animal. Per environmental report, Gopher Tortoises were detected on site. A Gopher Tortoise Permit will be obtained by an authorized agent to relocate the tortoises prior to any land clearing activities. Apart from this, no other animal or plant species were found on site. Please see attached environmental assessment report for detailed information on existing environmental condition of the subject property.

Lastly, the proposed multifamily project is suitable for the additional density bonuses, as the site plan satisfies the City Code outlined under **Sec. 125.243** and **Sec. 125-236** and Future Land Use Comprehensive Plan, **Goal 1, Policy 1.1.7 and 1.1.8.** A brief justification letter explaining how this project contributes to the City's density bonus incentives was submitted to the Planning Director on 08/31/2021.

We look forward to discussing the project with you during the Technical Review Committee (TRC) meeting. If you have any questions or if you need additional information, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or by calling 561-747-6336.

Sincerely,

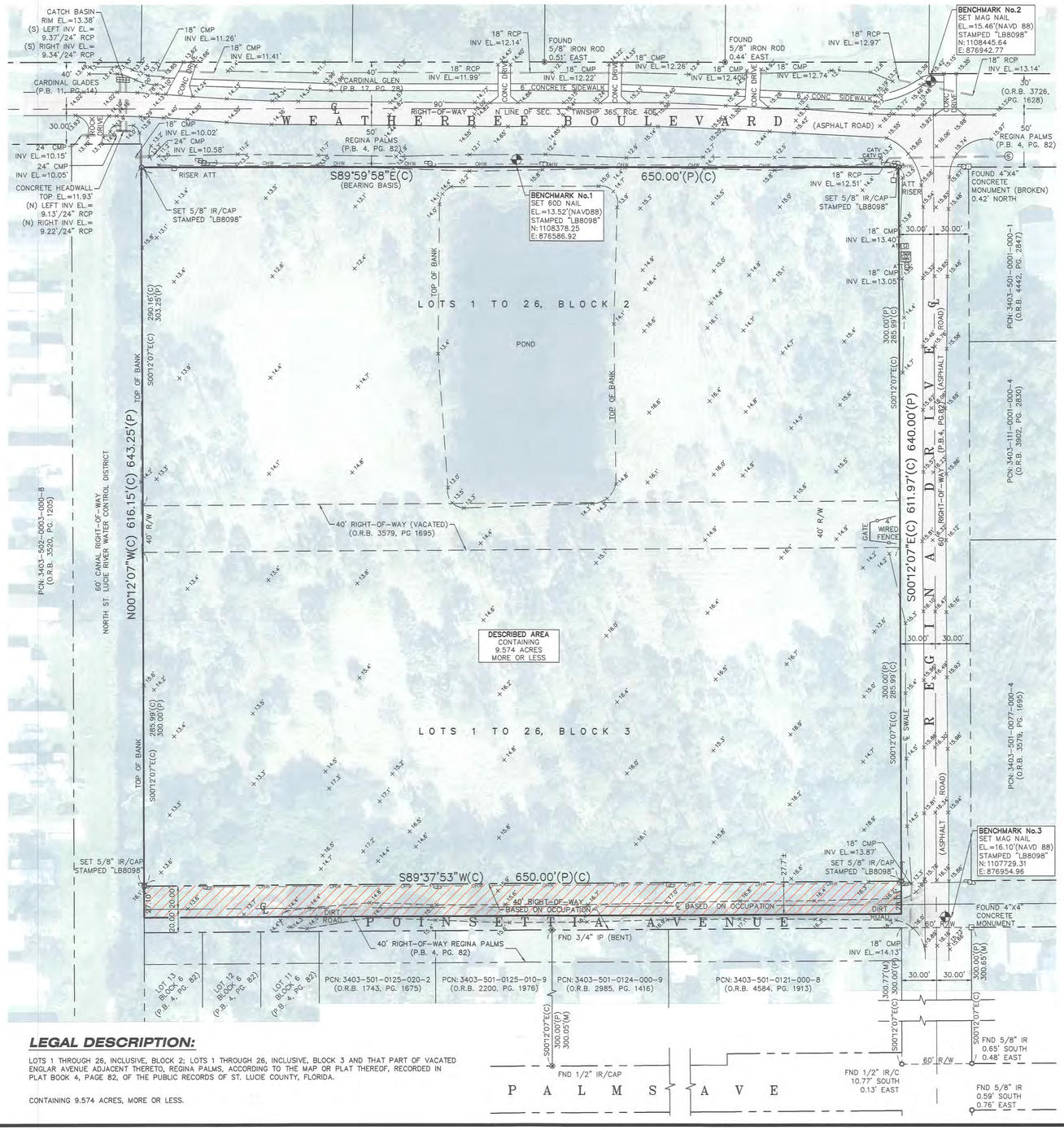


Daniel T. Sorrow, AICP, RLA, LEED AP BD+C

Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
561.800.8426 Cell
561.747.6336 Office

BOUNDARY SURVEY WITH TOPOGRAPHY

FOR: BALLARENA CONSTRUCTION



LEGAL DESCRIPTION:

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

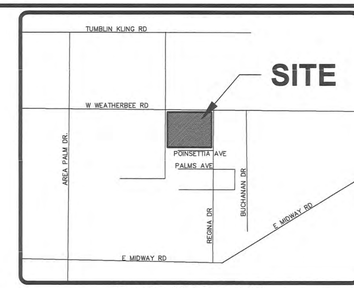
CONTAINING 9.574 ACRES, MORE OR LESS.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JUNE 16TH, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. PARCELS CONTAIN A TOTAL OF 9.574 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J–17.050–053, FLORIDA ADMINISTRATIVE CODE, IS "RESIDENTIAL/MEDIUM DENSITY." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE NORTH LINE OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL MONUMENTS DESIGNATED "Y 403" AND "Z 403", HAVING PUBLISHED ELEVATIONS OF 13.45 FEET AND 14.98 FEET.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0189K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. ▨ = AREA ENCUMBERED BY APPARENT USE (ROAD RIGHT–OF–WAY & UTILITIES)

CERTIFIED TO:

1. TREASURE TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. DEAN, MEAD, MINTON & MOORE

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

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

SIGNATURE DATE: 11/17/2021

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

DRAWN BY	AV
CHECKED BY	MTO
FIELD CREW	JW
FILE NAME	P:\21-293_Weatherbee_BLVD\21-293_Weatherbee_BLVD.dwg
LAYOUT	TILE/PAGE
SCALE	1"=50'
DATE	June 16th, 2021

DATE	REVISION COMMENTS
11/17/21	REVISE TO SHOW ROAD R/W ENCROACHMENT AND ADD CERTIFICATIONS - AV

BOUNDARY SURVEY WITH TOPOGRAPHY

FOR: BALLARENA CONSTRUCTION

RECORD INFORMATION
SEC. 3 & 34, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-293

1 OF 1

Z:\EDC-2021\21-293 - Ballarena - 4701 Regina Drive FPSU\REVEDwg - PDP\Survey\21-293_Weatherbee_REV2.dwg, 11/17/2021 10:19 AM
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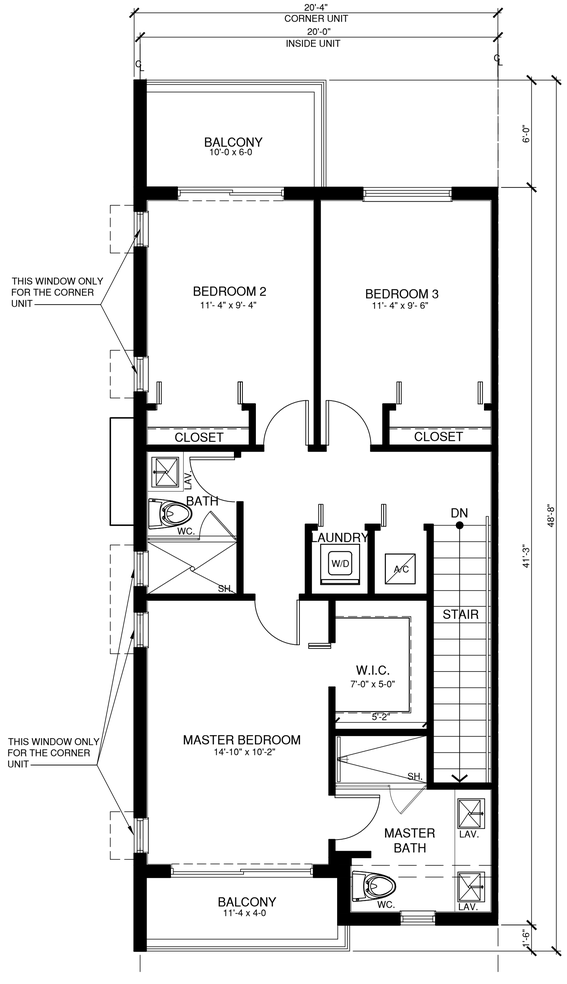
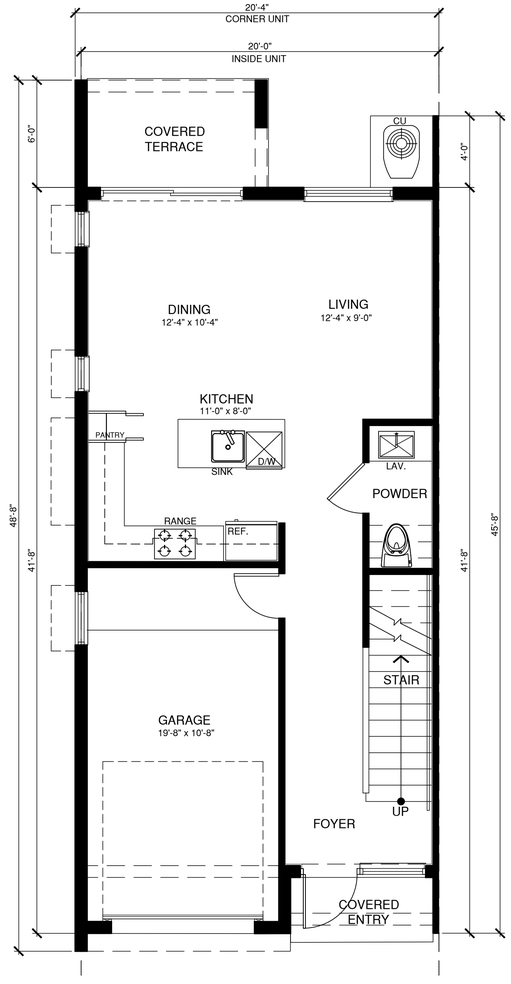
TYP.CORNER UNIT AREA BREAKDOWN	
A/C AREA GROUND FLOOR	582 SQ. FT.
A/C AREA SECOND FLOOR	809 SQ. FT.
TOTAL A/C	1,391 SQ. FT.
COVERED ENTRY	26 SQ. FT.
BALCONIES	112 S.Q F.T
COVERED TERRACE	64 SQ. FT.
GARAGE	241 SQ. FT.
TOTAL AREA	1,834 SQ. FT.

TYP.INSIDE UNIT AREA BREAKDOWN	
A/C AREA GROUND FLOOR	575 SQ. FT.
A/C AREA SECOND FLOOR	796 SQ. FT.
TOTAL A/C	1,371 SQ. FT.
COVERED ENTRY	26 SQ. FT.
BALCONIES	108 S.Q F.T
COVERED TERRACE	62 SQ. FT.
GARAGE	234 S.Q F.T
TOTAL AREA	1,801 SQ. FT.



TYPICAL TOWNHOME MODEL - SECOND FLOOR

SCALE: 1/4" = 1'-0"



TYPICAL TOWNHOME MODEL - GROUND FLOOR

SCALE: 1/4" = 1'-0"

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CONSULTANTS

BALLARENA GROUP
TREASURE TOWNHOMES

407 E WEATHERBEE
FORT PIERCE, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB659
DRAWN BY: HR
CHECKED BY: LB
DATE: 11-09-21

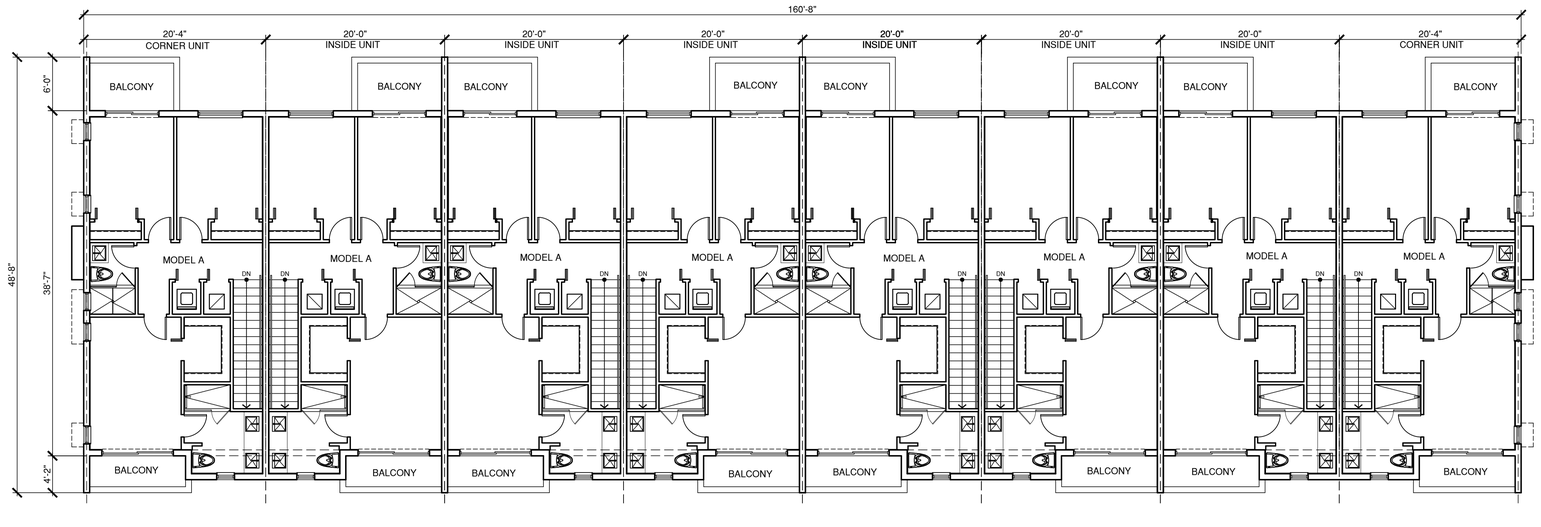
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

TYPICAL UNIT
FIRST & 2ND FLOOR

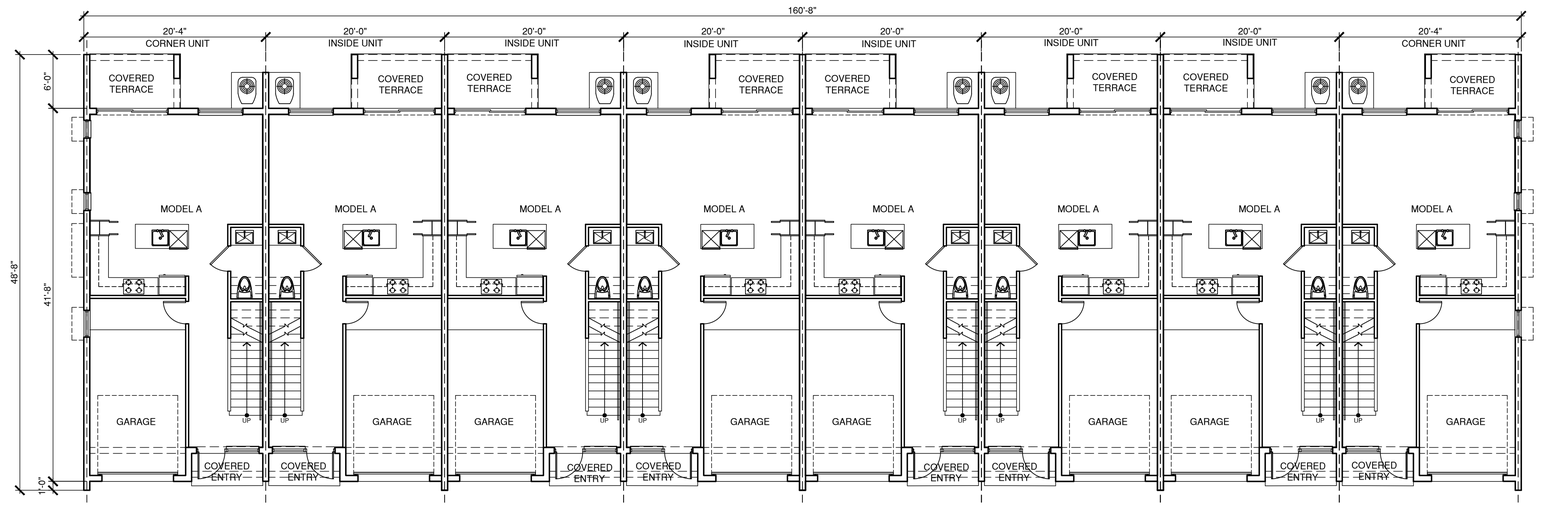
A-1

SHEET OF



SECOND FLOOR PLAN BUILDING 4, 6, 7 & 9.

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



GROUND FLOOR PLAN BUILDING 4, 6, 7 & 9.

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

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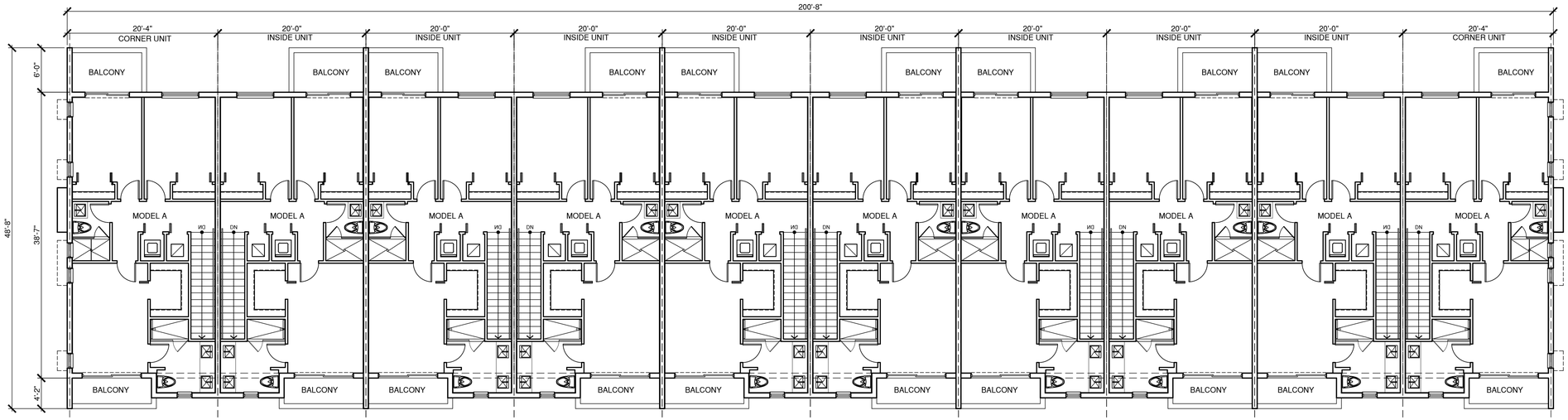
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

GROUND FLOOR PLAN
BUILDING 4, 6, 7 & 9.

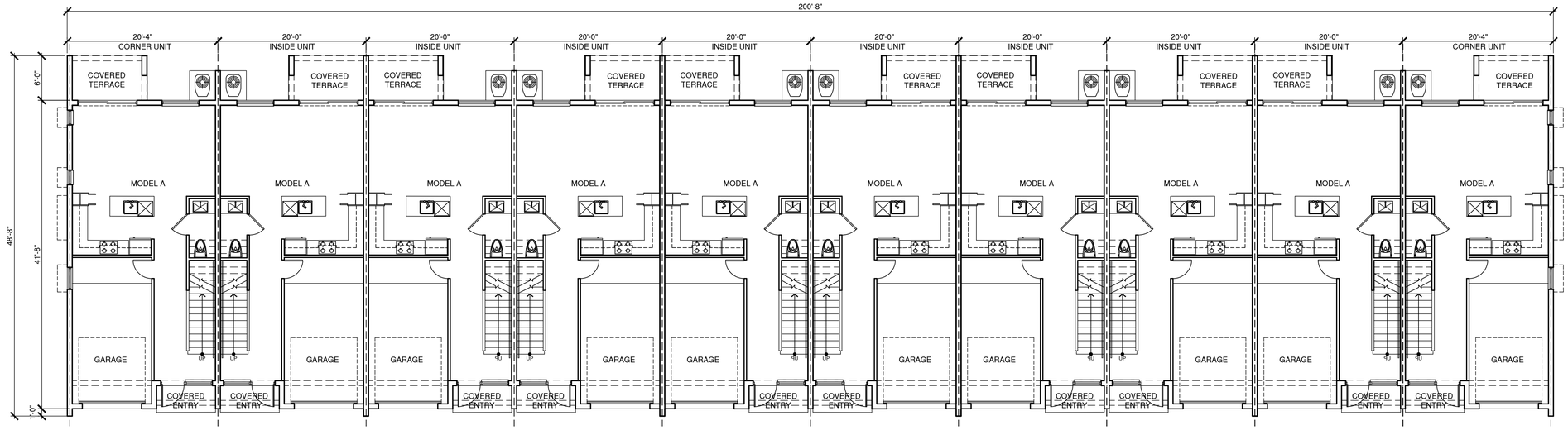
A-2

SHEET OF



SECOND FLOOR PLAN BUILDING 5 & 8.

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



GROUND FLOOR PLAN BUILDING 5 & 8.

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

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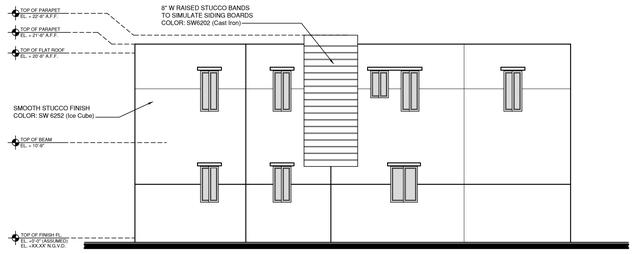
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

GROUND FLOOR PLAN
BUILDING 5 & 8.

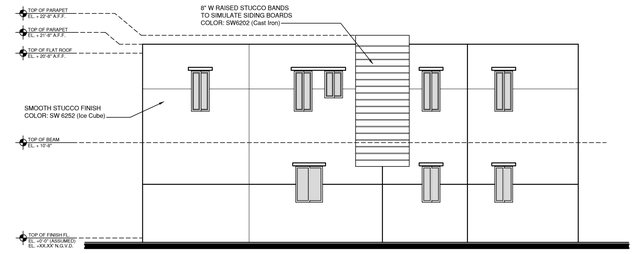
A-3

SHEET OF



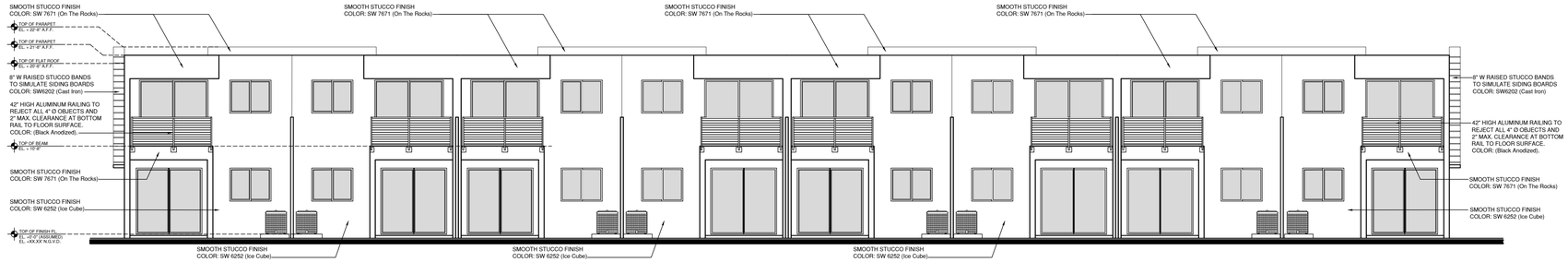
SIDE ELEVATION BUILDING 4, 6, 7 & 9. (North)

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



SIDE ELEVATION BUILDING 4, 6, 7 & 9. (South)

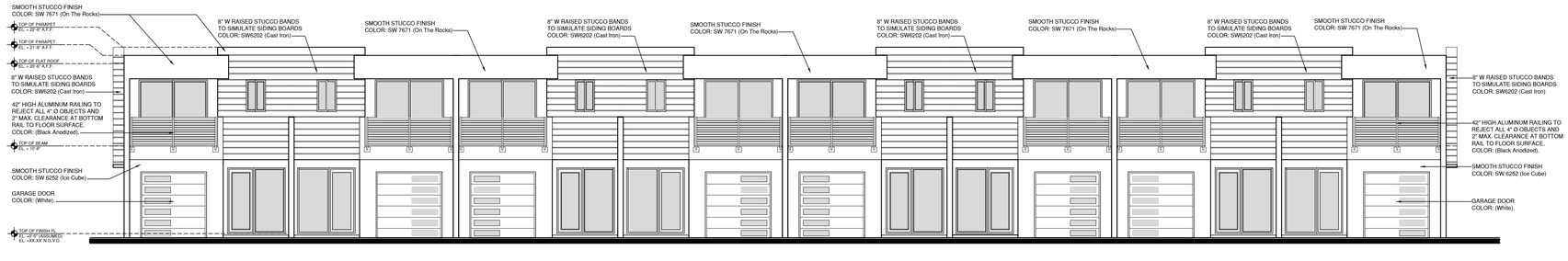
SCALE: 1/8" = 1'-0"



REAR ELEVATION BUILDING 4, 6, 7 & 9. (West)

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

PAINT LEGEND		
COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



FRONT ELEVATION BUILDING 4, 6, 7 & 9. (East)

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

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LEOPOLDO BELLON, AIA (AR-8737)

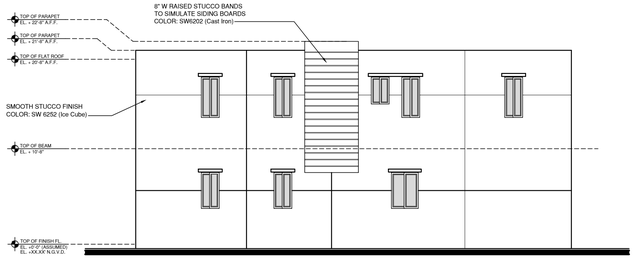
SHEET TITLE

ELEVATIONS
BUILDING A

A-4

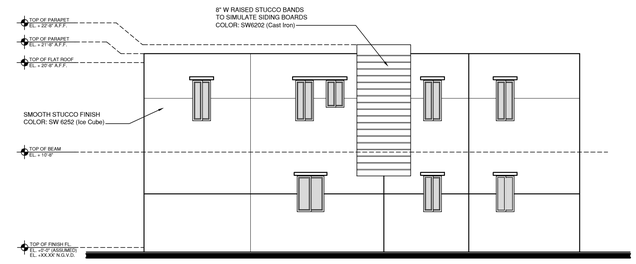
SHEET OF

PAINT LEGEND		
COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



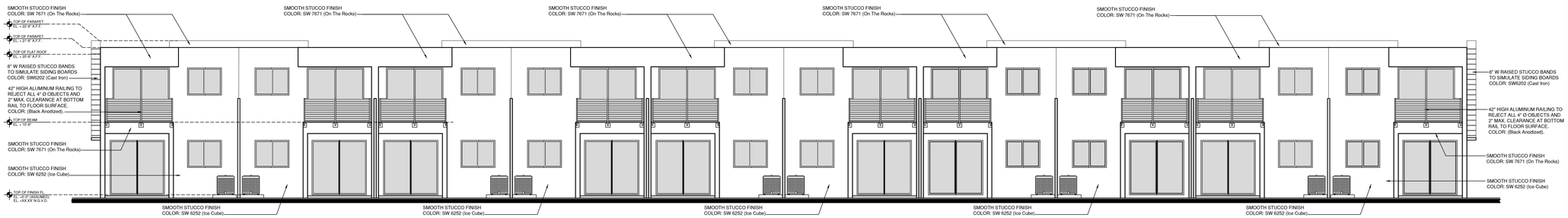
SIDE ELEVATION BUILDING 5 & 8. (North)

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



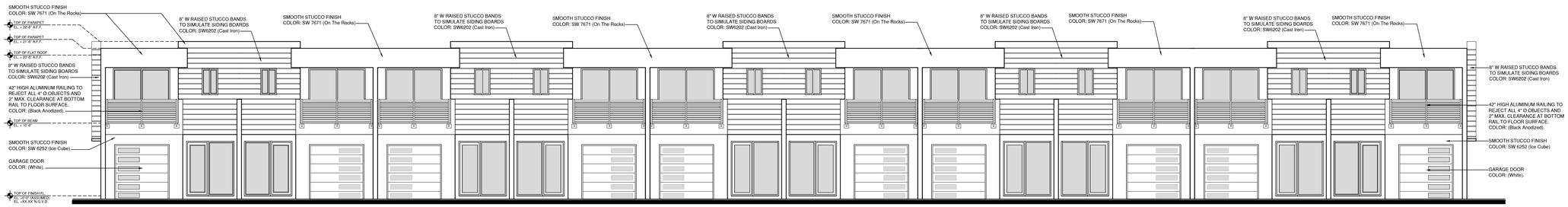
SIDE ELEVATION BUILDING 5 & 8. (South)

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



REAR ELEVATION BUILDING 5 & 8. (West)

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



FRONT ELEVATION BUILDING 5 & 8. (East)

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

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CONSTRUCTION MANAGEMENT

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BALLARENA GROUP
TREASURE TOWNHOMES

407 E WEATHERBEE
FORT PIERCE, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB659
DRAWN BY: HR
CHECKED BY: LB
DATE: 11-09-21

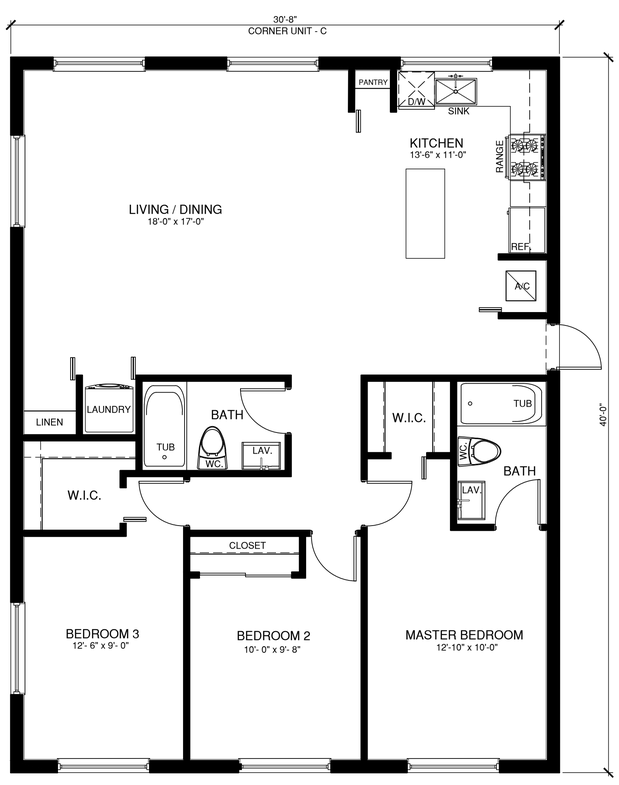
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

ELEVATIONS
BUILDING B

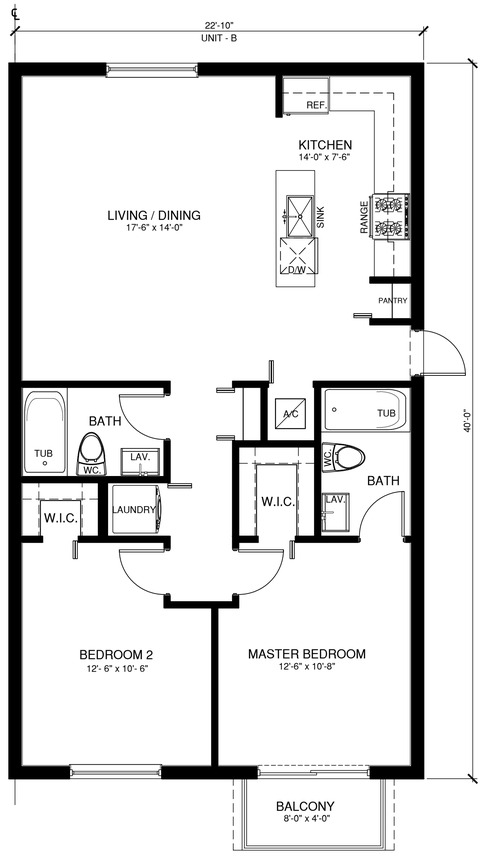
A-5

SHEET OF



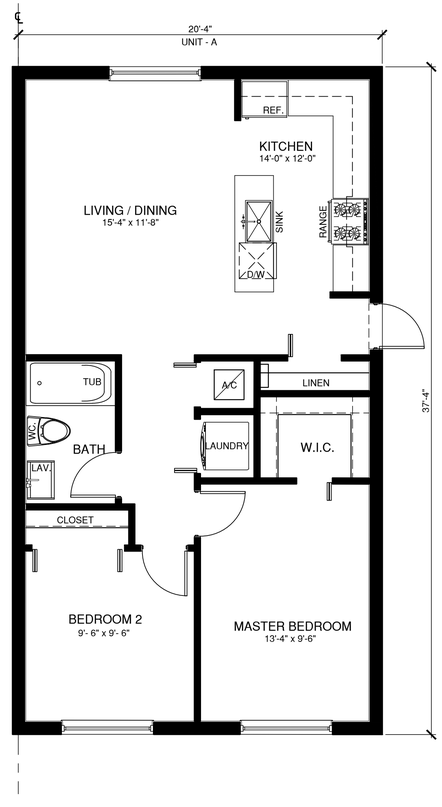
TYPICAL UNIT - C

SCALE: 1/4" = 1'-0" 3 BED / 2 BATH



TYPICAL UNIT - B

SCALE: 1/4" = 1'-0" 2 BED / 2 BATH



TYPICAL UNIT - A

SCALE: 1/4" = 1'-0" 2 BED / 1 BATH

UNIT - A - AREA BREAKDOWN 2 BED / 1 BATH	
A/C AREA	760 SQ. FT.

UNIT - B - AREA BREAKDOWN 2 BED / 2 BATH	
A/C AREA	914 SQ. FT.
BALCONY	32 SQ. FT.
TOTAL AREA	946 SQ. FT.

UNIT - C - AREA BREAKDOWN 3 BED / 2 BATH	
A/C AREA	1,226 SQ. FT.

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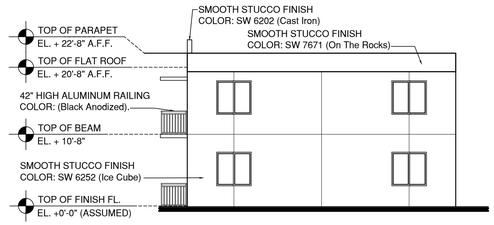
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE
TYPICAL BLDG. UNITS

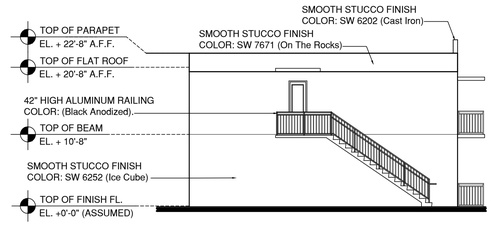
A-6
SHEET OF

PAINT LEGEND		
COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



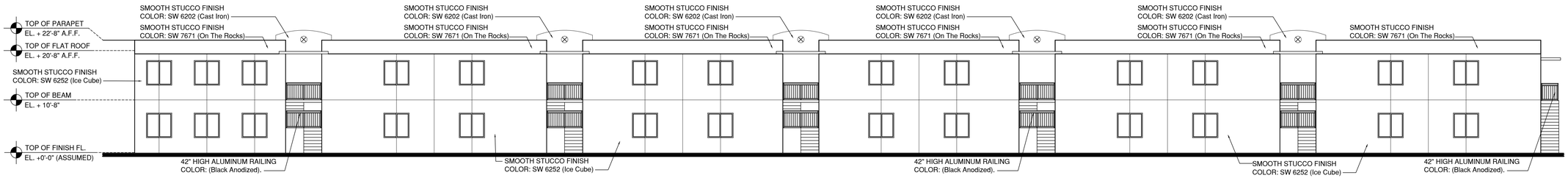
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



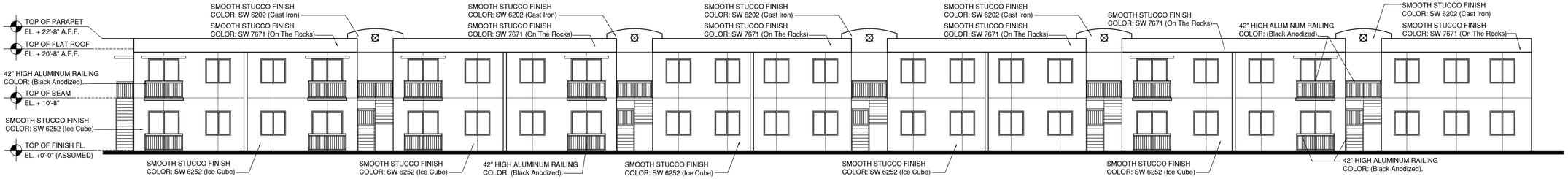
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



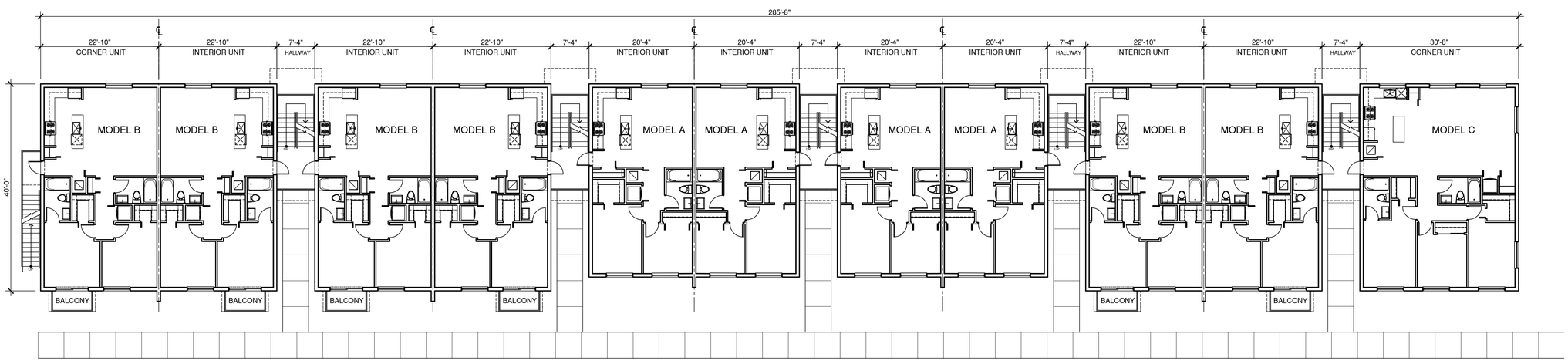
REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



FLOOR PLAN - BUILDING - 1

SCALE: 3/32" = 1'-0"

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LEOPOLDO BELLON, AIA (AR-8737)

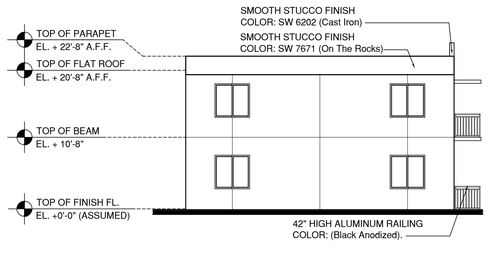
SHEET TITLE

FLOOR PLAN & ELEVATIONS BLDG - 1

A-7

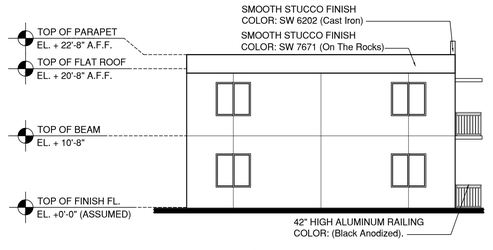
SHEET OF

PAINT LEGEND		
COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



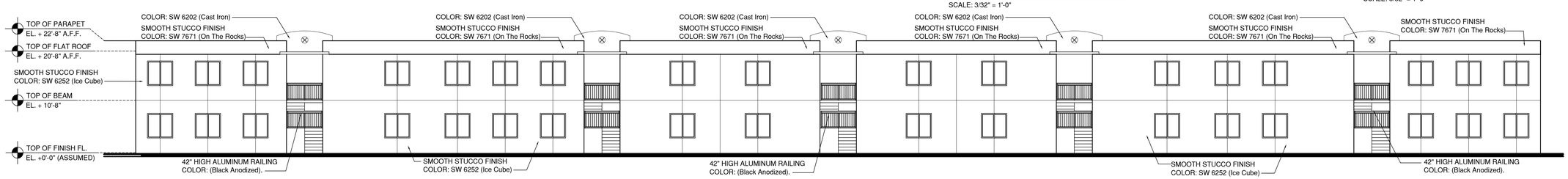
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



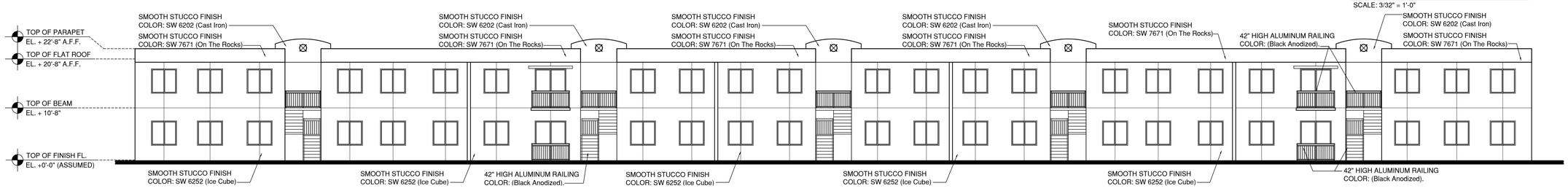
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



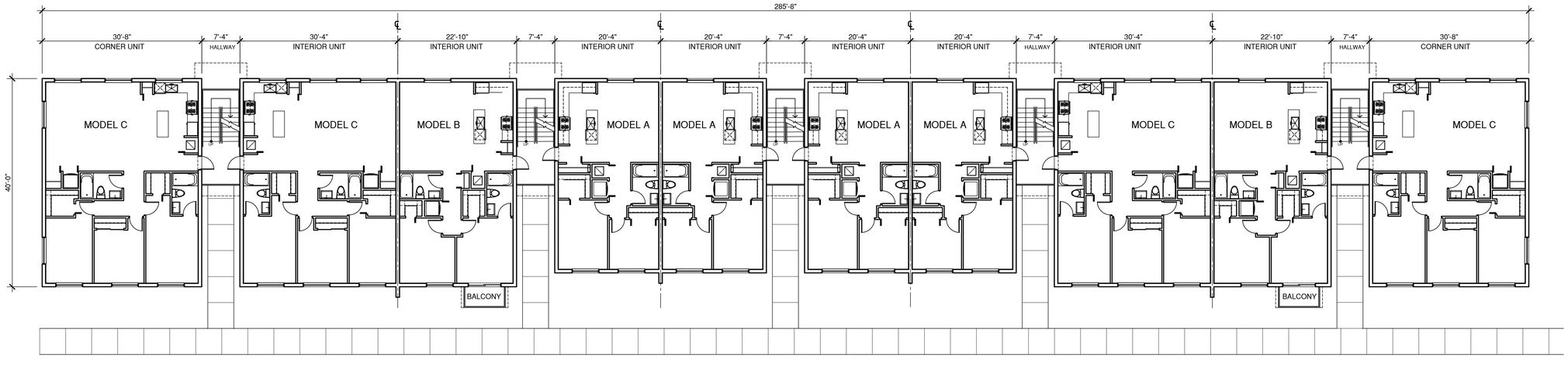
REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



FLOOR PLAN - BUILDING - 2

SCALE: 3/32" = 1'-0"

BELLON architecture

12930 S.W. 128 STREET
SUITE 203
MIAMI, FLORIDA 33186

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INTERIORS

CONSTRUCTION MANAGEMENT

CONSULTANTS

BALLARENA GROUP
TREASURE TOWNHOMES
407 E WEATHERBEE
FORT PIERCE, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB659
DRAWN BY: HR
CHECKED BY: LB
DATE: 11-09-21

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

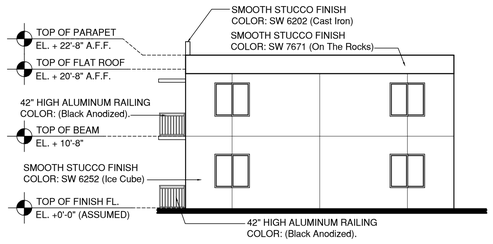
FLOOR PLAN &
ELEVATIONS BLDG - 2

A-8

SHEET OF

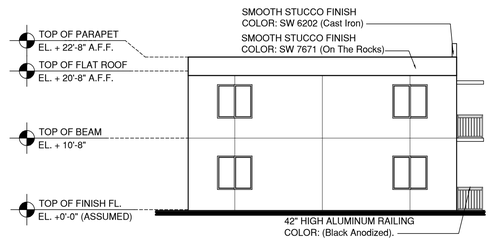
PAINT LEGEND

COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



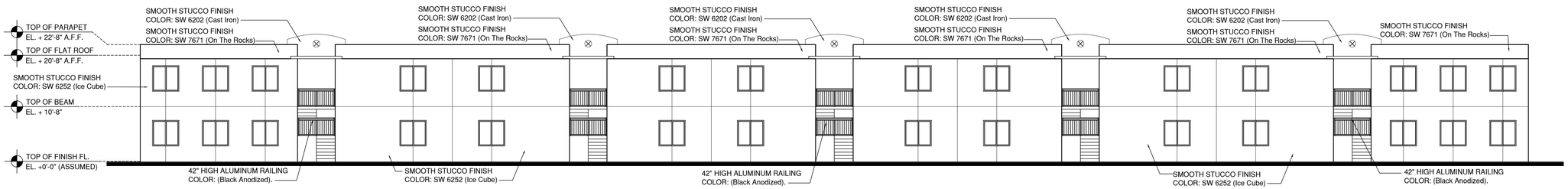
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



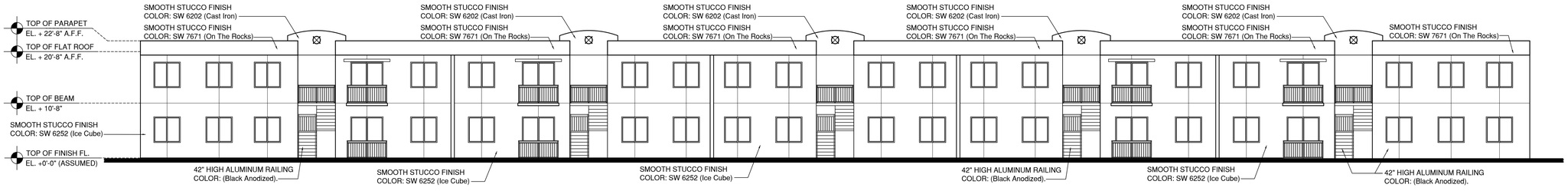
SIDE ELEVATION

SCALE: 3/32" = 1'-0"



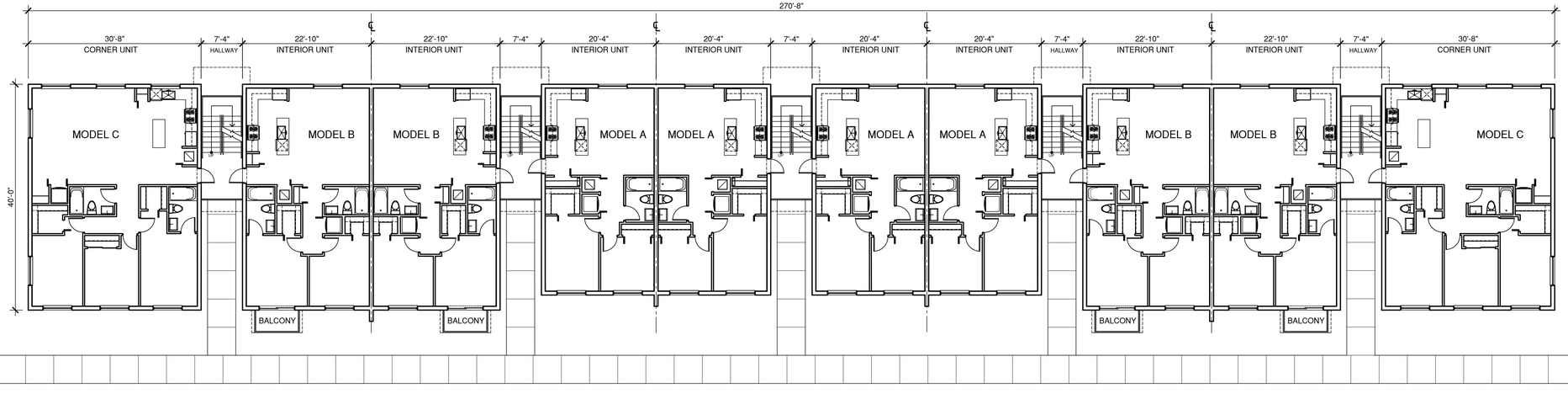
REAR ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



FLOOR PLAN - BUILDING - 3

SCALE: 3/32" = 1'-0"

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MARK	DATE	DESCRIPTION

PROJECT No. LB659
DRAWN BY: HR
CHECKED BY: LB
DATE: 11-09-21

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

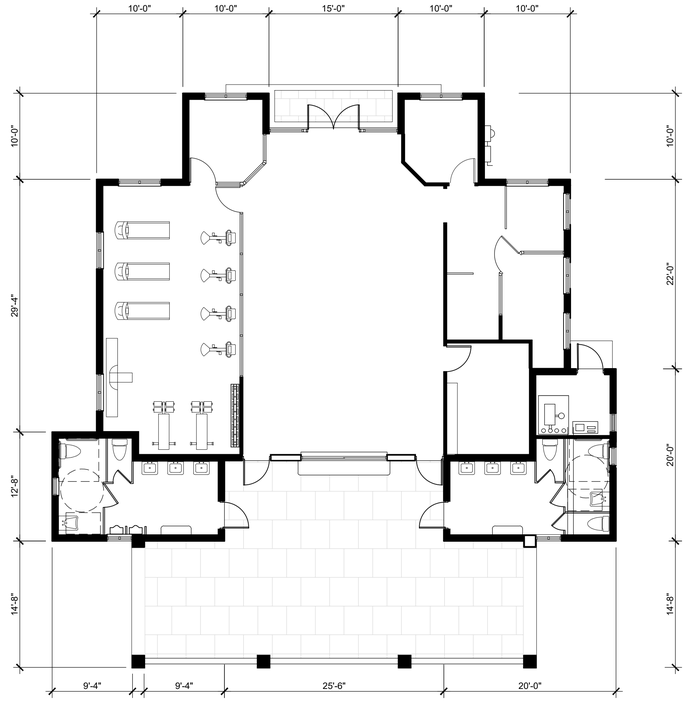
FLOOR PLAN &
ELEVATIONS BLDG - 3

A-9

SHEET OF

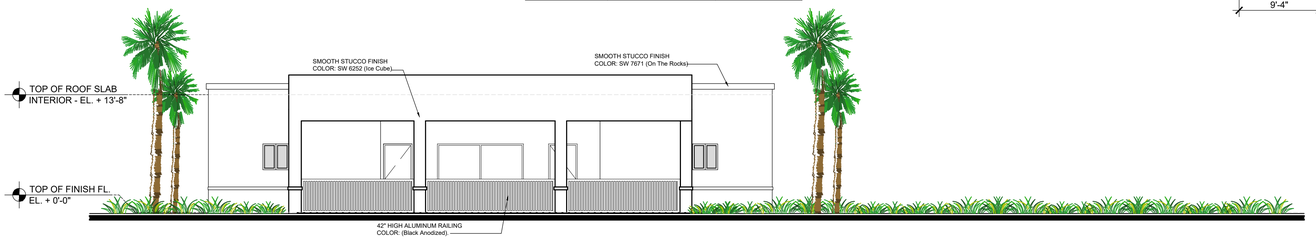
PAINT LEGEND

COLOR REFERENCE	APPLICATION PLACE	SAMPLE
SW 7671	STUCCO BAND (SEE ELEVATION)	On The Rocks SW 7671
SW 6202	8" WIDE RAISED STUCCO BAND (SEE ELEVATION)	
SW 6252	RESIDENCE BASE COLOR (SEE ELEVATION)	
WHITE	GARAGE DOOR (SEE ELEVATION)	
BLACK ANODIZED	WINDOWS, DOORS & RAILING (SEE ELEVATION)	



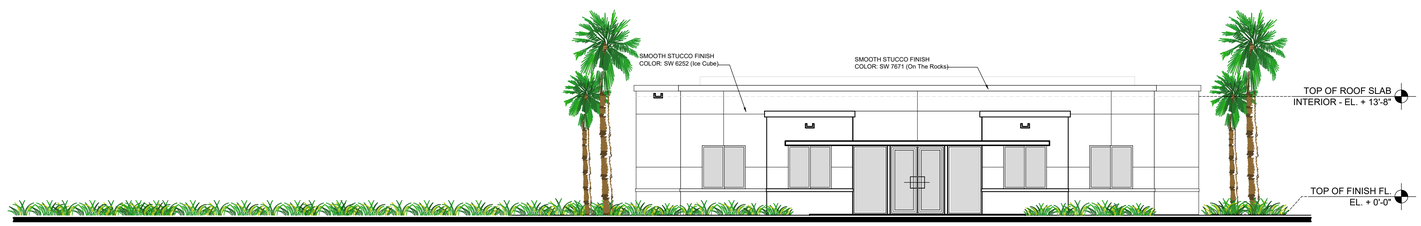
CLUBHOUSE

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



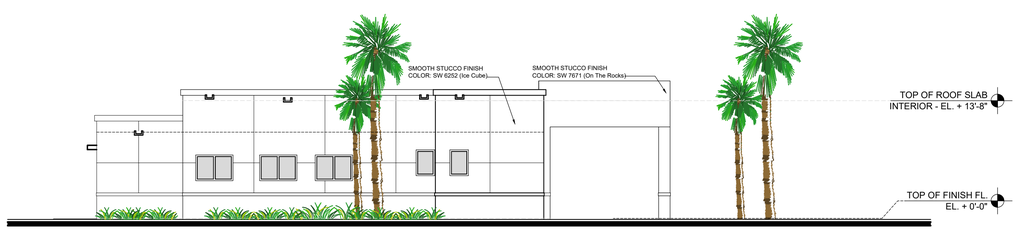
CLUBHOUSE FRONT ELEVATION

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



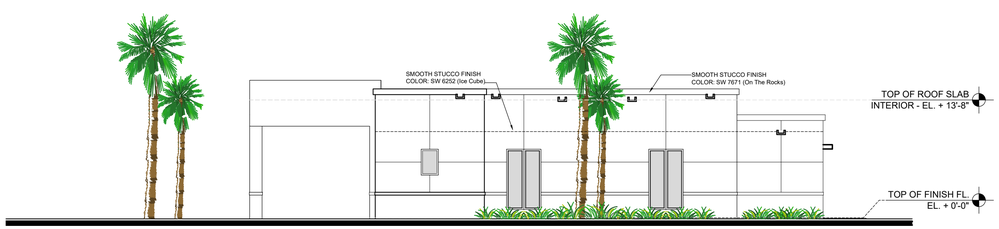
CLUBHOUSE REAR ELEVATION

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



CLUBHOUSE LEFT ELEVATION

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



CLUBHOUSE RIGHT ELEVATION

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

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MARK	DATE	DESCRIPTION

PROJECT No. LB659
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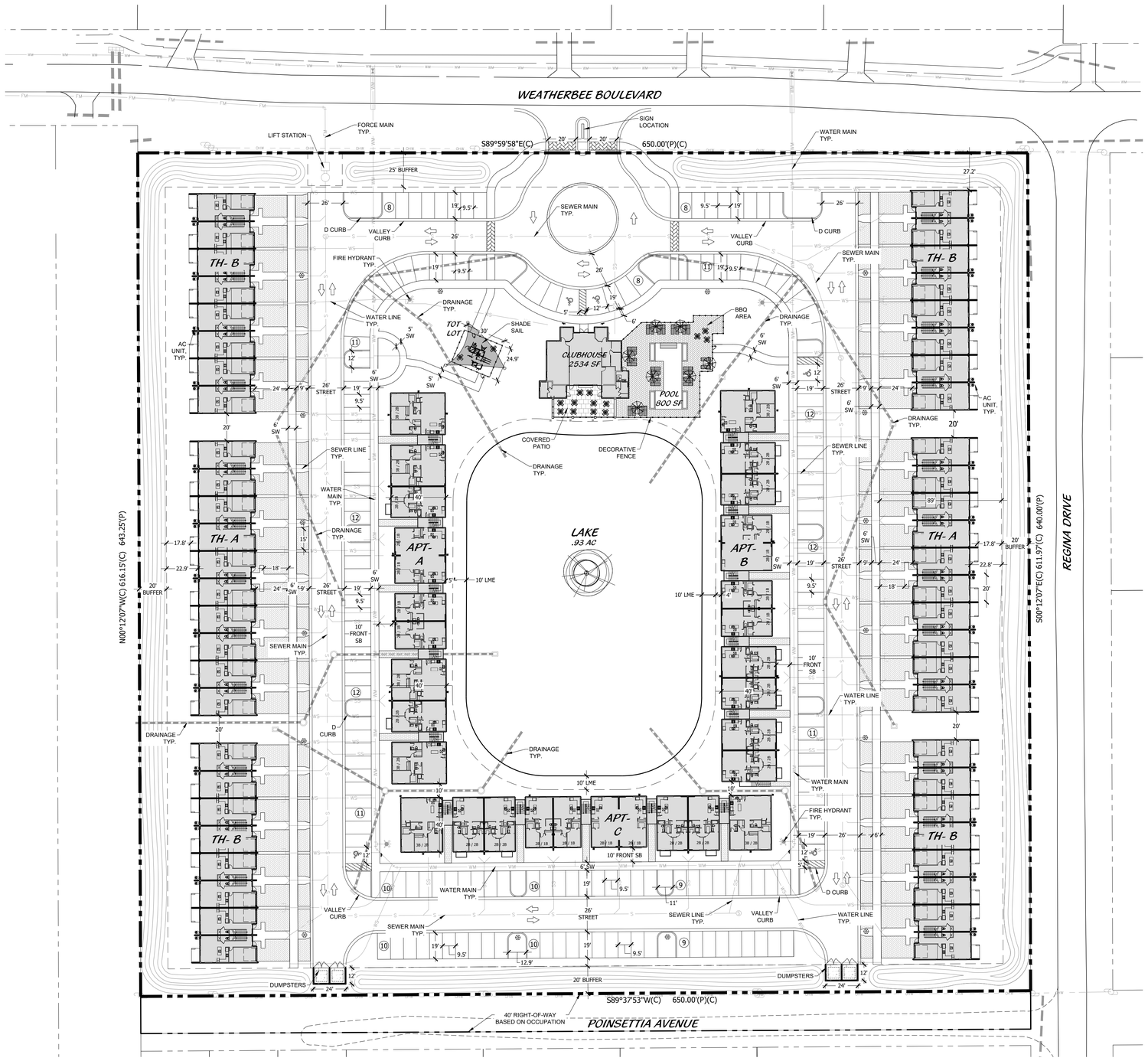
LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

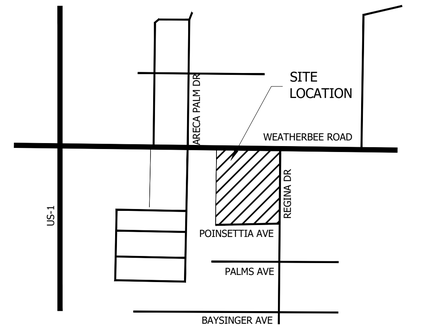
CLUBHOUSE FLOOR PLAN

A-10

SHEET OF



KEY MAP



SITE DATA

	ACRES	SQUARE FEET	
SITE AREA	**9.574**	**417,043.40**	
TOTAL PROPOSED UNITS	114	UNITS	
DENSITY BONUS	12	UNITS/ACRE	
LAND USE	RM		
ZONING	R-4		

UNIT MIX

	UNIT COUNT	2 BEDROOMS	3 BEDROOMS	PERCENT
(2) TH BUILDING A (10 UNIT, 3 BEDROOM)	20		60	27.5%
(4) TH BUILDING B (8 UNIT 3 BEDROOM)	32		96	44.0%
APT BUILDING A (20 UNIT, 2/3 BEDROOM)	20	14	6	9.2%
APT BUILDING B (22 UNIT, 2/3 BEDROOM)	22	20	2	10.1%
APT BUILDING C (20 UNIT, 2/3 BEDROOM)	20	16	4	9.2%
TOTAL	**114**	**50**	**168**	**100.0%**

PARKING CALCULATIONS

TOWNHOME PARKING REQUIRED	40	SPACES
APARTMENT PARKING REQUIRED	52	SPACES
HANDICAPPED PARKING REQUIRED	6	SPACES
TOTAL	**98**	SPACES
OFF-STREET PARKING PROVIDED	169	SPACES
HANDICAPPED PARKING PROVIDED	5	SPACES
TANDEM PARKING PROVIDED	20	SPACES
GARAGE PARKING PROVIDED	20	SPACES
TOTAL	**214**	SPACES

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
OPEN SPACE	3.16	137,833.60	33.05%
SUB-TOTAL	**3.16**	**137,833.60**	**33.05%**
IMPERVIOUS	**ACRES**	**SQUARE FEET**	**PERCENT**
SIDEWALKS, DRIVEWAYS, POOLS, & PATIOS	3.17	138,054.20	33.11%
BUILDING COVERAGE	2.31	100,623.60	24.13%
LAKE	0.93	40,532.00	9.71%
SUB-TOTAL	**6.41**	**279,209.80**	**66.95%**
TOTAL	**9.574**	**417,043.40**	**100.00%**

LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

LEGAL DESCRIPTION

LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 3 AND THAT PART OF VACATED ENGLAR AVENUE ADJACENT THERETO, REGINA PALMS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED ACE, LAH
DRAWN ACE, LAH
APPROVED DTS
JOB NUMBER 21-0326
DATE 12-15-21
REVISIONS

SHEET 1 OF 2

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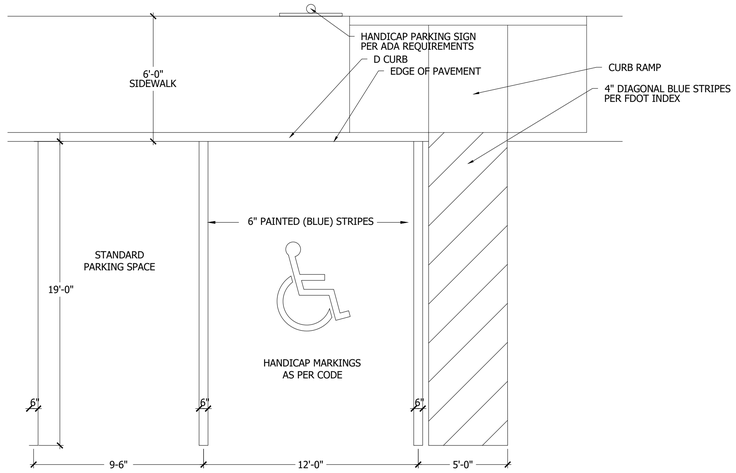
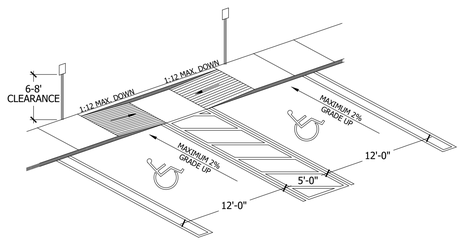
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS

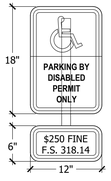


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

HANDICAP SIGN DETAIL

NTS

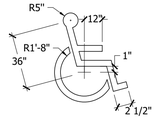


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

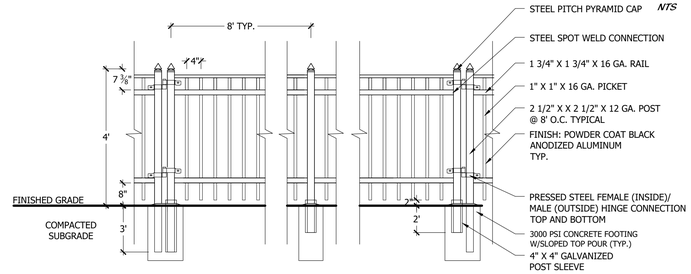
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

DECORATIVE FENCE DETAIL

NTS

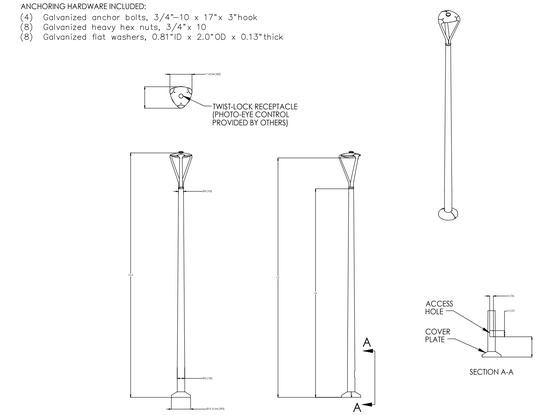


LIGHTING DETAIL

NTS

FGP Area Light, 16ft, Type 5, with cover plate, with twist-lock
Product Drawing
www.landscapeforms.com
Date: 10/5/2018
Ph: 800.521.2546

ANCHORING HARDWARE INCLUDED:
(4) Galvanized anchor bolts, 3/4"-10 x 17"x 3"hook
(8) Galvanized heavy hex nuts, 3/4"x 10
(8) Galvanized flat washers, 0.81"ID x 2.0"OD x 0.13"thick



landscapeforms Drawing: AG503-04
Dimensions are in inches [mm]
U.S. Patent No. D752,268

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TOT LOT SHADE SAIL DETAIL

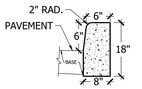
NTS



*NOTE: SHADE STRUCTURE, CUSTOM SIZED 16' HT. 40' X 40' X 40', PRODUCT VENDOR TO BE DETERMINED BY CONTRACTOR

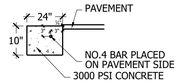
D CURB DETAIL

NTS



HEADER CURB DETAIL

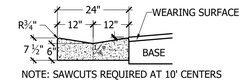
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

VALLEY CURB DETAIL

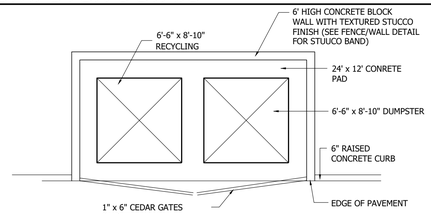
NTS



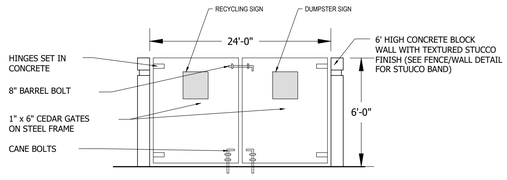
NOTE: SAWCUTS REQUIRED AT 10' CENTERS

DUMPSTER DETAIL

NTS



DUMPSTER PAD LAYOUT



DUMPSTER ELEVATION

SITE DETAILS

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1934 Commerce Lane
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www.cotleurhearing.com
Lic# LC-C000239

407 E WEATHERBEE ROAD

Ballarena Group
Fort Pierce, Florida

DESIGNED	ACE, LAH
DRAWN	ACE, LAH
APPROVED	DTS
JOB NUMBER	21-0326
DATE	12-15-21
REVISIONS	

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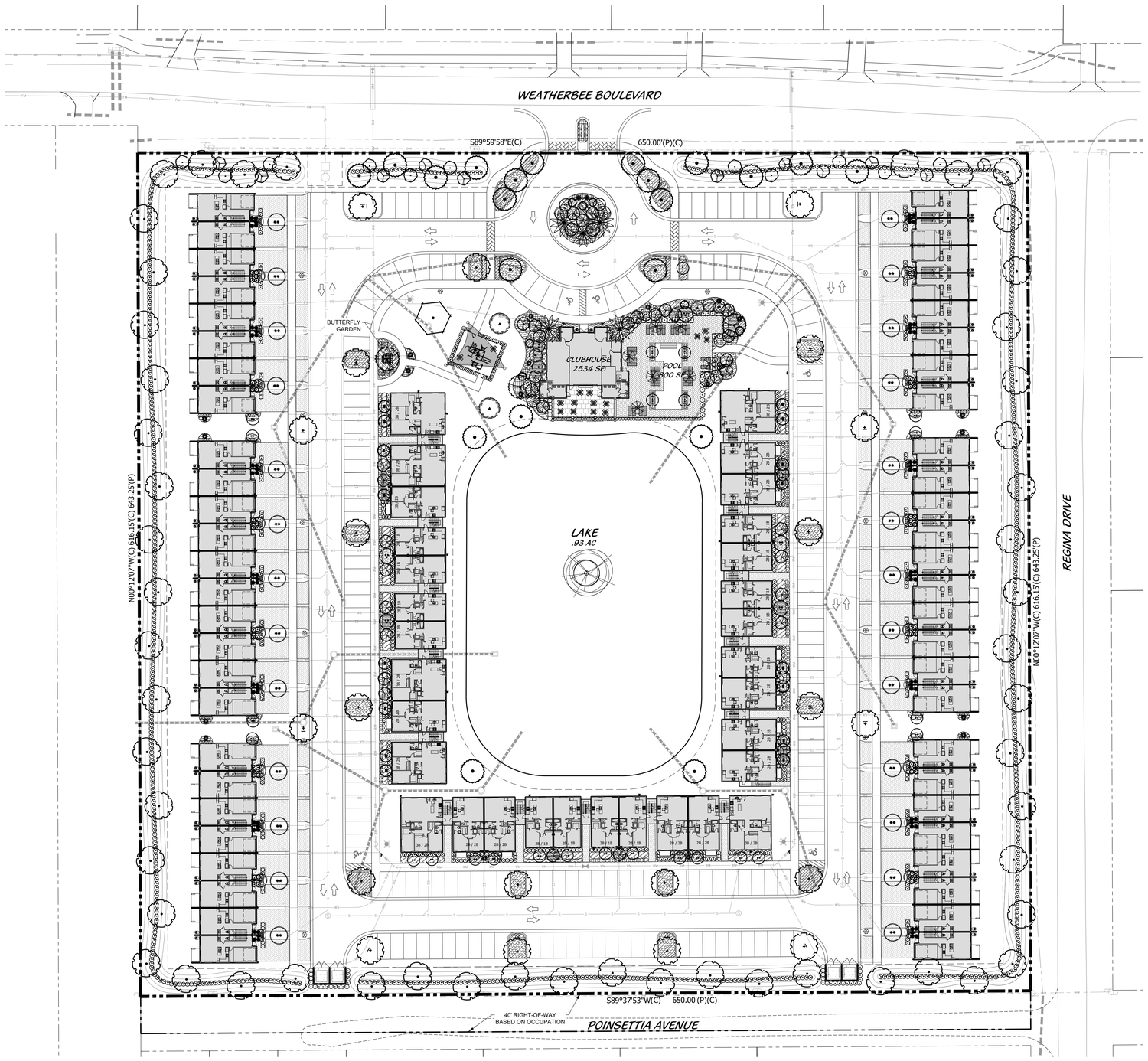
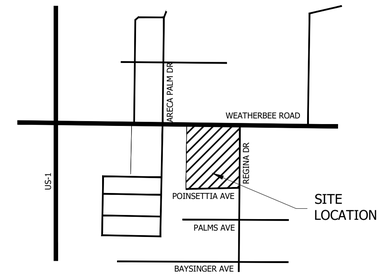


KEY MAP



LANDSCAPE DATA

VUA REQUIREMENTS:
- 1 SF OF INTERIOR LANDSCAPE / 15 SF OF VUA
  - REQUIRED: 3088 SF
  - PROVIDED: 7166 SF
- ONE TREE / 100 SF OF REQUIRED LANDSCAPE AREA
  - REQUIRED: 31 TREES
  - PROVIDED: 40 TREES

BUFFER REQUIREMENTS:
- 10' WIDE LANDSCAPE STRIP
- 1 TREE / 300 SF OF REQUIRED LANDSCAPE
  - REQUIRED: 81
  - PROVIDED: 83
- 3' CONTINUOUS SCREEN
  - PROVIDED: 3' CONTINUOUS COCOPLUM HEDGE

LEGEND

HC	HANDICAP	HC SIGN	PARKING LIGHT
LB	LANDSCAPE BUFFER	STOP SIGN	
SB	SETBACK	DO NOT ENTER	BUILDING/ACCENT LIGHT
SW	SIDEWALK	PEDESTRIAN CROSSING	
TYP	TYPICAL		

OVERALL LANDSCAPE PLAN

0' 20' 40' 80' 120' 160'

Scale: 1" = 40'-0"

North

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Ballarena Group
Fort Pierce, Florida

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DRAWN	CTB
APPROVED	DTS
JOB NUMBER	21-0326
DATE	12-15-21
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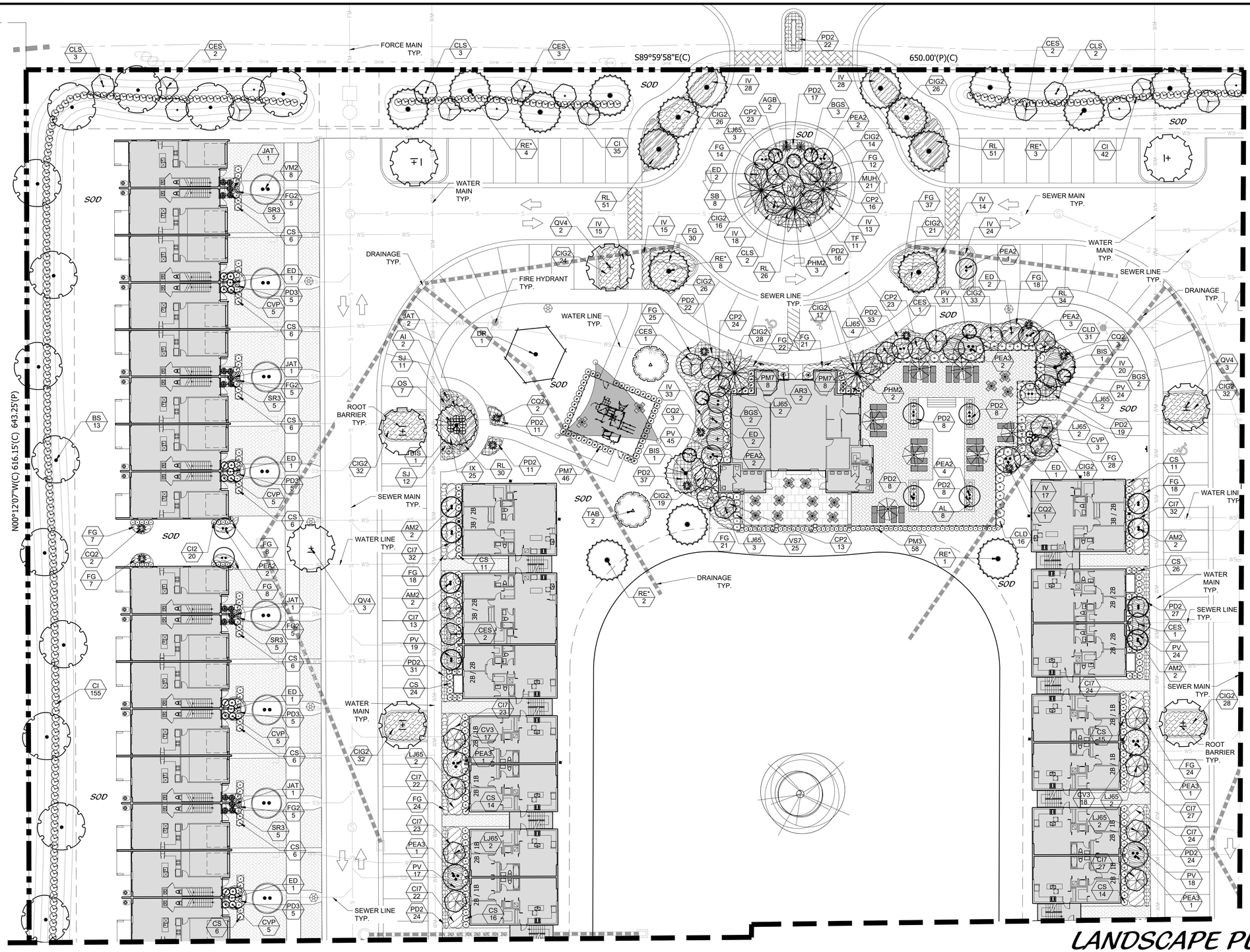

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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Fort Pierce, Florida

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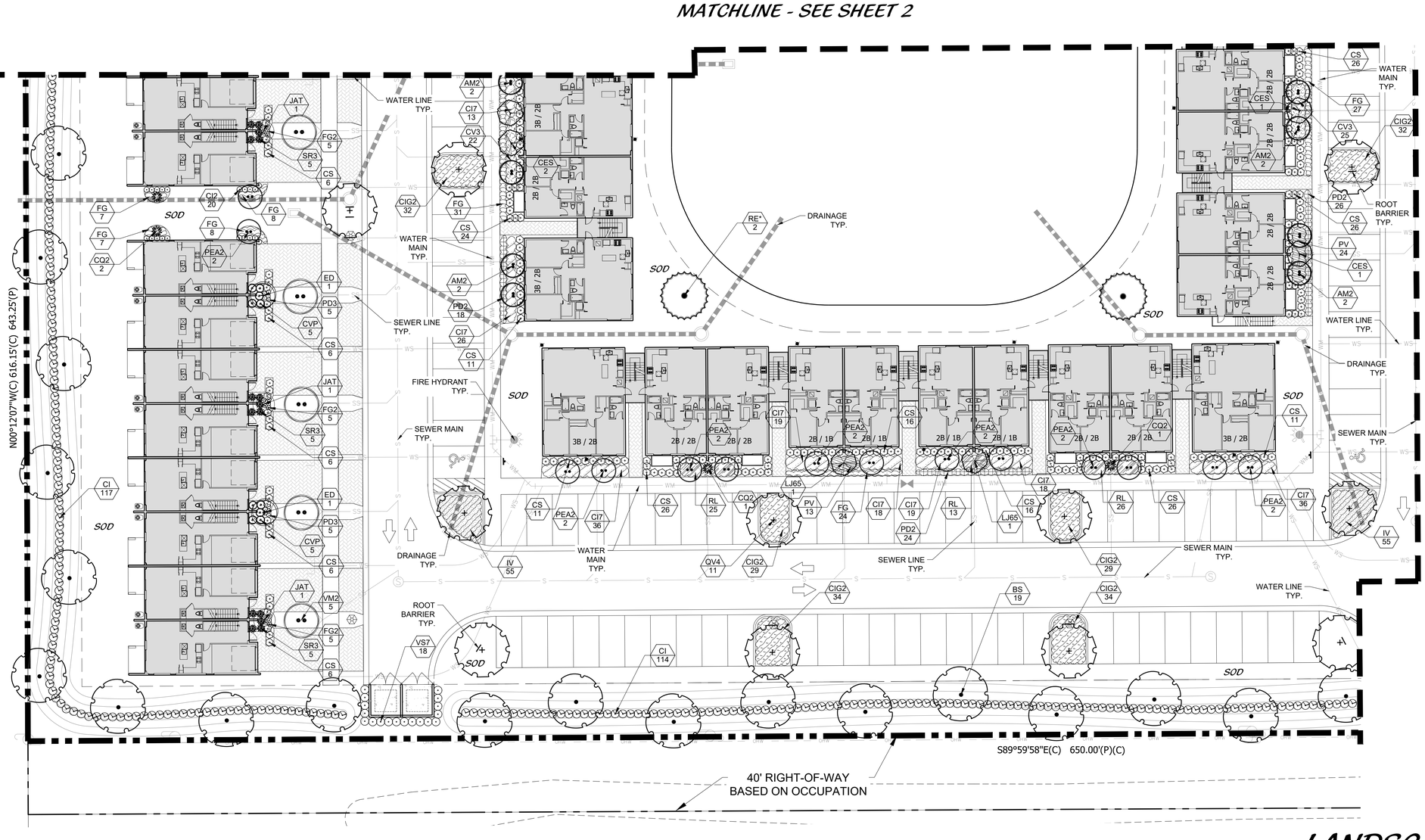

LANDSCAPE PLAN

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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407 E WEATHERBEE ROAD

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Fort Pierce, Florida

DESIGNED	CTB
DRAWN	CTB
APPROVED	DTS
JOB NUMBER	21-0326
DATE	12-15-21
REVISIONS	

SHEET 3 OF 5

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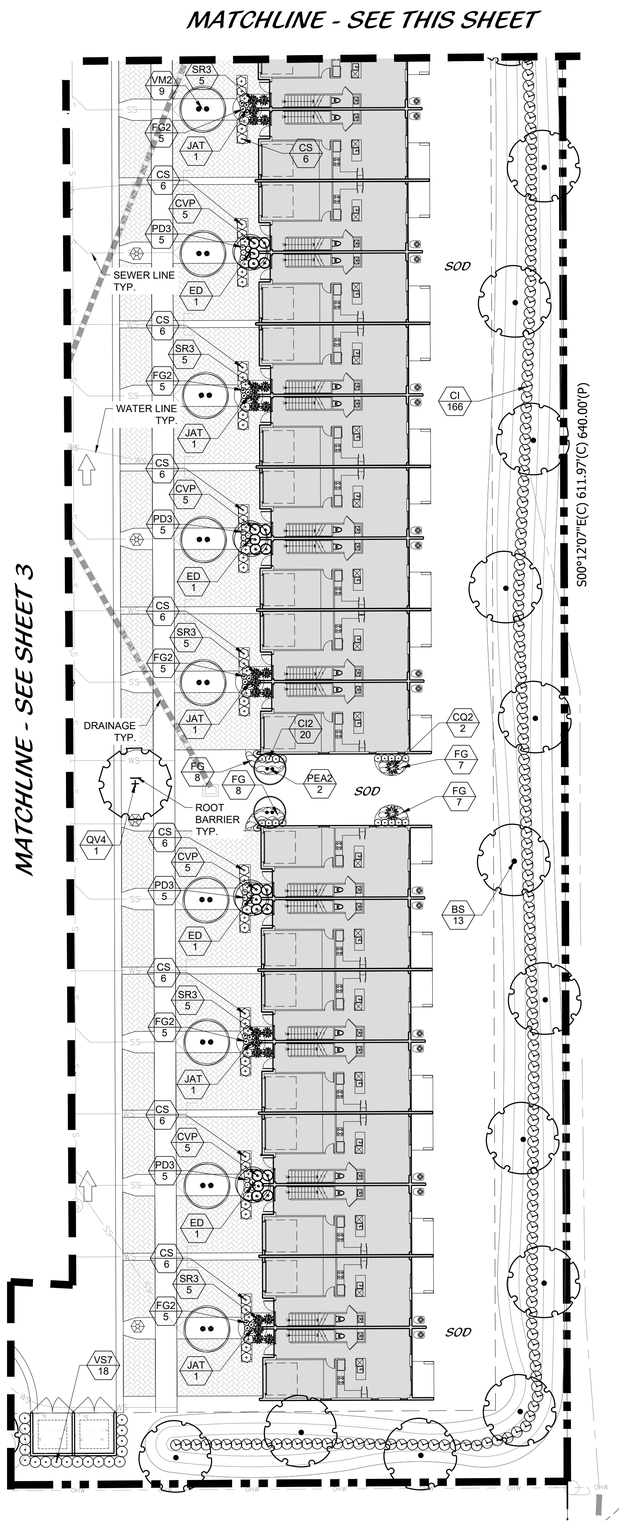

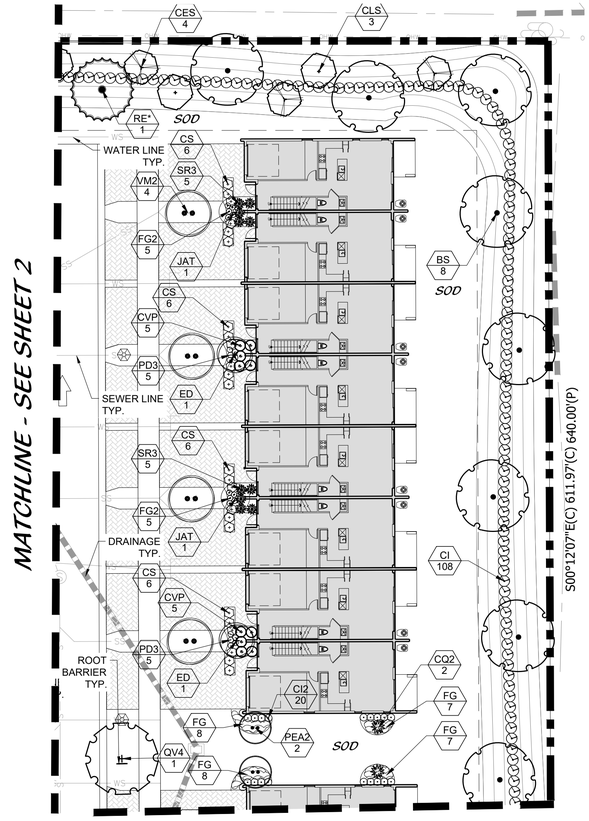

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SHEET 4 OF 5

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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 CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE CODE (LDRs) 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 THE CITY OF FORT PIERCE, 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 27-1262(a)(9)(c) OF THE CITY OF FORT PIERCE 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 SECONDATUS 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 THE 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 MANUFACTURES 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 CITY OF FORT PIERCE. 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 WITH IN 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 CITY OF FORT PIERCE 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 VEGETATION SHALL BE RELOCATED BY TREE SPADE 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 SPADES. THE SIZE OF SPADE 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 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BGS	7	BOUGAINVILLEA x `NEW RIVER` aka `PALM BEACH PURPLE`	PURPLE BOUGAINVILLEA STANDARD	25 GAL		5` HT X 3` SPD	N	STANDARD, FULL & THICK
BS	53	BURSERA SIMARUBA	GUMBO LIMBO	NA	4" CAL	12`-14` HT, 6`-8` SPD	Y	FULL CANOPY
CLS	13	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	45 GAL	2" CAL	12` HT., 4`-5` SPD.	Y	SINGLE TRUNK, STANDARD
CES	20	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	45 GAL	2" CAL	12`-14` HT, 6`-8` SPD	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
DR	1	DELONIX REGIA	ROYAL POINCIANA	200 GAL.	6" CAL	18`-20` HT., 10`-12` SPD.	N	FULL CANOPY, FLORIDA FANCY
ED	19	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	2" CAL	12` OA	N	FULL TO BASE, THICK
JAT	16	JATROPHA STANDARD	JATROPHA	15 GAL	N.A.	5` STD	N	SPECIMEN, 2.5` C.T. TIGHT HEADS
LJ65	26	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL	3 TRK MIN., 1"-2" CAL. EA.	8` HT, 8` SPRD.	N	FULL CANOPY, 4` CT., MULTI-TRUNK, FLORIDA FANCY
QV4	21	QUERCUS VIRGINIANA `SKY CLIMBER`	SKY CLIMBER LIVE OAK	FIELD GROWN	3" CAL	20` O.A.	Y	FULL CANOPY, FLORIDA FANCY, SYMETRICAL, MATCHED, DOUBLE DUG ROOT BALL
TAB	2	TABEBUIA IMPETIGENOSA	PURPLE TRUMPET TREE	65 GAL MIN	4"-5" CAL	14` HT., 6` SPD.	N	FULL CANOPY, FF

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
AM2	16	ADONIDIA MERRILLII	DOUBLE CHRISTMAS PALM	FIELD GROWN	NA	10` C.T.	N	FULL CANOPY, DOUBLE STEM, MATCHED
BIS	3	BISMARKIA NOBILIS `SILVER SELECT`	BISMARK PALM	FIELD GROWN	NA	8` CT	N	FULL CANOPY, 15 LEAF COUNT MIN.
PHM2	5	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FIELD GROWN	NA	14` CT	N	FULL, MATCHED, SYMMETRICAL, DIAMOND CUT TRUNK, FLORIDA FANCY
PEA2	32	PTYCHOSPERMA ELEGANS	DOUBLE ALEXANDER PALM	FIELD GROWN	NA	10` C.T.	N	FULL CANOPY, DOUBLE STEM, MATCHED
PEA3	6	PTYCHOSPERMA ELEGANS	TRIPLE ALEXANDER PALM	FIELD GROWN	NA	12` C.T.	N	FULL CANOPY, MATCHED, TRIPLE STEM
RE"	21	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	NA	18` C.T.	Y	FULL CANOPY, FLORIDA FANCY
VM2	26	VEITCHIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	FIELD GROWN	NA	12` C.T.	N	FULL & THICK, DOUBLE STEM, MATCHED

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AL	8	AECHMEA BLANCHETIANA `LEMON`	LEMON BROMELIAD	7 GAL	2` X 2`			
AGB	2	AGAVE AMERICANA `GAINSVILLE BLUE`	GAINSVILLE BLUE AGAVE	15 GAL	4` X 4`	AS	N	FULL & THICK
AI	2	ALCANTAREA IMPERIALIS	IMPERIALIS BROMELIAD	7 GAL	2` X 2`	A.S.	N	FULL & THICK, SUN GROWN
CI2	80	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	7 GAL	3` X 2`	2` O.C.	Y	FULL& THICK
CS	480	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	7 GAL	3`-4` HT	3` OC	Y	FULL & THICK
CVP	63	CODIAEUM VARIEGATUM `PETRA`	PETRA CROTON	7 GAL	3` X 3`	AS	N	FULL
CQ2	19	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	15 GAL	4` X 4`	AS	N	FULL & THICK
FG2	70	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	1.5` X 1.5`	1.5` OC	N	FULL & THICK, FLORIDA FANCY
OS	7	ODONTONEMA STRICTUM 'RED'	FIRESPIKE	7 GAL	3` X 3`	3` O.C.	N	FLORIDA FANCE, THICK AND FULL, RED
PD3	60	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL	1.5` X 1.5`	1.5` OC	N	FULL & THICK
VS7	61	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL	3` X 3`	3` OC	N	THICK AND FULL

ACCENT SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AR3	2	AECHMEA `PINOT NOIR`	PINOT NOIR BROMELIAD	3 GAL	2` X 2`	2` OC	N	FULL & THICK, SUN GROWN
SR3	70	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL	2.5` X 2`	AS	N	FULL & THICK, FLORIDA FANCY

SHRUB HEDGE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CI	737	CHRYSOBALANUS ICACO `RED TIP`	RED TIPPED COCOPLUM	7 GAL	3` X 2`	2.5` OC	Y	FULL & THICK
CLD	47	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	5`-6` O.A	3`-4` O.C.	Y	FULL & THICK, FLORIDA FANCY
PM3	58	PODOCARPUS MAKII	PODOCARPUS	3 GAL	2` X 2`	2` OC	N	FULL & THICK
PM7	62	PODOCARPUS MAKII	PODOCARPUS	7 GAL	3` X 2`	2.5` OC	N	FULL & THICK.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CIG2	582	CHRYSOBALANUS ICACO	GREEN COCOPLUM	7 GAL	3` X 2`	2.5` O.C.	Y	FULL & THICK
CV3	82	CODIAEUM VARIEGATUM	MAMMEY CROTON	7 GAL	3` X 2`	2` OC	N	FULL & THICK
CP2	99	CODIAEUM VARIEGATUM `PETRA`	PETRA CROTON	7 GAL	3` X 2`	2` O.C.	N	FULL AND THICK
IV	335	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	1.5` x 1.5`	2` O.C.	Y	FULL & THICK
IX	25	IXORA X `MAUI YELLOW`	YELLOW MAUI IXORA	7 GAL	2` x 2`	2` OC	N	FULL & THICK
MUH	21	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	2` x 2`	2` OC	Y	FULL & THICK
PV	215	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	7 GAL	3` X 2`	2` O.C.	N	FULL & THICK
RL	256	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	7 GAL	3` X 2`	2` O.C.	N	FULL & THICK
SJ	23	STACHYTARPHETA JAMAICENSIS	BLUE PORTERWEED	3 GAL	2` X 2`	2` O.C.	Y	THICK AND FULL
TF	11	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	2` x 2`	2.5` O.C.	Y	FULL & THICK

MEDIUM SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CI7	454	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL	3` X 2`	2` O.C.	Y	FULL & THICK

SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
FG	514	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	18" X 18"	2` O.C.	N	FULL & THICK, FLORIDA FANCY
PD2	394	PODOCARPUS MACR. `PRINGLES`	DWARF PODOCARPUS	3 GAL	18" X18"	2` OC	N	FULL & THICK
SB	8	SPARTINA BAKERI	SAND CORD GRASS	3 GAL	2` x 2`	2.5` OC	Y	FULL & THICK

SOD - ST. AUGUSTINE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)

MULCH - CYPRESS

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 NURSERY PLANTS PARTS I & II, 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 TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

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 ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT 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 3", 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 UNOPENED BAGS, EACH BEARING THE 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
7-15 GAL.	1/2 LB.	6
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 ½ 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 UNFORESEEN 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 WITH HAND TROWELING 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.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

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.

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 WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL 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.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE 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 WILL 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 OR SURVIVAL THEREOF. THE 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.

PLANTING DETAILS

Technical Review Committee **1. d.**

Meeting Date: 01/20/2022

REQUESTED ACTION

Site Plan and Conditional Use – Fort Pierce Storage Facility – 2415-602-0002-000-2 - At or near the NE Corner of US Highway 1 and Ohio Avenue

LOCATION

Address TBD

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 01/06/2022 04:58 PM

Final Approval Date: 01/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #21-07000028 (Site Plan & Design Review)
BOARD DATE	:	January 20th, 2022

Site Plan, Design Review, Cond. Use – FP Storage – Address TBD

Attached are Applications for Site Plan, Design Review, Capacity Analysis, & Conditional Use (for a Self Storage Facility) for the subject property located at or near the northeast corner of Ohio Avenue and S. US HWY 1. The proposed building is a four-story, climate-controlled, self-storage facility located off on US Highway 1. The hours of operation may vary based on local demands. The expected hours of operation will be from 6AM to 10PM. The storage facility will employee approximately three to five people with two employees per shift.

Please review and provide comments on these applications. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments please respond prior to the, January 20, 2022 TRC meeting.

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

Thank You,

Vennis Gilmore
Senior Planner

Building Use and Environment Narrative

for

Fort Pierce Storage Facility

S US Highway 1, Fort Pierce
St. Lucie County, Florida

Prepared for:

Leonardi Investment Group

Prepared by

1502 W. Fletcher Ave, Suite 101
Tampa, FL 33612
813-379-4100

October 15, 2021

TEG Project # FT210079

Project Name: **Fort Pierce Storage Facility**
Location: **S US Highway 1, City of Fort Pierce, St. Lucie County, FL**
Sec/Twp/Rge: **S15/T35S/R40E**
Permittee: **LGFTP I LLC (DBA Fort Pierce Self Storage LLC)**
Property Owner: **LGFTP I LLC (DBA Fort Pierce Self Storage LLC)**
Project Area: **1.38 Acres**

I. Building Narrative

The proposed building is a four-story, climate-controlled, self-storage facility located off on US Highway 1. The hours of operation may vary based on local demands. The expected hours of operation will be from 6AM to 10PM. The storage facility will employee approximately three to five people with two employees per shift.

II. Environmental Impact Statement

An environmental engineer was contacted and provided the following statement

"The most recent Phase II Environmental Site Assessment conducted during August 2021 demonstrated that petroleum hydrocarbon impacted groundwater is present at the property at levels which will require further assessment and remediation. Furthermore, Phase II ESA demonstrated that petroleum hydrocarbon concentrations in excess of the Leachability standards have been identified in the soil. Currently, our environmental consultant is working on a proposal to continue the assessment in an effort to define the extent of the impacted groundwater and soil both vertically and horizontally. In addition, interim remedial action strategies will be implemented in an effort to mitigate these impacts."

III. FDOT and SFWMD

Required permits will be submitted and approved prior to site approval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location NEC US 1 & Ohio Ave, FT. Pierce, FL

Parcel ID #(s) 2415-602-0002-000-2

Project description Construct a 4-story climate controlled storage facility approximately 106,860 SF

LGFTP I LLC (DBA: Fort Pierce Self Storage LLC, Daniel Abreu)	Edward M. McDonald/ Principal/ Thomas Engineering Group
Property Owner(s)	**Applicant/Representative, Title, Company**
14011 SW 20th Street	1502 W. Fletcher Ave. Suite 101
Street Address	Street Address
Miami FL 33175	Tampa FL 33612
City State Zip	City State Zip
954-755-5817	813-379-4100
Phone Number	Phone Number
rich@lginst.net	emcdonald@thomaseg.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 20 day of October, 2021, by Daniel Abreu who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

NOTARY PUBLIC STATE OF FLORIDA
MAYTEE HERNANDEZ
Commission # GG 916449
Expires January 24, 2024
Bonded Thru Budget Notary Services

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

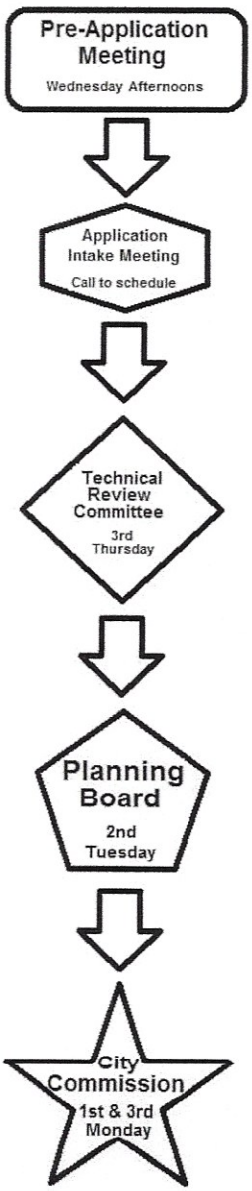
Site: 60,039

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 0

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

North	South	East	West
Retail	Retail	OS	Retail

Application Outlook



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location: NEC US1 & Ohio Ave, FT. Pierce, FL

Parcel ID #(s): 2415-602-0002-000-2

Project Description: Construct a 4-story climate controlled storage facility approximately 106,860 SF

LGFTP I LLC (DBA: Fort Pierce Self Storage LLC, Daniel Abreu)	Thomas Engineering Group
Property Owner(s)	Applicant/Representative, Title, Company
14011 SW 20th Street	1502 W Fletcher Avenue, Suite 101
Street Address	Street Address
Miami FL 33175	Tampa FL 33612
City State Zip	City State Zip
954-755-5817	813-379-4100
Phone Number	Phone Number
rich@lginst.net	emcdonald@thomaseg.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 20 day of October, 2021, by Daniel Abreu who is personally known to me or has produced _____ as identification.

MAYTEE HERNANDEZ
Commission # GG 916449
Expires January 24, 2024
Bonded Thru Budget Notary Services

Signature of Notary

(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

GENERAL ADDRESS REQUEST

Residential $25.00 per address
Commercial - $50.00 per address
E-mail Address request form to planning_dl@cityoffortpierce.com

☐ Assigned ☐ Corrected ☐ Changed

Residential subdivisions or **apartment complexes** of three or more units require a site plan showing each unit's address and a spreadsheet with the address and corresponding parcel ID #.

Property Owner(s): LGFTP I LLC

Parcel Identification(s): 2415-602-0002-000-2

Legal Description:

Current Address: NEC US1 & Ohio Ave, FT. Pierce, FL

Use of Property: LG CENTER (PB 74-39) LOT 2 (1.38 AC - 60,113 SF)

Applicants Signature: Rich Leonardi **Date:** 7/30/21

Printed Name: Rich Leonardi

[X] I am not the owner of the described property; however, the owner(s) authorizes me to act as agent for the owner(s) of record. (Provide copy of authorization).

Contact Information: Phone: 813-379-4100 Email: emcdonald@thomaseg.com

Office Use Only

PROPOSED NEW ADDRESS:

Signature of City Representative:

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

Property Identification

Site Address: TBD
Sec/Town/Range: 15/35S/40E
Parcel ID: 2415-602-0002-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 181883
Map ID: 24/15N
Zoning: General Co

Ownership

LGFTP I LLC
7307 NW 122nd AVE
Parkland, FL 33076

Legal Description

LG CENTER (PB 74-39) LOT 2 (1.38 AC - 60,113 SF)

Current Values

Just/Market Value:	$270,500
Assessed Value:	$270,500
Exemptions:	$0
Taxable Value:	$270,500

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.38
Land Size (SF):	60,113

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$270,500
Just/Market:	$270,500
Ag Credit:	$0

Current Year Exemption Value Breakdown

Save Our Homes or 10% Cap:	$0
Assessed:	$270,500
Exemption(s):	$0
Taxable:	$270,500

Current Year Special Assessment Breakdown

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$270,500	$270,500	$0	$270,500
2019	$270,500	$270,500	$0	$270,500
2018	$270,500	$270,500	$0	$270,500

Permits

Number	Issue Date	Description	Amount	Fee
BP17-0880	May 23, 2017	Commercial New Construction	$2,336,928	$0
BP17-0887	May 18, 2017	Site Work	$700,000	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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July 30, 2021

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Edward M. McDonald with Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Fort Pierce, St. Lucie County, FDEP, and SFWMD, on behalf of **LGFTP I LLC.** for the proposed development located at **Enter Address Here.**
I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above.

Signature: Rich Leonardi

Company: LGFTP I LLC

Printed Name: Rich J. Leonardi

Title: MGR

Address: 7307 NW 122nd Avenue

City: Parkland State:FL Zip:33076

Phone:954-755-5817

Email:rich@lginvest.net

STATE OF Florida COUNTY OF Broward
On this 30 day of July, 2021, before me, the undersigned Notary Public of the State of Florida, personally appeared Rich Leonardi and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ✓ personally known to me, or ___ presented the following identification: _____.

WITNESS my hand and official seal. NOTARY SEAL & COMMISSION EXPIRATION:

Notary Signature

MARTHA E. MENDIBLE
Notary Public - State of Florida
Commission # GG 280552
My Comm. Expires Nov 29, 2022
Bonded through National Notary Assn.

Electronic Articles of Organization
For
Florida Limited Liability Company

L21000321263
FILED 8:00 AM
July 14, 2021
Sec. Of State
jcmiller

Article I

The name of the Limited Liability Company is:

FORT PIERCE SELF STORAGE LLC

Article II

The street address of the principal office of the Limited Liability Company is:

14011 SW 20 STREET
MIAMI, FL. 33175

The mailing address of the Limited Liability Company is:

14011 SW 20 STREET
MIAMI, FL. 33175

Article III

The name and Florida street address of the registered agent is:

DANIEL ABREU
14011 SW 20 STREET
MIAMI, FL. 33175

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DANIEL ABREU

Article IV

L21000321263
FILED 8:00 AM
July 14, 2021
Sec. Of State
jcmiller

The name and address of person(s) authorized to manage LLC:

Title: MBR
TPAD FORT PIERCE LLC
14011 SW 20 STREET
MIAMI, FL. 33175

Title: MBR
LGFTP I, LLC
5944 CORAL RIDGE DRIVE, SUITE 312
CORAL SPRINGS, FL. 33076

Signature of member or an authorized representative

Electronic Signature: DANIEL ABREU

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

FILE # 4297810 OR BOOK 3984 PAGE 2394, Recorded 04/13/2017 04:05:27 PM Doc Tax: $3500.00

THIS INSTRUMENT WAS PREPARED BY:

REGINA NAPPI, ESQ.
TD BANK, N.A.
75 JOHN ROBERTS ROAD, BLDG. B
SOUTH PORTLAND, ME 04106

PARCEL ID# 2415-601-0448-000-7 & 2415-601-0449-000-4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12 day of April, 2017, between **FIRST CITIZENS PREMISES COMPANY, INC**, a Florida corporation, whose address is 2211 Okeechobee Road, Fort Pierce, FL 34950 ("Grantor"), and **LGFTP I, LLC,** a Florida limited liability company, whose address is 7307 NW 122nd Avenue, Parkland, FL 33076 ("Grantee"):

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars ($10.00), lawful money of the United States of America, to it in hand paid by the Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its/his/her heirs or successors and assignees forever, the following parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, and more particularly described as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF (the "Land").

SUBJECT TO AND TOGETHER WITH, HOWEVER, THE FOLLOWING:

1. Real property taxes and assessments for the year 2017 and for subsequent years.

2. Zoning and other regulatory laws and ordinances affecting the Land.

3. Easements, reservations, restrictions, rights of way, and other matters of record, if any, without re-imposing the same.

4. For a period of five (5) years from the recording hereof, the Land may not be used as a commercial bank, retail bank branch, savings bank, financial services institution, insurance company, brokerage firm, for the placement of an Automatic Teller Machine (ATM), savings and loan or credit union or affiliate thereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

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

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Land hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Land; that it hereby specially warrants the title to said Land and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor but against no others.

[TEXT AND SIGNATURES FOLLOW]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officers and its corporate seal to be affixed, the day and year first above written.

FIRST CITIZENS PREMISES COMPANY , INC. (a Florida corporation)

By: _____
Name: Jason Lavegna
Title: Senior Vice President

_____
Witness
Lauren H Lerbuntz
Printed Name of Witness

_____
Witness
MALGORZATA CRANMER
Printed Name of Witness

STATE OF New Jersey)
) ss.:
COUNTY OF Burlington)

The foregoing Special Warranty Deed was acknowledged before me this 12 day of April, 2017, by Jason Lavegna, as Senior Vice President of **FIRST CITIZENS PREMISES COMPANY, INC.**, a Florida corporation, on behalf of the corporation, who (X) is personally known to me, or ( ) produced _____ as identification.

_____
Signature of Notary Public

Lauren Dercqu
Printed Name of Notary Public

LAUREN DERCQU
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50046627
My Commission Expires 9/30/2021

EXHIBIT A

PARCEL 1:

The East 100 feet of Lots 1, 2, 3 and 4, Block 30 Pinewood Subdivision, according to the Map and Plat thereof as recorded in Plat Book 5, Page 24, of the public records of St. Lucie County Florida, less and except the South 30 feet of the above-described property as conveyed to the City of Fort Pierce, Florida by the Special Warranty Deed recorded in official records Book 2853, Page 832, of the public records of St. Lucie County, Florida.

PARCEL 2:

Lots 1, 2, 3 and 4, less and except the East 100 feet thereof of each, and all of Lots 27, 27A, 28, 28A, 29, 29A, 30 and 30A, Block 30 Pinewood Subdivision, according to the Map and Plat thereof as recorded in Plat Book 5, Page 24, of the public records of St. Lucie County, Florida; TOGETHER with all of that portion of the alley appurtenant to said lots, which alley has been vacated and closed by the City of Fort Pierce. Less and except the South 30 feet of the above-described property as conveyed to the City of Fort Pierce, Florida by the Special Warranty Deed recorded in official records Book 2853, Page 832, of the public records of St. Lucie County, Florida.

Prepared by and Return to:
Kenneth P. Wurtenberger, Esq.
Kopelowitz Ostrow P.A.
One West Las Olas Blvd., Suite 500
Fort Lauderdale, FL 33301
954-525-4100
File Number: 013354-000011

RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS

THIS RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS (the "Agreement") is made and entered into this 27th day of September, 2017, between **LGFTP I, LLC.**, a Florida limited company ("Owner") and **ALDI (FLORIDA) L.L.C.,** a Florida limited liability company ("ALDI").

RECITALS

A. Owner is the owner that certain real property situated in St. Lucie County, State of Florida, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

B. Owner has leased to ALDI a portion of the Property, which is more particularly described on Exhibit "B", attached hereto and incorporated herein by reference (hereinafter referred to as "Lot 1") by that certain Aldi Ground Lease Agreement dated on or about February 20, 2017 (the "Lease").

C. Owner intends to lease to a future tenant the balance of the Property, which is more particularly described on Exhibit "C", attached hereto and incorporated herein by reference (hereinafter referred to as "Lot 2").

D. Owner and ALDI desire to impose certain easements upon Lot 1 and Lot 2, and to establish certain covenants, conditions and restrictions on Lot 1 and Lot 2, for the mutual and reciprocal benefit and complement of said future owners of Lot 1 and Lot 2 and occupants or tenants thereof, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the above premises and of the covenants herein contained, Owner, and ALDI hereby covenant and agree that Lot 1 and Lot 2 and all present and future owners, occupants and tenants of Lot 1 and Lot 2 shall be and hereby are subject to the terms, covenants, easements, restrictions and conditions hereinafter set forth in this Agreement, so that said Parcels (as hereinafter defined) shall be maintained, kept, sold and used in full compliance with and subject to this Agreement and, in connection therewith, the parties hereto on behalf of themselves and their respective successors and assigns covenant and agree as follows:

AGREEMENTS

1. **Definitions.** For purposes hereof:

a) The term "ALDI" shall mean ALDI (FLORIDA) L.L.C., a Florida limited liability company (or any of its affiliates, subsidiaries, successors or assigns).

b) The term "Future Tenant" shall mean the tenant to which the Owner leases Lot 2 (or any of its affiliates, subsidiaries, successors or assigns).

c) The term "Easement" or "Easements" collectively shall mean the Cross Access Easement, Drainage Easement and Temporary Construction Easement, as set forth in this Agreement.

d) The term "Owner" or "Owners" shall mean the Owner of the Property and any and all successors or assigns of such persons as the owner or owners of fee simple title to all or any portion of the Property, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any mortgage, lien or encumbrance on the Property.

e) The term "Parcel" or "Parcels" shall mean the two (2) separately identified parcels of real property that comprise the Property that is the subject of this Agreement, (i.e. Lot 1 described on Exhibit "B", and Lot 2 described on Exhibit "C").

f) The term "Permittees" shall mean the owner(s), tenant(s) or occupant(s) of a Parcel.

g) The term "Site Plan" shall mean the site plan of the Parcels attached hereto as "Exhibit "D" and by reference made a part hereof. Except as may be otherwise provided in this Agreement, the Site Plan is for identification purposes only.

h) The term "Tenant" shall mean Future Tenant or any other future tenant of Lot 1 or Lot 2.

2. **Easements.**

2.1 **Grant of Easements.** Subject to any express conditions, limitations or reservations contained herein, the Owner and ALDI hereby grant, establish, covenant and agree that the Parcels, and the Owner and Permittees of the Parcels, shall be benefitted and burdened by the following nonexclusive, perpetual easements which are hereby imposed upon the Parcels:

(a) A reciprocal easement for reasonable access, ingress and egress over the paved driveways, roadways and walkways (but not parking areas) as presently or hereafter constructed on Lot 1 and Lot 2, in the location depicted on the Site Plan and identified as the "Cross Access Easement". The Cross Access Easement shall provide for the passage of motor vehicles and pedestrians traffic.

(b) An easement for the installation, use and operation of utilities, including without limitation water, sewer, electric, telephone, and cable (each a "Utility" or collectively, "Utilities") upon, over, under and across those portions of Lot 2, which are depicted on the Site Plan as the "Drainage Easement" and to enter and access Lot 2 as necessary for the installation, maintenance, repair and replacement said Utility; provided that except in an emergency, the right of a Lot 1 Permittee to enter upon Lot 2 for the exercise of any right pursuant to such easements shall be conditioned upon providing reasonable prior advance written notice to the Owner (and, during the continuance of the Future Tenant's Lease, Future Tenant) as to the time and manner of entry. All such systems, structures, mains, sewers, conduits, lines and other public utilities shall be installed and maintained below the ground level or surface of Lot 2 (except for such parts thereof that cannot and are not intended to be placed below the surface, such as transformers and control panels, which shall be placed in such location as approved by the Permittee of Lot 2.

The Permittee of Lot 2 shall have the right at any time to relocate a Utility located upon Lot 2 upon 30-days prior written notice to all Permittees of Lot 1, including ALDI; provided, however, that such relocation shall not interfere with or diminish the utility service to Lot 1; shall not reduce or unreasonably impair the usefulness or function of such Utility; shall be performed without cost or expense to the benefitted Permittee; and shall be completed using materials and design standards which equal or exceed those originally used. Each Utility shall be installed, maintained and replaced, at the sole cost and expense of the benefitted Permittee and be kept in a good condition (except to the extent the provider of the service or a governmental or quasi-governmental authority has agreed to maintain such Utility). Any maintenance and repair of a Utility located on Lot 2 shall be performed in such a manner as to cause as little disturbance to Lot 2 as is practicable under the circumstances.

(c) A temporary construction easement over Lot 2, as necessary for ALDI to develop and construct improvements on Lot 1 (the "Temporary Construction Easement").

2.2 **Indemnification.** Each party having rights with respect to the Easements granted hereunder shall indemnify, defend, and hold the other party whose Parcel is subject to the Easements (the "Indemnified Party") harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss, or damage of or to any person or property arising from the negligent, intentional or willful acts or omissions of such party, its contractors, employees, tenants, agents, or others acting on behalf of such party unless caused by the act or omission of the Indemnified Party.

2.3 **Cross Access Easement Areas**. The Cross Access Easement shall in no event be blocked, closed, altered, changed or removed other than for routine maintenance or repair and shall at all times remain in place as shown on the Site Plan. The Cross Access Easement shall be properly maintained as set forth in paragraph 3.2(a). The Cross Access Easement shall be maintained to provide a smooth and level grade transition to allow the use for pedestrian and vehicular ingress and egress as set forth in paragraph 2.1 above.

3. Parking and Easements.

3.1 **Parking**. The Easements set forth herein shall not include parking; accordingly, each Parcel shall comply with applicable governmental parking ratio requirements without taking into account the parking provided on the other Parcel, such that each Parcel shall be self-sufficient for vehicular parking.

3.2 **Easements**.

(a) **Cross Access Easement.** Following possession of their respective Parcels, each Permittee and the Owner, on behalf of the Future Tenant, covenants at all times during the term hereof to operate and maintain or cause to be operated and maintained at its expense the portion of the Cross Access Easement located on its Parcel in good order, condition and repair. Following the construction of improvements thereon, maintenance of the Cross Access Easement shall include without limitation, maintaining and repairing all sidewalks and the surface of the roadway areas, removing all papers, debris and other refuse from and periodically sweeping all roadway areas to the extent necessary to maintain the same in a clean, safe and orderly condition, maintaining appropriate lighting fixtures for the Cross Access Easement areas, maintaining directional signs in good condition and repair, lines and striping as needed, maintaining landscaping, and performing any and all such other duties as are necessary to maintain such Cross Access Easements in a clean, safe and orderly condition. Except as otherwise expressly provided in this Agreement, once constructed, in the event of any damage to or destruction of all or a portion of the Cross Access Easement on any Parcel, the Tenant of such Parcel (or the Owner if there is no Tenant) shall, at its sole cost and expense, with due diligence repair, restore and rebuild such Easement to the condition that existed prior to such damage or destruction (or with such changes as shall not conflict with this Agreement). The Cross Access Easement shall not be altered, modified, reconfigured, relocated and/or removed without the written consent of the party occupying the benefited Parcel, which consent shall be given or withheld in said party's business judgment.

Notwithstanding anything herein to the contrary, for so long as ALDI is the tenant of Lot 1, the Cross Access Easement area shall be maintained and repaired by ALDI but the cost of such maintenance and repairs shall be shared equally between ALDI and the Owner. All invoices for such actual maintenance, repair and replacement costs shall be presented to the Owner with supporting documentation on a quarterly basis and shall be paid within thirty (30) days of such presentation. In the event Owner fails to timely remit payment of an invoice to ALDI, ALDI may, in Aldi's sole discretion, elect to purse either, or both, of the following remedies: (i) offset the cost for the same from any amounts owed by ALDI to Owner from time to time or (ii) bring a cause of action against Owner for damages or such other relief as is equitable in any court of competent jurisdiction or such other jurisdiction as may be agreed to between the Parties. ALDI shall also be entitled to the maximum rate of interest, notwithstanding any other rate of interest contained herein, permitted under applicable law which shall accrue beginning on the date ALDI submits the invoice to Owner and ending on the date ALDI receives payment for the same. In the event Aldi ceases to become the tenant and occupant of Lot 1, whether or not ALDI continues to remain liable under the lease, ALDI shall cease to be responsible for maintaining and repairing the Cross Access Easement area.

(b) **Drainage Easement**. The Permittee of Lot 1 shall at all times during the use of the Drainage Easement operate and maintain or cause to be operated and maintained, in good order, condition and repair, at its sole expense, any Utility serving Lot 1 and from time to time existing on Lot 2 pursuant to the Drainage Easement described herein. No Permittee of Lot 2 shall be permitted to tie in or otherwise join into a Utility in the Drainage Easement area benefitting Lot 1, whether existing on Lot 1 or Lot 2, without the prior written consent of the Permittee of Lot 1, which consent may be granted or withheld in the Permittee's reasonable discretion. The foregoing notwithstanding, the Permittee of Lot 2 shall be permitted to tie into a storm drain facility benefitting Lot 1 in the Drainage Easement area, provided that (i) the Lot 1 Permittee shall have the right to approve the location and all plans related to the construction, installation, and connection of Lot 2's storm sewer facility prior to the commencement of any work, which approval shall not be unreasonable withheld, conditioned or delayed, provided that, if the Lot 1 Permittee does not approve the location and such plans within thirty (30) days after receipt of the same then such plans shall be deemed approved by the Lot 1 Permittee; (ii) such tie in shall not interfere with or diminish the storm drain facilities to Lot 1; and (iii) the tie in shall not materially adversely affect the usefulness or function of Lot 1's storm drain facility.

No Permittee of Lot 2 shall construct or permit permanent improvements, trees, shrubs or other obstructions that would materially interfere with the usefulness and access to the Drainage Easement area or any Utility contained therein. Nor shall a Lot 2 Permittee grant the right or otherwise permit the use of the Drainage Easement area in a manner that would materially adversely affect the full use and enjoyment of the Drainage Easement by a Lot 1 Permittee.

4. Construction of Improvements.

Every building (including its appurtenant improvements located in the Easement), now or in the future constructed on Lot 1 and Lot 2, shall be constructed, operated and maintained so that the same is in compliance with all applicable governmental requirements.

5. Restrictions.

5.1 **General**. Each Parcel shall be used for lawful purposes in conformance with all restrictions imposed by all applicable governmental laws, ordinances, codes and regulations, and no use or operation shall be made, conducted or permitted on or with respect to all or any portion of a Parcel which is illegal. In addition to the foregoing, throughout the terms of this Agreement, it is expressly agreed that neither all nor any portion of Lot 1 or Lot 2 shall be used, directly or indirectly, for purposes of:

a) A use or operation that is generally considered to be an environmental risk to any portion of the Property or surrounding properties;

b) A business selling alcoholic beverages for on-premises consumption except for a restaurant with sit-down table service as its primary operation in which the sale of alcoholic beverages does not exceed 50% of its gross sales;

c) A laundry or dry cleaning establishment, provided the foregoing restriction shall not include an establishment for dry cleaning drop-off and pick-up only, with no cleaning services being performed at the subject property;

d) Any establishment which stocks, displays, sells, rents, or offers for sale or rent any merchandise or material commonly used or intended for the use with or in consumption of any narcotic, dangerous drug, or other controlled substance (provided that the foregoing is not intended and shall not be construed to prohibit a drug store).

e) Adult book store, an establishment selling or exhibiting pornographic materials or any form of adult entertainment or an operation whose principal use is an exotic dancing and/or massage parlor (provided this restriction shall not prohibit massages in connection with a beauty salon, health club or athletic facility, or a national massage chain such as Massage Envy);

f) A pool or billiard hall, arcade, night club, dance club, movie theater or cinema, gyms or health clubs greater than 5,000 square feet, schools or learning centers having more than thirty students at any one time, skating rink or bowling alley.

g) Any business or use that would negatively impact ALDI's access to parking spaces;

h) Children's play or party center, telemarketing, poling and surveying center, or office use; however, the foregoing shall be permitted if there is sufficient parking to maintain a ratio of 6 spaces per 1,000 sq. ft. of gross leaseable area.

i) An abortion clinic; Planned Parenthood;

j) A pet sore;

k) A gasoline station or an auto repair shop;

l) A lot for the sale of used automobiles;

m) A mobile home park, trailer court (except that this provision shall not prohibit the temporary use of construction trailers during any periods of construction, reconstruction or maintenance), mobile home sales lot, living quarters, hotel or apartment building;

n) Off-tract betting establishment, bingo parlor or any gambling use;

o) A business which would emit or produce noxious fumes, gases, excessive dust, dirt or loud noises;

p) An assembly, manufacturing, distilling, refining, smelting, industrial, agricultural, drilling or mining operation;

q) A junk yard, stock yard, animal raising operation, a dump or disposal or any operation for the incineration or reduction of garbage of refuse;

r) A pawn shop, a thrift store, consignment shop or "re-sell" shop, a "Good Will" or "Salvation Army" type store, flea market or a store dedicated to the sale of tobacco products;

s) A mortuary or funeral home;

t) A church or other place of worship, banquet hall, auditorium or meeting hall;

u) The outdoor display, sale or storage of seasonal merchandise (Christmas trees, pumpkins, produce, flowers, etc.) and/or the temporary or periodic (i.e., not permanent) outdoor display, sale or storage of merchandise (art work, novelties, clothing, etc.); and/or

v) Carnival amusement park, or circus.

5.2 **Additional Restrictions**.

A. No portion of Lot 2 during the term of the ALDI lease as may be extended, shall be used, directly or indirectly, for any of the following purposes: The operation of a Retail Grocery Store (the "Exclusive Use"). The term "Retail Grocery Store" means a supermarket, meat market, grocery store, fruit and vegetable store or stand, frozen or otherwise processed food store and any other store where more than 50 grocery items are sold for off-premises consumption. The term "Retail Grocery Store" shall not include a delicatessen, or any restaurant wherein prepared food is sold for on-premises consumption or for "take-out" consumption.

B. In the event of a violation of the restrictions set forth in Section 5.1 or 5.2(A) (collectively, the "Restrictions"), the Owner, ALDI or Tenant of a Parcel shall be entitled to pursue all remedies available at law or in equity, including, without limitation, injunctive relief. In the event of any litigation relating to the enforcement of the provisions contained in this Section, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorney's fees. Nothing contained herein shall be construed to limit ALDI's rights and remedies under the Lease. The Restrictions shall run with the land.

C. Owner shall have no right to grant any additional easements of any kind or nature over the Access Easement for the benefit of any other property.

5.3 **Drive-Throughs**. No improvements constructed on the Parcels for vehicular drive-up or drive-through shall be used or operated in any manner such that motor vehicles in line at such facility stop or stand onto the other Parcel, or otherwise interfere with the normal pattern and flow of vehicular traffic on and across the other Parcel.

6. Insurance. Throughout the term of this Agreement, Owner shall require and/or cause Lot 1 and Lot 2 to be covered under an insurance policy for general and/or comprehensive public liability and property damage insurance against claims for personal injury (including contractual

liability arising under the indemnity contained in paragraph 2.2 above), death or property damage occurring upon such Permittee's Parcel, with single limit coverage of not less than an aggregate of Two Million and No/100 Dollars ($2,000,000.00) including umbrella coverage, if any, and naming Owner (provided the Owner obtaining such insurance has been supplied with the name of such other Owner in the event of a change thereof), Future Tenant (during the continuance of the Future Tenant Lease) and ALDI (during the continuance of the ALDI Lease) as additional insureds. For so long as ALDI is the tenant and occupant of Lot 1, ALDI shall procure and maintain the required coverage under this paragraph 6, provided that such coverage can be obtained as permitted under the Lease.

7. No Rights in Public; No Implied Easements. Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of Lot 1 or Lot 2. No Easements, except those expressly set forth in paragraph 2, shall be implied by this Agreement; in that regard, and without limiting the foregoing, no easements for parking or signage are granted or implied, except as specifically set forth herein.

8. Remedies and Enforcement.

8.1 **All Legal and Equitable Remedies Available.** In the event of a breach or threatened breach by any Owner or Permittee of any of the terms, covenants, restrictions or conditions hereof, the other Owner(s) and Permittee(s) shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance.

8.2 **Self-Help**. In addition to all other remedies available at law or in equity, upon the failure of ALDI, Tenant, or Owner to cure a breach of this Agreement within thirty (30) days following receipt of written notice (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the defaulting party commences such cure within such 30-day period and thereafter diligently prosecutes such sure to completion), any party shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting party and be reimbursed by such defaulting party upon demand for the reasonable costs thereof together with interest at fifteen percent (15%). Notwithstanding the foregoing, in the event of (i) an emergency, (ii) blockage or material impairment of the easement rights, and/or (iii) the unauthorized parking of vehicles on either Parcel, ALDI, Owner or Tenant immediately may cure the same and be reimbursed by the other party upon demand for the reasonable cost thereof together with interest as above described if such blockage occurred on the parcel owned or occupied, or was caused, by the other party.

8.3 **Remedies Cumulative**. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity including the non-defaulting party's right to injunctive or other equitable relief to enjoin a violation or threat thereof.

8.4 **No Termination For Breach**. Notwithstanding the foregoing, no breach hereunder shall entitle any Owner or Tenant to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage

or deed of trust upon any Parcel made in good faith for value, but the Easements, covenants, conditions and restrictions shall be binding upon and effective against any Owner of a Parcel whose title is acquired by foreclosure, trustee's sale or otherwise, and its Permittees.

8.5 **Term**. Unless otherwise provided herein, the Easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the office of the Clerk of Court of St. Lucie County, Florida and shall remain in full force and effect thereafter in perpetuity, unless this Agreement is modified, amended, canceled or terminated as provided in paragraph 9.2.

9. Miscellaneous.

9.1 **Attorneys' Fees**. In the event an Owner or Permittee institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

9.2 **Amendment**. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, or terminated, only by the written consent of all Permittees of Lot 1 and Lot 2, evidenced by a document that has been fully executed and acknowledged by all such Permittees and recorded in the official records of the Clerk of the Court of St. Lucie County, Florida.

9.3 **Consents**. Whenever in this Agreement the consent or approval of a Future Tenant, ALDI, Tenant or Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld, delayed or conditioned. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background information as is reasonably necessary to make an informed decision thereon. The consent of ALDI, Future Tenant, Tenant or the Owner, to be effective, must be given, denied or conditioned expressly and in writing.

9.4 **No Waiver**. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

9.5 **No Agency**. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

9.6 **Covenants to Run with Land**. It is intended that each of the Easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the Property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

9.7 **Grantee's Acceptance**. The grantee of any Parcel or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase

thereof, whether from an original party or from a subsequent owner of such Parcel, shall accept such deed or contract upon and subject to each and all of the easements, covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee shall for himself and his successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with the other party, to keep, observe, comply with, and perform the obligations and agreements set forth herein with respect to the Parcel or any portion thereof acquired by such grantee.

9.8 **Separability**. Each provision of this Agreement and the application thereof to Lot 1 and Lot 2 are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. Ownership of both Parcels by the same person or entity shall not terminate this Agreement nor in any manner affect or impair the validity or enforceability of this Agreement.

9.9 **Time of Essence**. Time is of the essence of this Agreement.

9.10 **Entire Agreement**. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

9.11 **Notices**. Notices or other communications hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. The Owner, ALDI and any Tenant of Lot 1 or Lot 2 may change from time to time their respective address for notice hereunder by like notice to the Owner, ALDI and any Tenant of Lot 1 or Lot 2. The notice addresses are as follows:

Owner:	**LGFTP I, LLC.** Attn: Richard Leonardi 7307 NW 122nd Avenue Parkland, FL 33076 Tel: (954) 755-5817 Email: rich@lginvest.net
With a copy to:	**KOPELOWITZ OSTROW P.A.** Attn: Kenneth P. Wurtenberger, Esq. One West Las Olas Blvd., Suite 500 Fort Lauderdale, FL 33301 Tel: (954) 332-4203 Fax: (954) 206-0188 Email: kwurtenberger@kolawyers.com
ALDI:	**ALDI (FLORIDA), L.L.C.** Attn: Jordan Ford, Director of Real Estate

1171 N. State Road 7
Royal Palm Beach, FL 33411
Tel: (561) 640-8000
Email: Jordan.ford@aldi.us

With a copy to:

KAYNE LAW GROUP
Attn: Adam Smith, Esq.
612 Park Street, Suite 100
Columbus, OH 43215
Tel: (614) 223-8800
Email: asmith@kaynelaw.com

9.12 **Governing Law**. The laws of the State of Florida shall govern the interpretation, validity, performance, and enforcement of this Agreement.

9.13 **Estoppel Certificates**. The Owner(s), Future Tenant, ALDI and any Tenant of Lot 1 or Lot 2, within thirty (30) days of its receipt of a written request from the Owner(s), ALDI or a future Tenant of Lot 1 or Lot 2, shall from time to time provide the requesting party, a binding certificate stating: (a) to the best of such parties' knowledge, whether any party to this Agreement is in default or violation of this Agreement and if so identifying such default or violation; and (b) that this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate.

9.14 **Bankruptcy**. In the event of any bankruptcy affecting any Owner, ALDI, or any future Tenant of Lot 1 or Lot 2, or occupant of any Parcel, the parties agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.
SIGNATURE PAGES TO FOLLOW.]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Signed, Sealed and Delivered
In the Presence of:

Witness Signature

Print Name: Mathew Leonardi

Witness Signature

Print Name: Beverly Leonardi

LGFTP I, LLC, a Florida limited liability company

By: _____
Richard Leonardi, Manager

STATE OF FLORIDA)
: SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Richard Leonardi as Manager of LGFTP I, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of September, 2017.

MARTHA MENDIBLE
Notary Public - State of Florida
My comm. Expires Nov 20, 2018
Commission # FF 174607
Bonded Through National Notary Assn.

Notary Public, State of Florida

Print Name: Martha Mendible
My Commission Expires: 11/20/2018

Signed, Sealed and Delivered
In the Presence of:

Christina Nutter
Witness Signature

Print Name: Christina Nutter

Witness Signature

Print Name: LA Brooks

ALDI (FLORIDA) L.L.C., a Florida limited liability company

By: **ALDI INC.** (Pennsylvania), a Pennsylvania corporation its sole member

By: _____
Chris Hewitt, Vice President

STATE OF Florida)
COUNTY OF Palm Beach)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Chris Hewitt as Vice President of ALDI INC. (Pennsylvania), a Pennsylvania corporation the sole member of ALDI (FLORIDA) L.L.C., a Florida limited liability company, on behalf of the company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of September, 2017.

Jodi Ellen Gurewitz
Notary Public, State of Florida
Print Name: Jodi Ellen Gurewitz
My Commission Expires: May 27, 2021

JODI ELLEN GUREWITZ
Notary Public – State of Florida
Commission # GG 084812
My Comm. Expires May 27, 2021
Bonded through National Notary Assn.

EXHIBIT "A"

Legal Description of Property

Lot 1 and Lot 2 of the Plat of LG Center, as recorded in Plat Book 74, Page 39 of the public records of Saint Lucie County, Florida.

EXHIBIT "B"

Legal Description of Lot 1

LOT 1 OF THE PLAT OF LG CENTER, AS RECORDED IN PLAT BOOK 74, PAGE 39, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 100 FEET OF LOTS 1, 2, 3 AND 4, BLOCK 30 PINEWOOD SUBDIVISION, ACCORDING TO THE MAP AND PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA, LESS AND EXCEPT THE SOUTH 30 FEET OF THE ABOVE-DESCRIBED PROPERTY AS CONVEYED TO THE CITY OF FORT PIERCE, FLORIDA BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2863, PAGE 832, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

LOTS 1, 2, 3 AND 4, LESS AND EXCEPT THE EAST 100 FEET THEREOF OF EACH, AND ALL OF LOTS 27, 27A, 28, 28A, 29, 29A, 30 AND 30A, BLOCK 30 PINEWOOD SUBDIVISION, ACCORDING TO THE MAP AND PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH ALL OF THAT PORTION OF THE ALLEY APPURTENANT TO SAID LOTS, WHICH ALLEY HAS BEEN VACATED AND CLOSED BY THE CITY OF FORT PIERCE. LESS AND EXCEPT THE SOUTH 30 FEET OF THE ABOVE-DESCRIBED PROPERTY AS CONVEYED TO THE CITY OF FORT PIERCE, FLORIDA BY THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2863, PAGE 832, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

A PORTION OF PARCEL 3 CONTAINED IN SAID LOT 1:

LOTS 5, 6, 7, 8, 9, 10, 24A, 25, 25A, 26, AND 26A, BLOCK 30, PINEWOOD SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH THAT PORTION OF VACATED ALLEY CONTIGUOUS TO ABOVE DESCRIBED PARCEL, AS DESCRIBED IN ORDINANCE NO. C-118 RECORDED IN OFFICIAL RECORDS BOOK 1114, PAGE 2037, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY USED FOR PUBLIC RIGHT-OF-WAY.

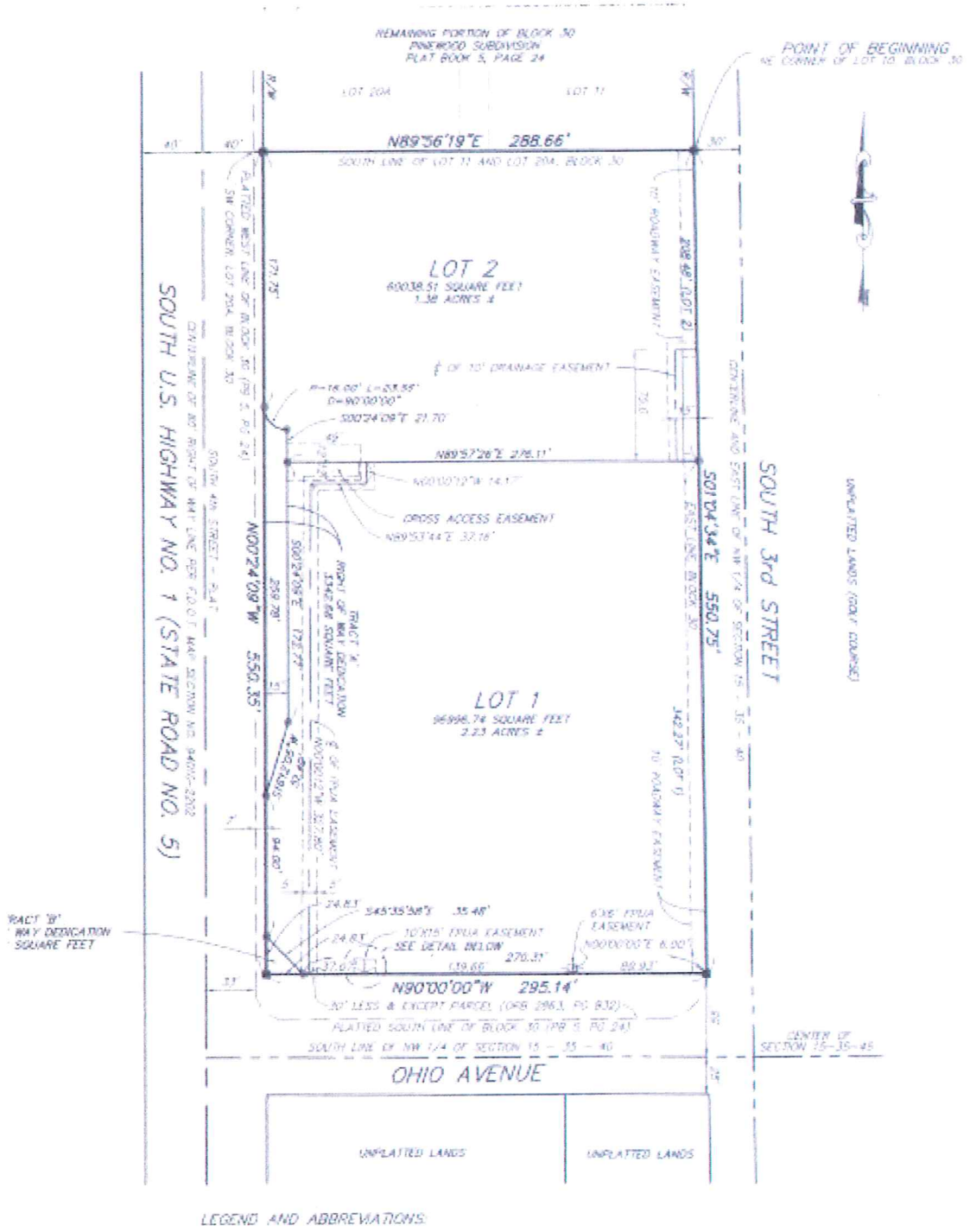
EXHIBIT "C"

Legal Description of Lot 2

Lot 2 of the Plat of LG Center, as recorded in Plat Book 74, Page 39 of the public records of Saint Lucie County, Florida.

EXHIBIT "D"

Site Plan of Parcels



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

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

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

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

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

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

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

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

Impact	

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

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

IV. Project Description

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

RESIDENTIAL DATA

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

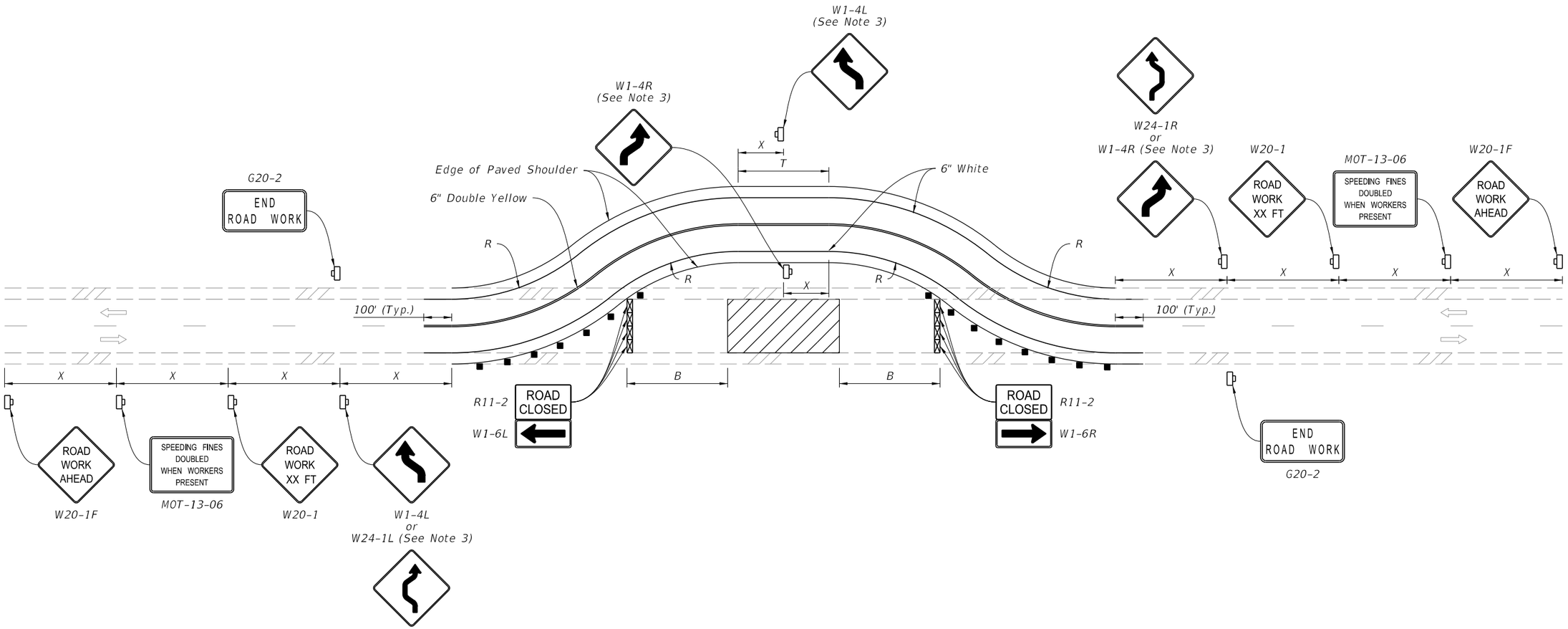
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

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

C. Exemptions Requested:

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



SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic
- Type III Barricade

NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with temporary diversions.

2. B=Buffer Length
   X=Work Zone Sign Distance
   R=Radius of Curve
   See Index 102-600 for "B", "X", and channelizing device spacing values.
   See Plans for "R" values.

3. If the tangent distance "T" is less than 600', for each direction use a "Double Reverse Curve" sign (W24-1) instead of the first "Reverse Curve" sign (W1-4) and omit the second "Reverse Curve" sign.

11/23/2020 8:07:35 AM

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	TWO-LANE, TWO-WAY TEMPORARY DIVERSION CONNECTION	INDEX	SHEET
11/01/20						102-608	1 of 1

TRANSPORTATION ENGINEERS & PLANNERS

McMahon Associates, Inc.
2090 Palm Beach Lakes Boulevard, Suite 400
West Palm Beach, FL 33409
P. 561.840.8650
mcmahonassociates.com

September 30, 2021

VIA E-MAIL

Mr. Rich Leonardi
LGFTP I LLC
7307 NW 122 Avenue
Parkland, FL 33076

RE: Fort Pierce Self Storage Parking Analysis
McMahon Project No. N21589.01

McMahon Associates, Inc. (McMahon) has completed a parking analysis associated with the proposed development of a parcel of land located between US-1 and S. 3 Street, north of Ohio Avenue, in the City of Fort Pierce, Florida. The site is currently vacant land. The proposed development, with an anticipated buildout year of 2023, will include 106,830 square feet of a self -storage facility. This facility includes approximately 900 square feet of office space ancillary to the facility, 980 climate-controlled storage units, and a maximum of two (2) employees per shift. **Figure 1** graphically depicts the site location. The site plan is attached in **Appendix A**.

Figure 1 Site Location



Proposed On-site Parking
The site will accommodate 24 parking spaces located along the west and north sides of the building. This includes 22 standard parking spaces and two (2) handicap parking spaces. In addition, three (3) loading spaces will be provided along the north side of the building.

Fort Pierce Parking Requirement
Per the City of Fort Pierce Code of Ordinances, Section 125-315 – *Off Street Parking and Loading*, the parking requirement for warehouse establishments is one (1) space for each 600 square feet of gross floor area. The Code does not specify whether the requirement applies to the entire self-storage facility, which for this project is 106,830 square feet, or if the requirement is intended to be applied to just the ancillary office portion of the self-storage facility, which for this project is approximately 900 square feet.

As no guidance is provided, the parking requirement was calculated assuming the entire self-storage facility:

- Code parking requirement: 106,830 square feet * (1 space/600 square feet) = 178 spaces

Based on experience at other similar sites, and a comparison to the vehicular trips anticipated to be generated by the proposed self-storage facility, the parking requirement of 178 spaces appears excessive. Therefore, research was conducted to determine if the proposed number of parking spaces would be sufficient.

Parking Rates per the Institute of Transportation Engineers (ITE)

The Institute of Transportation Engineers (ITE), *Parking Generation Manual*, 5th Edition was reviewed to determine appropriate parking rates for a self-storage facility. Per Land Use 151 Mini Warehouse, the parking rates, and calculated parking requirement for the proposed development using those rates, are as follows:

- Independent variable - storage units; weekday conditions; peak demand period: 4:00 – 6:00 PM
  - Average Rate: 1.36 spaces for every 100 storage units
  - Proposed Facility = (980 units/100 units) * 1.36 = 14 required parking spaces

- Independent variable - storage units; Saturday conditions; peak demand period: 1:00 – 5:00 PM
  - Average Rate: 0.94 spaces for every 100 storage units
  - Proposed Facility = (980 units/100 units) * 0.94 = 10 required parking spaces

- Independent variable – Gross Floor Area; weekday conditions; peak demand period: 4:00 – 6:00 PM
  - Average Rate: 0.10 spaces for every 1,000 square feet
  - Proposed Facility = (106,830 sf/1,000 sf) * 0.10 = 11 required parking spaces

- Independent variable – Gross Floor Area; Saturday conditions; peak demand period: 1:00 – 5:00 PM
  - Average Rate: 0.09 spaces for every 1,000 square feet
  - Proposed Facility = (106,830 sf/1,000 sf) * 0.09 = 10 required parking spaces

Based on the rates provided in ITE, the highest required parking for the proposed self-storage facility would be 14 parking spaces. Excerpts from ITE are attached in **Appendix B**.

Parking Codes for Nearby Municipalities

For comparison purposes, parking requirements were obtained for municipalities near the City of Fort Pierce. These municipalities included Port St. Lucie, Stuart, Palm Beach Gardens, and Jupiter. Excerpts from these codes are attached in **Appendix C.** The code information is summarized in **Table 1**.

Table 1 Parking Requirement Summary for Nearby Municipalities

JURISDICTION	PARKING REQUIREMENT
Port St. Lucie	2 spaces for the residential quarters, and 1 space for each 200 square feet of GFA used as an office in the rental of storage bays and 1 customer parking space for every 100 storage bays
Stuart	1 space per employee, plus 1 space per 50 storage units
Jupiter	Minimum of 5 spaces or 1 space per 250 square feet of GFA of office uses, whichever is greater, plus 2 spaces for a manager's residential unit
Palm Beach Gardens	1 space per 75 storage spaces plus 2 spaces per security quarters plus 4 spaces per office

Based on these parking requirements, the number of parking spaces that would be required for the proposed self-storage facility would be as follows: Port St. Lucie - 15 parking spaces; Stuart - 22 parking spaces; Jupiter - 5 parking spaces, and Palm Beach Gardens - 18 parking spaces.

Comparable Site

A parking reduction was requested by another Applicant for a similar use in the Town of Pembroke Park. As part of the parking reduction request, the Applicant conducted actual counts at three (3) self-storage facilities, and referenced ITE. Based on this study, a parking rate of one (1) space per 8,734 square feet of net floor area was approved by the Town of Pembroke Park. Excerpts from the Community Development Memorandum, dated March 15, 2016, is attached in **Appendix D.** Using this rate, the parking requirement for the proposed self-storage facility would be 13 parking spaces.

Conclusion

Based on the analysis contained herein, the proposed parking of 24 spaces on-site should be sufficient to accommodate the expected parking demand for the proposed self-storage facility. Should you have any questions or comments regarding these findings, please do not hesitate to call me.

Sincerely,

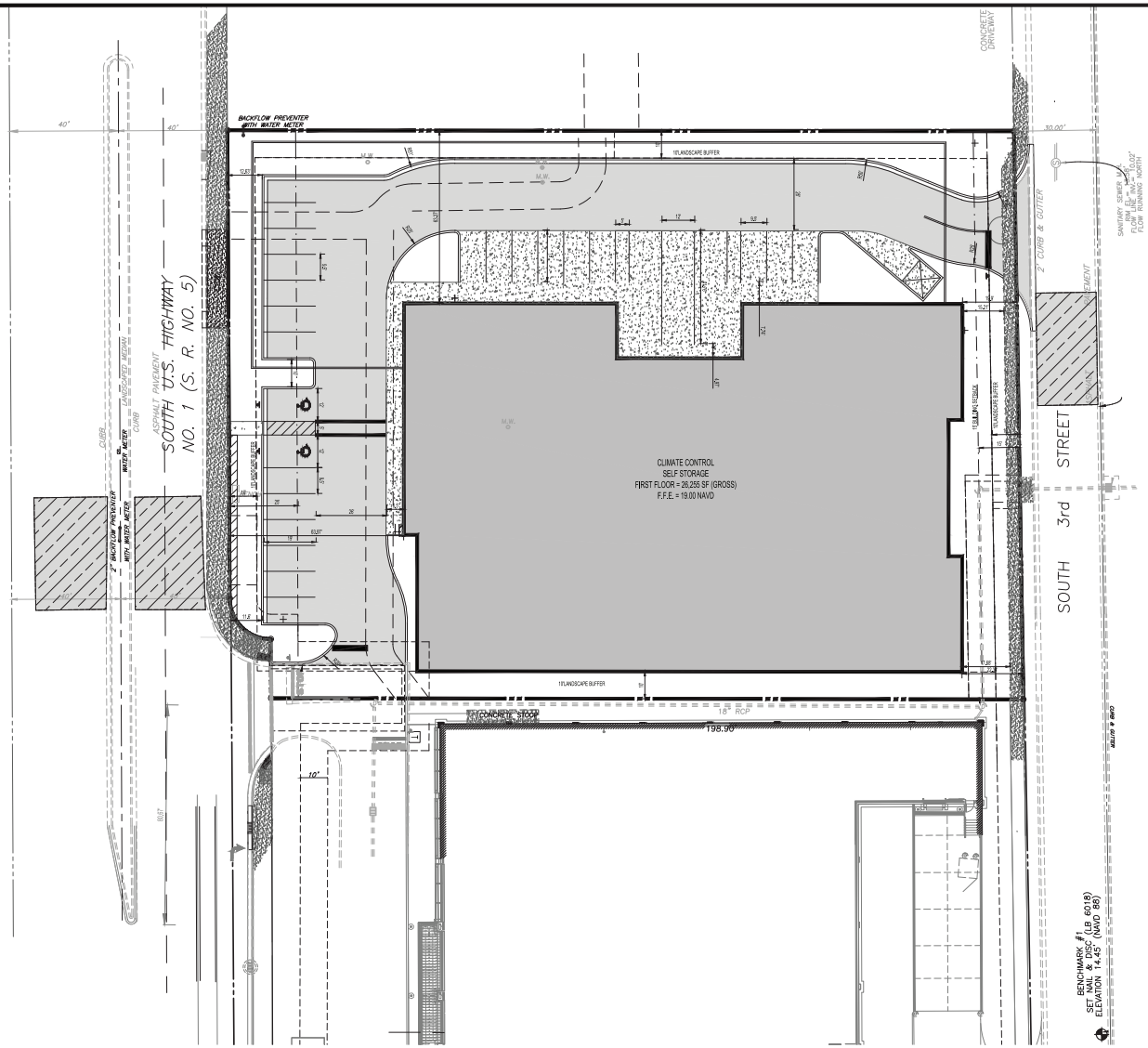
NATALIA THAIS LEFORT LICENSE No. 68205 STATE OF FLORIDA PROFESSIONAL ENGINEER

Natalia Thais Lefort, P.E.
Professional Engineer
License No. 68205
State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908
NTL/cec - Enclosure

F:\FL\21589N_LGFTP_FtPierceSelfStorageTA\N21589_01\Reports\Parking\LtrRL093021.docx

Appendix A

Site Plan





DISTRICT REQUIREMENTS & GENERAL NOTES

APPLICANT/OWNER: LGFTPI LLC
7307 NW 122ND AVE
PARKLAND, FL 33076

PARCEL NO. 2415-602-0002-000-2

FEMA FLOOD ZONE: ZONE X PER FLOOD PANEL 120286-0187-J, DATED FEB. 16, 2012
ZONE AH (16)

LAND USE INFORMATION:

CURRENT USE:	VACANT
PROPOSED USE:	RETAIL
FUTURE LAND USE DESIGNATION:	COMMERCIAL
ZONING DESIGNATION:	C3 - GENERAL COMMERCIAL

DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.)	10,000	60,039
MIN. LOT FRONTAGE (FEET):	50	206.35
MIN. LOT DEPTH (FEET):	90	288.66
MIN. SET BACKS:		
FRONT - WEST (FEET):	25	63.97'
SIDE - NORTH (FEET):	0	63.37'
SIDE - SOUTH (FEET):	0	10'
REAR - EAST (FEET):	15	19.90'
MIN. LANDSCAPE BUFFER:		
FRONT - WEST (FEET):	10	XX'
SIDE - NORTH (FEET):	10	10'
SIDE - SOUTH (FEET):	10	10'
REAR - EAST (FEET):	10	15.21'
MAX. HEIGHT (FEET):	65'	XX'
MAX. LOT COVERAGE:	0.60	0.44
MIN. PERVIOUS AREA (%)	20	20
MIN. OPEN SPACE (RATIO):	25	25.7

PARKING DATA

REQUIRED:

USE	AREA	RATIO	AMOUNT
SELF STORAGE	106,830 S.F.	--	--

PROVIDED:

	SPACES
STANDARD SPACES (MIN. 9.5' X 19')	22 (9.5' X 19')
ACCESSIBLE SPACES (MIN. 12' X 19')	2 (12' X 19')
TOTAL SPACES	24

LOADING ZONE:

REQUIRED:
GROSS FLOOR AREA 106,830 S.F. - - REQUIRED
PROVIDED: 3 SPACES

BICYCLE PARKING:

REQUIRED: 1 SPACE PER 10 MOTOR VEHICLE SPACES; 2 MINIMUM - 2 REQUIRED
PROVIDED: 2 SPACES

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. ALL TRUNCATED DETECTABLE SURFACES SHALL BE CAST IN PLACE (ADHESIVE NOT PERMITTED) AND BE BRICK RED IN COLOR. ALL RAMPS AND FLUSH CONNECTIONS WITHIN PUBLIC RIGHT-OF-WAY OR ROAD EASEMENTS SHALL INCLUDE TRUNCATED DETECTABLE SURFACE 24" IN DEPTH CONSISTENT WITH FDOT STANDARD PLANS.

THOMAS ENGINEERING
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6900 NW 31st AVE. SUITE 101, FT LAUDERDALE, FL 33309 P: 954.227.0000
1902 W. FLETCHER AVE. SUITE 200, TAMPA, FL 33612 P: 813.379.4100
125 W INDIANTOWN RD. SUITE 205, JUPITER, FL 33458 P: 561.203.7903

The engineering plans and designs for this project are the property of the author and may not be used in whole or part without written consent. Unauthorized use of these plans and designs without the author's consent is prohibited by law and will subject violators to civil and criminal penalties.

REVISIONS

REV	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.:	FT210079
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	08/10/2021
SCALE:	AS NOTED
CAD I.D.:	FT210079 - TITLE

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

LG FORT PIERCE

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
September 15, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **C-5.0**
OF

Appendix B

ITE Parking Generation Manual Information

Land Use: 151 Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites) and a Saturday (one study site) in a general urban/suburban setting.

	Percent of Peak Parking Demand	
Hour Beginning	**Weekday**	**Saturday**
12:00–4:00 a.m.	0	–
5:00 a.m.	0	–
6:00 a.m.	0	–
7:00 a.m.	0	–
8:00 a.m.	14	–
9:00 a.m.	71	–
10:00 a.m.	50	–
11:00 a.m.	79	–
12:00 p.m.	57	–
1:00 p.m.	64	91
2:00 p.m.	64	27
3:00 p.m.	79	55
4:00 p.m.	71	100
5:00 p.m.	100	91
6:00 p.m.	14	27
7:00 p.m.	0	0
8:00 p.m.	0	–
9:00 p.m.	0	–
10:00 p.m.	0	–
11:00 p.m.	0	–

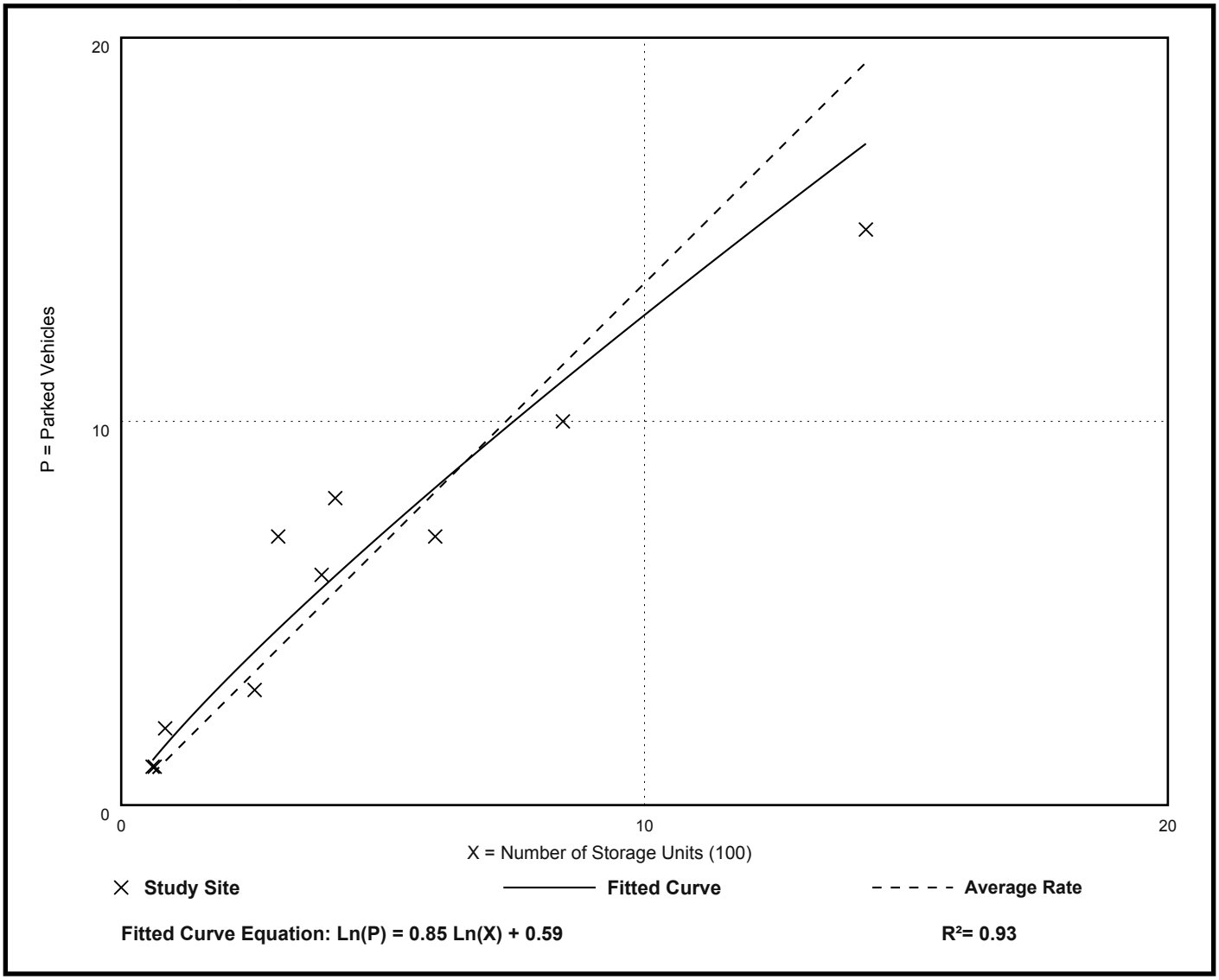
Mini-Warehouse
(151)

Peak Period Parking Demand vs: Storage Units (100)
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 4:00 - 6:00 p.m.
Number of Studies: 10
Avg. Num. of Storage Units (100): 4.4

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.36	1.05 - 2.38	1.18 / 2.35	***	0.43 (32%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.85 Ln(X) + 0.59

R^2= 0.93

Mini-Warehouse
(151)

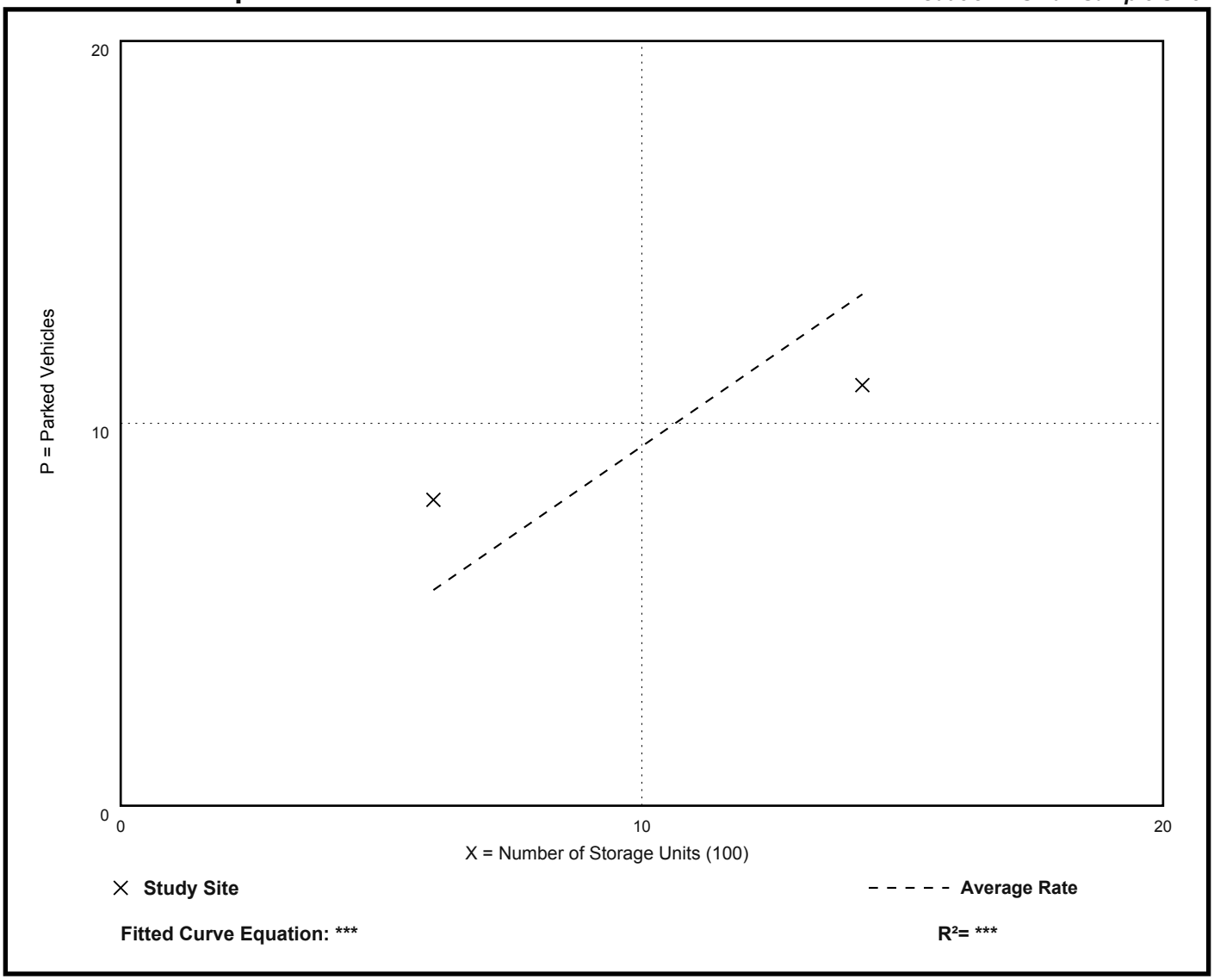
Peak Period Parking Demand vs: Storage Units (100)
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 1:00 - 5:00 p.m.
Number of Studies: 2
Avg. Num. of Storage Units (100): 10

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.94	0.77 - 1.33	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



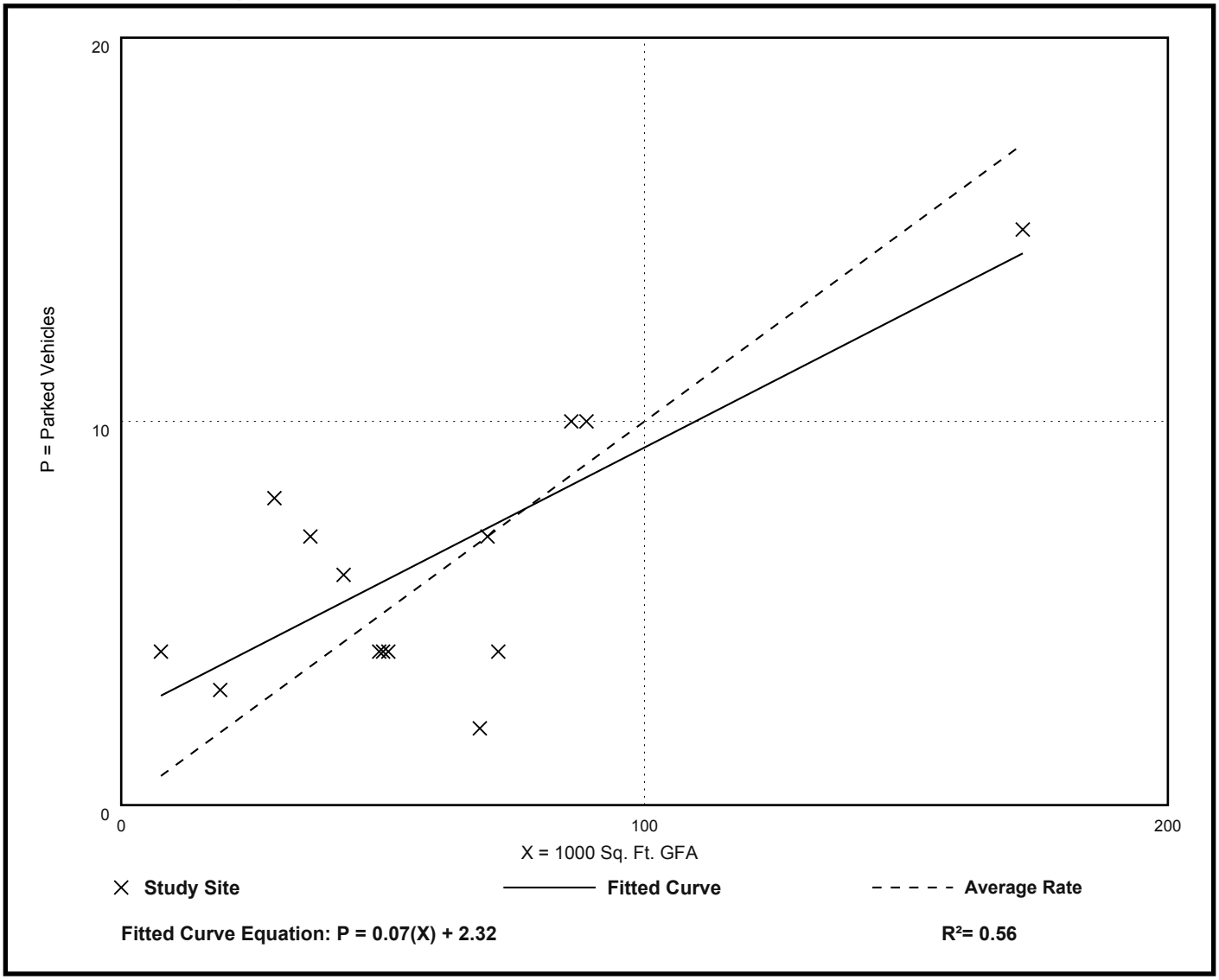
Mini-Warehouse
(151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 4:00 - 6:00 p.m.
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 60

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.25	***	0.07 (70%)

Data Plot and Equation



Fitted Curve Equation: P = 0.07(X) + 2.32

R^2= 0.56

Mini-Warehouse
(151)

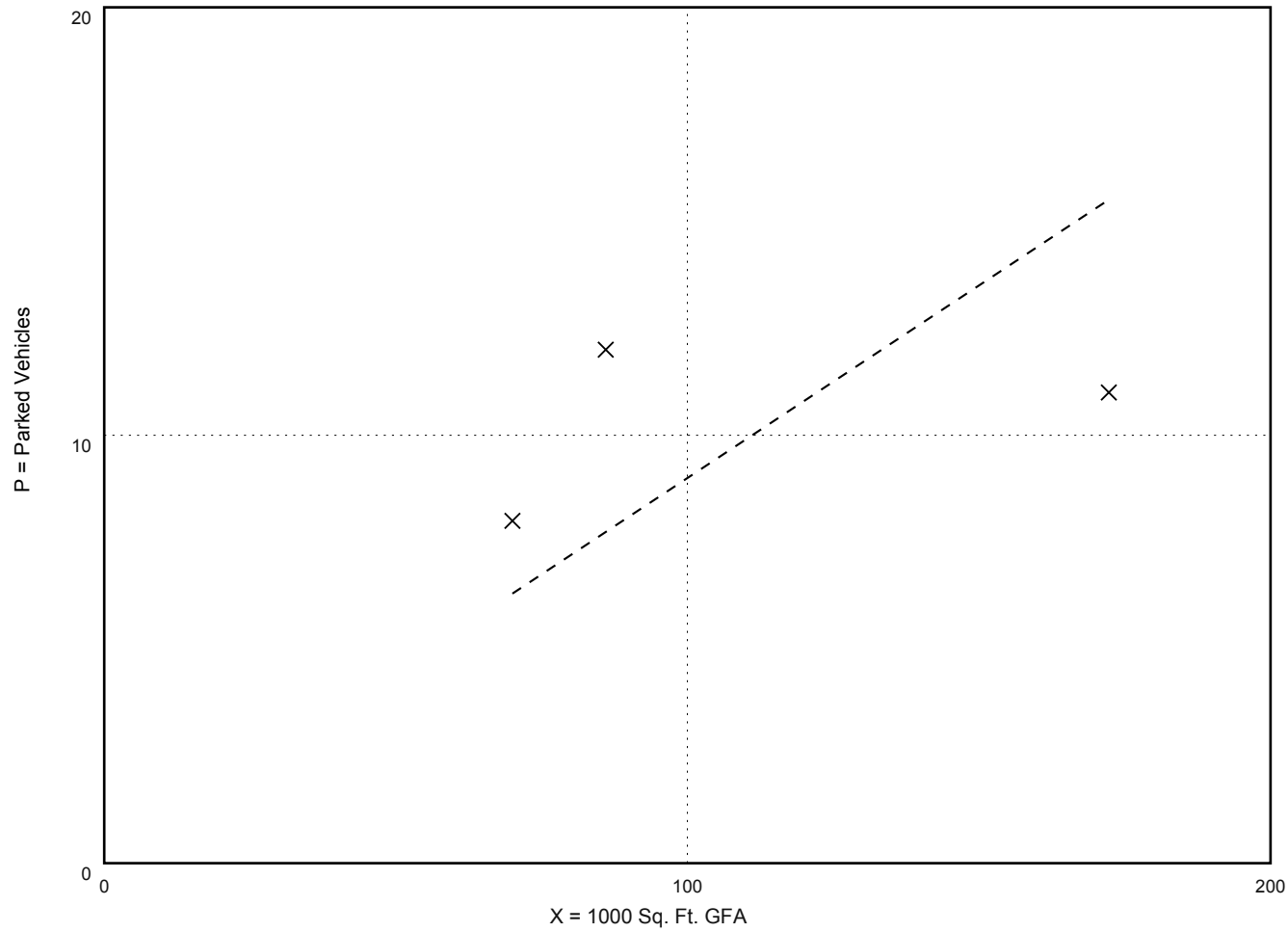
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 1:00 - 5:00 p.m.
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 109

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.09	0.06 - 0.14	0.08 / 0.14	***	0.04 (44%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: *

R^2= *

Appendix C

Parking Codes for Nearby Municipalities

Sec. 158.227. - Self-Service Storage Facilities.

(A) **In General.** The only commercial activities permitted on the site of self-service storage facility shall be rental of storage bays and pickup and deposit of goods and/or property in dead storage. Storage bays shall not be used to: manufacture, fabricate or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on the site.

(B) **Security Quarters Permitted.** Residential quarters for security purposes may be established on the site, subject to the requirements of all applicable zoning districts.

(C) **Bays Have No Legal Address.** Individual storage bays or private postal boxes within a self-service storage facility shall not be considered a premises for the purpose of assigning a legal address in order to obtain an occupational license or other governmental permit or license to do business.

(D) **Outside Storage.**

(1) Except as provided in this subsection (D), all property stored on site shall be entirely within enclosed buildings.

(2) Open storage of recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use shall be permitted within a self-service storage facility provided that the following conditions are met:

a. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the approved site plan;

b. The open storage area shall not exceed twenty-five (25%) percent of the buildable area of the site;

c. The open storage area shall be entirely screened from view from adjacent residential areas and street rights-of-way by a solid building wall, an eight foot high opaque fence, or a masonry wall with a minimum height of eight (8) feet;

d. Vehicles shall not be stored within the area set aside for minimum building setbacks; and

e. No vehicle maintenance, washing or repair shall be permitted on site. Pleasure boats stored on the site shall be placed and maintained upon wheeled trailers. No dry stacking of boats shall be permitted on site.

(E) **Maximum and Minimum Lot Size and Building Coverage.** Please see all applicable zoning districts.

(F) **Separation Between Storage Buildings.** If separate buildings are constructed, there shall be a minimum ten (10) foot separation between individual buildings within the facility.

(G) **Maximum Bay Size.** The maximum size of a storage bay shall be five hundred (500) square feet.

(H) **Maximum Building Height.** For maximum height, please reference the applicable zoning district. In addition, a parapet wall shall be constructed to screen roof-mounted air conditioning and

other equipment, if any.

(I) **Supplemental Parking Requirements.** A minimum number of parking spaces shall be provided upon the site as follows:

(1) **Employee and Customer Parking.** Two (2) parking spaces for the residential quarters, and one (1) parking space for each two hundred (200) square feet of gross floor area used as an office in the rental of storage bays.

a. One (1) additional customer parking space for every one hundred (100), or fraction thereof, storage bays.

(2) **Interior Parking.** Interior parking shall be provided in the form of aisles adjacent to the storage bays. These aisles may be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisles shall be as follows:

a. If aisles permit two-way traffic, thirty (30) feet; and

b. If aisles permit only one-way traffic, twenty-one (21) feet.

(J) **Supplemental Landscape Requirements; Perimeter Landscape Buffers.** A self-service storage facility may dispense with the wall which is required to be erected within the required perimeter where all of the following conditions are met:

(1) The exterior facades of storage buildings present an unbroken, wall like appearance when seen from adjacent lots and rights-of-way; this shall not prevent the installation of fire access doors, if mandated by law;

(2) The exterior facades of separate storage buildings area joined by walls to give the appearance of structural continuity;

(3) The resulting area between the outer face of the buildings and the property line or right-of-way is maintained and appropriately planted as a landscape buffer;

(4) There are no aisles or other vehicle entry ways located in the area between the building and adjacent lot boundary or the right-of-way; and

(5) Either landscaping is installed in the perimeter landscape buffer or the area is maintained for vegetation preservation, provided the minimum requirements of Chapter 154 are met.

(K) **Miscellaneous Requirements.**

(1) **Outdoor Lighting.** All outdoor lighting shall be shielded away from adjacent property. Lights shall be low-intensity and the minimum necessary to discourage vandalism and theft. If a facility abuts a residential zone, outdoor lighting fixtures shall meet the requirements of subsection 158.221(B)(7).

(2) **No Loudspeakers.** Exterior loudspeakers or paging equipment shall not be permitted on the site.

(3) **Orientation of Storage Bay Doors.** Storage bay doors shall not face any abutting property which is residentially zoned, nor shall they be visible from any adjacent residential property

Pain management clinic	1 per 200 square feet (also refer to section 2.06.14.E.3)
Pool hall and billiard parlor	1 per 200 square feet, plus restaurant/bar seating requirements if applicable
Radio and/or television broadcast stations	1 per employee on largest shift
Railroad freight stations/terminals	1 per two employees
Repair services	1 per 300 square feet
Restaurant - general	1 per 3 seats based on the maximum seating capacity of the building, plus 1 space per employee
Restaurant - convenience (fast food, drive-through, or drive-in)	1 per employee on largest shift, plus 1 space per 100 square feet of service area, plus queuing spaces (refer to Section 6.01.07 for queuing requirements)
Restaurant - limited	1 per 4 seats based on the maximum seating capacity of the building, plus 1 space per employee
Retail - bulk merchandise	1 per 250 square feet
Retail - department store (freestanding)	1 per 250 square feet
Retail - furniture	1 per 500 square feet
Retail - intensive sales and service (including neighborhood retail establishment, pharmacies, gift shops, hardware stores, newsstands and similar uses)	1 per 200 square feet
Retail - non-intensive sales and service (including appliance stores, large-scale home improvement centers, lawn and garden supply centers, office equipment and supplies, super markets, farm and heavy equipment, and similar uses)	1 per 250 square feet
Retail - regional mall (greater than 50,000 square feet)	1 per 250 square feet
Retail - strip shopping center	1 per 250 square feet
Skating rink, roller or ice	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Shooting range, indoor	1 space per firing point
Sign manufacturing/painting shops	1 per employee on largest shift
Studio (art, dance, music, exercise)	1 per 300 square feet
Telecommunications tower	1 space per tower
Theater	1 per 4 seats
Warehouse - mini-storage	1 per employee, plus 1 space per 50 storage units

Use Category	*Minimum Parking Space Requirements*
Restaurant, fast food	1 per 100 SF of GFA including outdoor seating areas pursuant to section 27-2795
Retail, service, and repair	1 per 250 SF of GFA
School—Elementary or junior high	1 per employee + 20 for visitors
School—Senior high (grades 9—12)	1 per 10 student stations + 1 per employee + 20 for visitors
School—Trade, vocational, college or university	1 per 2 student stations + 1 per employee + 1 per 4 seats in places of assembly + 20 for visitors
Self-service storage facilities (both types)	Minimum of 5 spaces or 1 space per 250 sq. ft. of GFA of office uses, whichever is greater plus 2 spaces for a manager's residential unit; plus
Multi-access	Parking/driving lanes shall be a minimum of 24 ft. wide when storage units open onto one side of the lane only and a minimum of 34 ft. when the storage units open onto both sides of the lane; or
Limited-access	Minimum of 5 additional spaces or 1 space per 100 storage units, whichever is greater, plus 2 12 ft. by 30 ft. loading spaces at the main entrance, plus one 12 ft. by 30 ft. loading space at each supplemental access point where loading and unloading may occur.

Marina, Commercial	1 space per two wet slips plus 1 space per 5 dry slips plus the greater of 1 space per 200 square feet of accessory uses or required parking for additional use (lounge, retail, restaurant, etc.)	
Marina, Private Mooring or Dock	None	
Massage Therapist	1 space per 250 square feet	
Motion Picture Studio	1 space per 300 square feet of office space plus 10 spaces per studio plus 1 space per 1,000 square feet	Parking study can be requested by city or provided by applicant to demonstrate overall parking demand.
Nursing Home or Convalescent Facility	1 space per 4 beds plus 1 space per 250 square feet of office space	
Painting and Decorating Contractor	1 space per 250 square feet	
Parking Lot, Commercial	None	
Picture Framing	1 space per 250 square feet	
Photo Studio and Processing	1 space per 250 square feet	
Print Shop	1 space per 250 square feet	
Self Service Storage	1 space per 75 storage spaces plus 2 spaces per security quarters plus 4 spaces per office	
Shoe Repair	1 space per 250 square feet	
Studio, Instructional	1 space per 250 square feet	
Studio, Professional	1 space per 250 square feet	
Tailor Shop	1 space per 250 square feet	
Travel Agency	1 space per 250 square feet	
Video Game and Amusement Parlor	1 space per 250 square feet	
Video Rental and Sales	1 space per 200 square feet	
OFFICE		
Business Incubator	1 space per 250 square feet	Parking study can be requested by city or provided by applicant to demonstrate overall parking demand.
Employment Office	1 space per 300 square feet	
Interior Design, including Sales	1 space per 250 square feet	
Office, Medical or Dental	1 space per 200 square feet	

Appendix D

Town of Pembroke Park Information

MICHAEL MILLER PLANNING ASSOCIATES, INC.
Land Design Municipal Planning Services Transportation Planning

TOWN OF PEMBROKE PARK
COMMUNITY DEVELOPMENT
MEMORANDUM

To: **Town of Pembroke Park**
Planning and Zoning Board

From: **Michael J. Miller, AICP**
Consultant Town Planner

Date: **March 15th, 2016**

Subject: **Off-Street Parking Reduction Request**
Proposed Self Storage Facility – Wheat Capital Management
2801 John P. Lyons Lane
Pembroke Park Acct. No. 16-284
MMPA Account No.: 00-1101-1091B

RECOMMENDED PLANNING AND ZONING BOARD ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the applicant's engineering study, and if deemed acceptable, recommend **APPROVAL** of the Parking Reduction application to allow a reduction of the number of required parking spaces for the proposed self-storage warehouse use from one (1) parking space for each 600 square feet of net floor area (1:600) to one (1) parking space for each 8,734 square feet of net floor area (1:8,734).

GENERAL PROJECT INFORMATION

Land Use Designation: I - Industrial

Zoning District: M -1 Industrial District

General Location: 2801 John P. Lyons Lane

Legal Description: A portion of Parcel "B", Supreme Millwork Plat, according to the plat recorded in Plat Book 118, Page 33, of the public records of Broward County, Florida.



FORT PIERCE SELF STORAGE

S. US HIGHWAY 1, FORT PIERCE, FLORIDA

KENNETH CARLSON
ARCHITECT- P.A.
DESIGN
PLANNING
INTERIORS


SELF STORAGE
FORT PIERCE SELF STORAGE
S. US HIGHWAY 1, FORT PIERCE, FLORIDA
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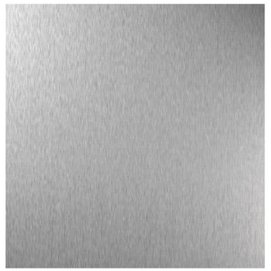
S. US HIGHWAY No.1, FORT PIERCE, FLORIDA

KENNETH CARLSON
ARCHITECT- P.A.
DESIGN
PLANNING
INTERIORS

E1- SW 7006 EXTRA WHITE
E2- SW 7071 GRAY SCREEN
E3- SW 7072 ONLINE
E4- SW 9162 AFRICAN GRAY
E5- SW 7074 SOFTWARE
E6- SW 7075 WEB GRAY
E7- ORANGE ACCENT
E8- LIGHT GRAY GLAZING
E9- MILL ALUMINUM
E11- WHITE METAL



E8



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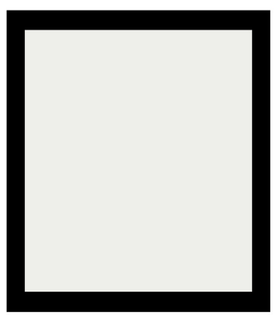
E11-E13





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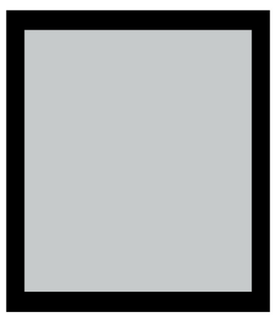

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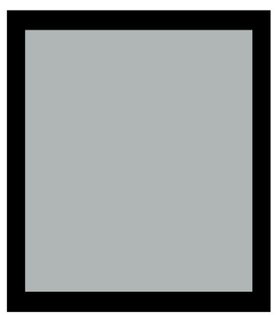

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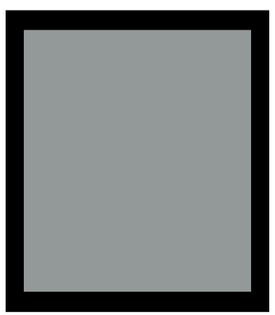

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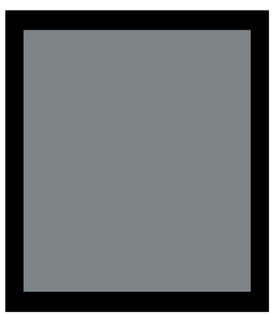

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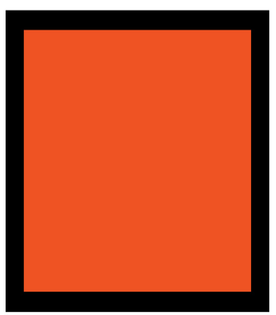


E7

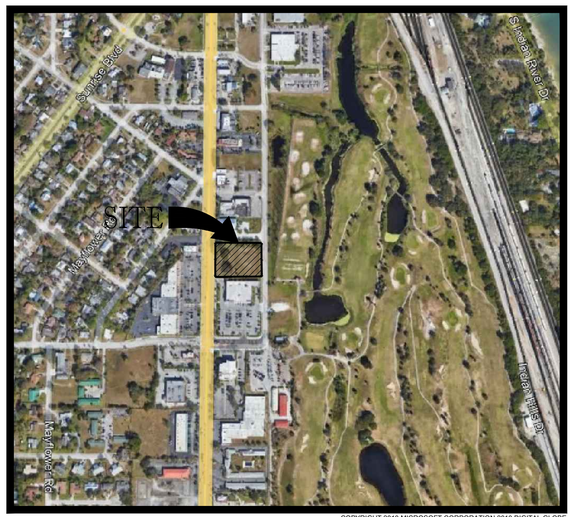
SITE DEVELOPMENT DRAWINGS FOR:

FORT PIERCE STORAGE FACILITY

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
SECTION 15, TOWNSHIP 35 S, RANGE 40 E

VICINITY \ AERIAL MAP

SCALE: 1"=200'



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PROJECT CONTACTS:

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SHEET INDEX

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DEMOLITION PLAN	C-3
EROSION CONTROL PLAN	C-4
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SURVEY	1 OF 1

LEGAL DESCRIPTION:

LOT 2, LG CENTER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 39, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA

FEMA MAP INFORMATION:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF 'X' AND 'AH' BASE EL. 16.0' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0187K, DATED FEBRUARY 19, 2020 AND IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988

DATUM NOTE:
ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD' 88)

CAUTION – NOTICE TO CONTRACTOR

811

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY NOTIFICATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

PREPARED BY

THOMAS ENGINEERING GROUP
1502 W FLETCHER AVE, SUITE 101
TAMPA, FL. 33612
PH: (813) 379-4100
FX: (813) 379-4040
www.ThomasEngineeringGroup.com

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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SUITE 206
JUPITER, FL 33458
P: 561-203-7503

THE INFORMATION, DESIGN, AND CONCEPTS CONTAINED IN THESE PLANS, BOTH PRINTED AND ORAL, ARE PROPRIETARY AND SHALL NOT BE DISCLOSED OR REPRODUCED IN WHOLE OR IN PART, OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION.

REVISIONS

REV	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.:	FT210079
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	08/10/2021
SCALE:	AS NOTED
CAD I.D.:	FT210079-C1.0 CVR

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

FORT PIERCE SELF STORAGE LLC

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
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EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
November 3, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-1.0
OF

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- BOUNDARY AND TOPOGRAPHIC SURVEY - CRAIG WATSON AND ASSOCIATES LLC, DATED 08-04-21.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. SEC. 12101 ET SEQ. AND 42 U.S.C. SEC. 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CRAIG WATSON AND ASSOCIATES LLC, DATED 08-04-21, SHALL BE CONSIDERED A PART OF THESE PLANS.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING GROUP BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING GROUP IF ACTUAL EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

17. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING GROUP, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING GROUP WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING GROUP AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

20. THOMAS ENGINEERING GROUP WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING GROUP'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING GROUP HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING GROUP WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING GROUP WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

21. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING GROUP, NOR THE PRESENCE OF THOMAS ENGINEERING GROUP OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING GROUP AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING GROUP SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

24. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES. COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

25. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

26. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A RECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

27. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.

28. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

29. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND CITY OF FORT PIERCE FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

30. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

31. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND FDOT STANDARDS AND INDEX 606, LATEST EDITION, AND APPROVED BY CITY OF FORT PIERCE AND ST. LUCIE COUNTY WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

32. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

33. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM CITY OF FORT PIERCE.

34. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

SANITARY SEWER NOTES:

A. GENERAL:
   1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

B. MATERIALS:
   1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE DR-25)
   2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLYLINED INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-86 OR LATEST REVISION. MINIMUM WALL THICKNESS CLASS 52 (4"-12") & CLASS 51 (14"-20") (UNLESS OTHERWISE SPECIFIED).
   3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:
   1. PIPE AND FITTINGS:
      a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S 'RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
      b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.
      c. BEDDING AND INITIAL BACKFILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK (PER CITY OF FORT PIERCE ENGINEERING STANDARDS.
   2. SERVICE:
      a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.
      b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
      c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
      d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE.
      e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
      f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING DEPARTMENT, PLUMBING SECTION.

D. TESTING:
   1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
   2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
   3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
   4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN ATWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.
   5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED AT DEVELOPER'S EXPENSE. PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY.
   6. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:
   1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF FORT PIERCE UTILITIES DEPARTMENT AND THE ST. LUCIE COUNTY PUBLIC HEALTH UNIT.
   2. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCK (PER CITY OF FORT PIERCE - UTILITY SYSTEMS DEPARTMENT - UTILTIY STANDARDS MANUAL 2011 EDITION.)
   3. USE "DETECTO' TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE)
   4. SEPARATION REQUIREMENTS SHALL BE PER THE CITY OF WEST ST. LUCIE ENGINEERING STANDARDS.
   5. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE ENGINEERING STANDARDS AND SPECIFICATIONS.

B. MATERIALS:
   1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE. WATER MAIN & EPOXY LINED & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
   2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-89 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY)
   3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.
   4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
      a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C509-87.
      b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL..
      c. GATE VALVES SHALL BE PER THE CITY OF FORT PIERCE ENGINEERING STANDARDS.
   5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL PER CITY OF FORT PIERCE.
   6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL PER CITY OF FORT PIERCE.
   7. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. GLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
   8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.
   9. FIRE HYDRANTS SHALL HAVE A 5 1/4 " MAIN VALVE OPENING. PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE AMERICAN DARLING B-54-B. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.

C. SERVICE CONNECTION:
   1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
   2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
   3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
   4. SERVICE PIPING SHALL BE POLYETHYLENE TUBING.

D. INSTALLATION:
   1. GENERAL:
      CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
      a. METHOD A PER ST. LUCIECOUNTY PUBLIC HEALTH UNIT STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
      b. METHOD B PER ST. LUCIECOUNTY PUBLIC HEALTH UNIT STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
      c. METHOD C APPROVED BY THE ST. LUCIECOUNTY PUBLIC HEALTH UNIT, WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
   2. BEDDING:
      BEDDING AND INITIAL BACKFILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK (PER CITY OF FORT PIERCE ENGINEERING STANDARDS).
   3. PVC PIPE:
      a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
      b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER
      c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.
   4. DUCTILE PIPE:
      a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION.
      b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
      c. "NON-DETECTOR" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP.
   5. VALVES:
      a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING, SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
      b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
      c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS FOR THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES. 4 THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.
   6. SERVICE:
      a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 36" UNDER PAVEMENT.
      b. SERVICES UP TO 2" SHALL BE POLYETHYLENE TUBING PER CITY OF FORT PIERCE.
      c. METER STOPS SHALL HAVE 9" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
      d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
      e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE. PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.
   7. TESTING
      1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED.HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION, THE PRESSURE TEST SHALL NOT VARY MORE THAN ±5 P.S.I. DURING THE TEST.
      2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY OF FORT PIERCE AND THE ENGINEER OF RECORD.
      3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-92; 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL SAMPLES APPROVED BY THE ST. LUCIE COUNTY PUBLIC HEALTH DEPARTMENT.
      4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS.IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1500' MAXIMUM FOR LINES GREATER THAN 1500' IN LENGTH.PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE POINTS MUST BE APPROVED BY ST. LUCIECOUNTY PUBLIC HEALTH DEPARTMENT.
      5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

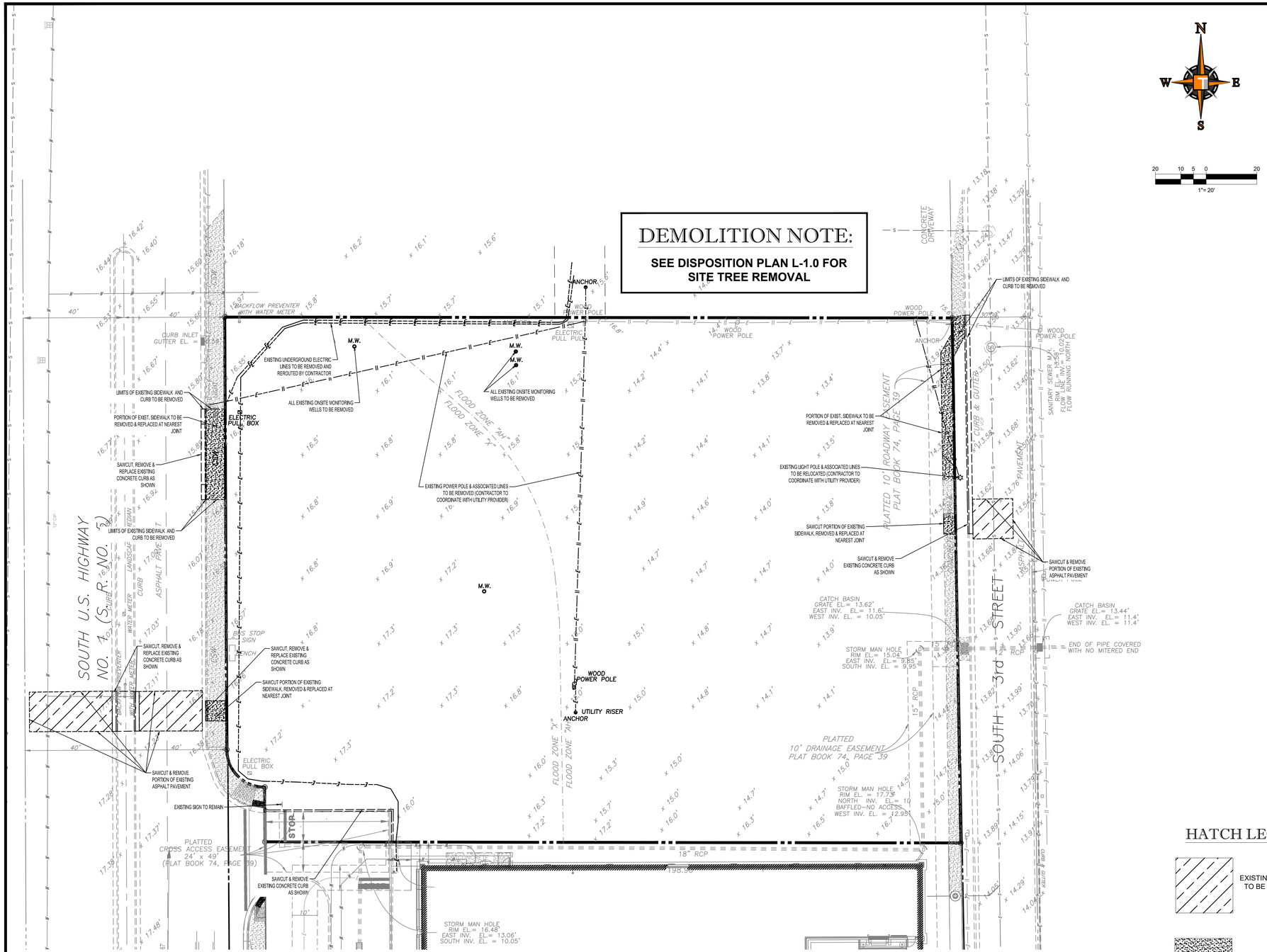
$$L = \frac{S\,D\,P^{0.5}}{148{,}000}$$

IN WHICH:
L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S EQUALS LENGTH OF PIPE (LINEAR FEET),
D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND
P EQUALS THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH).

SEPARATION OF WATER AND SEWER MAINS

SEPARATION REQUIREMENTS SHALL BE PER THE CITY OF FORT PIERCE ENGINEERING STANDARDS.

A. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE A



20 10 5 0 20

1"= 20'

DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   CRAIG WATSON AND ASSOCIATES LLC
   2240 NE DIXIE HIGHWAY,
   JENSEN BEACH, FL. 34957
   DATED: 08/04/2021
2. THOMAS ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.

   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.

   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.

   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.

5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.
6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

HATCH LEGEND

EXISTING ASPHALT TO BE REMOVED

EXISTING CONCRETE TO BE REMOVED

NOTES
1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
2. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH CITY OF FORT PIERCE AND LOCAL UTILITY COMPANY REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
3. CONTRACTOR SHALL REFER TO CONSTRUCTION PHASING PLANS FOR ORDER OF REMOVAL OF ANY UTILITIES AND/OR STRUCTURES.
4. EXISTING WATER SERVICES TO EXISTING RETAIL SPACE SHALL NOT BE REMOVED UNTIL PROPOSED WATER SERVICES ARE INSTALLED AND RELEASE FOR USE BY FORT PIERCE UTILITY AUTHORITY.

CONTRACTOR SHALL REFER TO LANDSCAPING PLAN FOR TREE REMOVAL

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THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
1502 W. FLETCHER AVE. UNIT NO. 101 TAMPA, FL 33612 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503
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REVISIONS

REV.	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.:	FT210079
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	08/10/2021
SCALE:	AS NOTED
CAD I.D.:	FT210079-C-3.0 DM

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

FORT PIERCE SELF STORAGE LLC

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

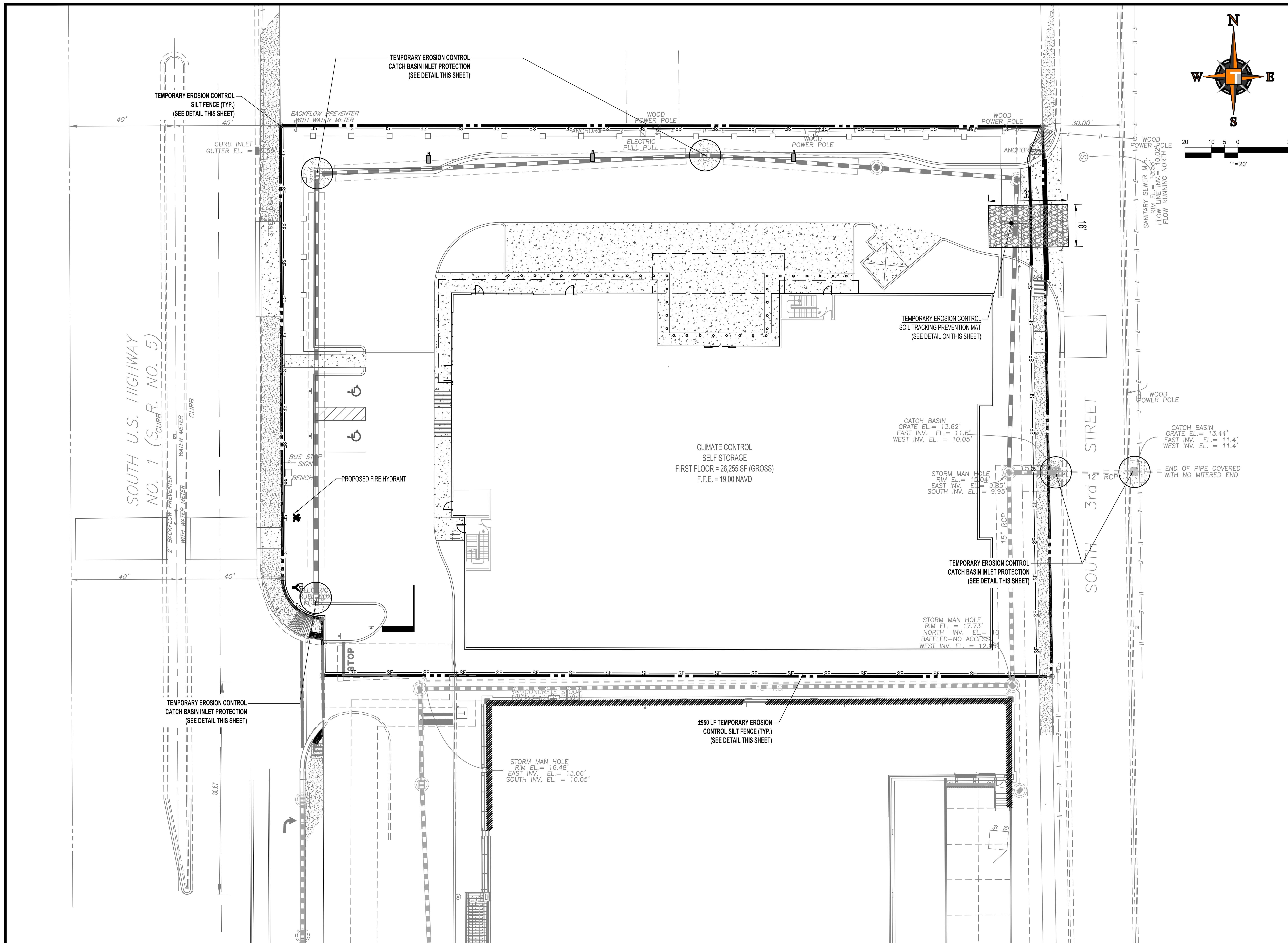
EDWARD M. McDONALD, P.E.
November 3, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

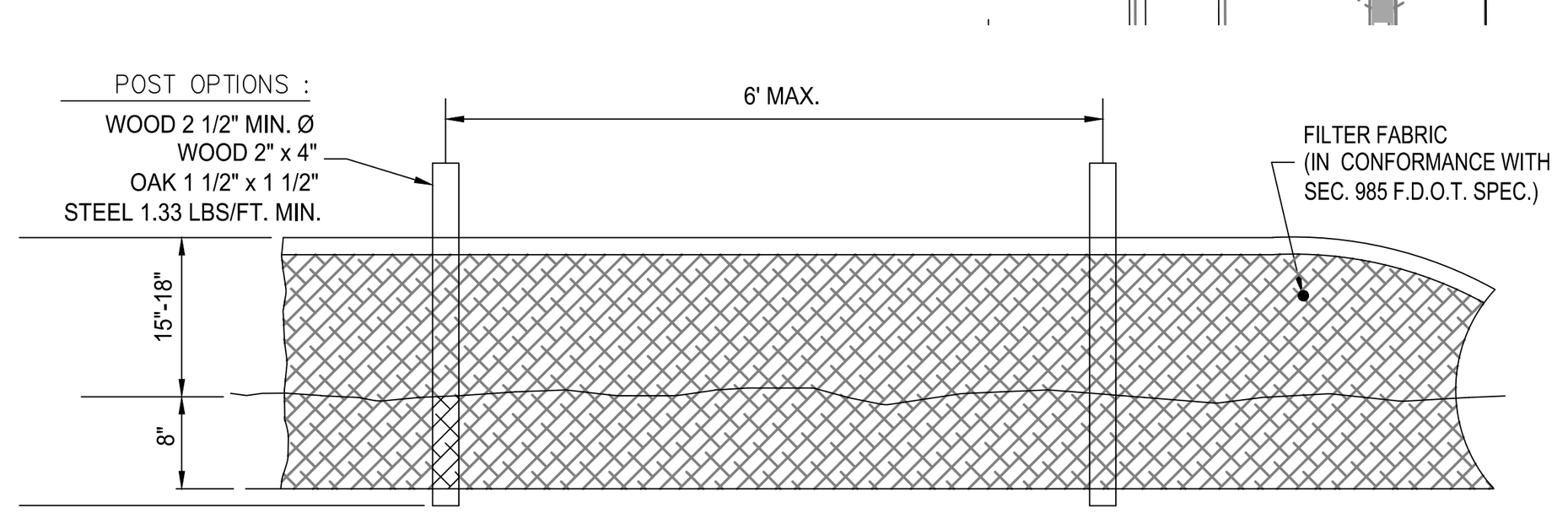
SHEET TITLE:

DEMOLITION PLAN

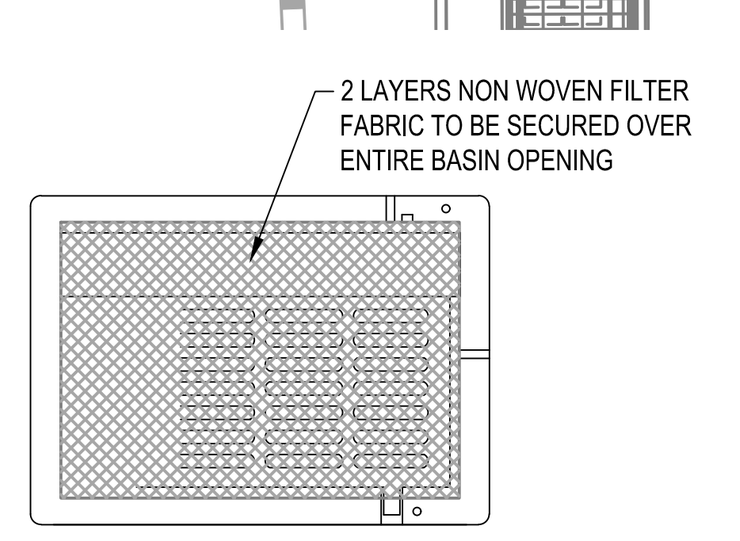
SHEET NUMBER:

C-3.0
OF





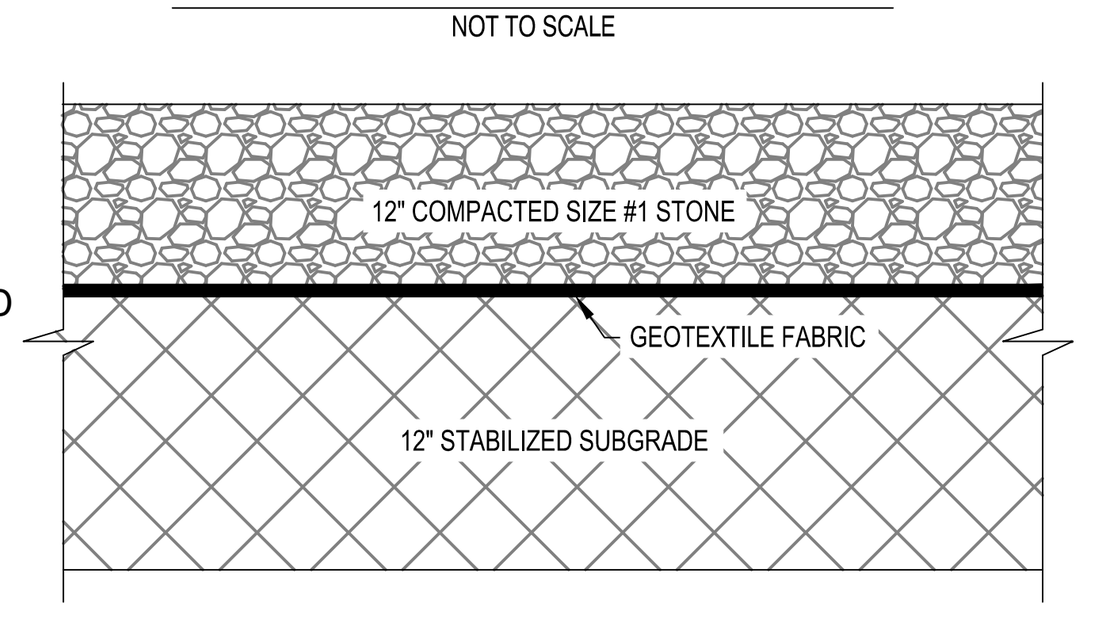
SILT FENCE DETAIL
NOT TO SCALE
(PER FDOT INDEX #102)



CATCH BASIN INLET FILTER DETAIL
NOT TO SCALE

NOTE TO SILT FENCE INSTALLERS:

TO FACILITATE "EFFECTIVE" PRESERVATION OF TREES (THOSE WITH DRIP LINES DEPICTED ON PLAN) SILT FENCE SHALL NOT BE TRENCHED IN WITHIN DRIP LINES OF TREES WHERE AVOIDABLE. IF UNAVOIDABLE THEN EITHER INSTALL SILT FENCE AT GRADE (NO TRENCHING) OR USE HAY BALES IN THESE LOCATIONS.



SOIL TRACKING PREVENTION MAT DETAIL
NOT TO SCALE
(PER FDOT INDEX #106)

LEGEND:

- PROPERTY LINE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SILT FENCE / CONSTRUCTION FENCE
- PROPOSED INLET / STRUCTURE PROTECTION
- PROPOSED STORM SEWER
- PROPOSED ROOF DRAIN
- SOIL TRACKING PREVENTION MAT

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED IN D-903. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
17. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
18. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
19. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
20. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
21. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
22. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
23. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
24. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.
25. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
26. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
27. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
28. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
29. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
30. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAY BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
31. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
32. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
33. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF SJRWMD FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

POLLUTION PREVENTION NOTES:

A.) EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]

B.) OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.

C.) THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.

D.) FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.

E.) IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.

F.) PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.

G.) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
i. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
ii. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
iii. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
iv. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
v. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.

H.) THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY AN NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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REVISIONS

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PERMIT SET

PROJECT No.:	FT210079
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	08/10/2021
SCALE:	AS NOTED
CAD I.D.:	FT210079-C-4.0 EC

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

FORT PIERCE SELF STORAGE LLC

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
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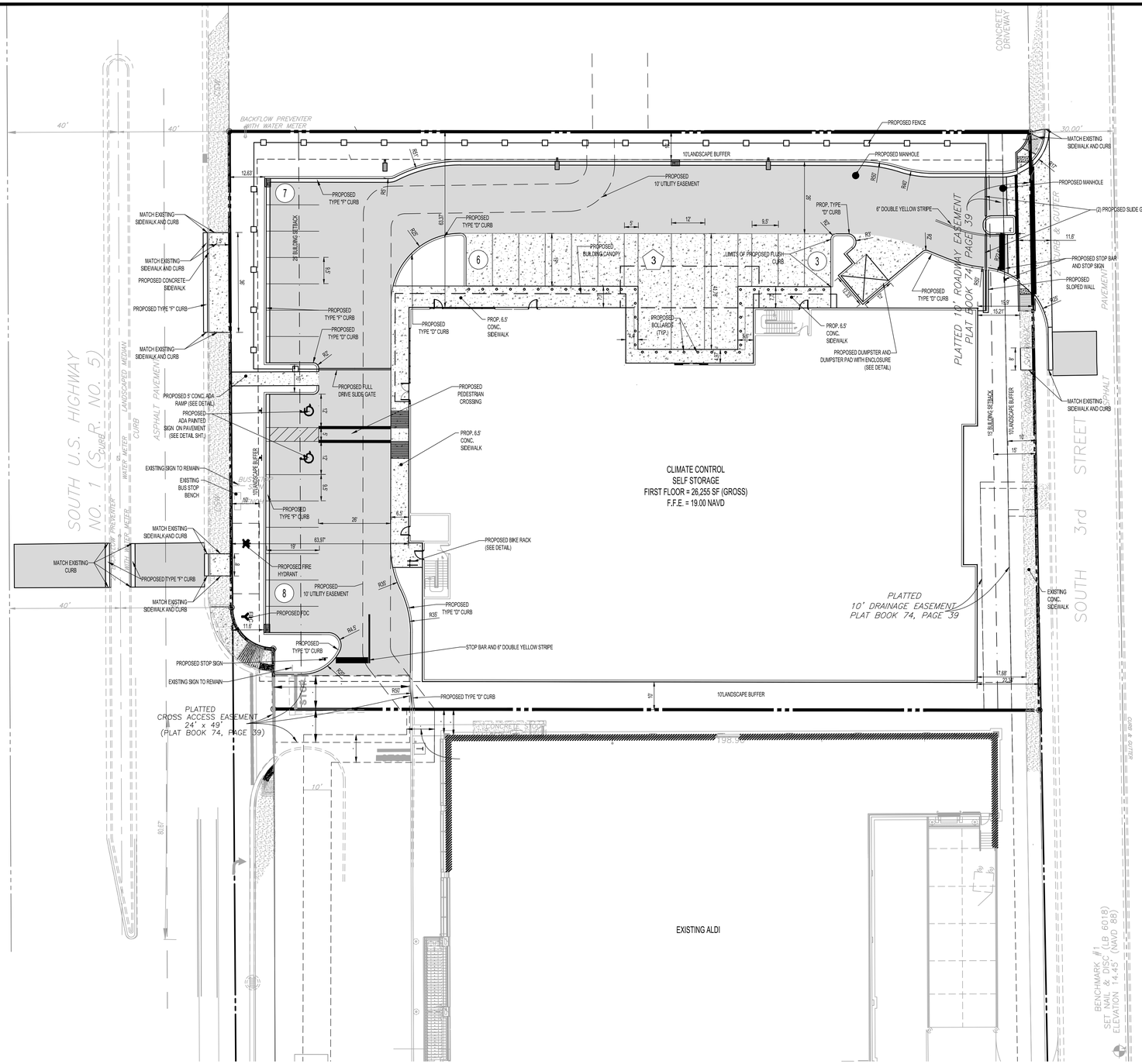
EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
November 3, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-4.0
OF





LEGEND:

- EXISTING PROPERTY LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- 2 — PROPOSED REGULAR PARKING SPACE COUNT
- 3 — PROPOSED LOADING SPACE PARKING COUNT
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED LIGHT (REFER TO PHOTOMETRIC PLAN)

DISTRICT REQUIREMENTS & GENERAL NOTES

APPLICANT/OWNER: LGFTPI LLC
7307 NW 122ND AVE
PARKLAND, FL 33076

PARCEL NO. 2415-602-0002-000-2

FEMA FLOOD ZONE: ZONE X PER FLOOD PANEL 120286-0187-J, DATED FEB. 16, 2012
ZONE AH (16)

LAND USE INFORMATION:

CURRENT USE:	VACANT
PROPOSED USE:	RETAIL
FUTURE LAND USE DESIGNATION:	COMMERCIAL
ZONING DESIGNATION:	C3 - GENERAL COMMERCIAL

DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.)	10,000	60,039
MIN. LOT FRONTAGE (FEET):	50	208.35
MIN. LOT DEPTH (FEET):	90	288.66
MIN. SET BACKS:		
FRONT - WEST (FEET):	25	63.97'
SIDE - NORTH (FEET):	0	63.37'
SIDE - SOUTH (FEET):	0	10'
REAR - EAST (FEET):	15	19.90'
MIN. LANDSCAPE BUFFER:		
FRONT - WEST (FEET):	10	11.6'
SIDE - NORTH (FEET):	10	10'
SIDE - SOUTH (FEET):	10	10'
REAR - EAST (FEET):	10	15.21'
MAX. HEIGHT (FEET):	65'	50'
MAX. LOT COVERAGE:	0.60	0.44
MIN. PERVIOUS AREA (%)	20	20
MIN. OPEN SPACE (RATIO):	25	25.7

PARKING DATA:

REQUIRED PER CODE:

USE	AREA	RATIO	AMOUNT
SELF STORAGE	106,860 S.F.	1 SPACE / 600 S.F.	178 SPACES

PROVIDED:		SPACES
STANDARD SPACES (MIN. 9.5' X 19')	22 (9.5' X 19')	
ACCESSIBLE SPACES (MIN. 12' X 19')	2	(12' X 19')
TOTAL SPACES	24	

SEE PARKING STUDY: MAXIMUM REQUIRED PER PARKING STUDY = 22 SPACES

LOADING ZONE:

REQUIRED:
GROSS FLOOR AREA 106,830 S.F. - 3 REQUIRED
PROVIDED: 3 SPACES

BICYCLE PARKING:

REQUIRED: 1 SPACE PER 10 MOTOR VEHICLE SPACES; 2 MINIMUM - 2 REQUIRED
PROVIDED: 2 SPACES

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. ALL TRUNCATED DETECTABLE SURFACES SHALL BE CAST IN PLACE (ADHESIVE NOT PERMITTED) AND BE BRICK RED IN COLOR. ALL RAMPS AND FLUSH CONNECTIONS WITHIN PUBLIC RIGHT-OF-WAY OR ROAD EASEMENTS SHALL INCLUDE TRUNCATED DETECTABLE SURFACE 24" IN DEPTH CONSISTENT WITH FDOT STANDARD PLANS.
3. 2 EMPLOYEES MAX PER SHIFT AT SELF STORAGE FACILITY

FEMA MAP INFORMATION:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF 'X' AND 'AH' BASE EL. 16.0' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0187K, DATED FEBRUARY 19, 2020 AND IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988

DATUM INFORMATION:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD' 88)

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THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
1502 W. FLETCHER AVE. SUITE 206 UNIT NO. 1013 TAMPA, FL 33612 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

THE INFORMATION, DESIGN, AND CONCEPT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION.

REVISIONS

REV.	DATE	COMMENT	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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www.callsunshine.com

PERMIT SET

PROJECT No.:	FT210079
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	08/10/2021
SCALE:	AS NOTED
CAD I.D.:	FT210079-C-5.0 SP

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

FORT PIERCE SELF STORAGE LLC

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD
LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

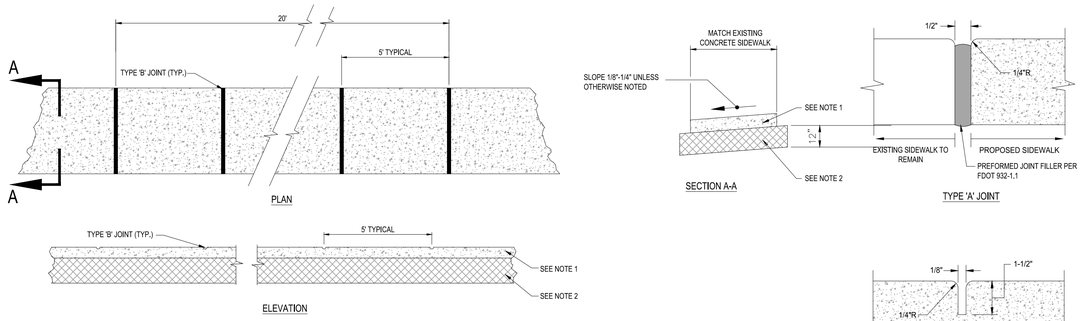
EDWARD M. McDONALD, P.E.
November 3, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-5.0
OF



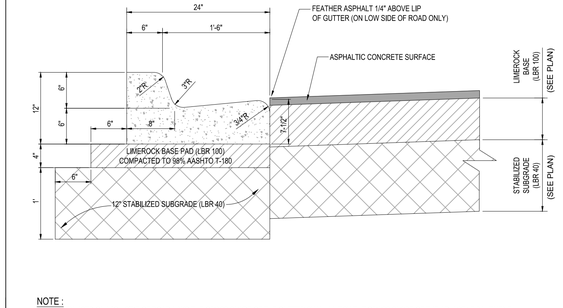
NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180, (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
6. CONCRETE SIDEWALKS SHALL BE REINFORCED BY FIBER MESH.
7. ADDITION OF FIBERMESH OR 6X6 WWF FOR SIDEWALKS TO BE CONSTRUCTED IN PUBLIC RIGHT-OF-WAYS.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

1 SIDEWALK DETAILS

SCALE: NONE

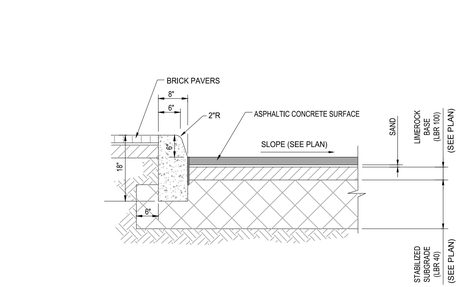


NOTE:

1. WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7 1/2".
2. REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
3. LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)
4. 12" SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. (T-180)

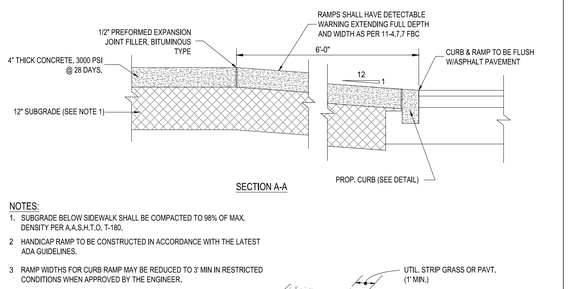
2 TYPE 'F' CURB & GUTTER DETAIL

SCALE: NONE



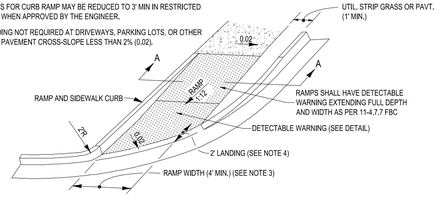
3 CONCRETE CURB (TYPE 'D') DETAIL

SCALE: NONE



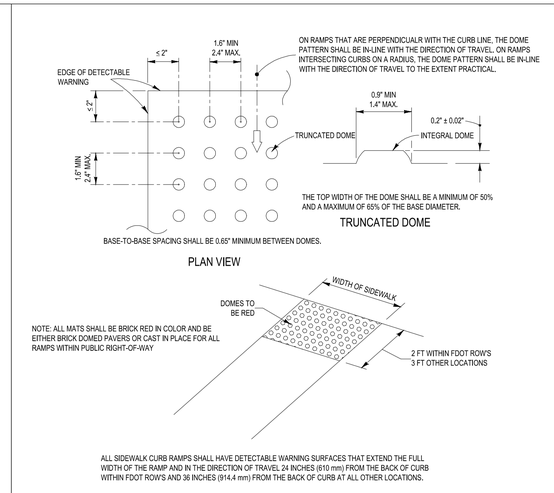
NOTES:

1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
3. RAMP WIDTHS FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.
4. LOWER LANDING NOT REQUIRED AT DRIVEWAYS, PARKING LOTS, OR OTHER AREAS WITH PAVEMENT CROSS-SLOPE LESS THAN 2% (0.02).



4 ADA CURB RAMP DETAIL - FDOT

SCALE: NONE

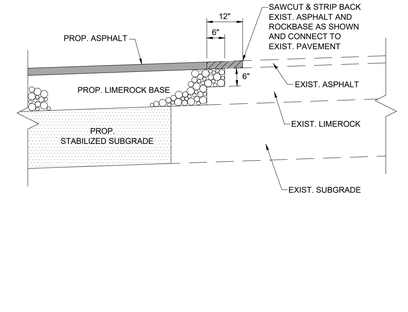


NOTE: ALL MATS SHALL BE BRICK RED IN COLOR AND BE EITHER BRICK DOMED PAVERS OR CAST IN PLACE FOR ALL RAMPS WITHIN PUBLIC RIGHT-OF-WAY

ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB WITHIN FDOT ROW'S AND 36 INCHES (914.4 mm) FROM THE BACK OF CURB AT ALL OTHER LOCATIONS.

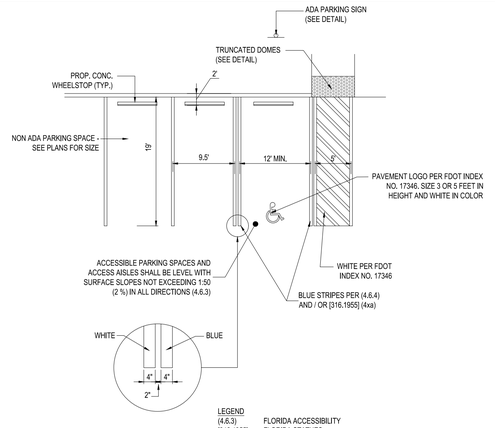
5 ADA RAMP DETECTABLE WARNING DETAIL

SCALE: NONE



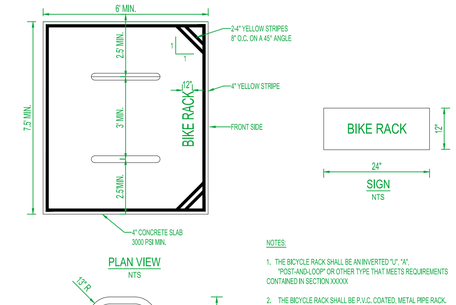
6 SAWCUT/MATCH ASPHALT PAVEMENT DETAIL

NONE



7 ACCESSIBLE PARKING SPACE - ADA COMPLIANT

SCALE: NONE

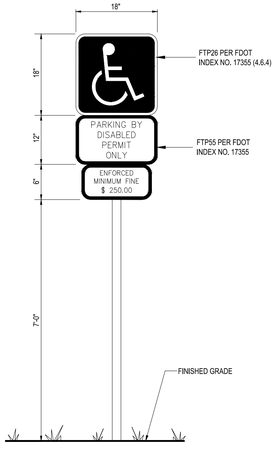


NOTES:

1. THE BICYCLE RACK SHALL BE AN INVERTED "U", "A", POST-AND-LOOP, OR OTHER TYPE THAT MEETS REQUIREMENTS CONTAINED IN SECTION XXXXX.
2. THE BICYCLE RACK SHALL BE P.V.C. COATED, METAL PIPE RACK.
3. THE BICYCLE RACK SHALL BE IDENTIFIED WITH PAVEMENT MARKINGS OR SIGNAGE.
4. THE RACK MAY BE ATTACHED ACCORDING TO EITHER OF THE METHODS SHOWN USING THE FLANGE WITH ANCHOR BOLTS MAY REQUIRED ADDITIONAL CONCRETE SLAB THICKNESS, OTHER ANCHORING SYSTEM MAY BE CONSIDERED UPON APPROVAL IN ADVANCE WITH THE CITY INSPECTOR IF REQUIRED BY THE MANUFACTURER.
5. THE STRIPING AND LETTERING SHOWN SHALL BE HIGH VISIBILITY REFLECTIVE YELLOW PAINT OR THERMOPLASTIC MEETING FDOT SPECIFICATIONS.
6. THE SIGN SHALL BE PLACED 5 FEET FROM GROUND AND EITHER PLACED ON A POST OR WALL IF AVAILABLE.

8 BIKE RACK

SCALE: NONE

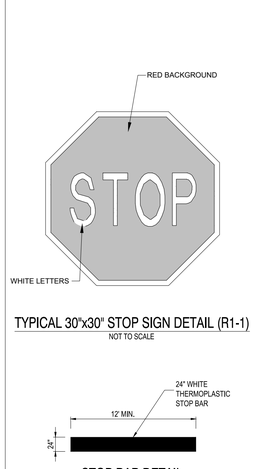


NOTES

1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE) COLOR PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF CARY ILLINOIS, PHONE 1-800-323-4770 SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE.

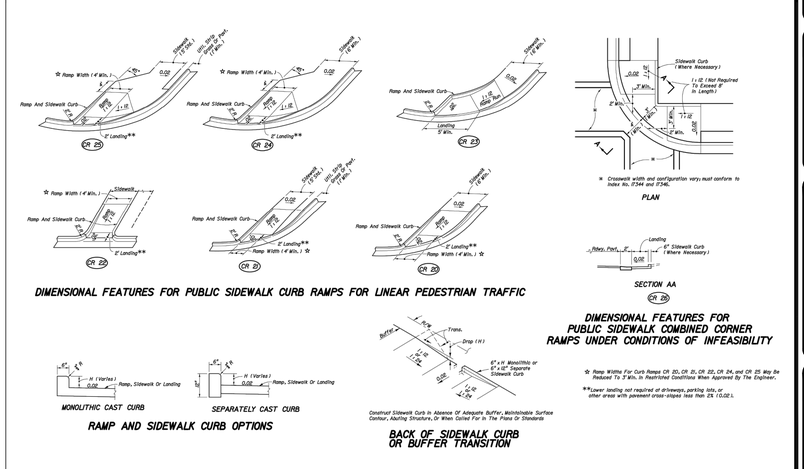
9 ACCESSIBLE PARKING SIGN

SCALE: NONE



TYPICAL 30"x30" STOP SIGN DETAIL (R1-1)
NOT TO SCALE

STOP BAR DETAIL
NOT TO SCALE



☆ Ramp Widths For Curb Ramps CR 20, CR 21, CR 22, CR 24, and CR 25 May Be Reduced To 3' Min. In Restricted Conditions When Approved By The Engineer.

**Lower landing not required at driveways, parking lots, or other areas with pavement cross-slopes less than 2% (0.02).

2008 FDOT Design Standards

PUBLIC SIDEWALK CURB RAMPS

Last Revised: 07/01/07 | Sheet No.: 4 of 6 | Index No.: 304

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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REVISIONS

REV	DATE	COMMENT	BY
1	04/20/2017	ENGINEERING COMMENTS	JMG
2	05/10/2017	FDOT COMMENTS	JMG
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PROJECT No.:	FT210079
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	08/10/2021
SCALE:	AS NOTED
CAD I.D.:	FT210079-C-6.0 SP DETAILS

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

FORT PIERCE SELF STORAGE LLC

SAINT LUCIE COUNTY

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Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER
EDWARD M. McDONALD, P.E.
November 3, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

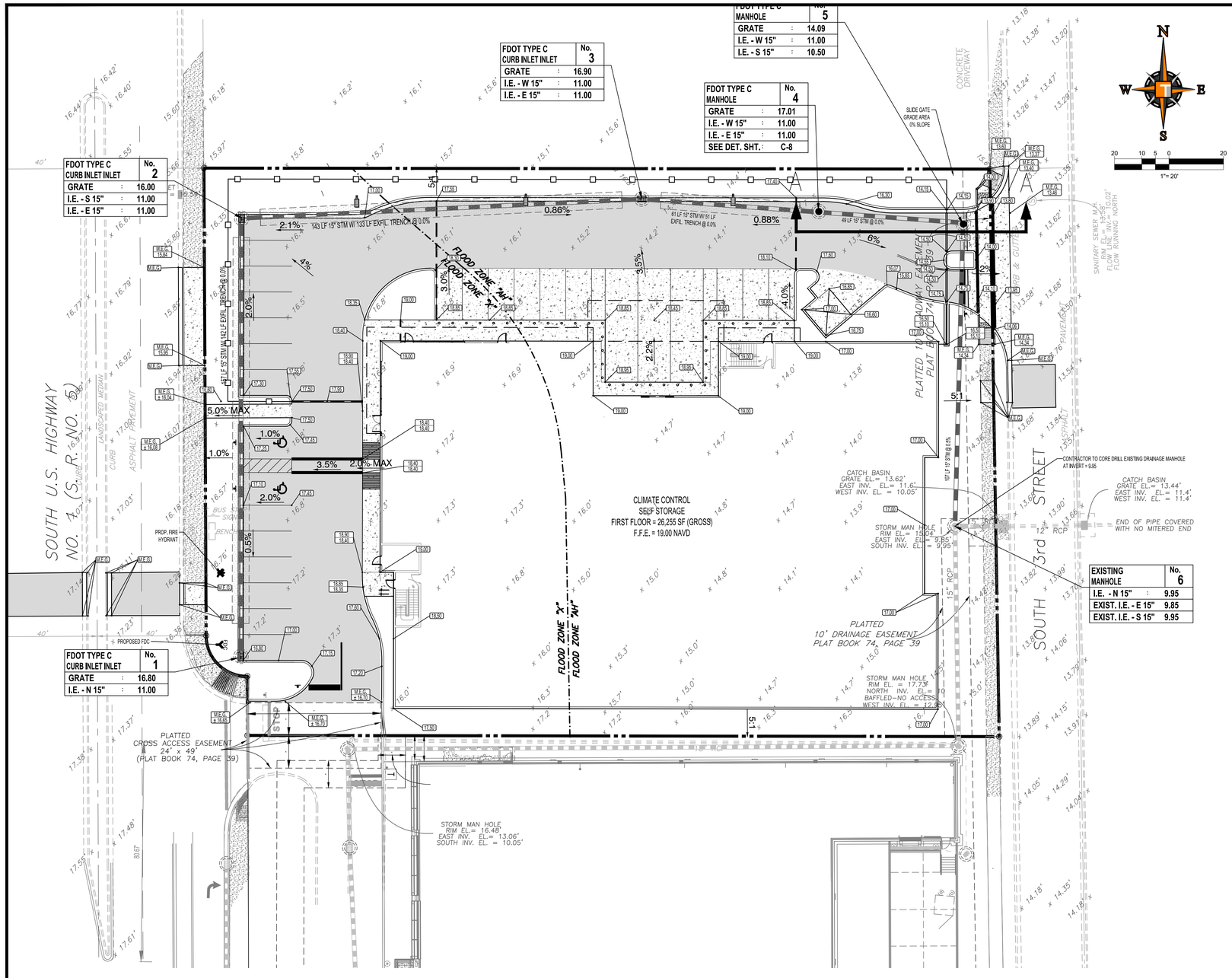
SHEET TITLE:

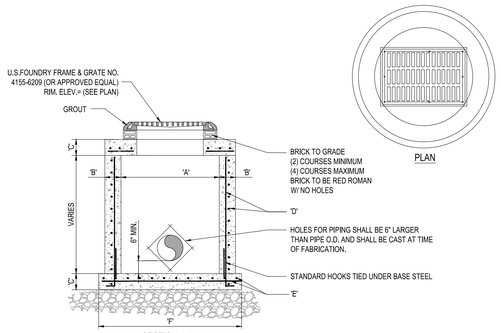
SITE PLAN DETAILS

SHEET NUMBER:

C-6

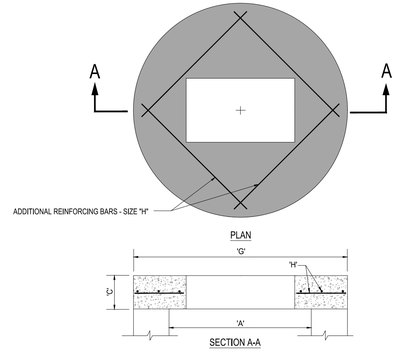
OF


SOUTH U.S. HIGHWAY NO. 1 (S.R. NO. 5)
LANDSCAPED MEDIAN
CURB
ASPHALT PAVEMENT
FDOT TYPE C CURB INLET INLET — No. 2
GRATE : 16.00
I.E. - S 15" : 11.00
I.E. - E 15" : 11.00
FDOT TYPE C CURB INLET INLET — No. 3
GRATE : 16.90
I.E. - W 15" : 11.00
I.E. - E 15" : 11.00
FDOT TYPE C MANHOLE — No. 4
GRATE : 17.01
I.E. - W 15" : 11.00
I.E. - E 15" : 11.00
SEE DET. SHT. : C-8
FDOT TYPE C MANHOLE — No. 5
GRATE : 14.09
I.E. - W 15" : 11.00
I.E. - S 15" : 10.50
FDOT TYPE C CURB INLET INLET — No. 1
GRATE : 16.80
I.E. - N 15" : 11.00
EXISTING MANHOLE — No. 6
I.E. - N 15" : 9.95
EXIST. I.E. - E 15" : 9.95
EXIST. I.E. - S 15" : 9.95
143 LF 15" STM W/ 133 LF EXFIL. TRENCH @ 0.0%
61 LF 15" STM W/ 51 LF EXFIL. TRENCH @ 0.0%
49 LF 15" STM @ 0.0%
47 LF 15" STM W/ 42 LF EXFIL. TRENCH @ 0.0%
107 LF 15" STM @ 0.5%
FLOOD ZONE "AH"
FLOOD ZONE "X"
CLIMATE CONTROL SELF STORAGE
FIRST FLOOR = 26,255 SF (GROSS)
F.F.E. = 19.00 NAVD
PLATTED 10' DRAINAGE EASEMENT PLAT BOOK 74, PAGE 39
PLATTED CROSS ACCESS EASEMENT 24' x 49' (PLAT BOOK 74, PAGE 39)
CATCH BASIN GRATE EL.= 13.62' EAST INV. EL.= 11.6' WEST INV. EL. = 10.05'
CATCH BASIN GRATE EL.= 13.44' EAST INV. EL.= 11.4' WEST INV. EL. = 11.4'
STORM MAN HOLE RIM EL.= 15.24' EAST. INV. EL.= 9.85' SOUTH INV. EL. = 9.55'
STORM MAN HOLE RIM EL. = 17.73' NORTH INV. EL.= 10 BAFFLED--NO ACCESS WEST INV. EL. = 12.83'
STORM MAN HOLE RIM EL.= 16.48' EAST INV. EL.= 13.06' SOUTH INV. EL. = 10.05'
CONTRACTOR TO CORE DRILL EXISTING DRAINAGE MANHOLE AT INVERT = 9.95
END OF PIPE COVERED WITH NO MITERED END
SLIDE GATE GRADE AREA 0% SLOPE
CONCRETE DRIVEWAY
SANITARY SEWER MAN. RIM EL.= 14.50' FLOW RUNNING NORTH
PROP. FIRE HYDRANT
PROPOSED FDC
BUS STOP SIGN
BENCH
5.0% MAX
1.0%
3.5%
2.0% MAX
2.0%
0.5%
0.86%
0.88%
2.1%
6%
4%
3.5%
9.0%
4.0%
2.2%
5:1
2.0%
SOUTH 3rd STREET
SOUTH 2nd STREET
12" RCP
15" RCP
SLOPE
SLOPE
SLOPE



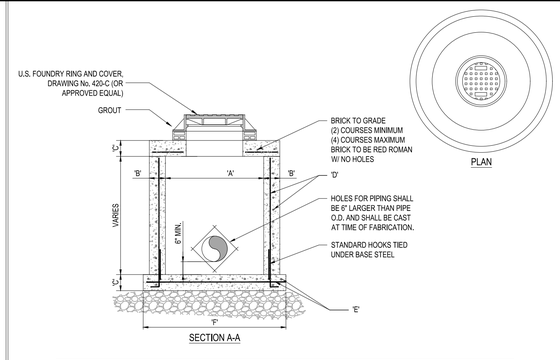
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

1 PRECAST CIRCULAR CATCH BASIN
SCALE: NONE



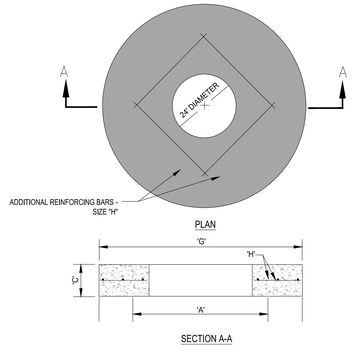
TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

2 PRECAST CONCRETE-TOP SLAB
SCALE: NONE



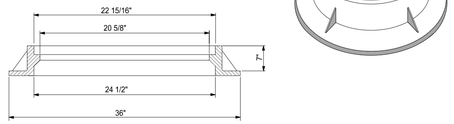
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2- W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

3 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

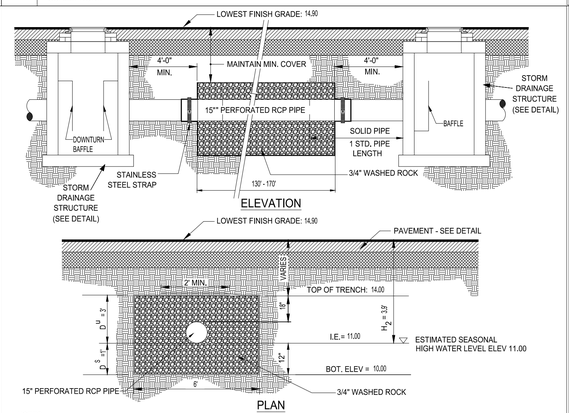
4 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES
SCALE: NONE



NOTE:

1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

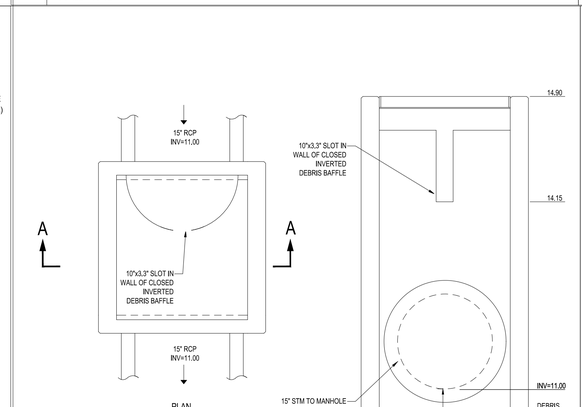
5 MANHOLE FRAME DETAIL
SCALE: NONE



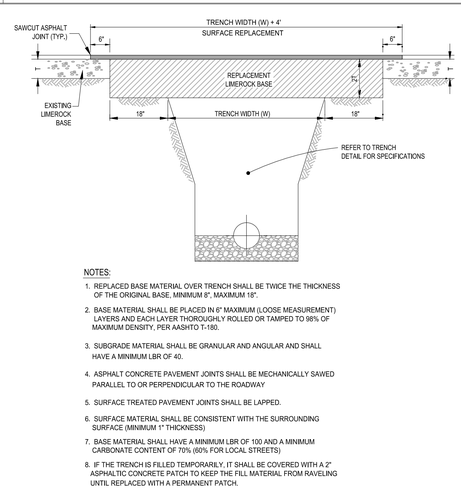
NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

6 EXFILTRATION TRENCH
SCALE: NONE



7 CONTROL STRUCTURE
N.T.S



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MIMIMUM 1" THICKNESS)
7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS)
8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.

8 PAVEMENT RESTORATION DETAIL
SCALE: NONE

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	#4 @ 12" C.C.E.W.	#4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	#5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	#5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	#5 @ 12" C.C.E.W.	#5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2-W.W.M. w/ #4 @ 12" C.C. VERT	#5 @ 6" C.C.E.W.	10'-8" Ø

12 PRECAST CIRCULAR CURB INLET
SCALE: NONE

TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

13 PRECAST CONCRETE-TOP SLAB
SCALE: NONE

INVERTED DEBRIS BAFFLE PRECAST DRAINAGE MANHOLE
SCALE: NONE

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
1502 W. FLETCHER AVE. SUITE 206 TAMPA, FL 33612 P: 813-379-4100
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REVISIONS

REV	DATE	COMMENT	BY
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PROJECT No.: FT210079
DRAWN BY: HR
CHECKED BY: EMM
DATE: 08/10/2021
SCALE: AS NOTED
CAD I.D.: FT210079-C-8.0 PGD DETAILS

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

FORT PIERCE SELF STORAGE LLC

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
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EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

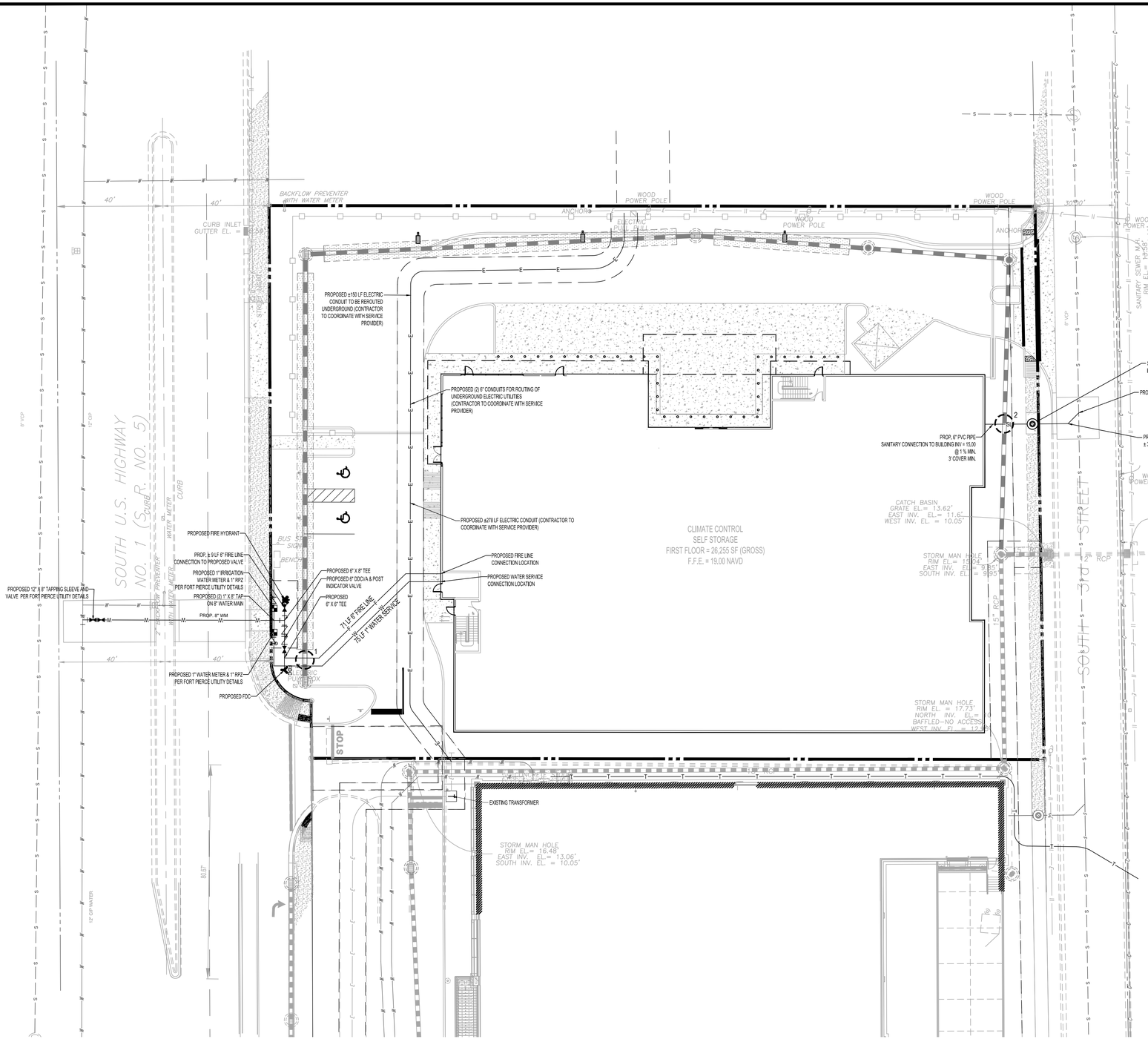
EDWARD M. McDONALD, P.E.
November 3, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

PAVING, GRADING & DRAINAGE DETAILS

SHEET NUMBER:

C-8
OF



LEGEND:

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING FORCE MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC CONDUIT
- PROPOSED UTILITY CROSSING
- PROPOSED LIGHT (REFER TO PHOTOMETRIC PLAN)

SANITARY SEWER NOTES:

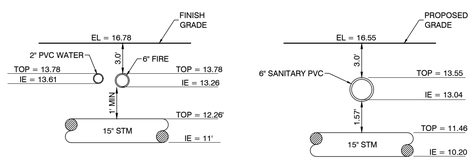
A. GENERAL:
1. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
2. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
3. ALL UNDERGROUND UTILITY WORK IN THE COUNTY EASEMENT OR ROW MUST BE COMPLETED BY UNDERGROUND UTILITY CONTRACTOR LICENSED BY THE STATE OF FLORIDA.

B. MATERIALS:
1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
2. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
3. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.

C. INSTALLATION:
1. PIPE AND FITTINGS:
   a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
   b. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. CLEANOUTS:
   a. CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
   b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
3. SERVICE:
   a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.04%.
   b. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
   c. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

D. TESTING:
1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
4. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.

UTILITY CROSSING SCHEDULE:



CROSSING #1

CROSSING #2

NOTES:
1. ALL ELECTRICAL WORK ON-SITE TO BE PERFORMED BY A CERTIFIED ELECTRICIAN.
2. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH FPUA AND THE ELECTRICAL DRAWINGS.
3. CERTIFIED ELECTRICIAN SHALL INSTALL CONDUITS AND PULL BOXES FROM ELECTRICAL ROOM TO EACH LIGHT POLE AND ENSURE SUFFIECIENT POWER IS SUPPLIED TO EACH POLE..
4. ELECTRICIAN SHALL RUN CONDUITS AND WIRES FROM ELECTRICAL ROOM TO MONUMENT SIGN AND IRRIGATION PUMP AND ENSURE SUFFICIENT POWER IS SUPPLIED TO EACH. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC DURING CONSTRUCTION AND PREPARING ANY MOT PLANS WHICH MAY BE NEEDED BY GOVERNMENTAL AGENCIES.
5. ANY UTILITY INSTALLATION AND TAPS / CONNECTIONS SHALL INCLUDE NECESSARY PAVEMENT, CURB AND SIDEWALK RESTORATION TO COMPLETE WORK.
6. CONTRACTOR SHOULD INSTALL ELECTRICAL CONDUITS AND EQUIPMENT IN ACCORDANCE WITH THE FPUA PLAN FOR NEW SERVICE AT 1412 S. US 1 / ALDI. THIS PLAN IS A REFERENCE OF THAT WORK HOWEVER CONSTRUCTION OF THE ELECTRICAL SYSTEM SHALL NOT BE BASED OFF THIS PLAN.

THOMAS ENGINEERING GROUP
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REVISIONS

REV.	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.:	FT210079
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	08/10/2021
SCALE:	AS NOTED
CAD I.D.:	FT210079-C-10.0 WSU

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

FORT PIERCE SELF STORAGE LLC

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
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EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER
EDWARD M. McDONALD, P.E.
November 3, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

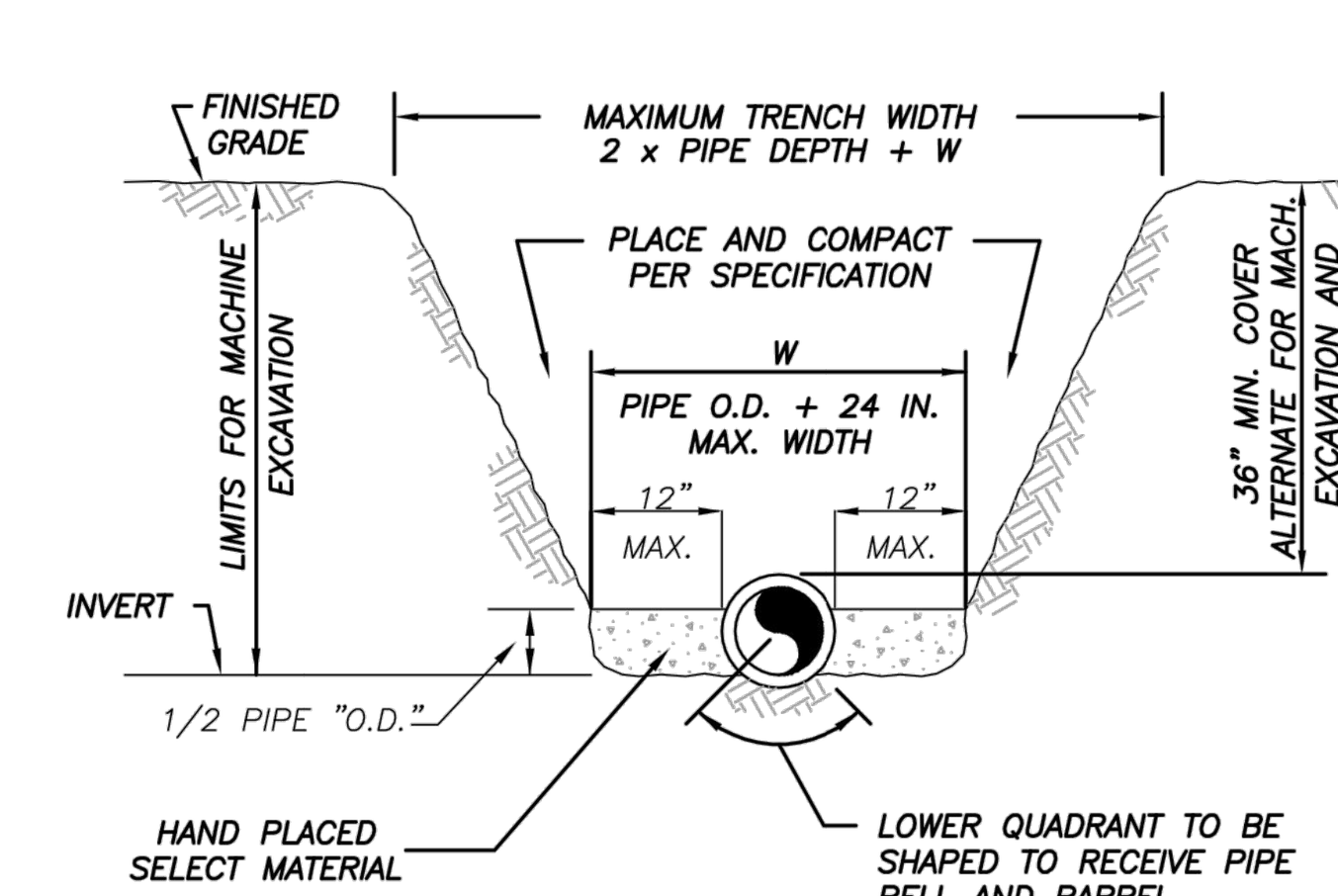
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-10

OF



NOTES:

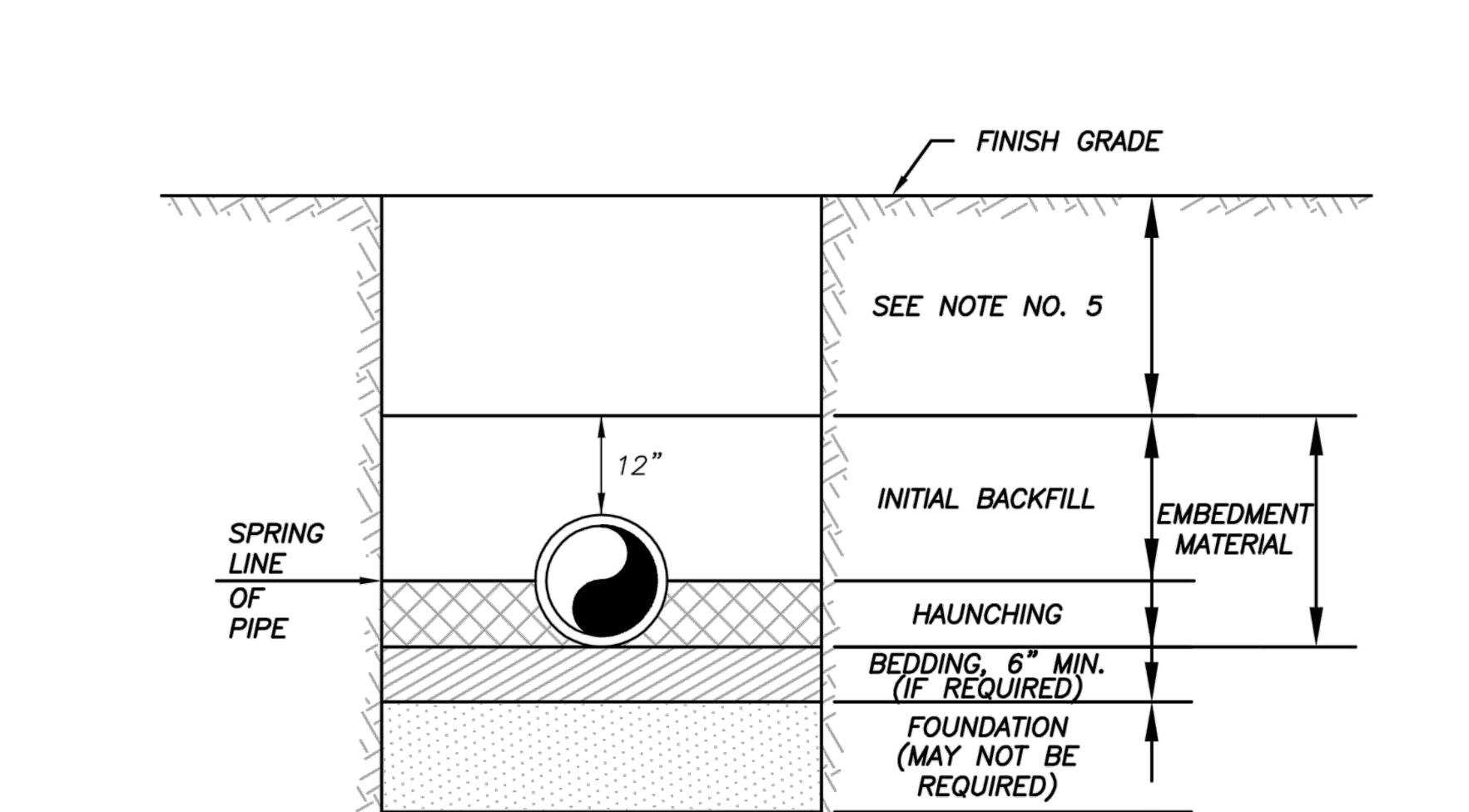
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL

N.T.S.

TYPICAL TRENCH DETAILS				M-1
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466-1600
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: DECEMBER 2007			SHEET 1 OF 1



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS				M-2
03-09	NOTES	SLL	JLC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466-1600
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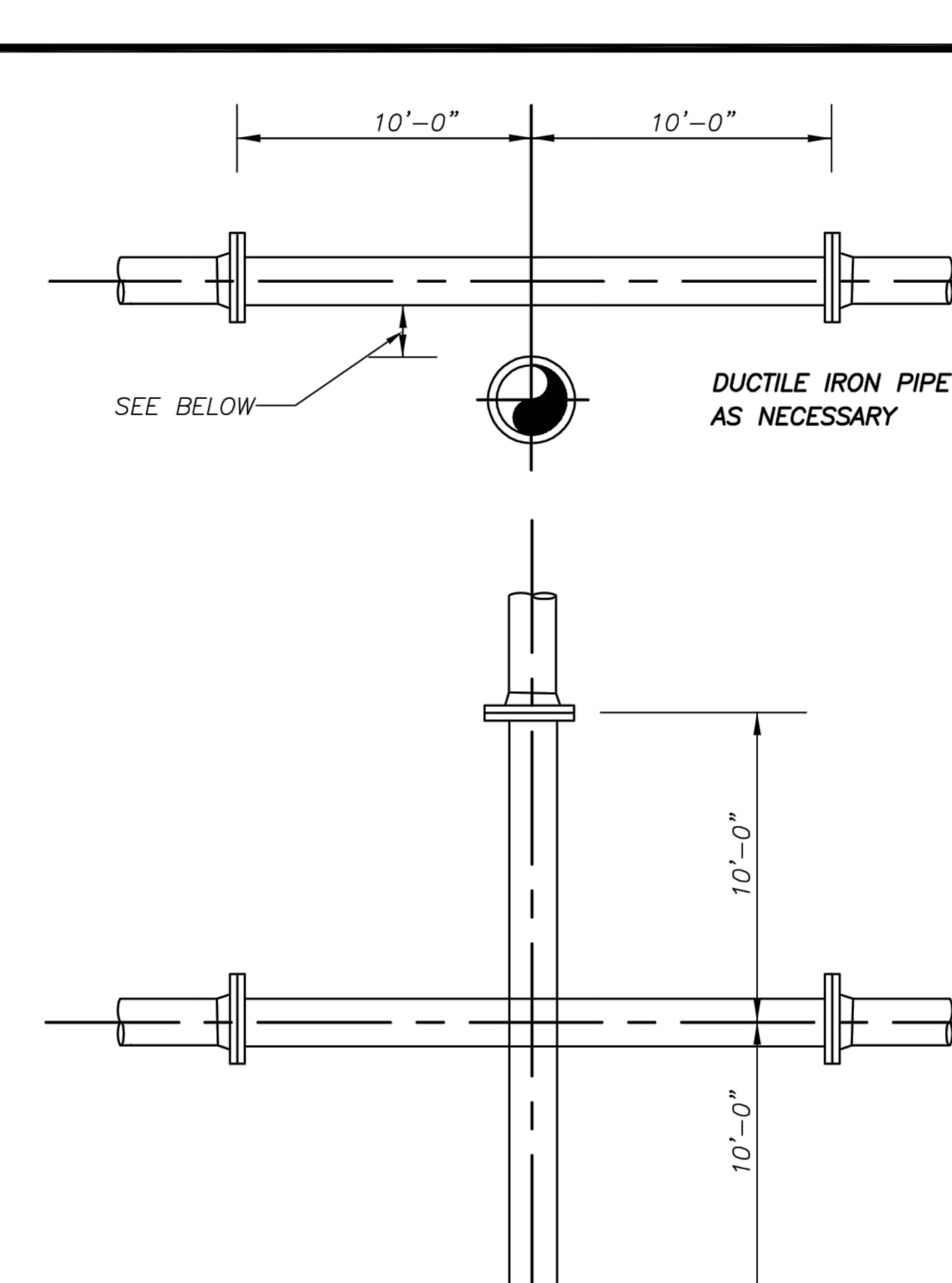
APPROVED: JLC	DATE: DECEMBER 2007			SHEET 1 OF 1



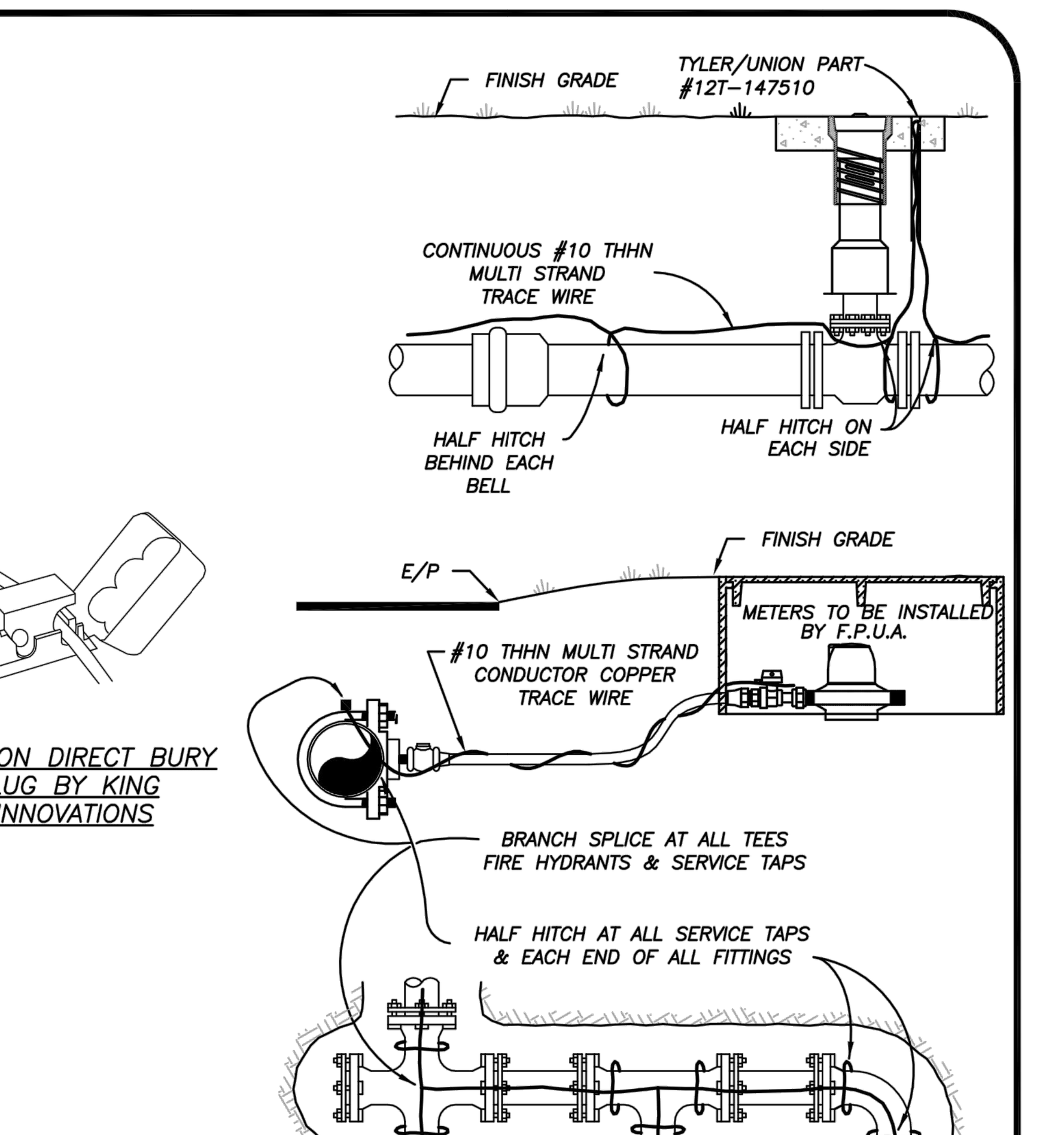
NOTE:

PLEASE REFER TO FORT PIERCE UTILTIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL

N.T.S.

UTILITY CROSSING DETAIL				M-5
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466-1600
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: DECEMBER 2007			SHEET 1 OF 1



NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE

(N.T.S.)

TRACE WIRE DETAIL				M-11
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466-1600
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: DECEMBER 2007			SHEET 1 OF 1

FORT PIERCE UTILITIES AUTHORITY

WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.

2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.

3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).

4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.

5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED

6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.

7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.

8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.

9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.

12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.

13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.

14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.

15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION				G-1 NOTES
02-06				
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010			SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY

WATER DISTRIBUTION NOTES

CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.

17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.

18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.

19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.

20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.

21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.

22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. - 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.

24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAIINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.

26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION				G-1 NOTES
02-06				
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010			SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIRE-MENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS				G-2 CONSTRUCTION NOTES
02-06				
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
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STANDARD SEPARATION STATEMENT FOR

WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT				G-3 WATER/SEWER CONFLICT
02-06				
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010			SHEET 1 OF 1

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
1502 W. FLETCHER AVE. UNIT NO. 101 TAMPA, FL 33612 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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PROJECT No.: FT210079
DRAWN BY: HR
CHECKED BY: EMM
DATE: 08/10/2021
SCALE: AS NOTED
CAD I.D.: FT210079-C-11.0-C13.0 UTILITY DETAILS

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

FORT PIERCE SELF STORAGE LLC

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
November 3, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

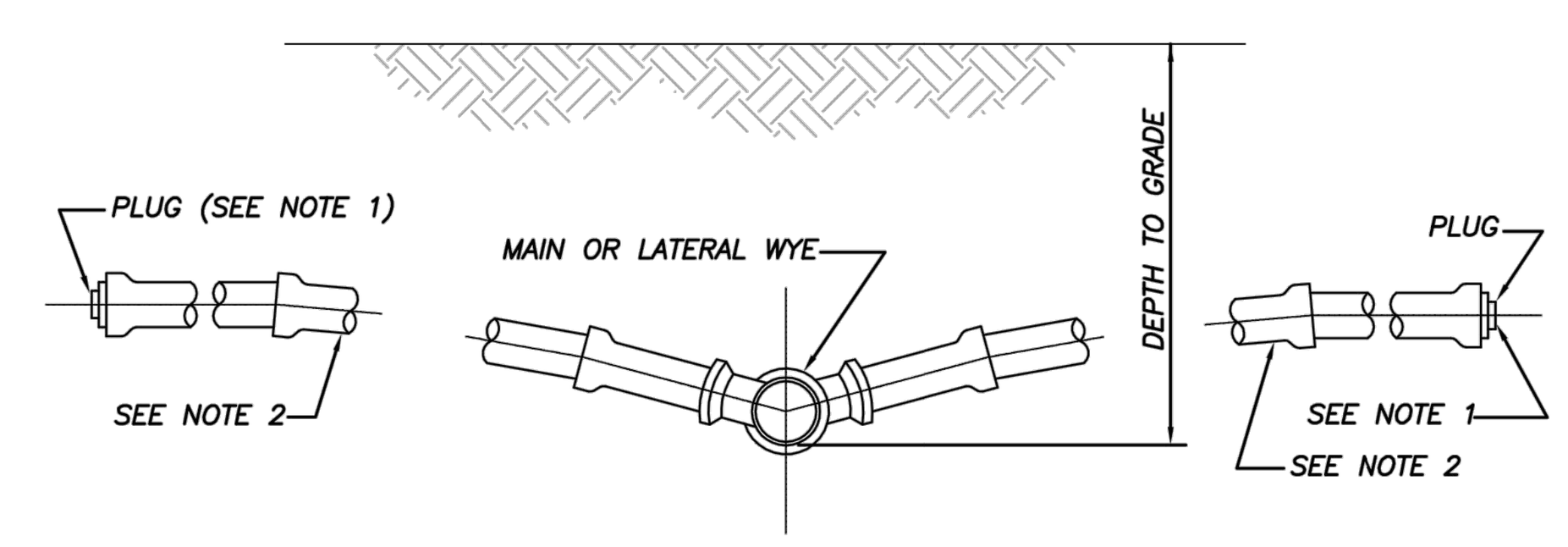
SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

C-11

OF

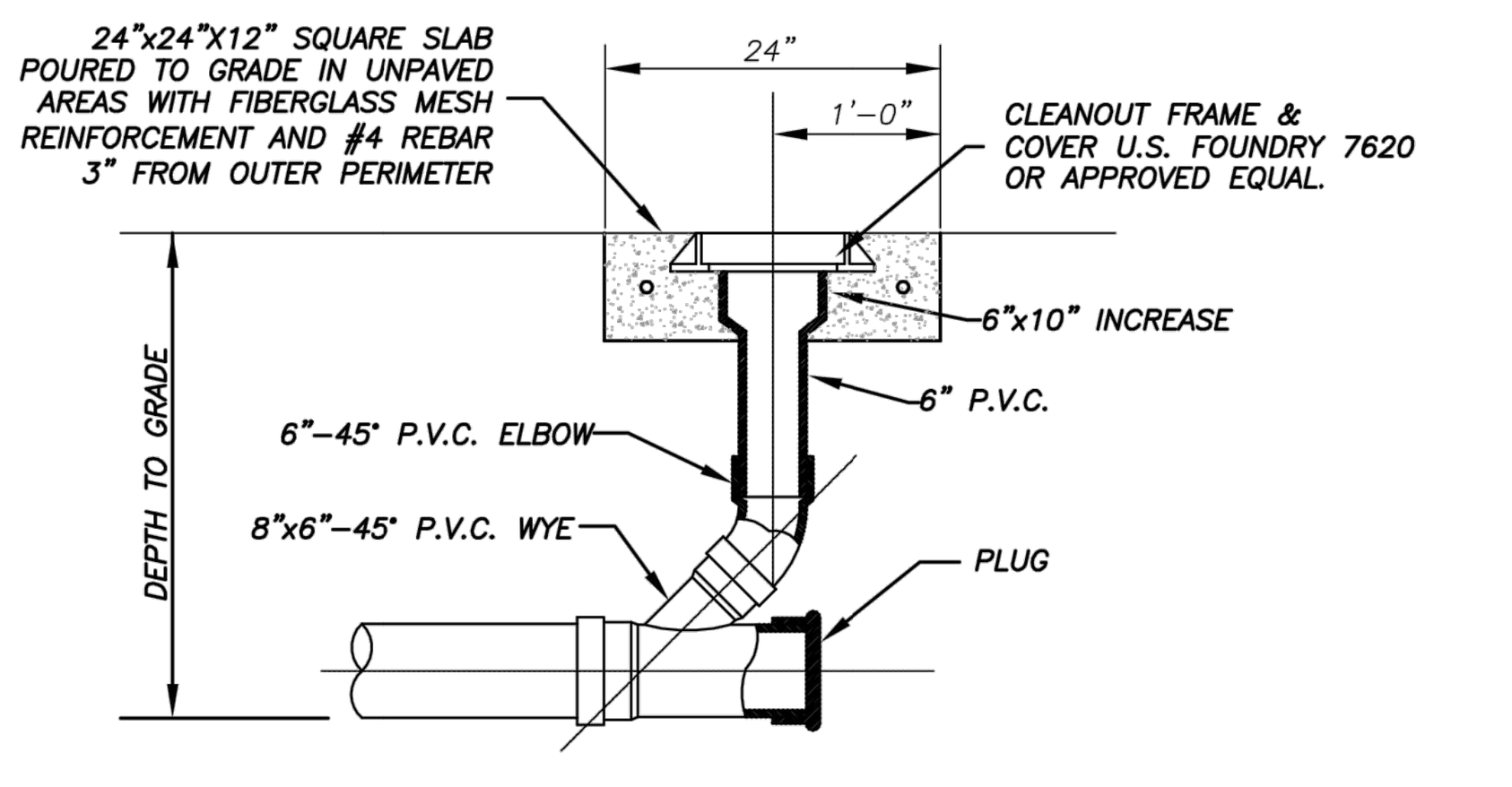


NOTES:

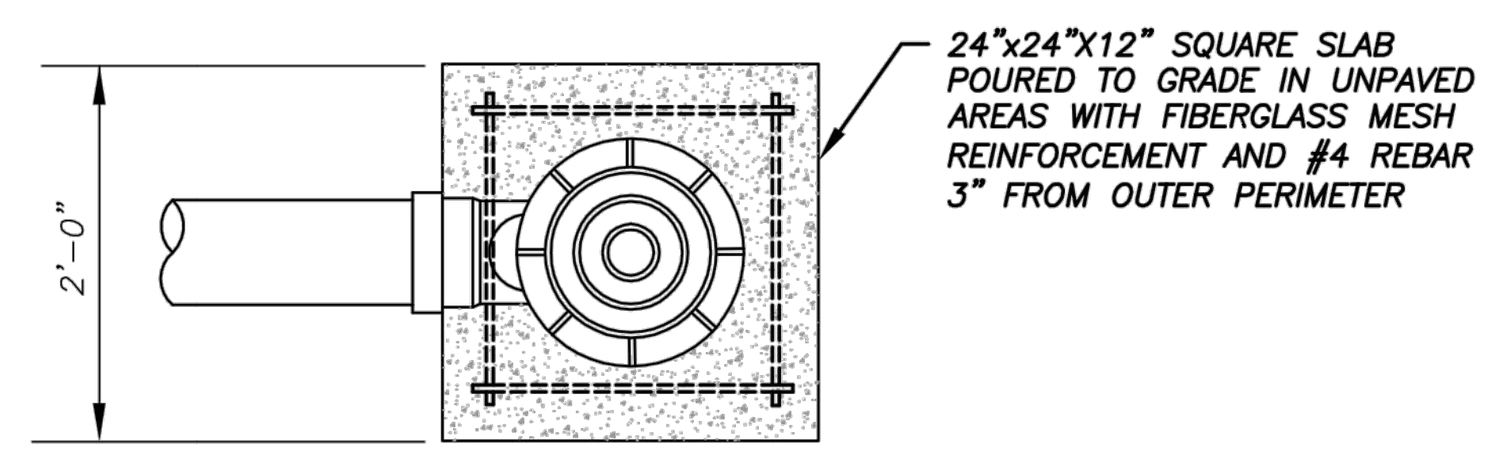
1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S–1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER				S–2
02–06				
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: JJM	COMPUTER FILE # SEWER DETAIL 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466–1600
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: DECEMBER 2007			SHEET 1 OF 1



SECTION



PLAN

TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER				S–4B
10–06		RBE		
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: JJM	COMPUTER FILE # SEWER DETAIL 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466–1600
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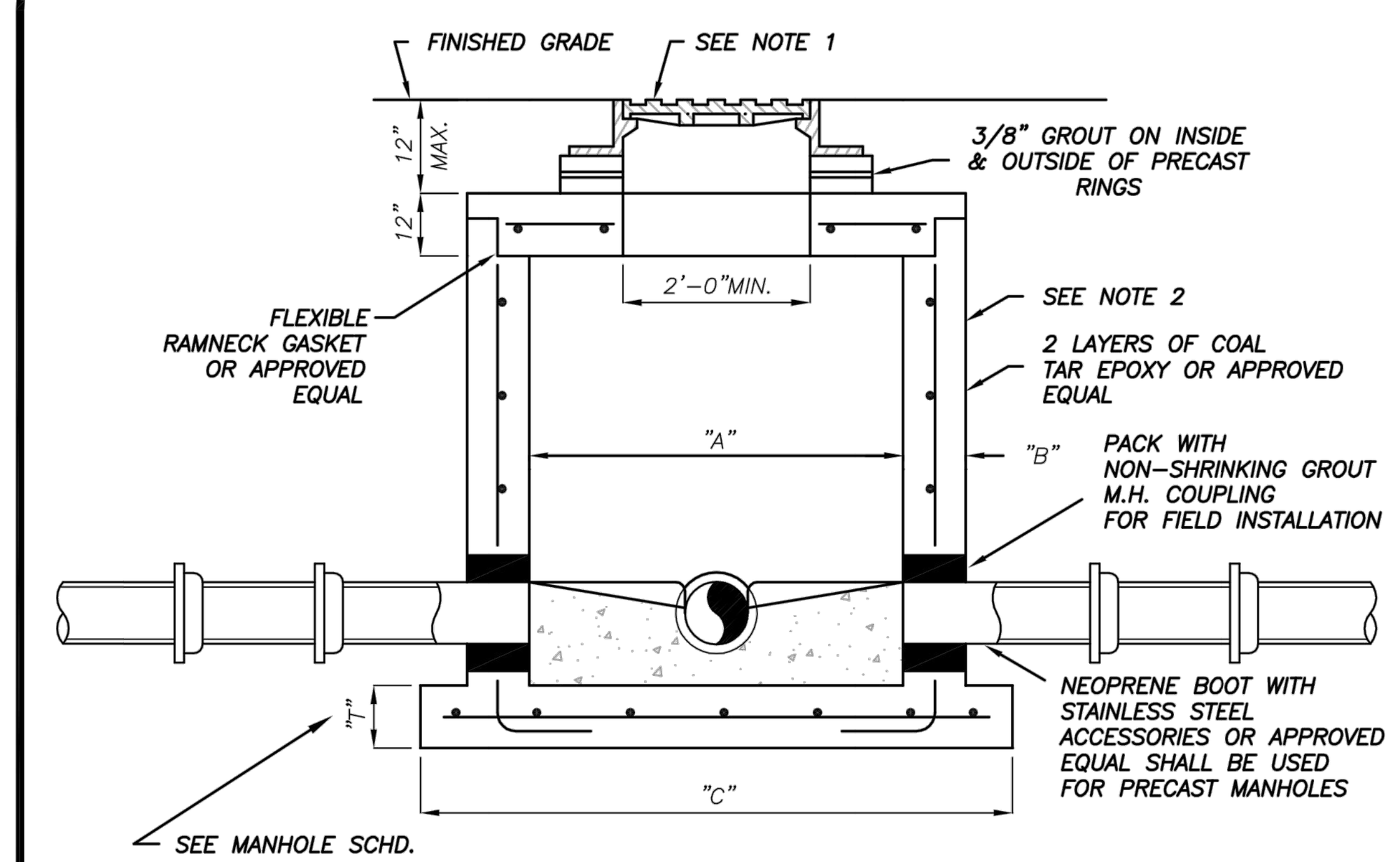
APPROVED: JLC	DATE: DECEMBER 2007			SHEET 2 OF 3



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"–24"	4'–0"	"8"	76"	8"
30"–36"	5'–0"	"8"	88"	10"
42"–48"	6'–0"	"8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'–0"
(N.T.S.)

PRECAST MANHOLE DEPTH OF LESS THAN 5'– 0"				S–6
02–06				
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: JJM	COMPUTER FILE # SEWER DETAIL 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466–1600
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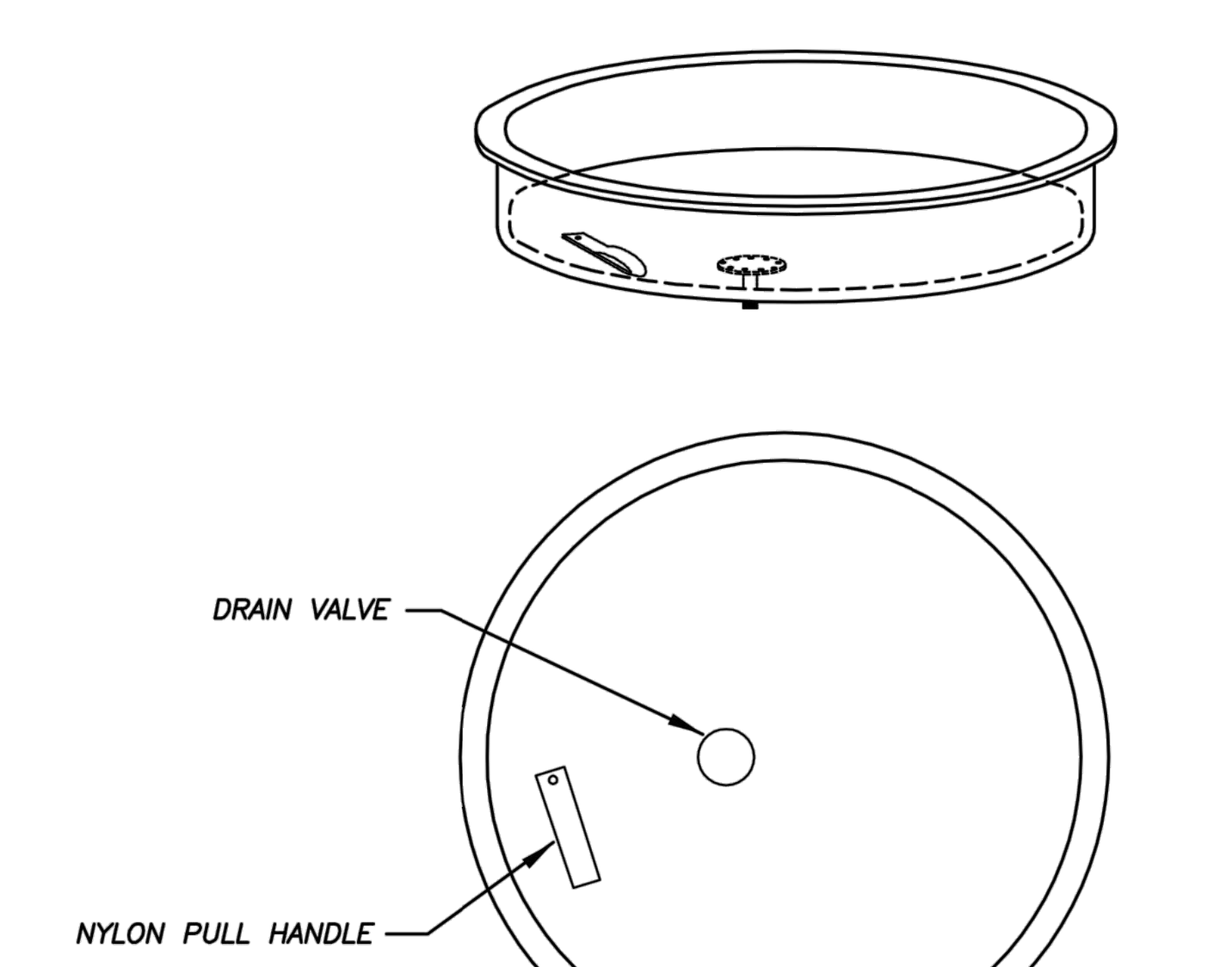

NOTES:

1) SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES WHERE GRAVITY MAINS ARE 12" OR LESS AND IN AREAS DESIGNATED BY ENGINEER TO BE IN A FLOOD AREA.
2) SEWER RAIN GUARDS SHALL BE MANUFACTURED BY PARSON ENVIRONMENTAL PRODUCTS, INC., PART # PMI–23S (PARSON MANHOLE INSERTS) WITH DOUBLE VALVING, OR APPROVED EQUAL.
3) RAINGUARDS MUST BE "SNUG" FIT.

RAINGUARD DETAIL
(N.T.S.)

RAINGUARD DETAIL				S–11
03–09		SLL	JLC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: SLL	COMPUTER FILE # SEWER DETAIL 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466–1600
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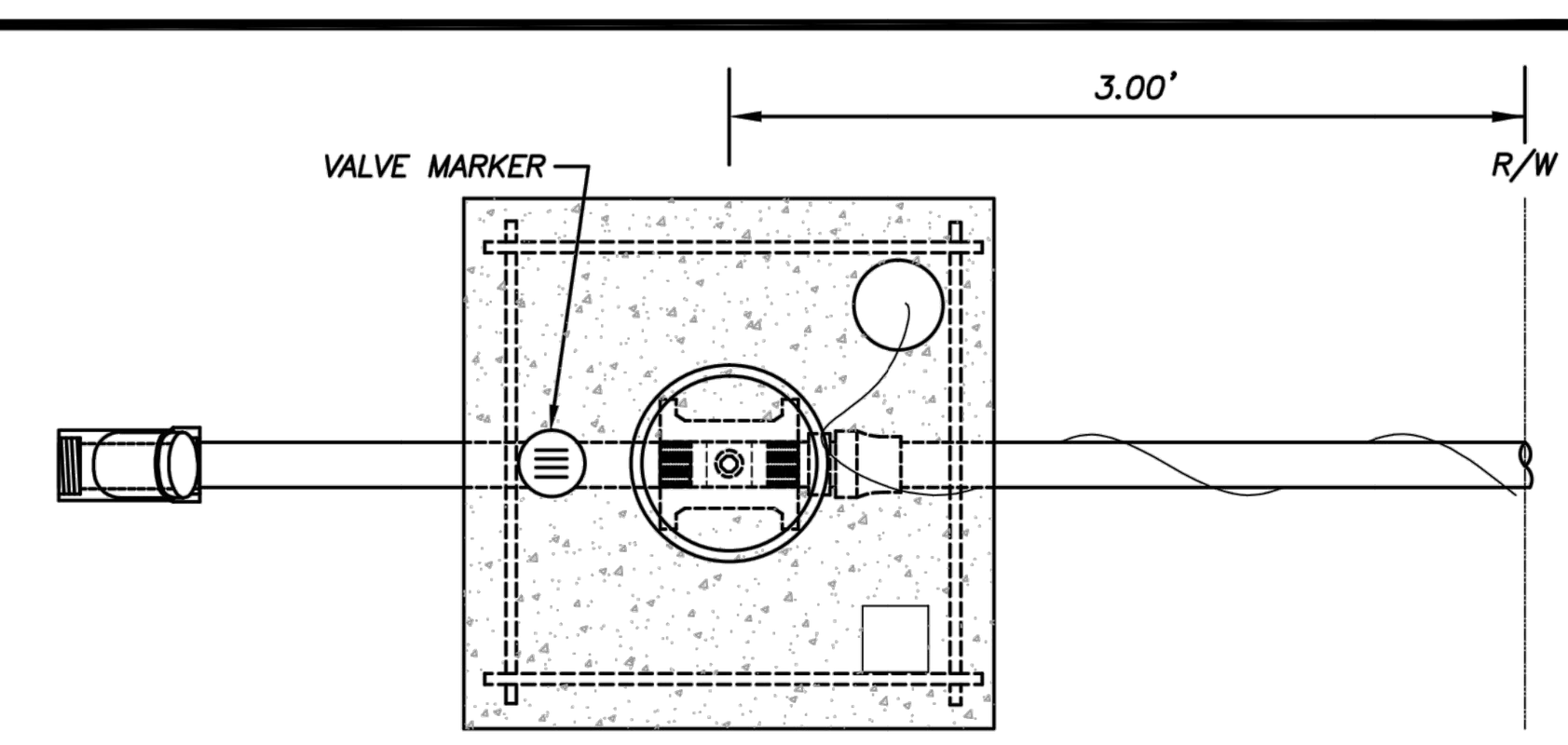
APPROVED: JLC	DATE: JANUARY 2009			SHEET 1 OF 1



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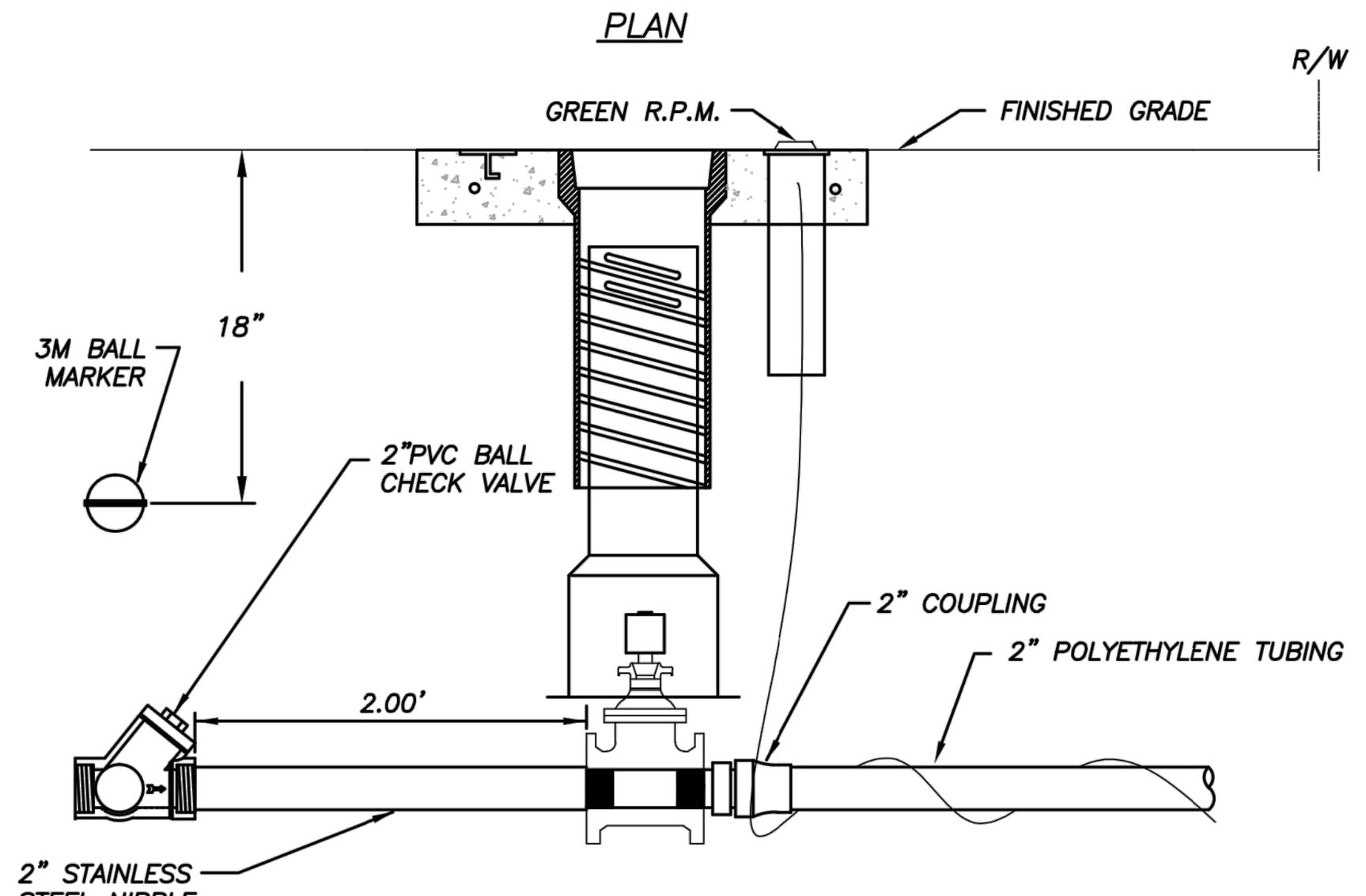

SECTION

NOTES:
1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

FPUA COMMUNITY PROUD
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600

GRINDER STATION CONNECTION				S–16
03–09 DESIGN		SLL	JLC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
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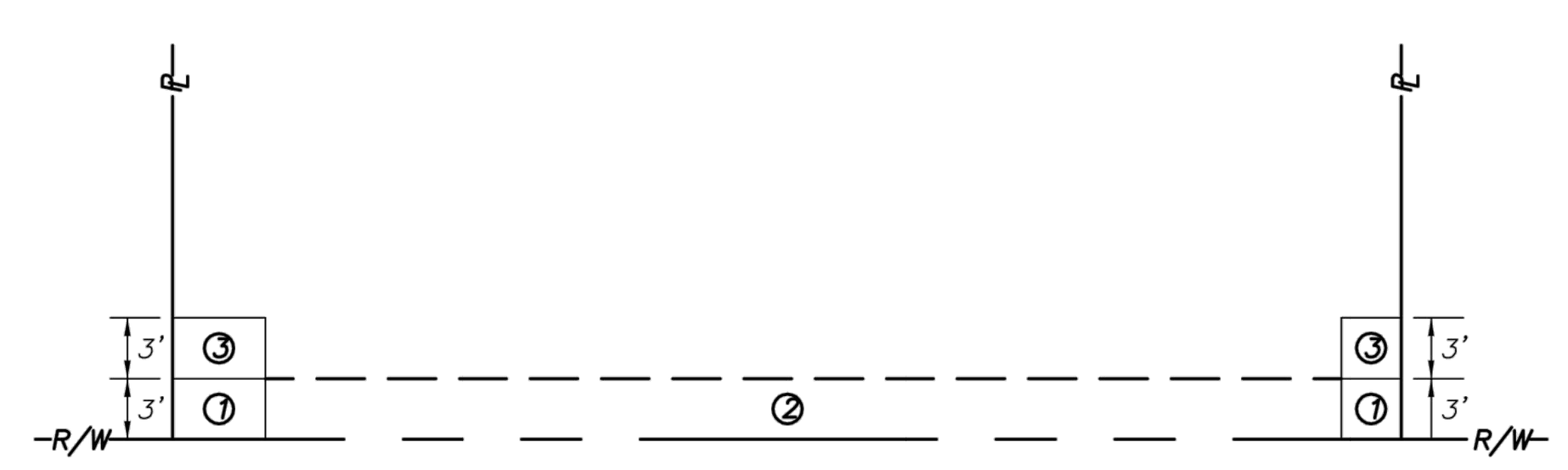
APPROVED: JLC	DATE: 2010			SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



① THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② , OR ALONG THE PROPERTY LINES MARKED AREA ③.

NOTES:

1. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
2. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
3. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT–OF–WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

WATER METER PLACEMENT POLICY				W–1
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
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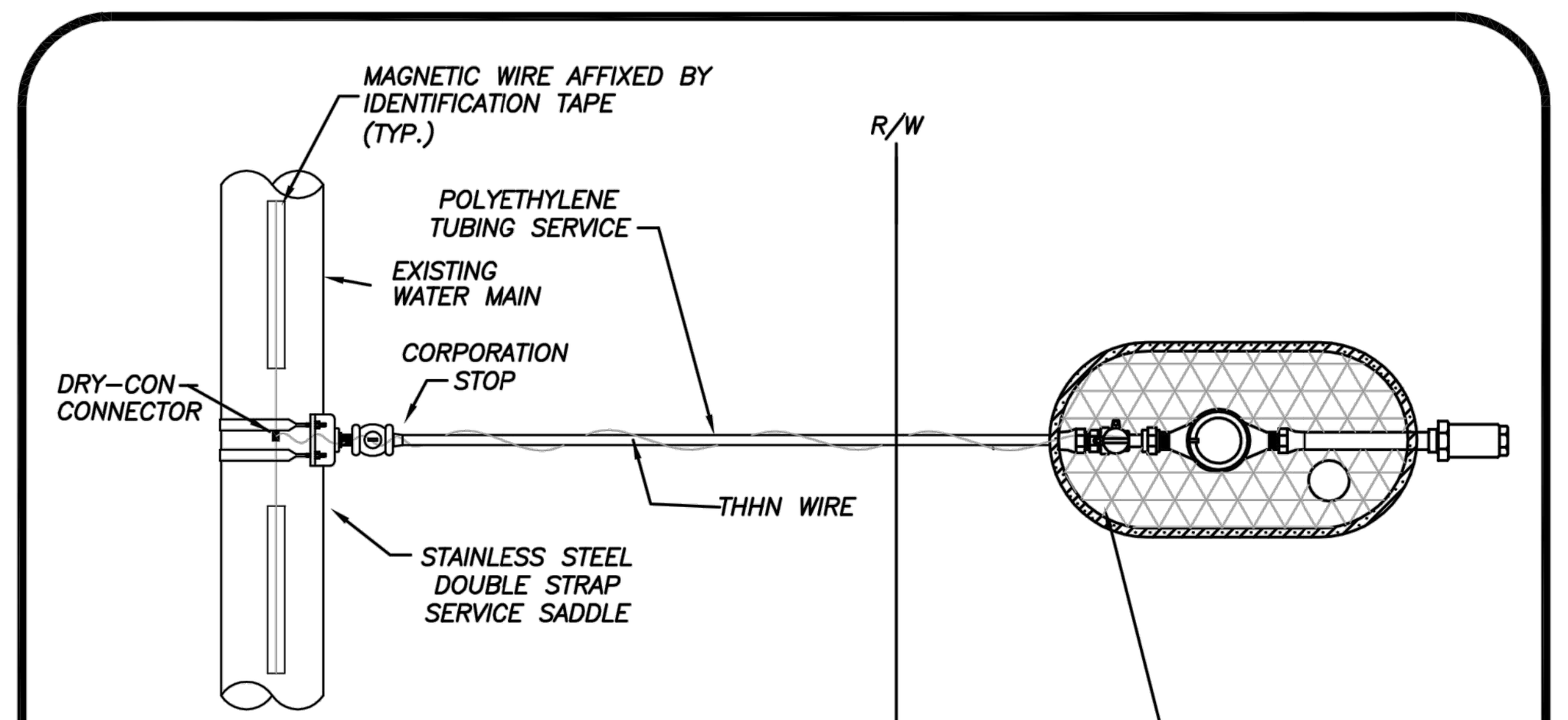

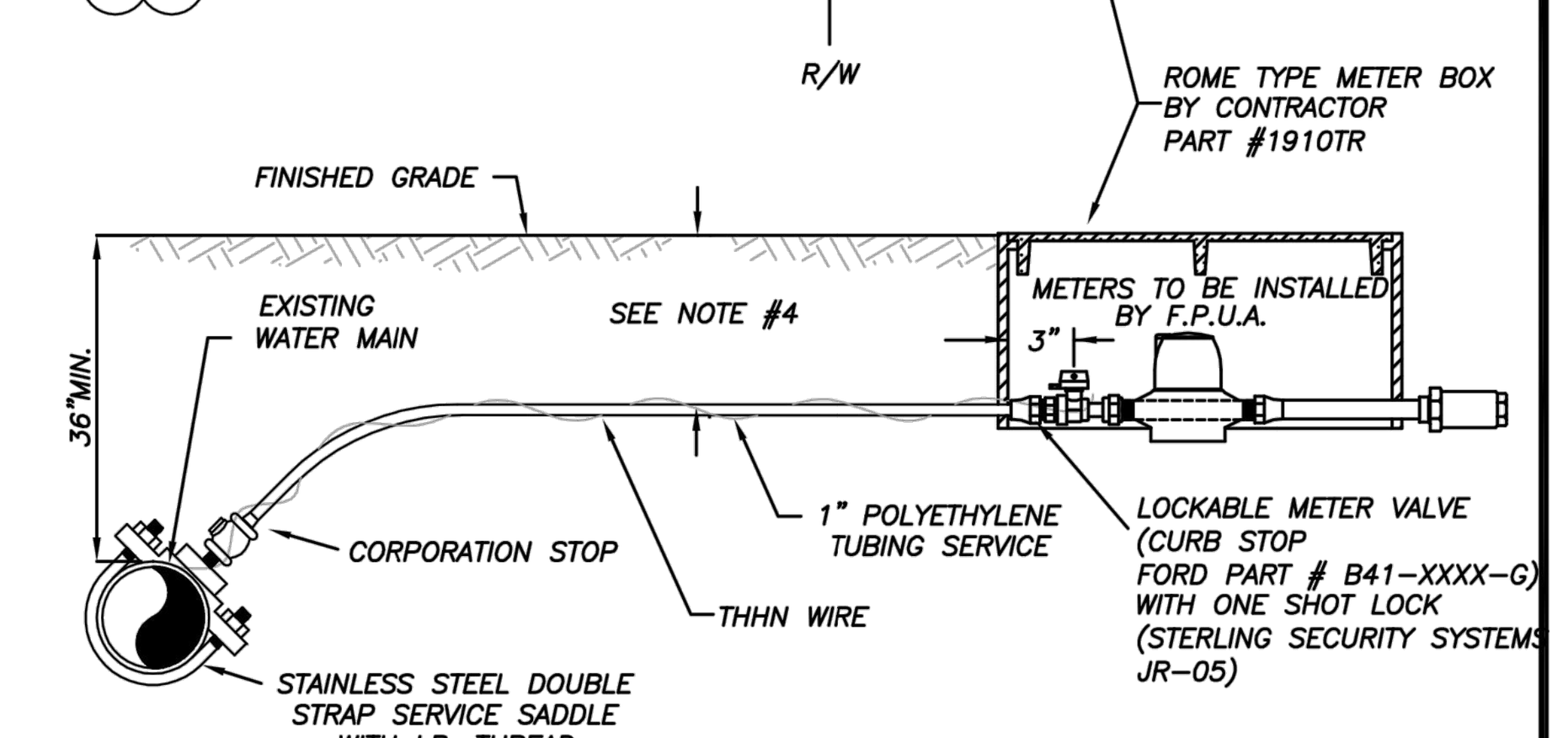

NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION				W–2
03–09 DESIGN		SLL	JLC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
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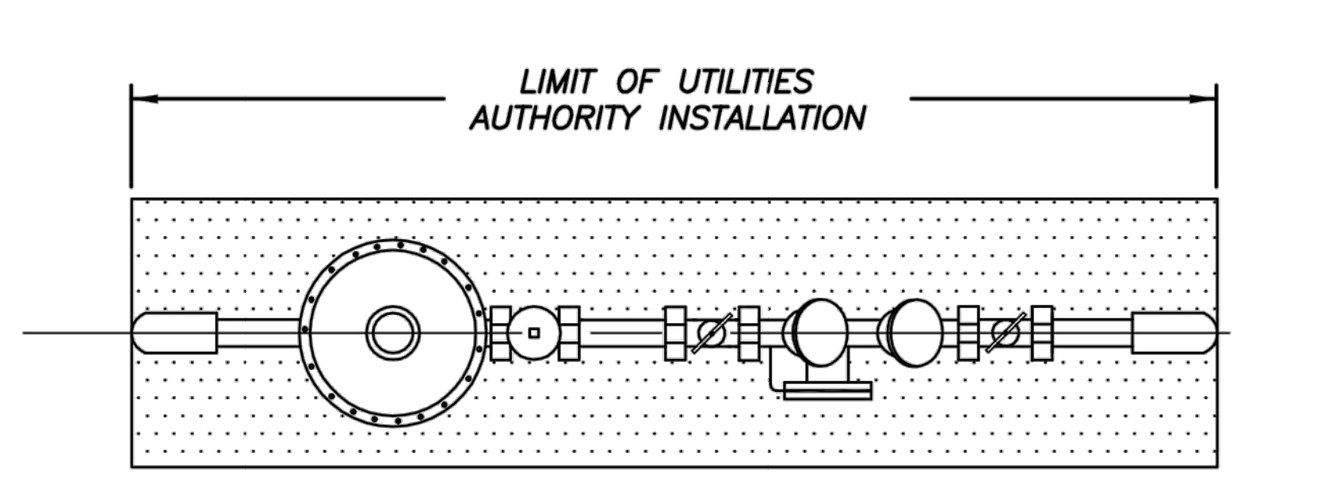
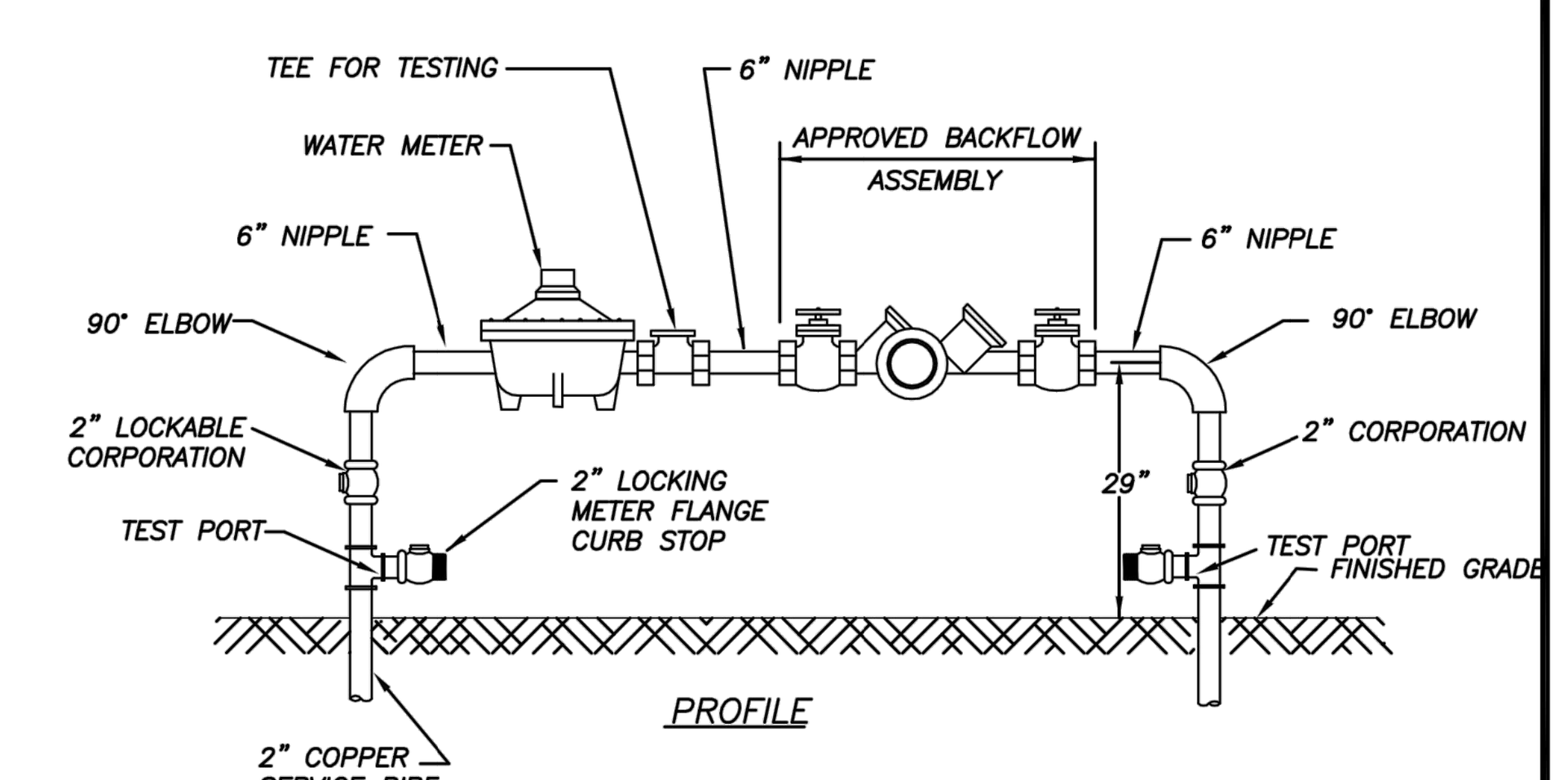
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: DECEMBER 2007			SHEET 1 OF 1



PLAN



PROFILE

NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS)				W–8
03–09 DESIGN		SLL	JLC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: JJM	COMPUTER FILE # WATER DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466–1600
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: DECEMBER 2007			SHEET 1 OF 1

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
1502 W. FLETCHER AVE. UNIT NO. 101 TAMPA, FL 33612 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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PERMIT SET

PROJECT No.:	FT210079
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	08/10/2021
SCALE:	AS NOTED
CAD I.D.:	FT210079-C-11.0-C13.0 UTILITY DETAILS

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

FORT PIERCE SELF STORAGE LLC

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER
EDWARD M. McDONALD, P.E.
November 3, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

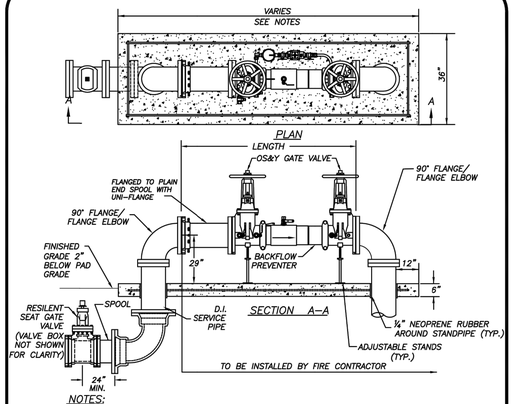
SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

C-12

OF



NOTES:

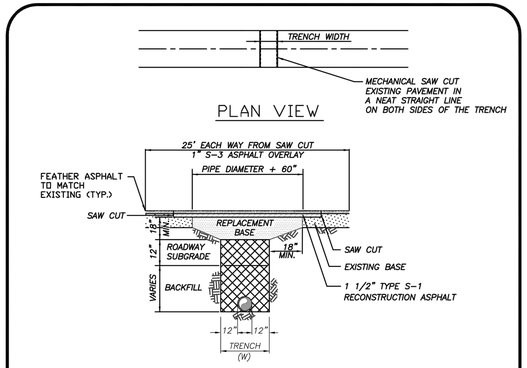
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY–4"–10" FIRE SERVICE
(N.T.S.)

FPUA COMMUNITY PROUD
FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER/GAS ENGINEERING
1001 SOUTH 5TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600

BACKFLOW PREVENTER ASSEMBLY 4"–10" FIRE SERVICE			W–10
03–09	CONCRETE PAD	SLI	JLC
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG	WATER/WASTEWATER/GAS ENGINEERING	
DRAWN BY: JLC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



LIMEROCK, SAND–CLAY, SHELL, ETC.
6" LAYERS, COMPACTED THICKNESS

DENSITY REQUIREMENTS:
98% UNDER ROADWAY
95% OUTSIDE TRAVELED ROADWAY
95% BENEATH SUBGRADE
METHOD AASHTO T–99

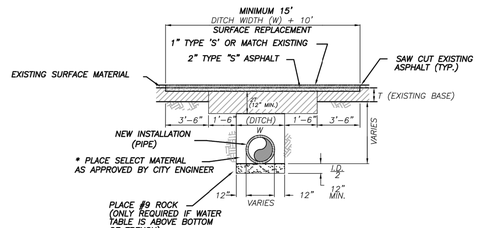
NOTE:

RESTORATIONS FOR LONGITUDINAL CUTS IN ARTERIAL STREETS SHALL INCLUDE FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN THE LIMITS OF THE CUT. ROADWAY CUTS AT INTERSECTIONS WILL INCLUDE OVERLAY PAVEMENT THROUGHOUT TURNOUTS. (PC AND PT)
REPLACEMENT BASE SHALL BE LIMEROCK OR COQUINA (LBR=100)
UNPAVED ROADWAYS SHALL OMIT ASPHALT RECONSTRUCTION/OVERLAY

UTILITY ROAD CUT
PERMIT NO. _____

RESTORATION
PAGE _____

UTILITY PAVEMENT RESTORATION COUNTY REQUIREMENTS			R–2
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	WATER/WASTEWATER/GAS ENGINEERING	
DRAWN BY: JLC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466–1600	
APPROVED: JLC	DATE: DECEMBER 2007	SHEET 1 OF 1	



* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T–99. UPPERMOST 12" TO BE COMPLETED TO 98% OF T–99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T–99.

PAVEMENT RESTORATION DETAIL
N.T.S.

UTILITY PAVEMENT RESTORATION CITY REQUIREMENTS			R–3
03–09	SPECIFICATION	SLI	JLC
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	WATER/WASTEWATER/GAS ENGINEERING	
DRAWN BY: JLC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466–1600	
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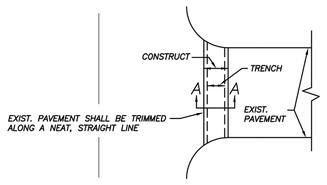

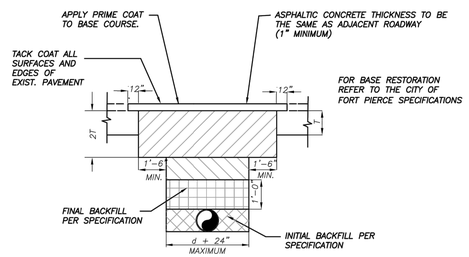

SECTION A–A
N.T.S.

PAVEMENT RESTORATION DETAIL

PAVEMENT RESTORATION			R–4
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	WATER/WASTEWATER/GAS ENGINEERING	
DRAWN BY: JLC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY 113 N. 2nd STREET FT. PIERCE, FLORIDA 34948 (772) 466–1600	
APPROVED: JLC	DATE: DECEMBER 2007	SHEET 1 OF 1	

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
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PERMIT SET

PROJECT No.:	FT210079
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	08/10/2021
SCALE:	AS NOTED
CAD I.D.:	FT210079-C-11.0-C13.0 UTILITY DETAILS

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

FORT PIERCE SELF STORAGE LLC

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
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EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
November 3, 2021
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

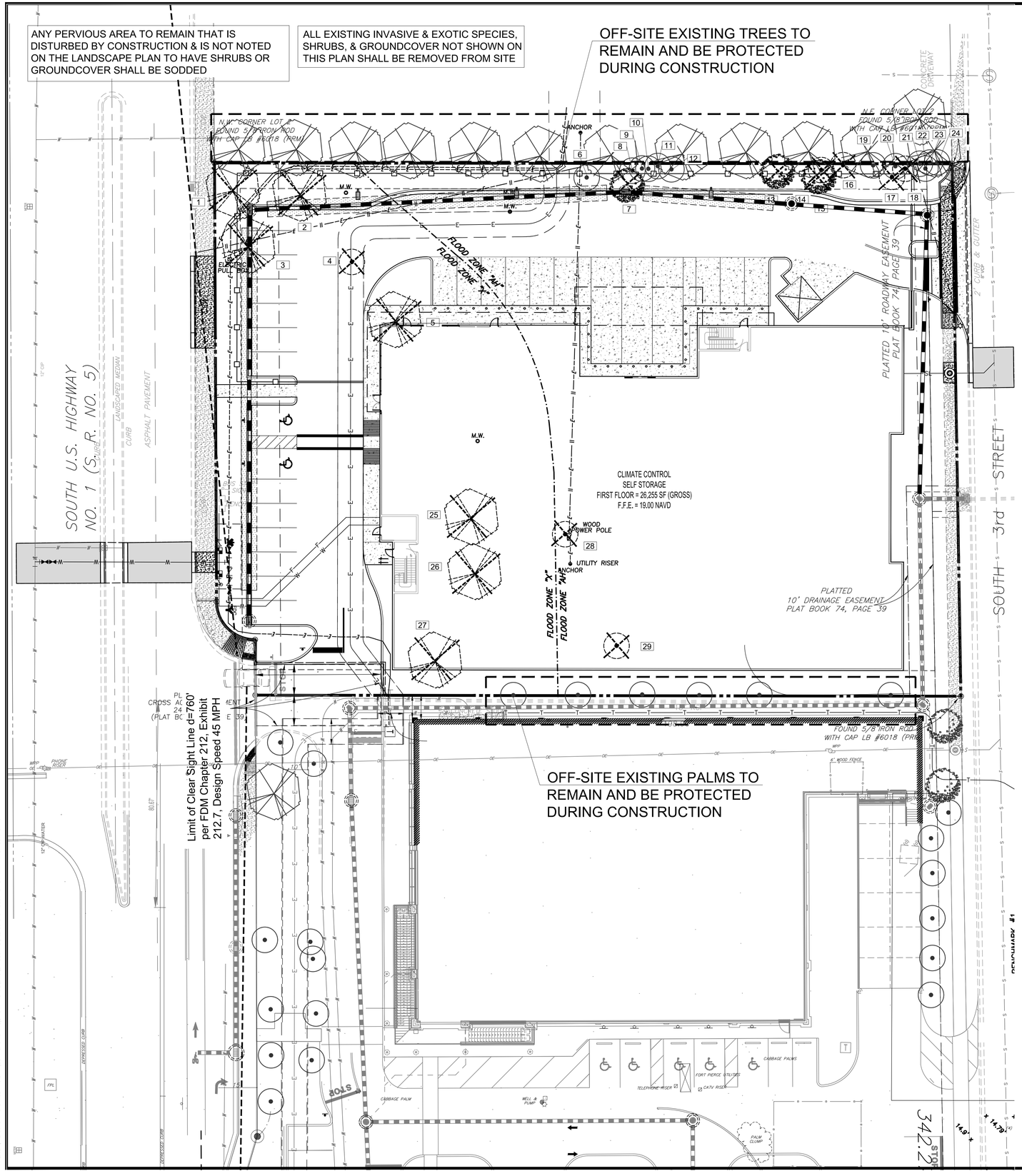
C-13

OF

ANY PERVIOUS AREA TO REMAIN THAT IS DISTURBED BY CONSTRUCTION & IS NOT NOTED ON THE LANDSCAPE PLAN TO HAVE SHRUBS OR GROUNDCOVER SHALL BE SODDED

ALL EXISTING INVASIVE & EXOTIC SPECIES, SHRUBS, & GROUNDCOVER NOT SHOWN ON THIS PLAN SHALL BE REMOVED FROM SITE

OFF-SITE EXISTING TREES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



EXISTING TREE DISPOSITION CHART

STORAGE FACILITY - FT. PIERCE, FL

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	HT.	CONDITION	DISPOSITION	COMMENTS	PROTECTED
1	Quercus virginiana	Live Oak	34.5	45'	poor	remove	incl. bark at major limb connection; large cavity ar major branch connection	NO
2	Swietnia mahoganii	West Indies Mahogany	35.5	40'	poor	remove	16"/14"/5.5" multi-trunk; cavity at major branch commection; incl. bark; poor structure; splitting bark	NO
3	Swietnia mahoganii	West Indies Mahogany	26.5	40'	poor	remove	5.5"/4"/9.5"/7.5", multi-trunk; incl bark at major branch connection; poor structure; tip die-back	NO
4	Sabal palmetto	Cabbage Palm		18' ct	poor	remove		YES
5	Quercus virginiana	Live Oak	27	35'	poor	remove	heavy lean; incl bark; broken limbs in upper canopy; signs of internal rot, weak branch connectins; up-lifting of grade on opposite sied of lean	NO
6	Sabal palmetto	Cabbage Palm		12' ct	Fair	remove		YES
7	Schinus terebinthifolia	Brazilian Pepper			poor	remove	invasive exotic	NO
8	Sabal palmetto	Cabbage Palm		18' ct	Fair	REMAIN		YES
9	Sabal palmetto	Cabbage Palm		16' ct	Fair	REMAIN		YES
10	Sabal palmetto	Cabbage Palm		18' ct	Fair	REMAIN		YES
11	Sabal palmetto	Cabbage Palm		18' ct	Fair	REMAIN		YES
12	Sabal palmetto	Cabbage Palm		12' ct	Fair	REMAIN		YES
13	Schinus terebinthifolia	Brazilian Pepper			poor	remove	invasive exotic	NO
14	Schinus terebinthifolia	Brazilian Pepper			poor	remove	invasive exotic	NO
15	Sabal palmetto	Cabbage Palm			dead	remove		NO
16	Sabal palmetto	Cabbage Palm		12' ct	poor	remove	scheffiera wrapped around trunk	YES
17	Sabal palmetto	Cabbage Palm		16' ct	poor	remove	brazilian pepper growing out of base	YES
18	Sabal palmetto	Cabbage Palm		18' ct	poor	remove	encased in stragler fig	YES
19	Sabal palmetto	Cabbage Palm		18' ct	Fair	REMAIN		YES
20	Sabal palmetto	Cabbage Palm		15' ct	poor	REMAIN		YES
21	Sabal palmetto	Cabbage Palm		12' ct	Fair	REMAIN		YES
22	Sabal palmetto	Cabbage Palm		15' ct	Fair	REMAIN		YES
23	Sabal palmetto	Cabbage Palm		15' ct	Fair	REMAIN		YES
24	Sabal palmetto	Cabbage Palm		12' ct	Fair	REMAIN		YES
25	Swietnia mahoganii	West Indies Mahogany	45.5	45.0	poor	remove	10"/13"/7.5"/15" multi-trunk; broken limbs in upper canopy; signes of internal rot; incl bark; insects; brazilian pepper growing at base	NO
26	Quercus virginiana	Live Oak	30	45.0	Fair	remove	broken limbs; sparse canopy	NO
27	Quercus virginiana	Live Oak	15.5	25.0	poor	remove	major trunk/limb damage; rot; hazard tree	NO
28	Sabal palmettop-	Cabbage Palm		2' ct	poor	remove		NO
29	Sabal palmetto	Cabbage Palm		20' ct	Fair	remove		YES

TOTAL DBH ON SITE:	215
TOTAL DBH TO REMAIN:	0.0
TOTAL DBH TO BE REMOVED:	199
TOTAL QUALIFIED PALMS TO BE REMOVED, REPLACED @ 1:1 :	7
TOTAL QUALIFIED PALMS TO BE RELOCATED :	0

NOTE: NATIVE TREES WITH A DBH OF 14" OR GREATER ARE REQUIRED TO BE MITIGATED @ INCH:INCH; ONLY PALMS WITH A MIN. 10' OF CLEAR TRUNK ARE PROTECTED PER SEC. 22-194.(B); FURTHERMORE, PROTECTED/RELOCATED PALMS WILL COUNT TOWARDS ANY REQUIRED PALM TREE MITIGATION AT A RATE OF ONE PALM PRESERVED/PROTECTED = ONE PALM REMOVED PER SEC. 22-194.(D).2

EXISTING TREE NOTES:

1. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.

2. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.

3. Contractor shall be responsible for providing final grading of all associated planting areas.

4. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.

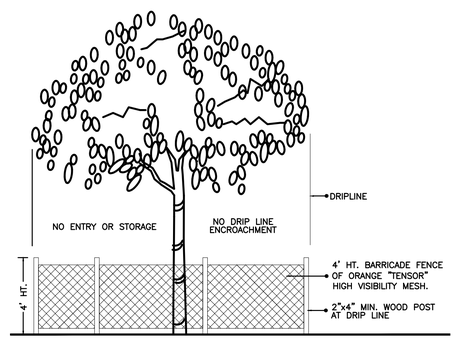
5. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.

6. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

7. Root-prune all trees a minimum of (8) weeks prior to planting.

8. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

9. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.



TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVE. FT. LAUDERDALE, FL 33309 P: 954-202-1000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-370-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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PROJECT No.: FJ210016
DRAWN BY: JMG
CHECKED BY: JMG
DATE:
CAD I.D.: FJ210016 LANDSCAPE PLAN

PROJECT:

FORT PIERCE STORAGE FACILITY

FOR

LG FT PIERCE

FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEPWORTH PROFESSIONAL PLAZA
125 W, INDIANTOWN RD, SUITE 206
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

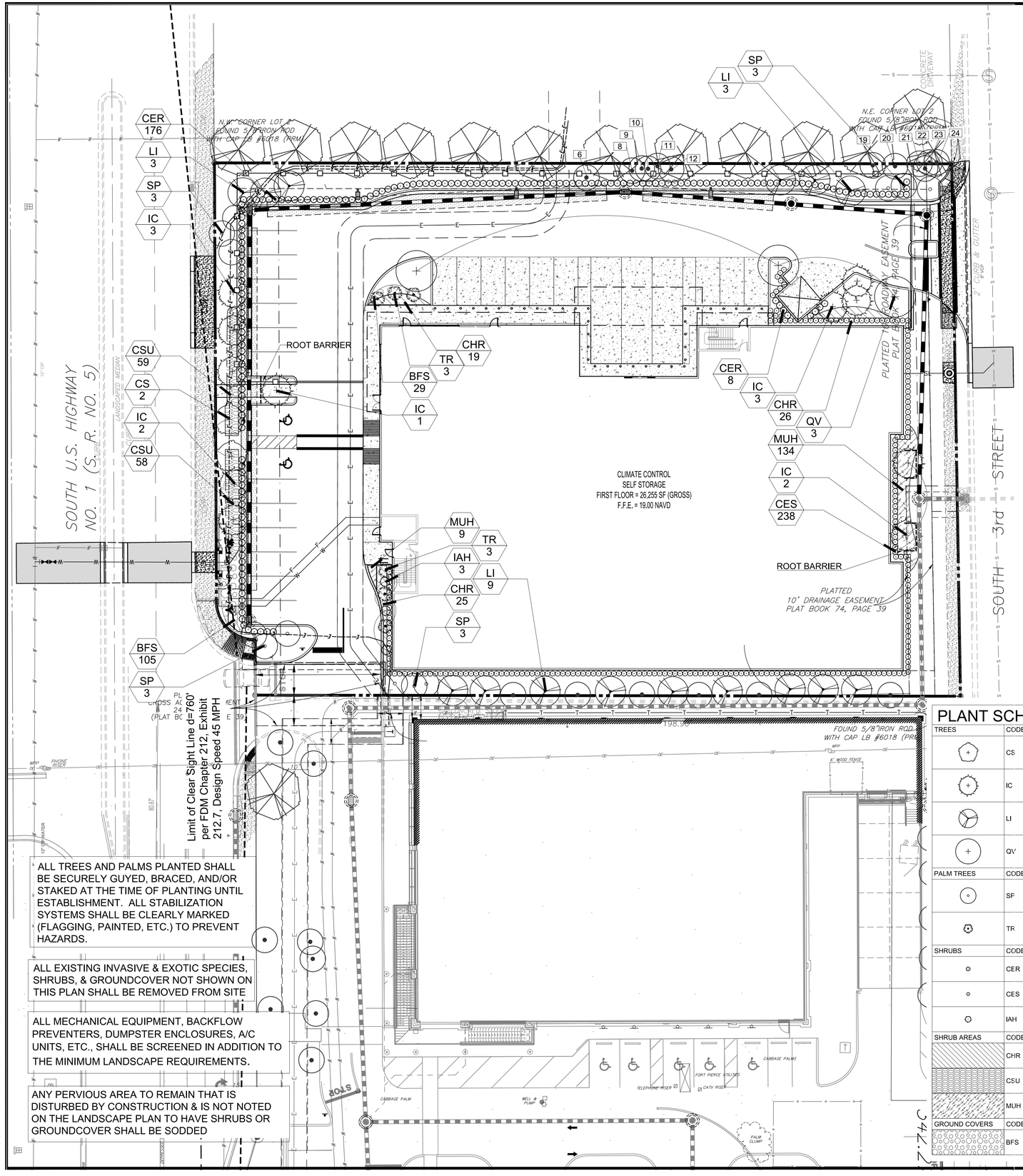
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
LA 6666871
November 4, 2021
LICENSED No. 6666871
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:
DISPOSITION PLAN, CHART & NOTES

SHEET NUMBER:
L-1.0

Printed on Thursday, November 04, 2021, 11:04 AM by Michael Grosswirth

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2019-06-24



LANDSCAPE CODE COMPLIANCE CHART

FORT PIERCE - CODE OF ORDINANCES; CH. 22; ART XII

STORAGE FACILITY

TOTAL SITE AREA: 60,039 sq.ft. (1.38 AC) — ZONING: C-3 GENERAL COMMERCIAL
TOTAL VUA: 17,658.48 sq.ft.
TOTAL LANDSCAPE AREA: 12,060 sq.ft. (0.28 AC) (20.1%)

SEC. 123-37 - GENERAL LANDSCAPE REQUIREMENTS

1 - Requirements for Plant Materials
Trees: Minimum 12' height x 5' width, 5' clear trunk, 2.5" dbh
Palms: 3 Palms = 1 Tree (50% MAX)
Shrubs: Min. 24" height at time of Installation

4 - Landscape Strips
Between Street R/O/W and VUA Use, Building and/or Retention Areas

		REQUIRED	PROVIDED
10' width minimum Landscape Strip		10'	10'
1 Tree/300 sq.ft. (400.99 lf x 10' = 4,009.9 sq.ft.)		14 TREES	14 TREES
36" ht. Continuous Visual Screen			

6 - Vehicular Use, Building, Retention/Detention Areas Adjacent to Other Property

10' width minimum Landscape Strip			
1 Tree/200 sq.ft. (XX lf x 10' = XX sq.ft.)	N/A - OUTPARCEL	N/A	N/A
6' Continuous Visual Screen			

7 - Interior Vehicular Use Areas

1 sq.ft. of Interior Landscape Area/15 sq.ft. of VUA		1,177.23 sf	1,177.23 sf
1 Tree/100 sq.ft. of Required Interior Landscape Area		12 TREES	12 TREES
	TOTAL	26 TREES	26 TREES

SEC 123-66 - TREE PROTECTION AND MITIGATION

(d)(2) *Native Trees with a DBH of 14" or greater Shall be Mitigated Inch:Inch*	**199" Removed**
Trees Preserved on-site, which exceed minimum code, count towards mitigation	**0" Preserved**
Deficit Inches:	**199"**
Planted Trees in Excess of Code Count at 50% towards mitigation:	
Trees Over Code Minimum:	**7.5 Credits**
Total DBH over Code Minimum:	**58.5"**
Total Mitigation Required:	**141.5"**

When property is not suitable for on-site mitigation, the applicant's plan may, with city approval, provide for use of a site on city public lands providing that the applicant furnishes all necessary services incident to such mitigaiton on public property, including, but not limited to, funding plants material and labor. Any contributions shall be placed at the City of Fort Pierce Tree Preservation Funds.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CS	2	Orange Geiger Tree	Cordia sebestena	B & B	2.5" DBH	12` Ht	5`	Yes	High	5` CT
	IC	11	Dahoon Holly	Ilex cassine	B & B	4" DBH	16` Ht	5-6`	Yes	High	5` CT
	LI	15	Crape Myrtle	Lagerstroemia indica `Tuskegee`	B & B	10" DBH	16` Ht	6-8`	No	High	5` CT; multi-trunk 5 trunks @ 2" dbh
	QV	3	Southern Live Oak	Quercus virginiana	B & B	6" dbh	18`-20` Ht	7-8`	Yes	High	5.5` CT
PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	SF	12	Cabbage Palmetto	Sabal palmetto	B & B		18-22` oa	10`	Yes	High	
	TR	6	Florida Thatch Palm	Thrinax radiata	B & B		10` oa		Yes	High	6` ct
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CER	184	Buttonwood	Conocarpus erectus	NA	30"	36"	24-30"	Yes	High	
	CES	238	Silver Button Wood	Conocarpus erectus sericeus	NA	24"	36"	24"	Yes	High	full to base
	IAH	3	East Palatka Holly	Ilex attenuata	NA	30"	48"	30"	Yes	High	Full to base; Pyramidal
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CHR	70	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	n/a	24"	18"	18"	Yes	High	Full to base
	CSU	117	Small-Leaf Clusia	Clusia guttifera	n/a	24"	18"-24	18"	Yes	High	Full
	MUH	143	Pink Muhly Grass	Muhlenbergia capillaris	n/a	18"	14-16"	14-16"	Yes	High	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	BFS	134	Bush Seaside Tansy	Borrichia frutescens	n/a	16"	16"-18"	18"	Yes	High	

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4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-370-4100
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DRAWN BY: JMG
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DATE:
CAD I.D.: FJ210016 LANDSCAPE PLAN

PROJECT:
FORT PIERCE STORAGE FACILITY
FOR
LG FT PIERCE
FORT PIERCE FLORIDA

THOMAS ENGINEERING GROUP
PEPWORTH PROFESSIONAL PLAZA
125 W, INDIANTOWN RD, SUITE 206
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MICHAEL D. GROSSWIRTH — LA 6666871 — REGISTERED LANDSCAPE ARCHITECT
November 4, 2021
FLORIDA REGISTRATION No. 6666871
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:
LANDSCAPE PLAN & SCHEDULE
SHEET NUMBER:
L-2.0

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2019-06-24

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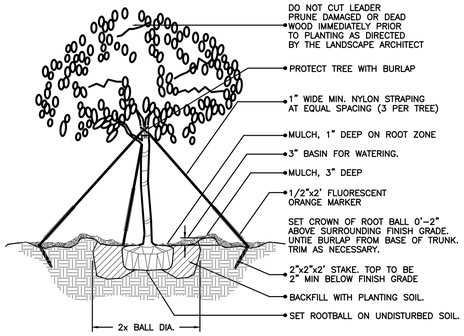
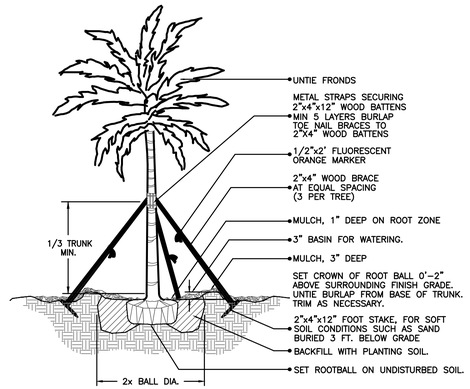


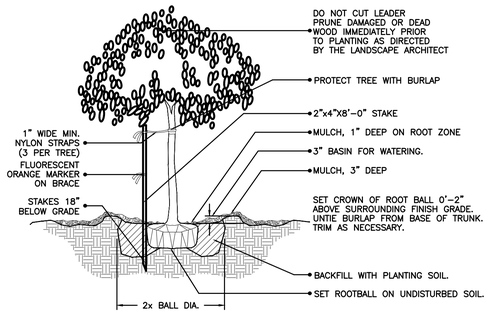
(2" cal. and over)
LARGE TREE PLANTING DETAIL

N.T.S.



LARGE PALM PLANTING DETAIL

N.T.S.



(2" cal. and under)
SMALL TREE PLANTING DETAIL

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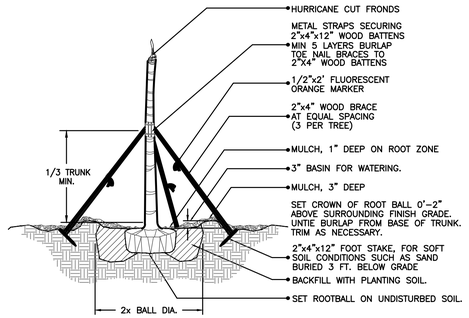

CIGARED SABAL PALM PLANTING DETAIL

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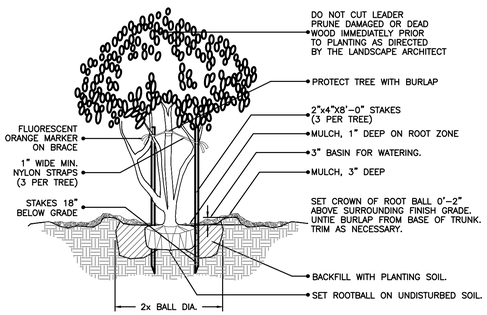

MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL

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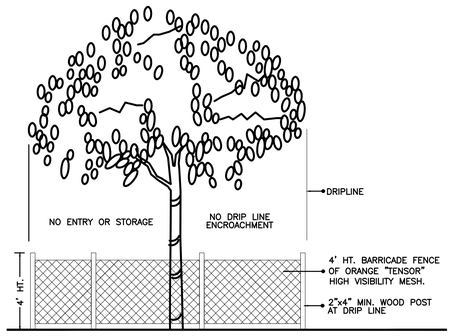

TREE PRESERVATION BARRICADE FENCING DETAIL

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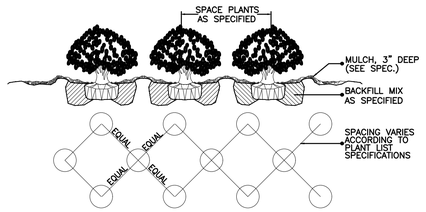
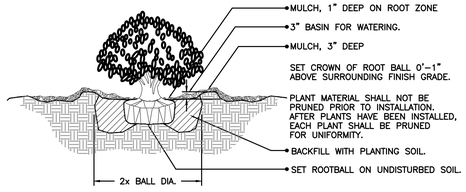


SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

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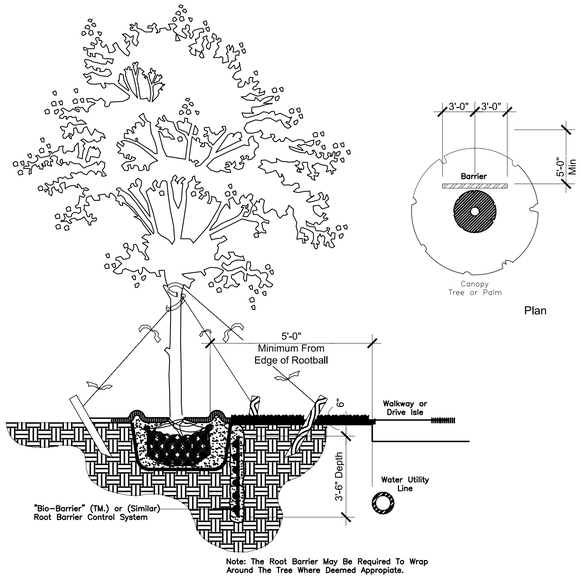

TYPICAL ROOT BARRIER APPLICATION DETAIL

Section

"Bio-Barrier" Is Manufactured By:
"Reemay, Inc." - 70 Old Hickory Blvd. - P.O.Box 511
Old Hickory, TN 37138 - Phone: 1-800-25-ROOTS

Applicable Use of Root Barriers:

If a Canopy Tree and/ or Palm Is To Be Installed Within Less Than (10') Ten Feet Separation From A Water Main (or Service) and/ or Sewer Main (or Service), The Landscape Contractor Shall Install a Root Barrier Parallel To The Utility As Required and as per This Detail. The Contractor Shall Maintain A (5') Five Feet Minimum Horizontal Distance From Outside Edge of Rootball To The Utility or any Paved or Concrete Surface.

The Landscape Contractor Shall Verify The Existing Locations of The Applicable Water Utilities, In The Field, Prior To Any Tree Installations Requiring A Root Barrier.

Suggested Installation Method:

Dig A Vertical Trench Between The Root Source of The Tree and The Surface and/ or Utility Line To Be Protected. The Trench Must Be At Least 6'-0" In Length (Centered On Tree) and Must Be at Least 4'-0" In Depth Parallel To The Applicable Surface, Service and/ or Utility. Note: For New Tree installations, Trench May Be Dug At The Same Time as The Hole For The Applicable Tree and/ or Palm.

Using Impervious Gloves, Roll Out "Bio-Barrier" and Trim To Fit The Specific Application. Insert The Barrier Vertically Into The Trench, With The Top Edge of The Barrier (6") Six Inches Below The Soil Surface.

Tamp Backfill Firmly Into Trench With 'Bio-Barrier" Contained, Eliminating Air Pockets or Soil Voids Accordingly. Dissolve The Coating and Activate The Product By Saturating The Backfill and 'Bio-Barrier" With Water. After Completed, Smooth The Soil Surface To Finish Grade, Allowing Excess Material For Soil Setting.

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PROJECT:

FORT PIERCE STORAGE FACILITY

FOR

LG FT PIERCE

FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEPWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
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MICHAEL D. GROSSWIRTH — LA 6666871 — STATE REGISTERED LANDSCAPE ARCHITECT
November 4, 2021
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L-2.1

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LANDSCAPE GENERAL NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP – LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP – LINE.

2. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT, TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

D. MATERIALS

1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
MATERIALS SAMPLE SUBMITTALS
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC FOOT
PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

2. PLANT MATERIALS

A) GENERAL: PLANT SPECIES, SIZES, & QUANTITIES SHALL, AT A MINIMUM, CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDIE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS AN ABSOLUTE MINIMUM UNLESS OTHERWISE SUPERSEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL – BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B) MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOT BALL (TRUNK FLARE) AND/OR ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH PRELIMINARY APPROVAL SHALL NOT SUPERSEDE THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND OTHER CONDITIONS THAT MAY HAVE OCCURRED SINCE THE NURSERY INSPECTION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

D) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL–DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

E) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER, SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

E. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN – MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

F. COMMERCIAL FERTILIZER

1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES – MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS – OSMOCOTE/SIERRA BLEND 14 – 14 – 14
3. SOD – 8 – 8 – 8
IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24 – 10 – 5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

G. MULCH

1. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN.

2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS.

3. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.

4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

H. DIGGING AND HANDLING

1. PROTECT ROOT SYSTEMS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER EROSION, AND OTHER HARMFUL CRITERIA AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT, AND UNLOADING/PLANTING. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. NO PLANT WITH A ROOTBALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A "CLEAR TRUNK" SPECIFICATION, MAY CONSTITUTE REJECTION, OF ALL PALMS SUBJECTED TO SUCH PRACTICE. LIKEWISE, EXCESSIVE PRUNING OR "SHAVING" OF ROOT BALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ONSITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET.

5. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SUB-BASES.

I. CONTAINER GROWN STOCK

1. 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 WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GOWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS OR WITH CIRCLING ROOTS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER. LIKEWISE, SUBSTITUTION OF CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE BALLED AND BURLAPPED/FIELD GROWN WILL NEED AUTHORIZATION FROM THE OWNER AND LA OF RECORD PRIOR TO THE ORDERING OF ANY MATERIALS.

5. ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE PLANT SCHEDULE; SIZE (HEIGHT/SPREAD) SPECIFICATIONS TAKE PRECEDENCE OVER GALLON SIZES (IF GALLON SIZES ARE SPECIFIED).

J. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

K. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STAND SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

L. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN A BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE. WHERE NO GALLON SIZE IS SPECIFIED ON CONTAINERIZED SHRUBS OR GROUNDCOVERS, THE HEIGHT & SPREAD SPECIFICATIONS SHALL PREVAIL.

M. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

N. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY AFFECT THE VIABILITY OF THE PLANTS TO BE INSTALLED, HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR DESIGNEE.

2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE PROHIBITED TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE JURISDICTIONAL MUNICIPALITY

3. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES. INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

4. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF APPROXIMATELY 20% GREATER THAN THE RECOMMENDED PLANTING SOIL DEPTH – UNLESS OTHERWISE SPECIFIED BY JURISDICATIONAL CODE. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTACT OWNER'S CONSTRUCTION MANAGER OR DESIGNEE FOR RESOLUTION.
CONTRACTOR IS TO ENSURE THAT ALL COMPACTED SOIL, ROAD ROCK, & EXCESS DEBRIS SHALL BE REMOVED & A 24" LAYER OF NON-LIMEROCK PLANTING SOIL FAVORABLE TO SHRUB GROWTH & SUSTAINABILITY EXISTS OVER ALL PLANTING AREAS. TREE PITS SHALL BE EXCAVATED & BACKFILLED WITH PLANTING SOIL TO A MINIMUM DEPTH OF 30".

5. RECOMMENDED PLANTING SOIL DEPTH IS GENERALLY AS FOLLOWS:
ALL TREES AND TALL SHRUBS (INDICATED AS 'SHRUBS' & 'SHRUBS AREAS' ON THE PLANT SCHEDULE) SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL; MINIMUM TOPSOIL SHALL BE 6" FOR LOW SHRUBS/GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS.
THE MINIMUM TOPSOIL DEPTHS ARE IN ADDITION TO A MINIMUM NON-LIMEROCK SOIL DEPTH OF 10"-18", CONSISTING OF EXISTING UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% CONTAINING NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS.
PURSUANT TO THE ABOVE, THE TOTAL MINIMUM DEPTH OF VIABLE NON-LIMEROCK PLANTING SOIL, INCLUDING EXISTING VIABLE UNDISTURBED/OR STOCKPILED SOIL (IF PRESENT), REQUIRED TO BE PROVIDED ABOVE ANY LIMESTONE/LIMEROCK SUBGRADE CONDITION SHALL BE 12" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SOD AREAS; 16" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR GROUNDCOVERS; 24" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SHRUBS/SHRUB AREAS; AND 30" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR TREE PITS. DESIGNATION OF 'TREES,' 'SHRUBS'/'SHRUB AREAS,' AND 'GROUNDCOVERS' SHALL BE CONSISTENT WITH THE LABELING OF PLANT MATERIALS SHOWN ON THE LANDSCAPE PLAN'S PLANT SCHEDULE, WITH THE EXCEPTION OF COMMON TURFGRASSES WHICH MAY BE INDICATED AS 'GROUNDCOVERS.' NONE OF THE ABOVE MINIMUMS SHALL PRECLUDE THE CONTRACTOR FROM EXCAVATING & PROVIDING SOIL IN ACCORDANCE WITH NOTE N.4 OR N.9. IMPORTED PLANTING SOIL SHALL BE IN ACCORDANCE WITH NOTE D.2.D.
IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE & TAKE REASONABLE MEASURES AS PART OF DUE DILIGENCE TO DETERMINE THE EXTENT OF EXCAVATION REQUIRED & TO DETERMINE THE AMOUNT OF PLANTING SOIL NECESSARY TO ENSURE LONG-TERM SUSTAINABILITY & SURVIVAL OF THE PLANT MATERIALS IN ACCORDANCE WITH THIS CONTRACT.

6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

7. GENERAL: COMPLY WITH FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

8. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

9. ALL PLANTING HOLES SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD TO NURSERY STOCK 280.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SEE MATERIALS, SECTION D). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. POOR DRAINAGE CONDITIONS TYPICALLY HAVE A PERCOLATION RATE OF 4" OR LESS PER HOUR, AS DETERMINED BY THE GEOTECHNICAL ENGINEER. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL RECOMMENDED.

10. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER HARDSCAPE MATERIALS WHILE INSTALLING TREES.

11. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION D (MATERIALS) OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING HOLE SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
LARGER MATERIAL
-TWO (2) TABLETS PER HALF INCH (1/2") OF TRUNK CALIPER

12. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE TOP OF THE ROOT SYSTEM (FOR SHRUBS AND GROUNDCOVER) OR TRUNK FLARE (TREES AND PALMS) WILL STAND ONE (1) TO TWO (2) INCHES ABOVE FINAL GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

13. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, TURNING SOIL IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET OR OTHER TAMPING DEVICE. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE PULLED FROM UNDERNEATH.

14. PRUNING: FOR DAMAGED OR BROKEN LIMBS, EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO DIGGING.

15. SHRUBS AND GROUNDCOVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LIST. CULTIVATE ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF ALL DEBRIS, TILL 4" OF PLANTING SOIL MIX INTO THE NEWLY TILLED PLANTING BED FOR GENERAL NUTRIENT DISBURSEMENT. MASS PLANTING BED IS NOW READY TO RECEIVE HOLES FOR NEW PLANTS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

16. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. TREES SHALL USE ARBORTIE AS PER DETAIL SHEET. PALMS SHALL USE WOOD BRACING PER DETAIL SHEET.

17. MULCHING: PROVIDE A THREE INCH (3") MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUNDCOVER AND VINE BED AND TREE PIT (FOR TREES AND PALMS, MIN. THREE INCH (3") FROM EDGE OF TRUNKS). – UNLESS OTHERWISE REQUIRED BY LOCAL CODES AND SPECIFIED AS SUCH.

18. SYSTEMIC HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR THEIR DESIGNEE, A SYSTEMIC HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. AFTER MULCH HAS BEEN APPLIED TO PLANTING BEDS AND TREE RINGS, TREAT ALL MULCHED AREAS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

O. LAWN SODDING

STENOTAPHRUM SECUNDATUM, V. 'FLORITAM' UNLESS OTHERWISE NOTED. (ST. AUGUSTINE SOLID SOD).
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING:
COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND OTHER DEBRIS, AND THE SOIL BROUGHT TO AN EVEN PREPARED GRADE TO ALLOW FOR SOIL PREPARATION BELOW.

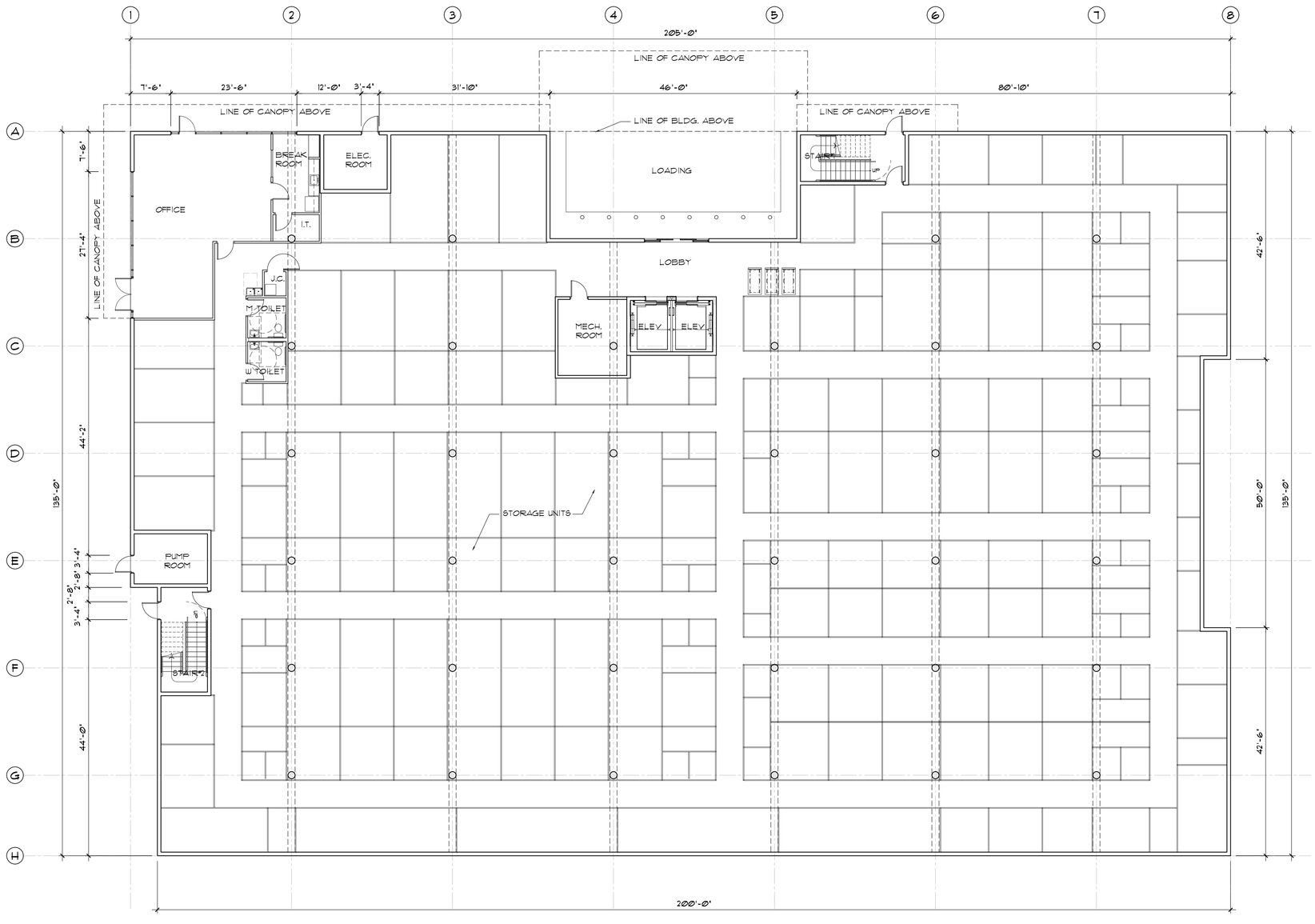
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR INCHES (4") DEEP. APPLY FERTILIZER AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING COMMERCIAL BROADCAST SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE INCHES (3"). HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY TO PREPARE FOR SOD INSTALLATION.

4. SODDING- THE CONTRACTOR SHALL SOD ALL THE PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS TO CREATE A UNIFORM, NEW TURF BLANKET FOR THE SITE. ALL PERVIOUS AREAS TO REMAIN THAT ARE DISTURBED BY CONSTRUCTION & NOT SHOWN TO HAVE SHRUBS OR GROUNDCOVER ON THE LANDSCAPE PLAN SHALL BE SODDED BY CONTRACTOR. ALL SOD OFF-SITE OR IN THE RIGHT-OF-WAY (DEDICATED OR OTHERWISE) SHALL BE BAHIA 'ARGENTINE' SOLID SOD UNLESS OTHERWISE NOTED.

A) THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASE OF ANY KIND, SOD PANELS SHALL BE LAID TIGHTLY TOGETHER TO MAKE A SOLID, SODDED LAWN AREA.

B) SOD SHALL BE LAID IN ROWS WITH EVERY OTHER ROW STAGGERED HALFWAY BETWEEN THE NEXT TO INSURE NO CONTINUOUS STACKED JOINTS. SEW JOINTS OF SOD TO INSURE A TIGHT FIT AT JOINTS, WITH GAPS NO GREATER THAN 1" BETWEEN SOD PANELS.

C) SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREA



1 A4.0 **GROUND FLOOR PLAN**

3/32"=1'-0"

NORTH

FORT PIERCE SELF-STORAGE

SOUTH U.S. HIGHWAY
FORT PIERCE, SAINT LUCIE COUNTY, FL.

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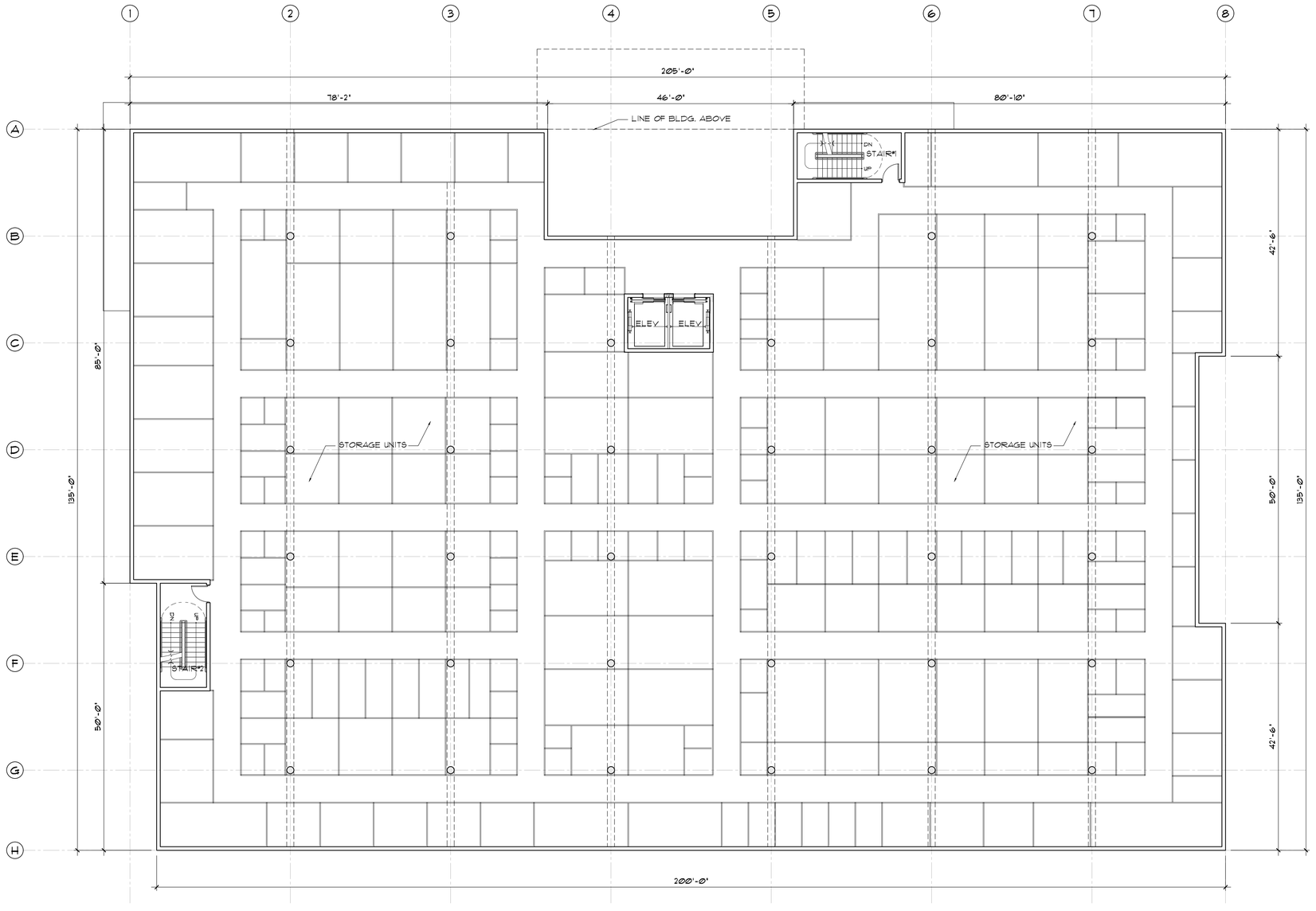

1 / A4.1 *SECOND FLOOR PLAN*

3/32"=1'-0"

NORTH

FORT PIERCE SELF-STORAGE

SOUTH U.S. HIGHWAY
FORT PIERCE, SAINT LUCIE COUNTY, FL.

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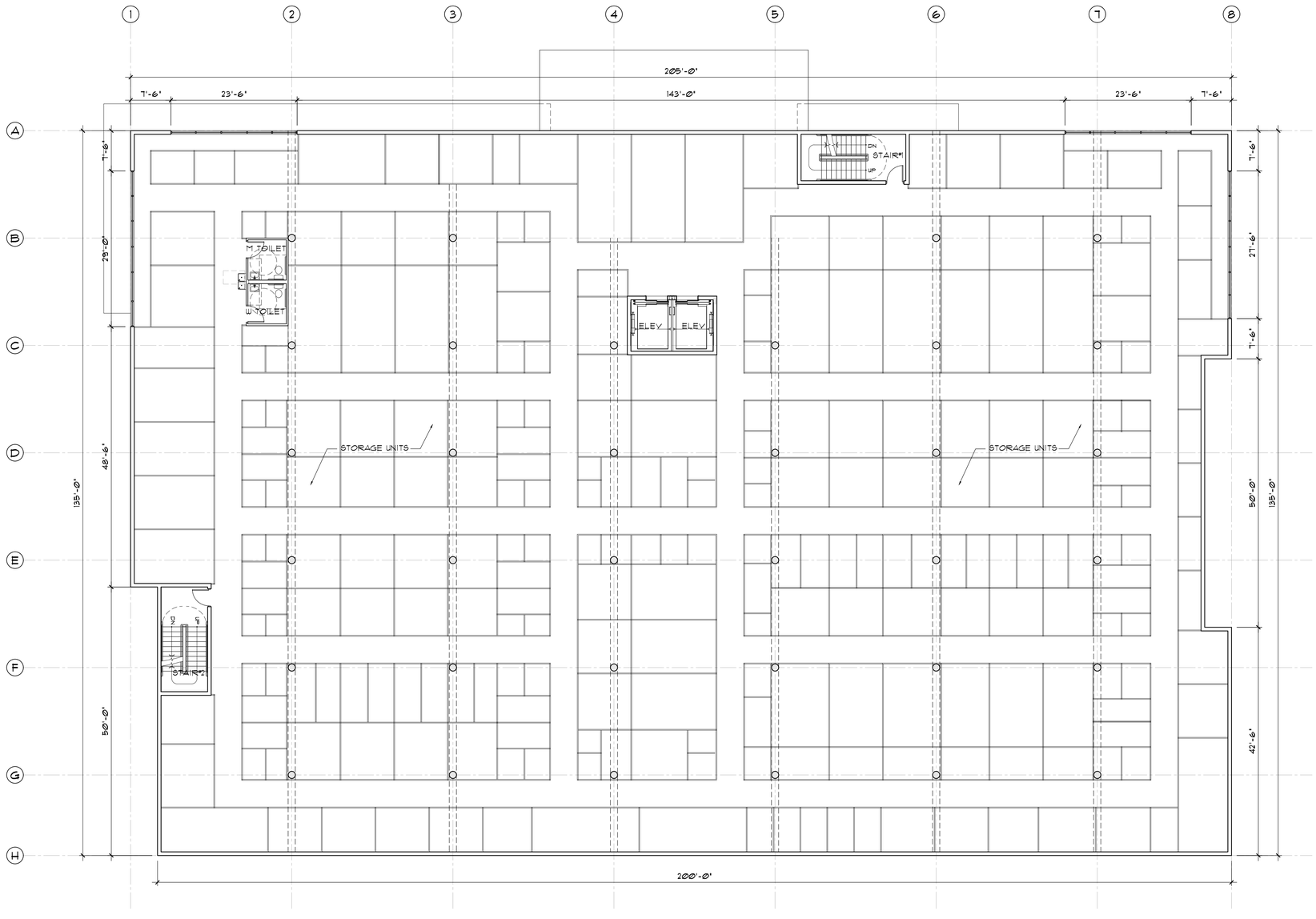

1 / A4.2 *THIRD FLOOR PLAN*

3/32"=1'-0"

NORTH

FORT PIERCE SELF-STORAGE

SOUTH U.S. HIGHWAY
FORT PIERCE, SAINT LUCIE COUNTY, FL.

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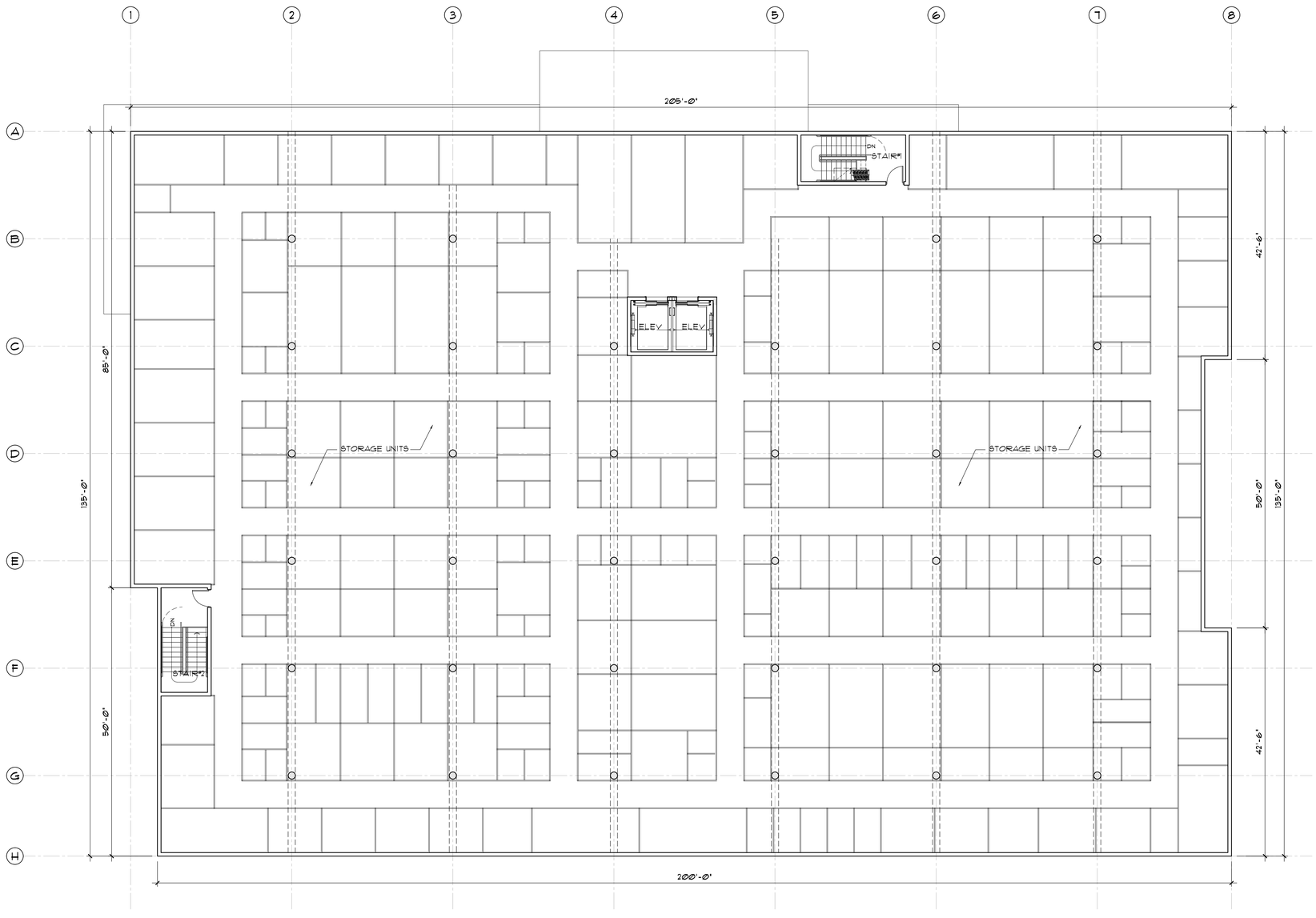

1 A4.3 *FOUTH FLOOR PLAN*

3/32"=1'-0"

NORTH

FORT PIERCE SELF-STORAGE

SOUTH U.S. HIGHWAY
FORT PIERCE, SAINT LUCIE COUNTY, FL.

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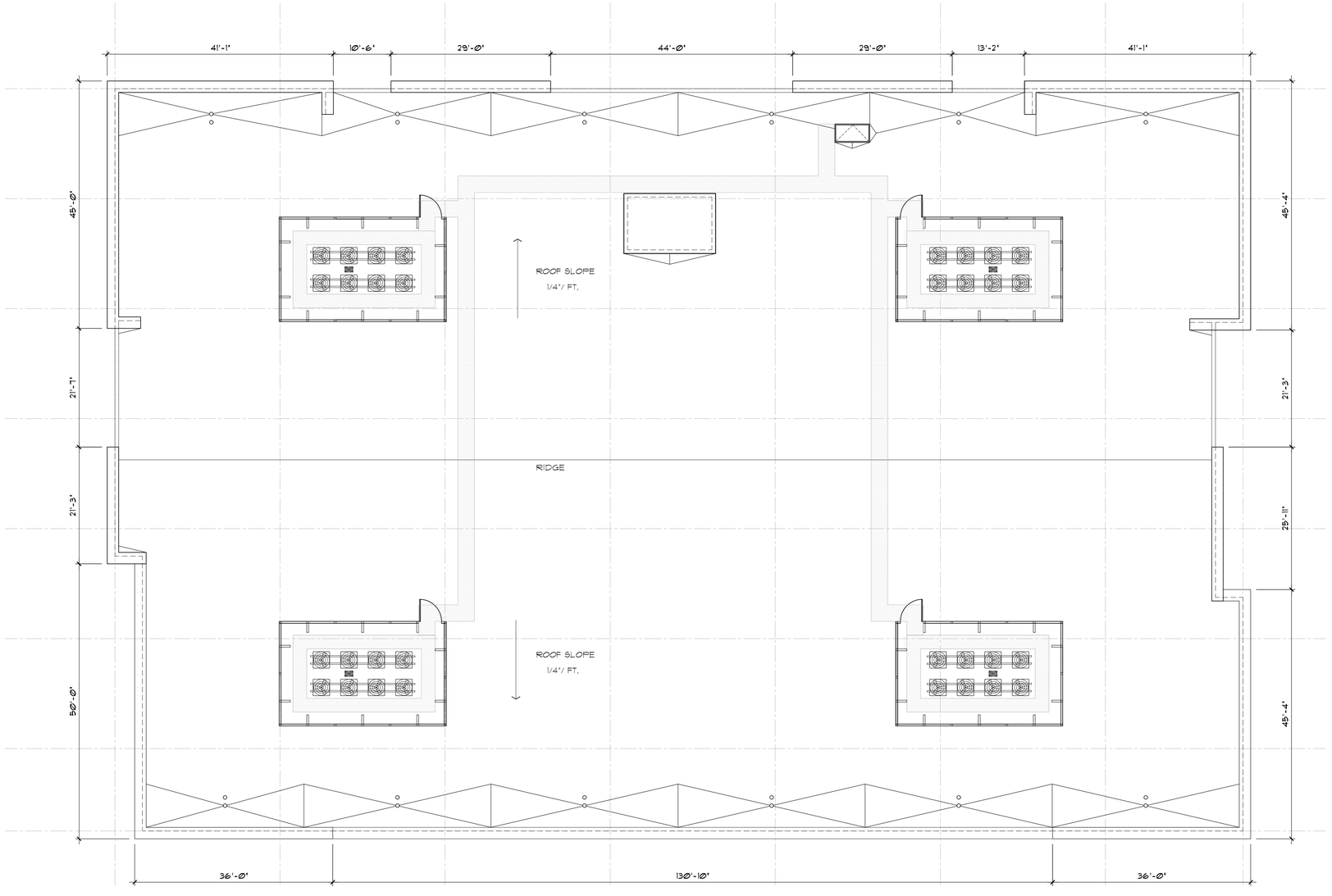

1 A4.4 **ROOF PLAN**

3/32"=1'-0"

NORTH

FORT PIERCE SELF-STORAGE

SOUTH U.S. HIGHWAY
FORT PIERCE, SAINT LUCIE COUNTY, FL.

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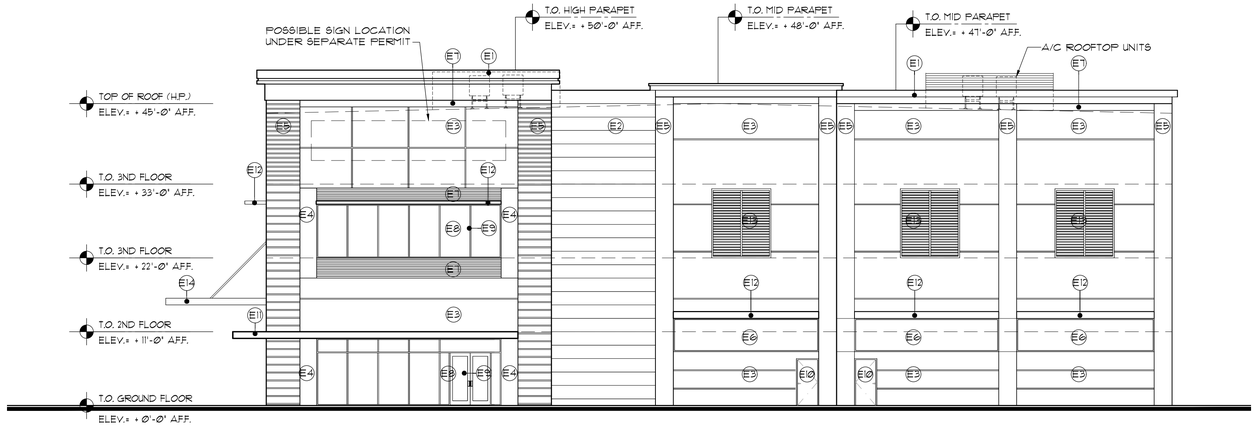


1 A5.0 *WEST ELEVATION*

3/32"=1'-0"

GRAPHIC SCALE

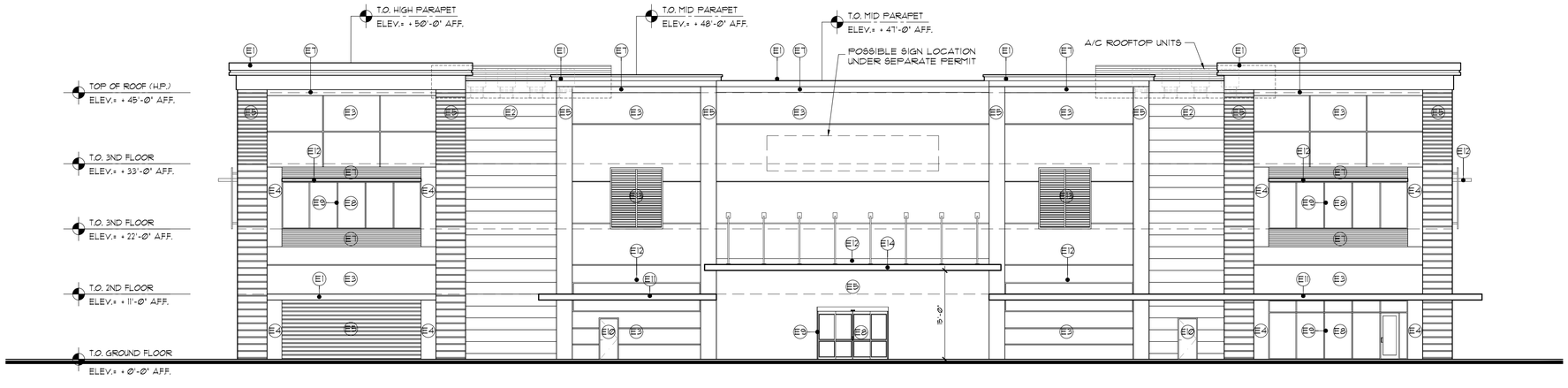
10 5 0

(in feet)

3/32 inch=1 ft

MARK	DESCRIPTION	MATCH MANUF.	CATALOG NO.	FINISH SCHEDULE COLOR	TYPE	FINISH	COATS	NOTE:	COMMON NAMES
E1	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7006	EXTRA WHITE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	WHITE
E2	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7071	GRAY SCREEN	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	LIGHT GRAY
E3	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7072	ONLINE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	MEDIUM GRAY
E4	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 9162	AFRICAN GRAY	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	GRAY
E5	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7074	SOFTWARE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	DARK GRAY
E6	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7075	WEB GRAY	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	DARK GRAY
E7	PAINTED MEDIUM TEXTURE	RGB	R240/G83/B35	ORANGE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL10 ON TEX-COTE PRIMER - SOLVENT BASED	ORANGE
E8	STOREFRONT GLAZING	YKK	-	LIGHT GRAY	IMPACT	-	-	IMPACT RATED	LIGHT GRAY
E9	STOREFRONT FRAME	YKK	-	MILL	ANODIZED	-	BY MANUF.	BY MANUF.	MILL
E10	PAINTED DOORS AND FRAMES	SHERWIN WILLIAMS	TO MATCH SW 7072	ONLINE	EXTERIOR ENAMEL	GLOSS	2 OVER 1 PRIMER	2 COATS SHER-CRYL HIGH PERFORMANCE ON 1 COAT KEM BOND HS PRIMER COLOR TO MATCH FINISH COAT	GRAY
E11	PREFAB. METAL CANOPY	YKK	-	WHITE	ANODIZED	-	BY MANUF.	PREFINISHED	WHITE
E12	PREFAB. METAL SHADES	YKK	-	MILL	ANODIZED	-	BY MANUF.	PREFINISHED	MILL
E13	PREFAB. METAL DECO. SHUTTERS	YKK	-	WHITE	ANODIZED	-	BY MANUF.	PREFINISHED	WHITE
E14	PREFAB. METAL CANOPY	YKK	-	TO MATCH SW7074	ANODIZED	-	BY MANUF.	PREFINISHED	DARK GRAY

3 A5.0 *FINISH SCHEDULE*



2 A5.0 *NORTH ELEVATION*

3/32"=1'-0"

GRAPHIC SCALE

10 5 0 5 10 20

(in feet)

3/32 inch=1 ft

FORT PIERCE SELF-STORAGE

SOUTH U.S. HIGHWAY
FORT PIERCE, SAINT LUCIE COUNTY, FL.

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AR12546

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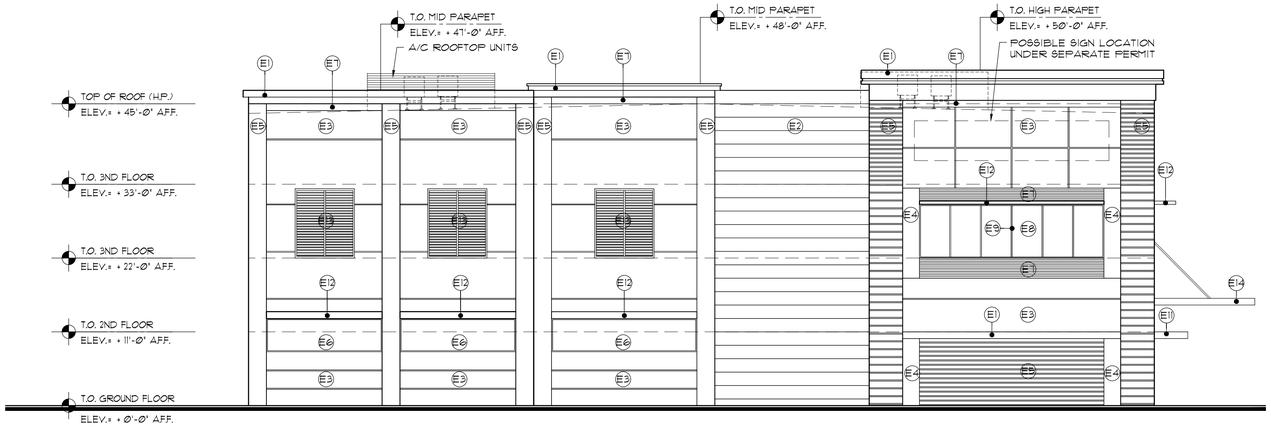


1 A5.1 **EAST ELEVATION**

3/32"=1'-Ø"

GRAPHIC SCALE

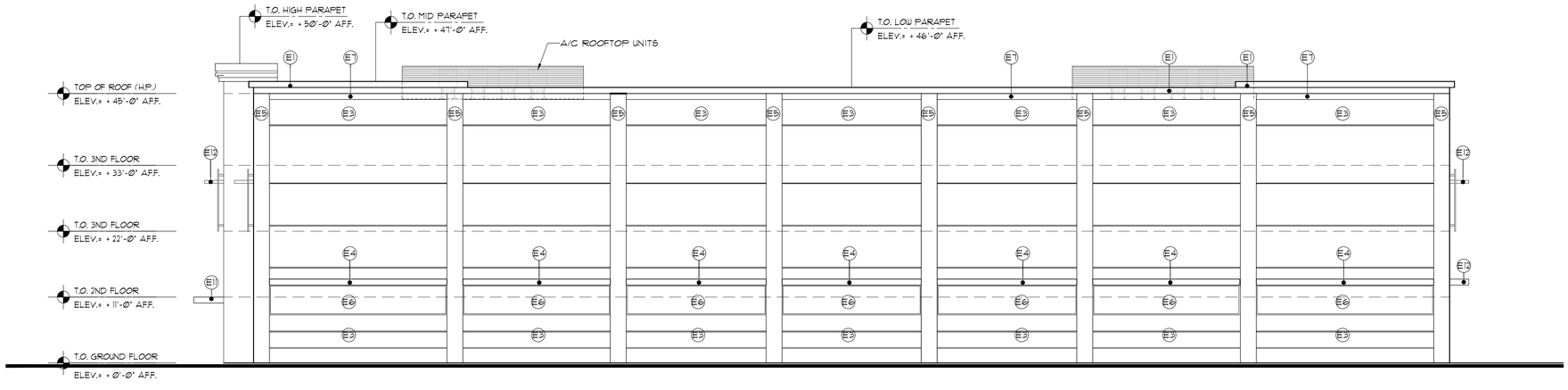
10 5 0 5 10 20

(in feet)

3/32 inch=1 ft

MARK	DESCRIPTION	MATCH MANUF.	CATALOG NO.	FINISH SCHEDULE COLOR	TYPE	FINISH	COATS	NOTE:	COMMON NAMES
E1	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7006	EXTRA WHITE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL7Ø ON TEX-COTE PRIMER - SOLVENT BASED	WHITE
E2	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7071	GRAY SCREEN	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL7Ø ON TEX-COTE PRIMER - SOLVENT BASED	LIGHT GRAY
E3	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7072	ONLINE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL7Ø ON TEX-COTE PRIMER - SOLVENT BASED	MEDIUM GRAY
E4	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 9162	AFRICAN GRAY	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL7Ø ON TEX-COTE PRIMER - SOLVENT BASED	GRAY
E5	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7074	SOFTWARE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL7Ø ON TEX-COTE PRIMER - SOLVENT BASED	DARK GRAY
E6	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7075	WEB GRAY	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL7Ø ON TEX-COTE PRIMER - SOLVENT BASED	DARK GRAY
E7	PAINTED MEDIUM TEXTURE	RGB	R240/GB3/B35	ORANGE	EXTERIOR ACRYLIC	FLAT	2 OVER 1 PRIMER	TEX-COTE XL7Ø ON TEX-COTE PRIMER - SOLVENT BASED	ORANGE
E8	STOREFRONT GLAZING	YKK	-	LIGHT GRAY	IMPACT	-	-	IMPACT RATED	LIGHT GRAY
E9	STOREFRONT FRAME	YKK	-	MILL	ANODIZED	-	BY MANUF.	BY MANUF.	MILL
E10	PAINTED DOORS AND FRAMES	SHERWIN WILLIAMS	TO MATCH SW 7072	ONLINE	EXTERIOR ENAMEL	GLOSS	2 OVER 1 PRIMER	2 COATS SHER-CRYL HIGH PERFORMANCE ON 1 COAT KEM BOND HS PRIMER COLOR TO MATCH FINISH COAT	GRAY
E11	PREFAB. METAL CANOPY	YKK	-	WHITE	ANODIZED	-	BY MANUF.	PREFINISHED	WHITE
E12	PREFAB. METAL SHADES	YKK	-	MILL	ANODIZED	-	BY MANUF.	PREFINISHED	MILL
E13	PREFAB. METAL DECO. SHUTTERS	YKK	-	WHITE	ANODIZED	-	BY MANUF.	PREFINISHED	WHITE
E14	PREFAB. METAL CANOPY	YKK	-	TO MATCH SW7014	ANODIZED	-	BY MANUF.	PREFINISHED	DARK GRAY

3 A5.0 **FINISH SCHEDULE**



2 A5.1 **SOUTH ELEVATION**

3/32"=1'-Ø"

GRAPHIC SCALE

10 5 0 5 10 20

(in feet)

3/32 inch=1 ft

FORT PIERCE SELF-STORAGE

SOUTH U.S. HIGHWAY
FORT PIERCE, SAINT LUCIE COUNTY, FL.

KENNETH R. CARLSON - ARCHITECT, P.A.

1166 W. NEWPORT CENTER DR. SUITE #311 AA C001816
DEERFIELD BEACH, FLORIDA 33442 FAX (954) 427 - 9929
PH. (954) 427 - 8848
e-mail: kenc@kencarlson.com

Revisions:

DRAWN BY: FS
CHECKED BY: KRC
DATE: Ø9/23/2021
SCALE: AS NOTED
PROJECT #: 21061
CAD DWG FILE: A5.1

KENNETH R. CARLSON

AR12546

SHEET OF

A5.1

PAGE 5 OF

Project		Catalog #		Type	S1
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications

Resources

Quick Facts

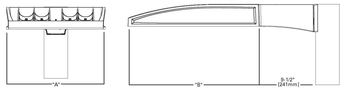
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.55
5-6	22"	22"	39 lb	0.55
7-9	22"	28 1/8"	48 lb	1.1

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

COOPER Lighting Solutions

PS500052EN page 1
August 2, 2021 1:53 PM

Project		Catalog #		Type	W1-2
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

Interactive Menu

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

Product Certifications

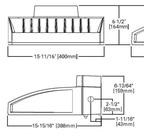
Quick Facts

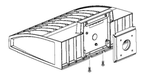
- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



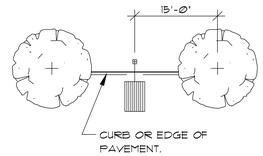


COOPER Lighting Solutions

PS500045EN page 1
April 12, 2021 1:59 PM

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
□	1	W1	SINGLE	N.A.	0.900	GWC-AF-02-LED-E1-SL4	113
□	3	W2	SINGLE	N.A.	0.900	GWC-AF-02-LED-E1-T4FT-1200	129
▪	4	S1	SINGLE	N.A.	0.900	GALN-SA2C-740-U-T4FT-HSS	108

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVELANE	Illuminance	Fc	3.02	8.0	1.0	3.02	8.00
PROPERTY LINE	Illuminance	Fc	0.06	0.3	0.0	N.A.	N.A.



3 SL1 *LIGHT/TREE SPACING*
NTS

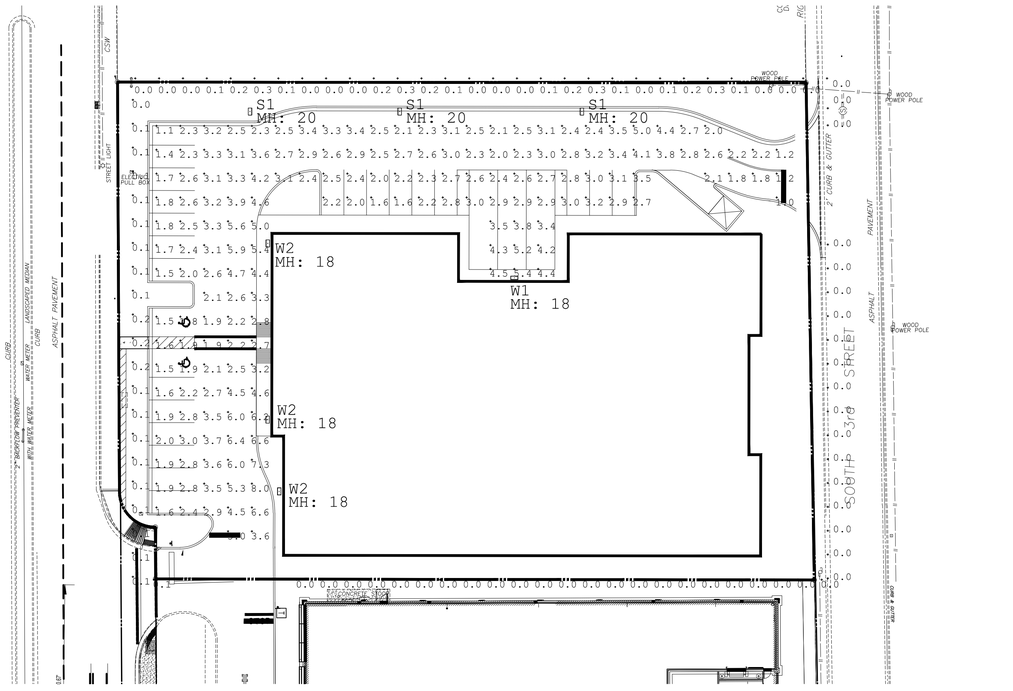
1. ILLUMINANCE IS GIVEN IN HORIZONTAL FOOTCANDLES
2. LIGHTING DESIGN DERIVED FROM PUBLISHED IES PHOTOMETRIC FILES

CROSS VERIFY VOLTAGE / PHASE W/ PROJECT CONDITIONS PRIOR TO ORDERING W/ ARCHITECT / OWNER. LIGHTING FIXTURES MARKED WITH (▪) ARE PRODUCT SPECIFIC AND ARE NOT TO BE SUBSTITUTED WITHOUT SPECIFIC APPROVAL WITH ARCHITECT / OWNER PRIOR TO START OF CONSTRUCTION. THESE FIXTURES ARE PART OF A LIGHTING ANALYSIS FOR THE EXTERIOR OF THE BUILDING. FOR ADDITIONAL INFORMATION REGARDING LIGHTING PRODUCTS CONTACT: "MATT MARSHALL" AT "LIGHTING DYNAMICS, INC." 1835 W. COMMERCIAL BLVD. TAMARAC, FL. 33351 (954) 944-0286

SUBMITTALS OF ALTERNATE LIGHT FIXTURES REQUIRE COMPLETE PHOTOMETRICS SIGNED AND SEALED BY FLORIDA REGISTERED, LICENSED ELECTRICAL ENGINEER FOR ARCHITECTS REVIEW AND IF ACCEPTABLE SUBMITTAL TO BUILDING DEPARTMENT FOR PERMIT REVISION BY GENERAL CONTRACTOR AT CONTRACTOR'S EXPENSE.

NOTE:

AN OUTDOOR LIGHTING INSTALLATION SHALL NOT BE PLACED IN PERMANENT USE UNTIL A LETTER OF COMPLIANCE SIGNED AND SEALED BY A REGISTERED ENGINEER OR ARCHITECT IS PROVIDED TO THE CITY STATING THE THE LIGHTS HAVE BEEN FIELD-TESTED AND MEET THE STANDARDS OF THIS CODE.



2 SL1 *LIGHTING FIXTURES*
N.T.S.

1 SL-1 *SITE PHOTOMETRIC*
SCALE: 1" = 30'-0"

NORTH

GRAPHIC SCALE
30 0 15 30 60
(in feet)
1 inch=30 ft

FORT PIERCE SELF-STORAGE
SOUTH U.S. HIGHWAY
FORT PIERCE, SAINT LUCIE COUNTY, FL.

KENNETH R. CARLSON – ARCHITECT, P.A.
1166 W. NEWPORT CENTER DR. SUITE #11
DEERFIELD BEACH, FLORIDA 33442
PH. (954) 427 - 9348 FAX (954) 427 - 9329
e-mail: kenc@kencarlson.com
AA C00818

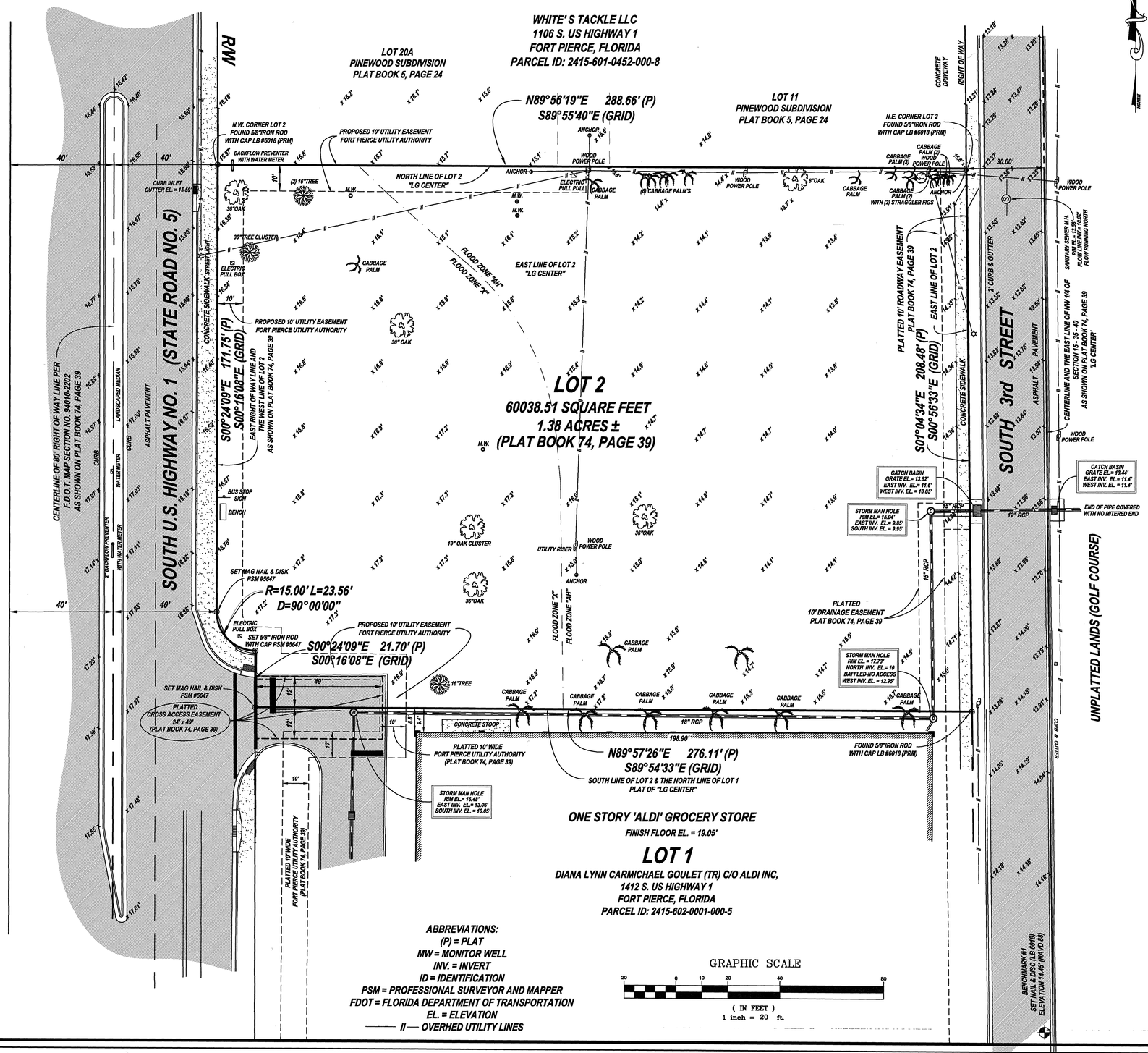
Revisions:

DRAWN BY: FS
CHECKED BY: KRC
DATE: 09.23.2021
SCALE: AS NOTED
PROJECT #: 21061
CAD DWG FILE: SL-1

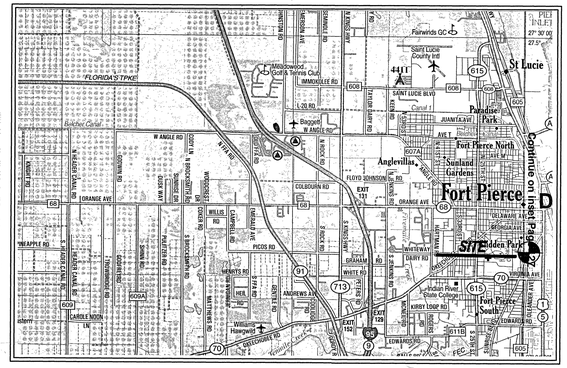
KENNETH R. CARLSON
AR12546

SHEET OF
SL-1
PAGE OF

SUBJECT PROPERTY LIES IN THE N.W. 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



ABBREVIATIONS:
(P) = PLAT
MW = MONITOR WELL
INV. = INVERT
ID = IDENTIFICATION
PSM = PROFESSIONAL SURVEYOR AND MAPPER
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
EL. = ELEVATION
——— // ——— OVERHED UTILITY LINES



LOCATION MAP: NOT TO SCALE

LEGAL DESCRIPTION:

LOT 2, LG CENTER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 39, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

TITLE SEARCH REPORT:

LANDS SHOWN HEREON WERE ABSTRACTED FOR RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY OF RECORD PER ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 1108840, DATE: JULY 8TH, 2021. EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE SEARCH REPORT THAT ARE PLOTTABLE ARE SHOWN ON THIS "BOUNDARY SURVEY".

RESTRICTIONS / EASEMENTS

1. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. - NOT A SURVEY MATTER.
2. MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 4053, PAGE 1331, ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED IN O. R. BOOK 4085, PAGE 2902, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - NOT A SURVEY MATTER.
3. ALL MATTERS CONTAINED ON THE PLAT OF LG CENTER, AS RECORDED IN PLAT BOOK 74, PAGE 39, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY.
4. RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R. BOOK 4053, PAGE 1341, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS UNPLOTTABLE.
5. ALL MATTERS CONTAINED ON THE PLAT OF PINEWOOD, AS RECORDED IN PLAT BOOK 5, PAGE 24, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. - DOES NOT AFFECT THE SUBJECT PROPERTY AND HAS BEEN RE-PLATTED AS LOT 2.
6. EASEMENT TO STANDARD OIL COMPANY, AS REFERENCED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 113, PAGE 205, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. - DOES NOT AFFECT THE SUBJECT PROPERTY.
7. MATTERS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 2863, PAGE 830, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - DOES NOT AFFECT THE SUBJECT PROPERTY.
8. EASEMENT SET FORTH IN QCD RECORDED IN O.R. BOOK 876, PAGE 2773, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. (BENEFIT) - DOES NOT AFFECT THE SUBJECT PROPERTY.

WETLAND NOTE:

LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENIES FOR POSSIBLE LIMITS OF JURISDICATION.

FLOOD ZONE NOTE:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" AND "AH" BASE EL. 16.0' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0187K, DATED FEBRUARY 19, 2020 AND IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. THE BEARING BASE OF THIS SURVEY IS ALONG THE WEST LINE OF THE SECTION 15-35-40.
6. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE EXPECTED USE FOR THIS SURVEY AND MAP IS FOR COMMERICAL PURPOSES.
9. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

DATE	REVISIONS

BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR: LGFTP1, LLC, A FLORIDA LIMITED LIABLITY COMPANY

CRAIG WATSON AND ASSOCIATES LLC
PROFESSIONAL SURVEYING MAPPING
2240 NE DIXIE HIGHWAY - JENSEN BEACH - FLORIDA - 34957
O 772-334-0868 C 772-260-0249 craigwatsonOllive.com

2240 NE DIXIE HIGHWAY
JENSEN BEACH, FL 34957
CRAIGWATSON@LIVE.COM
PHONE 772-334-0868
CELL 772-260-0249

DATE:	7-22 THRU 8-4-21
SCALE:	1" = 20'
DWNG. BY	C.D.W.
CHECKED BY:	C.D.W.
JOB NUMBER:	21183

SHEET NUMBER
1 OF 1

Technical Review Committee **1. e.**

Meeting Date: 01/20/2022

REQUESTED ACTION

Site Plan and Conditional Use – U-Haul – 3602 S. US Highway 1 (Resubmittal)

LOCATION

3602 S. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 01/06/2022 05:34 PM

Final Approval Date: 01/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #21-07000023 (1st Resubmittal) (Site Plan & Design Review)
BOARD DATE	:	January 20th, 2022

Site Plan, Design Review, Cond. Use – U-Haul – 3602 S US HWY 1 (1st Resubmittal)

Attached are Applications for Site Plan, Design Review, Capacity Analysis, & Conditional Use (for a Self Storage Facility) for the subject property located at 3602 S. US HWY 1. The proposed building is a storage facility located off on US Highway 1.

Original Submittal: November 2021 TRC

Please review and provide comments on these applications. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments please respond prior to the, January 20, 2022 TRC meeting.

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

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 3602 S. US Highway 1

Parcel ID #(s) 243412100050006; 243412300010004; 243412300020001

Project description Uhual Moving and Storage of Fort Pierce

Cal Conner, U-Haul Co of Florida
Property Owner(s)
2311 ANGEL OLIVA SENIOR ST.
Street Address
Tampa FL 33605
City State Zip
561-638-9088
Phone Number
cal_conner@uhaul.com
Email Address

Jeffery W. Banker, Highland Engineering, Inc.
Applicant/Representative, Title, Company
415 Citrus Tower Boulevard
Street Address
Clermont Fl 34711
City State Zip
407-275-7877
Phone Number
jbanker@heifl.com
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Brevard

The foregoing instrument was acknowledged before me this 3rd day of June, 2021, by Cal Conner who is personally known to me or has produced _____ as identification.

Signature of Notary

SAKIYA C REDDICK
Notary Public - State of Florida
Commission # GG 909034
My Comm. Expires Oct 26, 2023
Bonded through National Notary Assn.

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

DESIGN REVIEW

Property Information

Property address or Location: 3602 S. US Highway 1

Parcel ID #(s): 243412100050006; 243412300010004; 243412300020001

Project description: Uhual Moving and Storage of Fort Pierce

Cal Conner, Uhual Co of Florida	Jeffery W. Banker, Highland Engineering, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
2311 ANGEL OLIVA SENIOR ST.	415 Citrus Tower Boulevard
Street Address	Street Address
Tampa FL 33605	Clermont FL 34711
City State Zip	City State Zip
561-638-9088	407-275-7877
Phone Number	Phone Number
cal_conner@uhaul.com	jbanker@heifl.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Mobil Home Park	RM - Medium Density	R4 - Medium Density
South	Self Storage	GC- General Commercial	C3 - General Commercial
East	Undeveloped	RM - Medium Density	R4 - Medium Density
West	Commercial	GC- General Commercial	C3 - General Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	GC	Vacant	5.51	N/A
****Proposed**	GC	GC	93,861 Gross	5.51	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day vacant
**Proposed Zoning/FLU	Total gallons per day 50 GPD
**Change in Demand	Total gallons per day 50 GPD

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day vacant
**Proposed Zoning/FLU	Total gallons per day 50 GPD
**Change in Demand	Total gallons per day 50 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	0	0	0
Urban District	5 acres per 1,000 people	0	0	0
Community	2.5 acres per 1,000 people	0	0	0
Neighborhood	1.36 acres per 1,000 people	0	0	0

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

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	vacant
****Proposed Zoning/FLU**	6 yard
***Change in Demand**	6 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	No increase in discharge from property due to onsite dry rention basin.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	0	0
****Proposed Zoning/FLU**	9	3
***Change in Demand**	Trips 9	Trips 3
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☑ Yes ☐ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage): 93,861 sf. of U-Box warehosue storage
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
U-Box Warehouse Storage	1	93,861	5.51	1/1/2022	9/1/2022

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

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

C. Exemptions Requested:

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

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, August 6, 2021

Parcel Report





Parcel

PARCELNO: 2434-121-0005-000-6
Property ID: 33243
Owner1: U-Haul Co of Florida
SiteAddress: 3602 S US HIGHWAY 1

Owner

Owner1: U-Haul Co of Florida
Owner2:
Owner3:
MailingAddress: 2311 Angel Oliva Senior ST
Tampa, FL 33605-3800

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $261,000
FinishedArea:
Acres: 2.634
TotalArea: 114,743

Legal Description

LegalDescription: 34 35 40 W 660 FT OF S 198 FT OFN 726 FT OF NW 1/4 OF NE 1/4-LESS RD- (2.65 AC)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$261,000	$0	$261,000	$0	$261,000	$0	$261,000	$0	$0
2019	$200,800	$0	$200,800	$0	$200,800	$0	$200,800	$0	$0
2018	$200,800	$0	$200,800	$0	$200,800	$0	$200,800	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2004	7.2	$496.80

Improvements

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

Land Lines

Line Number	Units	Unit Type
1	114,743	SqFt

Permits

Permit Number	Issue Date	Description
C45999	03/31/1988	Demolition
C46000	03/31/1988	Demolition
C46001	03/31/1988	Demolition

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
08/01/2019	$875,000	0205	SP	SPS Properties Inc	4304-2086	Clerk of Courts
05/17/2007	$1,270,000	XX00	WD	Van Dyke LLC	2820-1273	Clerk of Courts
03/16/2003	$275,000	XX02	WD	Curtis Ronald J	1677-525	Clerk of Courts
05/01/1985	$250,000	XX02	CV		466-1829	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, August 6, 2021

Parcel Report





Parcel

PARCELNO: 2434-123-0001-000-4
Property ID: 33244
Owner1: U-Haul Co of Florida
SiteAddress: 3610 S US HIGHWAY 1

Owner

Owner1: U-Haul Co of Florida
Owner2:
Owner3:
MailingAddress: 2311 Angel Oliva Senior ST
Tampa, FL 33605-3800

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $141,700
FinishedArea:
Acres: 1.2
TotalArea: 52,272

Legal Description

LegalDescription: 34 35 40 N 1/2 OF S 99 FT OF N 825 FT OF NW 1/4 OF NE 1/4-LESS RD R/W- (1.43 AC)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$141,700	$0	$141,700	$0	$141,700	$0	$141,700	$0	$0
2019	$109,000	$0	$109,000	$0	$109,000	$0	$109,000	$0	$0
2018	$109,000	$0	$109,000	$0	$109,000	$0	$109,000	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2004	3.8	$262.20

Improvements

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

Land Lines

Line Number	Units	Unit Type
1	62,290	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
08/01/2019	$875,000	0205	SP	SPS Properties Inc	4304-2086	Clerk of Courts
11/04/2012	$50,000	0205	WD	Van Dyke LLC	3453-568	Clerk of Courts
03/16/2003	$275,000	XX02	WD	Curtis Ronald J	1677-525	Clerk of Courts
05/01/1985	$250,000	XX02	CV		466-1829	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Friday, August 6, 2021

Parcel Report





Parcel

PARCELNO: 2434-123-0002-000-1
Property ID: 33245
Owner1: U-Haul Co of Florida
SiteAddress: 3612 S US HIGHWAY 1

Owner

Owner1: U-Haul Co of Florida
Owner2:
Owner3:
MailingAddress: 2311 Angel Oliva Senior ST
Tampa, FL 33605-3800

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: $141,700
FinishedArea:
Acres: 1.43
TotalArea: 62,272

Legal Description

LegalDescription: 34 35 40 FROM NE COR OF NW 1/4 OF NE 1/4, TH S ALG E LI OF 1/4 1/4 SEC LI 775.5 FT TO POB: TH S ALG E LI 49 FT, TH SWLY TO E R/W LI OF US1 PT BEING 0.5 FT S OF A LI 825 FT S OF N LI OF NE 1/4 OF SEC, TH N ALG E R/W LI US1 50 FT, TH NELY TO POB- (1.43 AC)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$141,700	$0	$141,700	$0	$141,700	$0	$141,700	$0	$0
2019	$109,000	$0	$109,000	$0	$109,000	$0	$109,000	$0	$0
2018	$109,000	$0	$109,000	$0	$109,000	$0	$109,000	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Improvements

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

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2004	4.1	$282.90

Land Lines

Line Number	Units	Unit Type
1	62,290	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
08/01/2019	$875,000	0205	SP	SPS Properties Inc	4304-2086	Clerk of Courts
11/04/2012	$50,000	0205	WD	Van Dyke LLC	3453-568	Clerk of Courts
03/16/2003	$275,000	XX02	WD	Curtis Ronald J	1677-525	Clerk of Courts
11/30/1986	$67,500	XX00	CV		527-1985	Clerk of Courts
08/01/1981	$46,000	XX00	CV		361-2442	Clerk of Courts

Photos



ALTA / NSPS TOPOGRAPHIC SURVEY

Tree Table

Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter	Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter
23	OAK	DT	25"	30.0	82	OAK	DT	25"	40.0
24	OAK	DT	28"	40.00	85	OAK	DT	25"	40.0
25	OAK	DT	23"	30.0	86	PALM	DT	14"	20.0
26	OAK	DT	20"	60.0	87	OAK	DT	13"	30.0
27	OAK	DT	36"	80.0	90	OAK	DT	30"	60.0
28	OAK	DT	40"	100.0	92	OAK	DT	12"	40.0
42	OAK	DT	25"	40.0	93	OAK	DT	8"	20.0
43	OAK	DT	23"	50.0	98	PALM	DT	15"	20.0
45	OAK	DT	40"	80.0	99	OAK	DT	12"	30.0
49	OAK	DT	20"	70.0	101	OAK	DT	15"	50.0
52	OAK	DT	6"	20.0	102	OAK	DT	10"	30.0
53	UNKNOWN	DT	30"	60.0	105	OAK	DT	33"	80.0
55	OAK	DT	23"	60.0	116	PALM	DT	18"	20.0
56	OAK	DT	30"	80.0	119	PINE	CT	25"	40.0
57	OAK	DT	23"	70.0	121	PALM	DT	28"	20.0
60	OAK	DT	20"	30.0	122	PALM	DT	23"	20.0
62	OAK	DT	30"	80.0	124	PALM	DT	15"	20.0
63	PALM	DT	20"	20.0	146	PALM	DT	18"	20.0
67	OAK	DT	25"	60.0	195	PALM	DT	25"	20.0
68	OAK	DT	20"	60.0	382	OAK	DT	15"	30.0
69	PALM	DT	20"	20.0	509	PALM	DT	16"	20.0
70	OAK	DT	35"	70.0	1059	PALM	DT	12"	20.0
74	PALM	DT	18"	20.0	1060	PALM	DT	15"	20.0
75	PALM	DT	15"	20.0	1061	OAK	DT	20"	30.0
76	OAK	DT	26"	60.0	1062	OAK	DT	10"	30.0
77	OAK	DT	18"	40.0	1063	OAK	DT	15"	30.0
78	OAK	DT	14"	50.0	1064	OAK	DT	11"	30.0
79	OAK	DT	36"	60.0	1065	PALM	DT	13"	20.0
					1154	PALM	DT	23"	20.0

Schedule A Description

THE LAND DESCRIBED BELOW AND SHOWN IN THIS SURVEY ARE THE SAME AS THAT RECORDED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # NCS-947698-PHX1 WITH AN EFFECTIVE DATE OF JANUARY 30, 2019 AT 8:00 AM.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 660 FEET OF THE SOUTH 198 FEET OF THE NORTH 726 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING HOWEVER, THE WEST 78 FEET THEREOF.

THE NORTH 1/2 OF THE SOUTH 99 FEET OF THE NORTH 825 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

THE SOUTH 1/2 OF THE SOUTH 99 FEET OF THE NORTH 825 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

TOGETHER WITH THAT PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 1602, LYING NORTH OF THAT LINE OF REALIGNMENT AS MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 1234, PAGE 2802.

LESS AND EXCEPTING THAT PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 527, PAGE 1985, LYING SOUTH OF THAT LINE OF REALIGNMENT, AS MORE PARTICULARLY DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1234, PAGE 2806, ALL AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Schedule B - Section II

9. PERPETUAL EASEMENT AND RIGHT OF WAY GRANTED TO THE STATE OF FLORIDA FOR HIGHWAY PURPOSES BY WARRANTY DEED RECORDED IN DEED BOOK 72, PAGE 7, AS AFFECTED BY QUIT CLAIM DEED RECORDED IN DEED BOOK 191, PAGE 313 AND QUIT CLAIM DEED RECORDED IN DEED BOOK 192, PAGE 53, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
(DOES NOT AFFECT, EFFECTS FALL WITHIN PUBLIC RIGHT OF WAY)

10. EASEMENT GRANTED TO ST. LUCIE COUNTY, FOR DRAINAGE DITCH PURPOSES, RECORDED AUGUST 8, 1935 IN DEED BOOK 87, PAGE 432, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
(DOES NOT AFFECT SUBJECT PROPERTY)

11. CITY ORDINANCE NO. K-232, RELATED TO ANNEXATION, RECORDED AUGUST 7, 2003 IN OFFICIAL RECORDS BOOK 1769, PAGE 2130, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

As Surveyed Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;

THENCE RUN SOUTH ALONG SAID WESTERLY QUARTER QUARTER SECTION LINE, S 00°41'59" W, A DISTANCE OF 928.18';

THENCE, LEAVING SAID QUARTER QUARTER SECTION LINE, RUN S 89°58'51" E, A DISTANCE OF 78.03' TO A SET 1/2" REBAR (NIX FL 7057) ON THE EASTERLY RIGHT OF WAY OF US HIGHWAY 1 (VARIABLE PUBLIC RIGHT OF WAY), BEING THE POINT OF BEGINNING;

THENCE, LEAVING SAID RIGHT OF WAY, RUN S 89°58'51" E, A DISTANCE OF 581.59' TO A FOUND 5/8" REBAR (JBROWN 4049);

THENCE RUN S 00°34'38" W A DISTANCE OF 199.49' TO A SET 1/2" REBAR (NIX FL 7057);

THENCE RUN S 89°50'03" E A DISTANCE OF 673.07' TO A SET 1/2" REBAR (NIX FL 7057) ON THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;

THENCE RUN SOUTH ALONG SAID EASTERLY QUARTER QUARTER SECTION LINE, S 00°41'59" W, A DISTANCE OF 98.50' TO A SET 1/2" REBAR (NIX FL 7057);

THENCE, LEAVING SAID QUARTER QUARTER SECTION LINE, RUN N 89°52'50" W, A DISTANCE OF 1255.08' TO A POINT ON THE EASTERLY RIGHT OF WAY OF US HIGHWAY 1 FROM WHICH A FOUND 1/2" REBAR BEARS WEST 1.17' AND NORTH 0.98';

THENCE RUN ALONG SAID RIGHT OF WAY, N 00°42'00" E, A DISTANCE OF 297.52' TO THE POINT OF BEGINNING.

CONTAINING 239,878 S.F., 5.507 ACRES MORE OR LESS.

Miscellaneous Notes:

MN1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

MN2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

MN3. AT THE TIME OF THE ALTA SURVEY THERE WAS OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

MN4. AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

MN5. AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, DUMP, OR SANITARY LANDFILL.

MN6. TOTAL NUMBER OF PARKING SPACES IS 8, WHICH INCLUDES 8 REGULAR PARKING SPACES, AND 0 DESIGNATED HANDICAPPED SPACES.

MN7. THERE IS EVIDENCE OF ENCROACHMENTS.

MN8. FIELD WORK WAS COMPLETED ON APRIL 22, 2019.

MN9. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH PROPERTY LINE, BEARING S 89°58'51" E, BASED ON GRID NORTH FOR FLORIDA COORDINATE SYSTEM, EASTERN ZONE, NAD83 -LATITUDE = 27°23'39.39600", LONGITUDE = -80°19'27.66764", CONVERGENCE ANGLE = 0°18.3918466" -DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) =1.0000037240

MN10. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING (NAVD 1988 DATUM).

VERTICAL DATA SHOWN HEREON WAS CHECKED ACCORDING TO ST. LUCIE COUNTY VERTICAL BENCHMARK CONTROL MAP. SPECIFICALLY BOX-CUT BENCHMARK ON THE NORTH END OF A CONCRETE HEAD WALL 53 FEET PLUS OR MINUS NORTH OF THE CENTERLINE OF FARMERS MARKET ROAD, HAVING AN ESTABLISHED ELEVATION OF 5.4847' (NAVD 1988 DATUM).

MN11. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, MISSOURI. FIRM PANEL #12111C0189J DATED 02/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

MN12. THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

MN13. ALL OFFSITE EASEMENTS OR SERVITUDES PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY ARE PLOTTED AND SHOWN HEREON.

MN14. IN REGARDS TO ALTA TABLE A ITEM 10(A), NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.

MN15. THE NEAREST INTERSECTING STREET IS THAT OF US HIGHWAY 1 AND E SOUTH MARKET AVENUE. INTERSECTION BEING LOCATED APPROXIMATELY 520' FROM THE SE CORNER OF THE SUBJECT PROPERTY.

Utility Notes:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND FLORIDA ONE CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL FLORIDA ONE CALL AT (800) 432-4770 BEFORE DIGGING.

DIG TICKET #107903737

UTILITY	CONTACT
COMCAST-PBG	(800) 266-2278
CITY OF FORT PIERCE	(772) 467-3000
CROWN CASTLE FIBER	(855) 913-4237
FT PIERCE UTILITIES AUTHORITY	(772) 466-1600
A T & T/ DISTRIBUTION	(772) 242-8536

Current Zoning Information

AT THE TIME OF THE SURVEY ZONING REPORT WAS NOT PROVIDED

CURRENT ZONING: C3, GENERAL COMMERCIAL

Potential Encroachments

E1 *BUILDING APPEARS TO ENCROACH OVER PROPERTY LINE BY AS MUCH AS 0.61'.*
E2 *UTILITY LINE APPEARS TO PASS THOUGH PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT.*

DRAWING EXHIBIT
(SEE SHEETS 2 & 3 FOR SURVEY DRAWING)

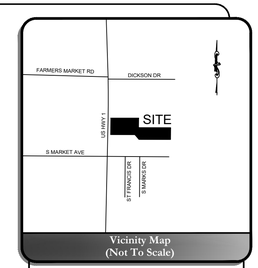
DATE	REVISION
5-15-19	CLIENT COMMENTS -MH

N

Not To Scale

Sign Detail





Vicinity Map (Not To Scale)

Legend of Symbols & Abbreviations

- SET/FOUND MONUMENT
- COMPUTED POINT
- N/F NOW OR FORMALLY
- PS PARKING SPACE
- CL CENTERLINE OF ROAD
- R/W RIGHT-OF-WAY
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORDED DIMENSION
- SANITARY SEWER
- MANHOLE
- WV WATER VALVE
- GAS METER
- ELECTRICAL BOX
- ELECTRIC METER
- LIGHT
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEVISION PEDESTAL
- MAILBOX
- KEYPAD
- GENERATOR
- SIGN
- AC UNIT
- DRAINAGE INLET
- MONITORING WELL
- WATER METER
- GAS VALVE
- FIRE HYDRANT
- YARD HYDRANT
- DRAINAGE MANHOLE
- BOLLARD
- HANDICAP SPACE
- TREE IDENTIFIER

- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- OHD OVERHEAD DOOR
- EA EDGE OF ASPHALT
- EC EDGE OF CONCRETE
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE
- TG TOP OF GRAVEL
- TP TOP OF OBJECT
- BC BACK OF CURB
- FL FLOW LINE
- SAG SAG OR SUMP
- NG NATURAL GROUND
- CR CROWN OF ROAD
- FF FINISHED FLOOR
- TB TOP OF BANK
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- SW SIDEWALK
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- BOUNDARY LINE
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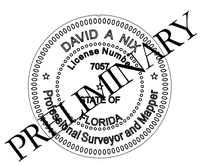

DAVID A. NIX
SURVEYOR LICENSE #:7057
IN THE STATE OF FLORIDA
DATE OF PLAT OR MAP: 5/1/2019

BLEW & ASSOCIATES, PA
3825 N SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-443-4506
SURVEY@BLEWINC.COM

Surveyor's Certification

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DR
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
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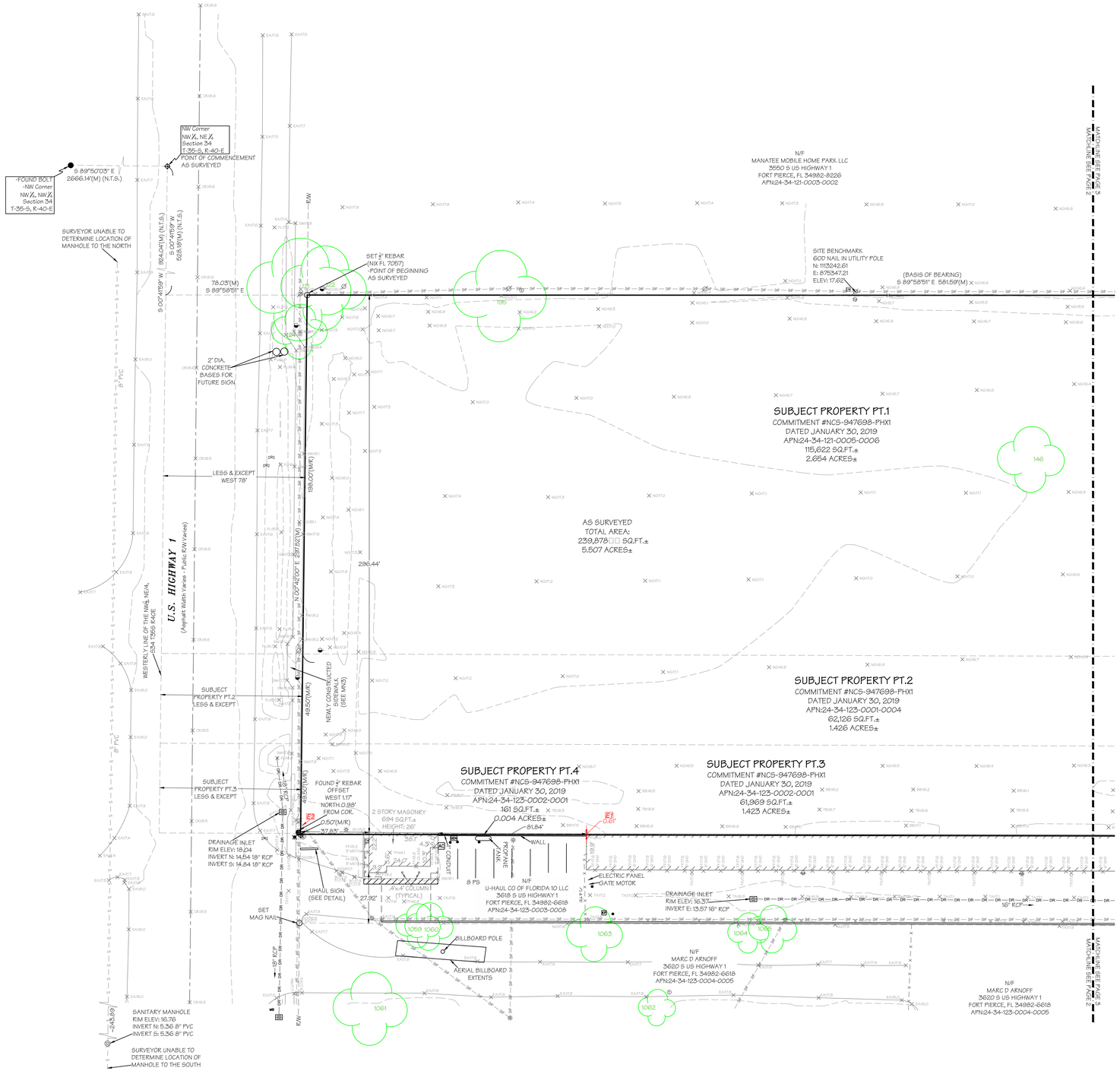
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
MH- 5/1/19	DN	DR

COUNTY & STATE:	JOB NUMBER:
ST. LUCIE COUNTY, FLORIDA	19-1560

LOCATION: 3602, 3610, & 3612 HWY. 1, FORT PIERCE, FL

FOR THE USE AND BENEFIT OF: AMERCO

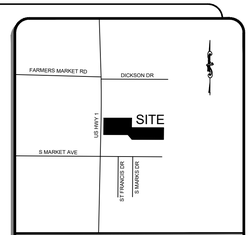
ALTA / NSPS TOPOGRAPHIC SURVEY



Tree Table

Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter
23	OAK	DT	25"	80.0
24	OAK	DT	28"	40.00
25	OAK	DT	23"	80.0
26	OAK	DT	20"	60.0
27	OAK	DT	36"	80.0
28	OAK	DT	40"	100.0
42	OAK	DT	25"	40.0
43	OAK	DT	23"	50.0
45	OAK	DT	40"	80.0
49	OAK	DT	20"	70.0
52	OAK	DT	6"	20.0
53	UNKNOWN	DT	30"	60.0
55	OAK	DT	23"	60.0
56	OAK	DT	30"	80.0
57	OAK	DT	23"	70.0
60	OAK	DT	20"	30.0
62	OAK	DT	30"	80.0
63	PALM	DT	20"	20.0
67	OAK	DT	25"	60.0
68	OAK	DT	20"	60.0
69	PALM	DT	20"	20.0
70	OAK	DT	35"	70.0
74	PALM	DT	18"	20.0
75	PALM	DT	15"	20.0
76	OAK	DT	26"	60.0
77	OAK	DT	18"	40.0
78	OAK	DT	14"	50.0
79	OAK	DT	36"	60.0
82	OAK	DT	25"	40.0
85	OAK	DT	25"	40.0
86	PALM	DT	14"	20.0
87	OAK	DT	13"	30.0
90	OAK	DT	30"	60.0
92	OAK	DT	12"	40.0
93	OAK	DT	8"	20.0
98	PALM	DT	15"	20.0
99	OAK	DT	12"	30.0
101	OAK	DT	15"	50.0
102	OAK	DT	10"	30.0
105	OAK	DT	35"	80.0
116	PALM	DT	18"	20.0
119	PINE	DT	25"	40.0
121	PALM	DT	28"	20.0
122	PALM	DT	23"	20.0
124	PALM	DT	15"	20.0
146	PALM	DT	18"	20.0
195	PALM	DT	25"	20.0
382	OAK	DT	15"	30.0
509	PALM	DT	16"	20.0
1059	PALM	DT	12"	20.0
1060	PALM	DT	13"	20.0
1061	OAK	DT	20"	30.0
1062	OAK	DT	10"	30.0
1063	OAK	DT	15"	30.0
1064	OAK	DT	11"	30.0
1065	PALM	DT	13"	20.0
1154	PALM	DT	23"	20.0

DATE	REVISION
5-15-19	CLIENT COMMENTS -MH



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- HANDICAP SPACE
- TREE IDENTIFIER

PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
OHD OVERHEAD DOOR
EA EDGE OF ASPHALT
EC EDGE OF CONCRETE
TA TOP OF ASPHALT
TC TOP OF CONCRETE
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Legend of Symbols & Abbreviations

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DAVID A NIX License Number 7057 STATE OF FLORIDA Professional Surveyor and Mapper
PRELIMINARY

DAVID A. NIX
SURVEYOR LICENSE #:7057
IN THE STATE OF FLORIDA
DATE OF PLAT OR MAP: 5/1/2019

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MH- 5/1/19	DN	DR
COUNTY & STATE: ST. LUCIE COUNTY, FLORIDA	JOB NUMBER: 19-1560	
LOCATION: 3602, 3610, & 3612 HWY. 1, FORT PIERCE, FL		
FOR THE USE AND BENEFIT OF: AMERCO		

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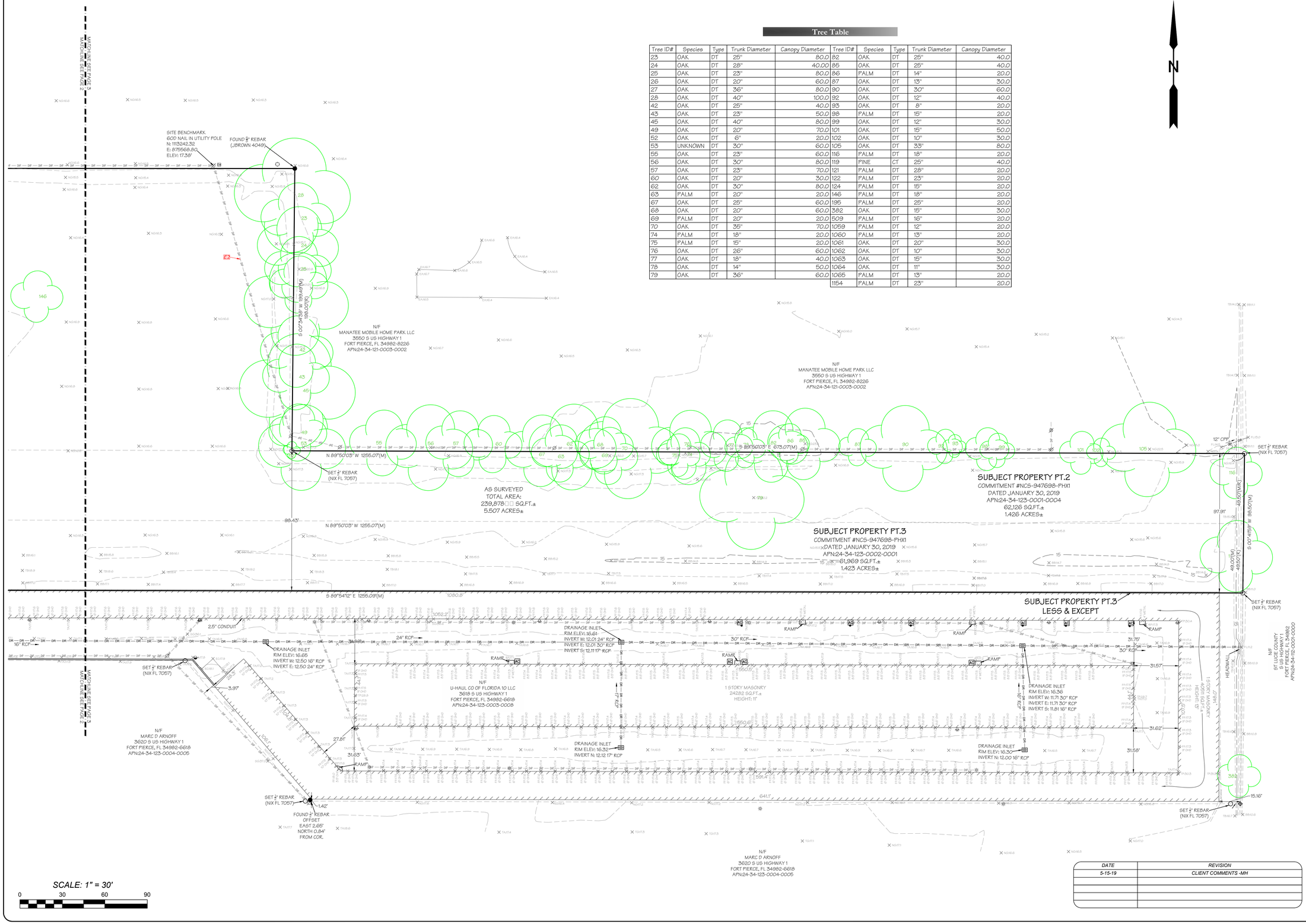

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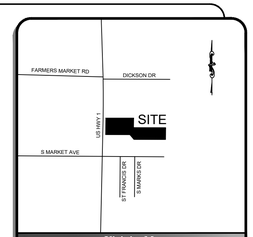

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Surveyor's Certification

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CIVIL ENGINEERS & LAND SURVEYORS
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DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
MH- 5/1/19	DN	DR

COUNTY & STATE:	JOB NUMBER:
ST. LUCIE COUNTY, FLORIDA	19-1560

LOCATION: 3602, 3610, & 3612 HWY. 1, FORT PIERCE, FL

FOR THE USE AND BENEFIT OF: AMERCO

DATE	REVISION
5-15-19	CLIENT COMMENTS -MH

SCALE: 1" = 30'
0 30 60 90

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4601930 OR BOOK 4304 PAGE 2086, Recorded 08/05/2019 01:14:21 PM Doc Tax: $6125.00

Prepared by:
D. Bradley Hester, Esq.
Joseph D. Ort, P.L.
1305 E. Plant Street
Winter Garden, FL 34787

Return to:
Sarah Buvala
First American Title Insurance Company
National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

Parcel ID Nos.: 2434-121-0005-000-6;
2434-123-0001-000-4; and
2434-123-0002-000-1;

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 5 day of August, 2019, by **SPS PROPERTIES, INC.**, a Florida corporation, whose address is 2575 North Orange Blossom Trail, Kissimmee, FL 34744 (the "Grantor") to and in favor of **U-HAUL CO. OF FLORIDA**, a Florida corporation, whose address is 2311 Angel Oliva Senior Street, Tampa, FL 33605 (the "Grantee");

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trust and trustees.)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO real estate taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable, and covenants, conditions, easements, and restrictions of record; provided, however reference thereto shall not serve to reimpose same.

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

TO HAVE AND TO HOLD in fee simple forever.

AND Grantor hereby covenants and warrants to said Grantee, and its successors and assigns, that Grantor is lawfully seized of said land; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

(The Grantor's signature is on the following page.)

IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

SPS PROPERTIES, INC., a Florida corporation

By: _____
Jamison R. Daniels, President

_____
Witness #1 Signature
Andrecs Hochstetler
Print Name

_____
Witness #2 Signature
WILLIAM A. RAWLEY
Print Name

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged before me in the State and County set forth above this 1st day of August, 2019, by Jamison R. Daniels, as President of SPS Properties, Inc., a Florida corporation, on behalf of the corporation. He is ✓ personally known to me or ____ produced _____ as evidence of identification.

[AFFIX NOTARY SEAL]

Notary Public State of Florida
Teresa M Martin
My Commission GG 304105
Expires 05/03/2023

_____
Notary Public Signature
Teresa M. Martin
Typed or Printed Notary Name
Notary Public-State of Florida
Commission No.: GG 304105

EXHIBIT "A"

The West 660 feet of the South 198 feet of the North 726 feet of the NW 1/4 of the NE 1/4 of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, excepting however, the West 78 feet thereof.

The North 1/2 of the South 99 feet of the North 825 feet of the NW 1/4 of the NE 1/4 of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, excepting therefrom all rights of way for public roads.

The South 1/2 of the South 99 feet of the North 825 feet of the NW 1/4 of the NE 1/4 of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, excepting therefrom all rights of way for public roads.

TOGETHER WITH that portion of that certain property described in Official Records Book 319, Page 1602, lying North of that line of realignment as more particularly described in Official Records Book 1234, Page 2802.

LESS AND EXCEPTING that portion of that certain property described in Official Records Book 527, Page 1985, lying South of that line of realignment, as more particularly described In Quit Claim Deed recorded in Official Records Book 1234, Page 2806, all as recorded in the Public Records of St. Lucie County, Florida.

U-Haul Company of Eastern Florida

4703 Babcock St. NE, Palm Bay, FL. 32905
Office (561) 638-9088 Fax (772) 78101531

July 22, 2021

To: City of Fort Pierce, Florida
Planning Department

Re: 3602 S US Highway 1 – Project Narrative

To whom it may concern.

With over 40 years of successful business operations within the City of Fort Pierce, U-Haul Company of Eastern Florida is seeking to expand its business to better serve its customers.

As President of U-Haul Company of Eastern Florida, I agree with our Fort Pierce business plan that would allow us to expand and grow our Moving & Storage services within the surrounding communities for many years ahead. The 5.508 acres parcel located at 3602 S US Highway 1 was purchased in August of 2019 with the landowner allowing us as their tenant to obtain the entitlement approvals which include a Conditional Use Permit (CUP) needed to develop this property.

Location map of property below



Our business and development plan will be to build a 38,888 square foot warehouse building and parking area used for our UBox container program. U-Haul strives to make moving and storing convenient and easy for our customers. We achieve this by offering a wide range of self-

storage options to choose from, one of which is our U-Box container program. The UBox container is a revolution in how you can move. A UBox container fits about a room and a half of household items. Customers can pick-up their U-Box from a U-Haul location or have the U-Box delivered to their doorstep where it can be filled with household items at their leisure. When the U-Box is packed and ready, customers can return the U-Box to a location or have it picked up and delivered to any of our self-storage locations throughout the US and Canada. U-Boxes are temporarily stored within our warehouse until the customer decides they are ready to pick up their items or have them returned to them. In the interim, customers can schedule access their items as needed from our location. Hours of operations are 8 AM to 4PM Monday thru Sunday.



We ask you to consider our request for approval of the Conditional Use Permit (CUP) needed to develop the warehouse building located at 3602 S US Highway 1.

Sincerely

Cal Conner, President
U-Haul Company of Eastern Florida.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

November 18, 2021

Jeffery W. Banker, Highland Engineering, Inc.
415 Citrus Tower Boulevard
Clermont, FL 34711

Response provided in red

Subject: U-Haul Moving & Storage – 3602 S. US Highway 1 – TRC Comments & Conditions

Fort Pierce Planning Department

Approved with the following Conditions:

1. Per City Code Section 30-20. – Receptacles required, generally: All residents or occupants of residences, apartments or places of business within the city will be provided receptacles for refuse and recyclables. All waste or recyclables shall be placed for collection in the receptacles provided.
   A Refuse Collection area must be added to the Site Plan prior to moving forward to Planning Board. Dumpster enclosure has been added to the plan.

2. Provide a separate gated entrance to the refuse collection area for customer access and the required perimeter landscaping . Entrance to dumster is gated with perimeter landscape.

3. Provide a sidewalk connection (sidewalk and/or sidewalk striping) to the refuse collection gated entrance. Pavement areas are provided from the building to the dumpster enclosure area.

4. Per City Code Section 123-37. – General Landscaping Requirements - (10) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.
   Dumpster enclosure has been added to the plan.
5. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank

conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **A Landscape Bond, Certification of Completion by a Certified Landscape Architect, and a Cost Estimate List must be provided prior to receiving Certificate of Occupancy.**

Acknowledged, this will be met in conjunction with the final site and landscape plans/permits.

6. Please adhere to all of City Code Section 123-37. – General Landscaping Requirements:

(3)Landscaping design standards. For commercial, professional, multifamily, industrial and institutional structures, these design standards are in addition to, and not in place of, other requirements imposed by this article.(4)Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:a.The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger;b.The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 125-308.

Landscape Plan has been revised.

(6)

Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

a.

Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

b.

The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each 200 square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment. When the area to be screened abuts residentially zoned property, a site-obscuring fence or planted material which is not less than six feet in height shall be included. If planted material is used, it shall be planted and maintained so as to form a three-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting. The planted material shall be a species which in the county normally grows to a height of six feet or more. Landscape Plan has been revised.

(7)

Interior vehicular use areas. The following are standards relating to landscaping of interior vehicular use areas:

a.

Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

b.

Interior landscaping shall include an average of at least one tree for each 100 square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.

c.

When trees exist on a site prior to site development, the amount of the required interior landscaped area may be reduced by the following amount for preserving existing trees, provided that the total amount of the interior landscaped area is not reduced by more than 50 percent.

Diameter of Tree	***Reduction in Interior***
4.5 feet above ground level	**Landscaped areas**
Over 12 inches	**500 square feet**
6 inches to 12 inches	**400 square feet**
Under 6 inches but over 3 inches	**100 square feet**

These reductions in the interior landscaped areas shall only apply where the preserved tree is in a planting area which has dimensions not less than the radius of the crown spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated. Landscape Plan has been revised.

(8)

Lands adjacent to street right-of-way. Lands immediately adjacent to street right-of-way shall meet the following requirements: Landscape Plan has been revised.

a.

Trees will be planted along the public right-of-way in a manner directed by the department so as to ensure shading for sidewalks and to contribute to the streetscape design of the roadway;

b.

Palms, trees and shrubs may be required for driveway entrances or other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 125-308.

7. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). ***Commercial & Industrial Uses must have a minimum average of two (2) footcandles of lighting*** Photometrtic plan is provided.

8. Per City Code Section 125-322. - Fences, walls and hedges; installation, replacement and maintenance.:

(3)

General and Central Commercial, Industrial and Open Space Zoning Districts (C-3, C-4, I-1, I-2, OS-1, OS-2). Fences and walls in the C-3, C-4, OS-1, and OS-2 Zoning Districts may be maintained along property lines or within the required yard, to a maximum height of eight feet above finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided. Fences and walls in the I-1 and I-2 zoning districts may be maintained along property lines or within the required yard, to the maximum heights specified in subsection (e)(5) of this section finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided.

Site and Landscape Plan has been revised and a fence is provided along the adjacent residential property.

(d)(1)

Landscaping. All fences and walls constructed generally parallel to the public right-of-way and having a length of 100 feet or more shall be landscaped along not less than 50 percent of the linear distance. This landscaping shall consist of shrubs and not less than one tree for each 50 feet of fence or wall so landscaped. All landscaping shall conform to the standards of section 125-314(b). Fences and walls enclosing single-family or duplex uses are exempt from the landscape requirement.

Landscape Plan has been revised.

(d)(5)

Chain link fences. On lots fronting Delaware Avenue, Orange Avenue, Avenue D and U.S. 1, or on lots determined by the director of planning to be in the downtown area or in an area targeted for redevelopment (Oleander Avenue), chainlink fences are permitted only if located no closer than 25 feet to any public right-of-way, are

painted or coated, and screened from the public right-of-way with shrubs and no less than one tree for each 50 linear feet. No Chainlink fences are propsoed.

City Code Section 123-37. – General Landscaping Requirements
(9)
Other areas. When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six feet high. If planted material is used, it shall be planted and maintained so as to form a 36-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six feet or more.

A wall or fence with landscaping is required for the subject properties northern and eastern boundaries. It must be a wood, stone, brick or other suitable material to buffer the property from residential areas.

Site and Landscape Plan has been revised and a fence is provided along the adjacent residential property.

9. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.
   Sigange will be provided in conjuction with the final site plans/permits.
10. Per City Code Section 125-314. – Design Review:
    Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

    Please resubmit elevations that adhere to the code section above (specifically for the north and south elevations).
    Revised Building Elevations are provided.
11. Please add one (1) landscape island for every ten (10) spaces.
    Site and Landscape Plan has been revised to provide 1 landscape island for every 10 parking spaces.
12. Please provide a colored overlay of the proposed landscaping.

Fort Pierce Engineering Department

Please see the attached document from the Engineering Department

Fort Pierce Utility Authority

TECHNICAL REVIEW PROJECT # 21-07000023
Site Plan & Design Review U-Haul 3602 S US1

Comments

FPUA W/WW Engineering: Concept approved. Water and wastewater (via force main) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com
FPUA Electric & Gas Engineering: recommends approval.
All requirements will be met in conjunction with the final site plans/permitting.

Electric: Service can be made available from the pole lines adjacent to the property. Please provide electric load information and AutoCAD drawings for the proposed new service(s). The customer will be responsible for all new transformer pads, conduits, and secondary conductors. Contact Sal Scimeca before the commencement of any electric utility work.
All requirements will be met in conjunction with the final site plans/permitting.

Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

Gas: Service can be made available from the west side of S US 1. Please provide a copy of the gas riser diagrams with the anticipated load if natural gas is desired. For more information and incentives available, contact Ana Johnson.

Ana Maria Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012
772.467.3115 Fax
anjohnson@fpua.com

A utility easement will be required for all proposed FPUA facilities on the site.
All requirements will be met in conjunction with the final site plans/permitting.

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Response

St. Lucie County PW/Engineering

No Response

City Clerk Office

No Response

Code Enforcement

No Response

Fort Pierce Police Department

Temporary approval granted. Based on the preliminary photometric plans, all appears to be promising for a final plan that will demonstrate a design that will meet or exceed the requirements set forth by city code.

Officer Damian Spotts
Crime Prevention Practitioner
Fort Pierce Police Department.

St. Lucie County Fire District

Please see the attached document from the St. Lucie County Fire District

Florida Department of Transportation

No Response

St. Lucie County School Board

No Response

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

Response Indicated in red

TO: Site Plan Applicant

SITE PLAN: 3602 S US Highway 1 U-Haul

REVIEW DATE: 11/5/2021

PLANNER: V. GILMORE

REVIEWED BY: Captain Wayne Boyer, Lieutenant Salomon Rincon

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com** Application will be provided in conjunction with final site plans/permits.
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.** Ackowneldged
3. **Please send the Fire District electronic plans for the site and buildings.**
   Plans for Site and Building will be provided in conjunction with final site plans/permits.
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
   Plans for Site and Building will be provided in conjunction with final site plans/permits.
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants. Ackowneldged

6. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**
   PCalculations will be provided in conjunction with final site plans/permits.
7. **Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**
   Ackowneldged
8. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**
   Ackowneldged
9. **The Fire District reserves the right for future comments at the site plan & building construction phase.**
   Ackowneldged
10. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**
    Ackowneldged
11. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department.**
    Ackowneldged
12. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**
    Ackowneldged

13. **Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer. Ackowneldged

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 11.18.21
Property Address: Site Plan and Conditional Use - U-Haul - 3602 S. US Highway 1

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 11/10/21

CONCEPTUAL SITE PLAN

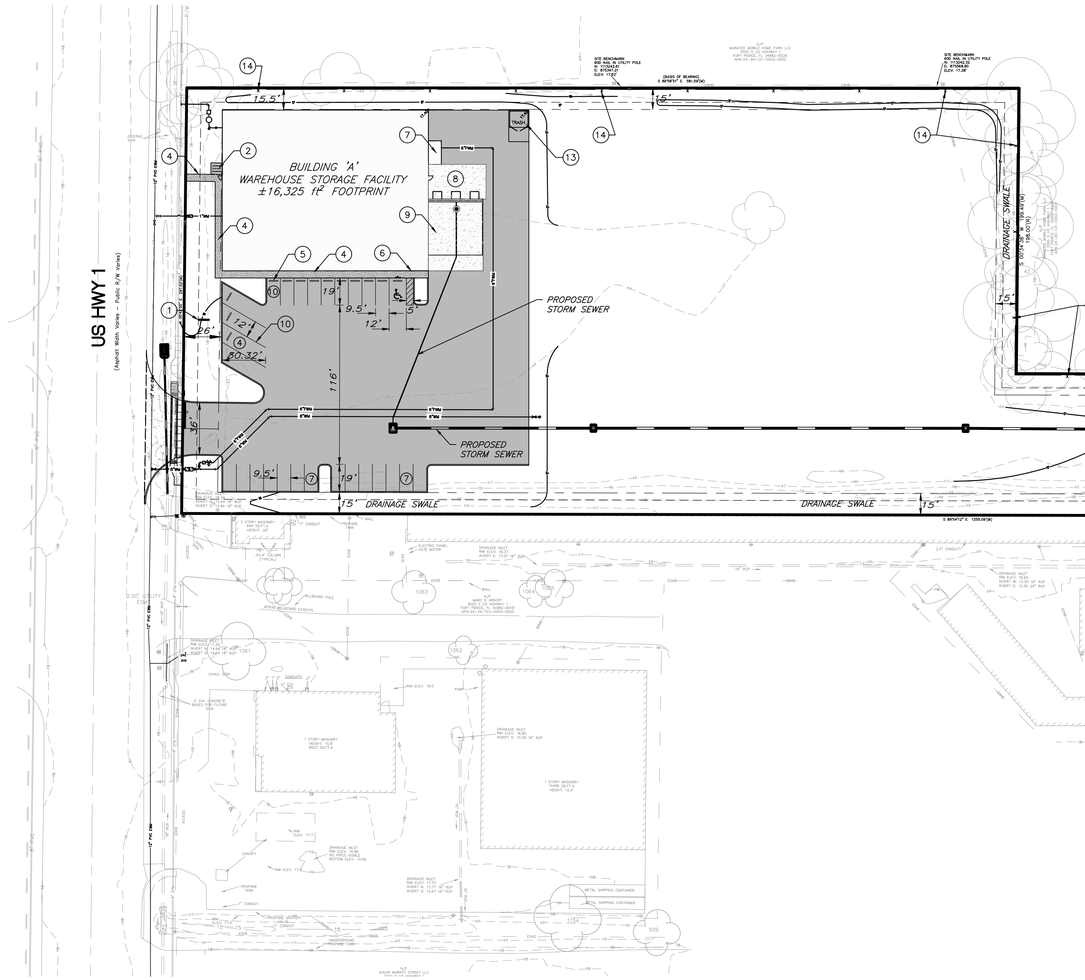
UHAUL OF FORT PIERCE

FORT PIERCE, FLORIDA

LOCATION/ZONING MAP

NTS





SITE PLAN KEYNOTES

1. PROJECT ID SIGN
2. BIKE RACK ON CONCRETE PAD
3. CHAIN LINK GATE
4. PROPOSED 5' W. CONCRETE SIDEWALK
5. CONCRETE WHEEL STOP
6. HANDICAP PARKING SIGN
7. RISER ROOM
8. DOCK AREA
9. TRUCK WELL
10. TRUCK DISPLAY AREA
11. TYPE "D" CONCRETE CURB
12. HEAVY DUTY ASPHALT PAVEMENT – 2" TYPE 'S-III' ASPHALT (FDOT MIX) OVER 12" CRUSHED CONCRETE
13. 12'X12' 6' HIGH DUMSPTER ENCLOSURE
14. 6' VINYL PRIVACY FENCE

SITE DATA

ZONING INFORMATION

TOTAL ACREAGE OF TRACT: 5.51 ACRES

PROJECT NAME: U-HAUL OF FORT PIERCE

MUNICIPALITY: CITY OF FORT PIERCE, ST. LUCIE COUNTY

PROJECT ADDRESS: 3602 S. US-1 FORT PIERCE, FL 34982

ZONE: C3 – GENERAL COMMERCIAL

FUTURE LAND USE: GENERAL COMMERCIAL (GC)

ADJACENT ZONING:
N– R4 – MEDIUM DENSITY
E– R4 – MEDIUM DENSITY
S– C3 – GENERAL COMMERCIAL
W– C3 – GENERAL COMMERCIAL / I1 – LIGHT INDUSTRIAL

PERMITTED USES: SELF-SERVICE STORAGE (CUP)
AUTO RENTAL
VEHICLE STORAGE (CUP)

SETBACKS:
FRONT YARD: 25 FT
SIDE YARD: 0 FT / 15 FT IF ABUTTING RESIDENTIAL
REAR YARD: 0 FT / 15 FT IF ABUTTING RESIDENTIAL

HEIGHT LIMIT: 65 FT

MAX LOT COVERAGE: 60% ALLOWED / 25% PROPOSED

PARKING:
WAREHOUSE-STORAGE = 1 SPACE / 5,000 FT GFA = 4 SP REQUIRED
TOTAL PARKING PROVIDED = 25 SPACES

BICYCLE PARKING PER CITY CODE 125-315 (f)(1)(a):
1 SPACE PER 10 MOTOR VEHICLE SPACES (M.V.S.) REQUIRED
TOTAL MOTOR VEHICLE SPACES (M.V.S.) = 25 SPACES
25 MVS / 10 = 3 BICYCLE SPACES REQUIRED
TOTAL BICYCLE SPACES PROVIDED = 3 SPACES

REQUIRED PROPERTY LANDSCAPE:
LANDSCAPE STRIPS – BETWEEN RIGHTS-OF-WAY AND VEHICULAR USE AREA OF (10) FEET WIDE. WHERE A VEHICULAR USE ABUTS OTHER PROPERTY, THERE WILL BE A LANDSCAPED STRIP OF LAND WHICH IS AT LEAST (10) FEET WIDE.

WHEN TREES EXIST ON A SITE PRIOR TO SITE DEVELOPMENT, THE AMOUNT OF THE REQUIRED INTERIOR LANDSCAPED AREA MAY BE REDUCED FOR PRESERVING EXISTING TREES.

NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

6' VINYL PRIVACY FENCE REQUIRED ALONG NORTH AND EAST PROPERTY LINE WHERE ABUTTING RESIDENTIAL.

IMPERVIOUS AREA: 1.35 AC (25%)
PERVIOUS AREA: 4.16 AC (75%)

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

REV.	DATE	DESCRIPTION	APP'D BY

U-HAUL OF FORT PIERCE

Concept Plan

HIGHLAND ENGINEERING, INC.
415 Citrus Tower Blvd.
Clermont, Florida 34711
Office 407-275-7877
Fax. 407-275-7901
CA No. 27612

JOB No.:	UHA-002
DESIGNED BY:	J.B./J.K.
DRAWN BY:	J.K.
APPROVED BY:	J.B.
DATE:	12/21/2021
SHEET:	1 of 2

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

JEFFERY W. BANKER, P.E.
REGISTRATION No. 64122

DATE:

DRAINAGE KEYNOTES

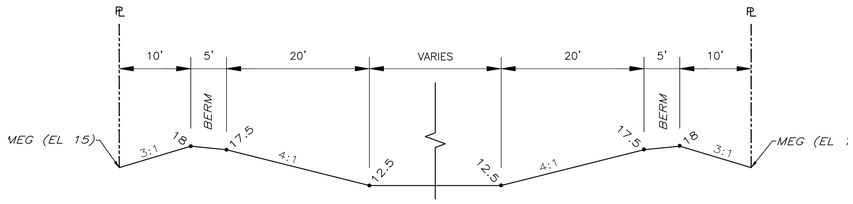
1. MITERED END SECTION
2. CONTROL STRUCTURE
3. STRAIGHT CONCRETE ENDWALL
4. CONNECT TO EXISTING INLET
5. TYPE 'C' INLET
6. SUMP PUMP

UTILITIES KEYNOTES

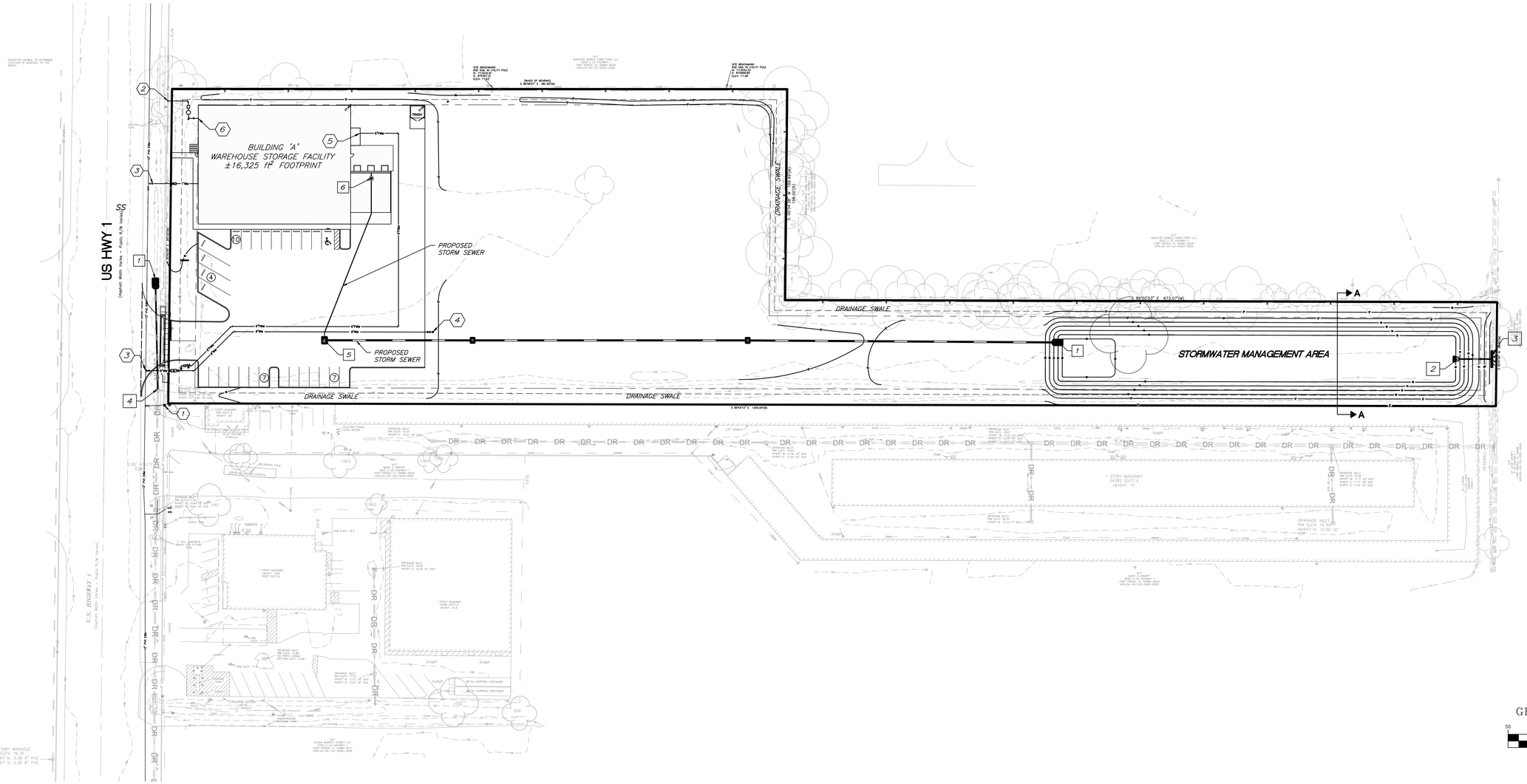
1. EXISTING FIRE HYDRANT
2. SANITARY SEWER CONNECTION POINT
3. CONNECT TO EXISTING 12" WATER MAIN
4. 8" GATE VALVE AND BLOWOFF ASSEMBLY
5. CONNECT TO IN-BUILDING RISER
6. CONNECT TO IN-BUILDING PLUMBING

NOTES

1. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPECIFICATIONS" ADOPTED BY THE CITY COMMISSION OF FEBRUARY 13, 1973.



STORM WATER MANAGEMENT AREA CROSS SECTION



GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

REV.	DATE	DESCRIPTION	APP'D BY

U-HAUL OF FORT PIERCE

Utility and Drainage Plan

HIGHLAND ENGINEERING, INC.
415 Citrus Tower Blvd.
Clermont, Florida 34711
Office 407-275-7877
Fax. 407-275-7901
CA No. 27612

JOB No.:	UHA-002
DESIGNED BY:	J.B./J.K.
DRAWN BY:	J.K.
APPROVED BY:	J.B.
DATE:	12/21/2021
SHEET:	2 of 2

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

JEFFERY W. BANKER, P.E.
REGISTRATION No. 64122

DATE: _____

LANDSCAPE TABLE

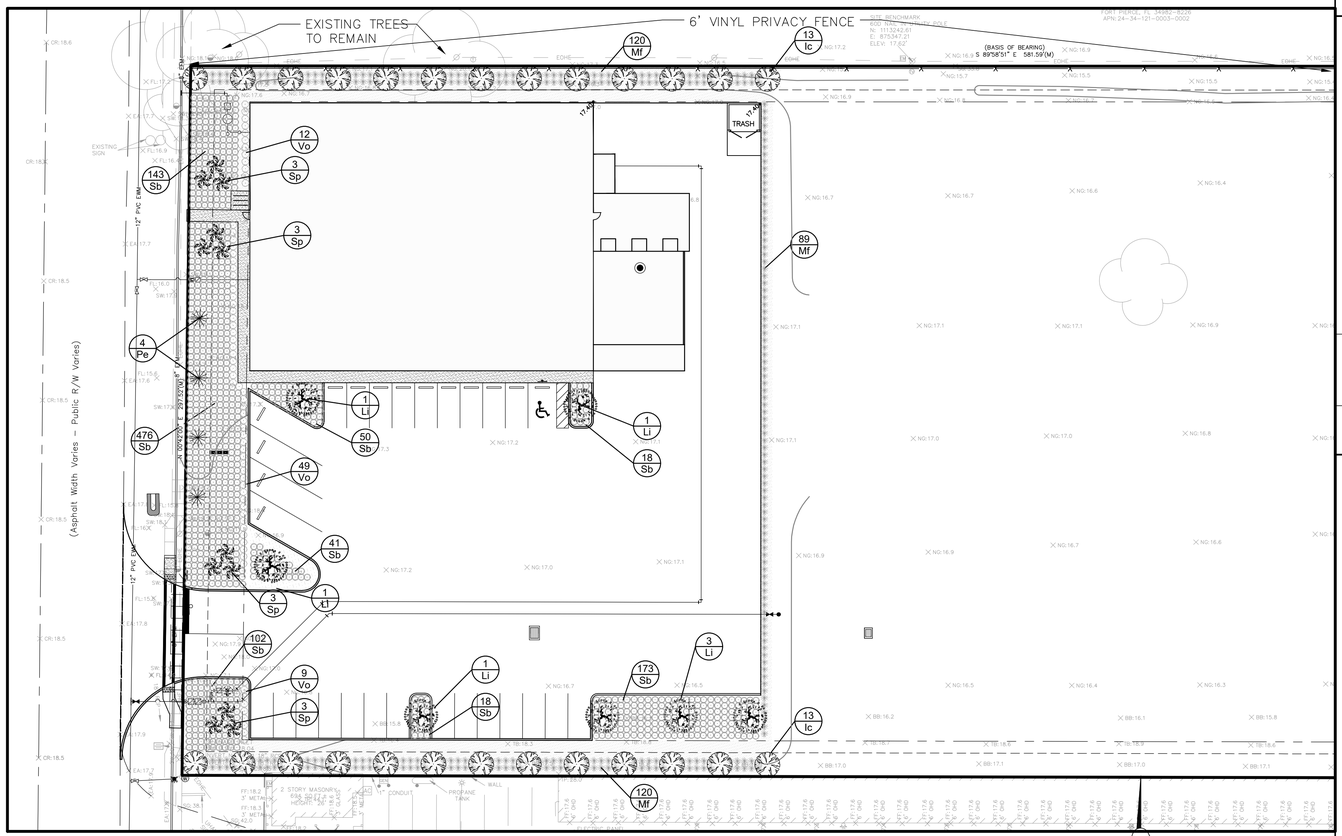
Quantity	Symbol	Material	Specification	Installation Requirements	Notes	Required Use of Designated Supplier.
Determined in Field.		Soil Amendment.	• 30% USDA white sand • 30% Class AA Compost • 30% Composted Pine Bark • 10% Peat Moss	Topsoil must be amended prior to installation of all plant materials. Soil is to amended in all planting areas.	See soil amendment installation requirements referenced in Installation Notes (No. 1).	Yes. Contractor must utilize Southeast Soils Inc. located at 1670 Cr 470, Okahumpka, Florida 34762. Contact Matt Bigler at (352) 323-8213.
SF		Sod	Bahia grass (Grade 1) (*Paspalum notatum*)	Irrigated and free of weeds and pests.		Must be of highest quality – Grade I
14,229 total SF of planting area		Pine Straw	Pine Straw – balled or other.	4" – spread evenly.		No.
26	Ic	Dahoon Holly 'Nativa' – (*Ilex Cassine 'Nativa' PPAF*)	Minimum 65-Gal container. Minimum 3" caliper. Minimum 12-ft HT x 6-ft SPRD.	See staking detail.		Yes. Contractor must utilize Cherry Lake Tree Farm located at 7836 Cherry Lake Road, Groveland, Florida 34736. (352) 429-2171.
4	Pe	Densa Slash Pine - (*Pinus elliottii var 'Densa'*)	Minimum 65-Gal container. Minimum 3" caliper. Minimum 12-ft HT x 6-ft SPRD.	See staking detail.		Yes. Contractor must utilize Cherry Lake Tree Farm located at 7836 Cherry Lake Road, Groveland, Florida 34736. (352) 429-2171.
2	Li	Natchez Crepe Myrtle – (*Lagerstromia indica x fauriei var. 'Natchez'*)	Single trunk. Minimum 65-Gal container. Minimum 3" caliper. Minimum 12-ft HT x 6-ft SPRD.	See staking detail.		Yes. Contractor must utilize Cherry Lake Tree Farm located at 7836 Cherry Lake Road, Groveland, Florida 34736. (352) 429-2171.
329	Mf	Simpson Stopper – *(Myrcianthes fragrans)*	3 – Gal container. Minimum 30" HT. Minimum 18" SPRD. Full.	Installed 36" O.C.		No
70	Vo	Dwarf Walter's Viburnum (Viburnum obovatum ' Ms. Schiller's Delight'')	3 – Gal container. Minimum 30" HT. Minimum 18" SPRD. Full.	Installed 36" O.C.		No
12	Sp	Cabbage Palm – (*Sabal Palmetto*).	Min 12 HT, CT, Debooted. Hurricane Cut.	Installed 6' O.C. As Indicated on plans.		Yes. Contractor must utilize Cherry Lake Tree Farm located at 7836 Cherry Lake Road, Groveland, Florida 34736. (352) 429-2171.
812	Sb	Cordgrass – (*Spartina Bakeri*)	3-Gal container – Full. Minimum 30" HT X 16" SPRD.	Installed 2.5' O.C.		No

HT – Height

SPRD – Spread

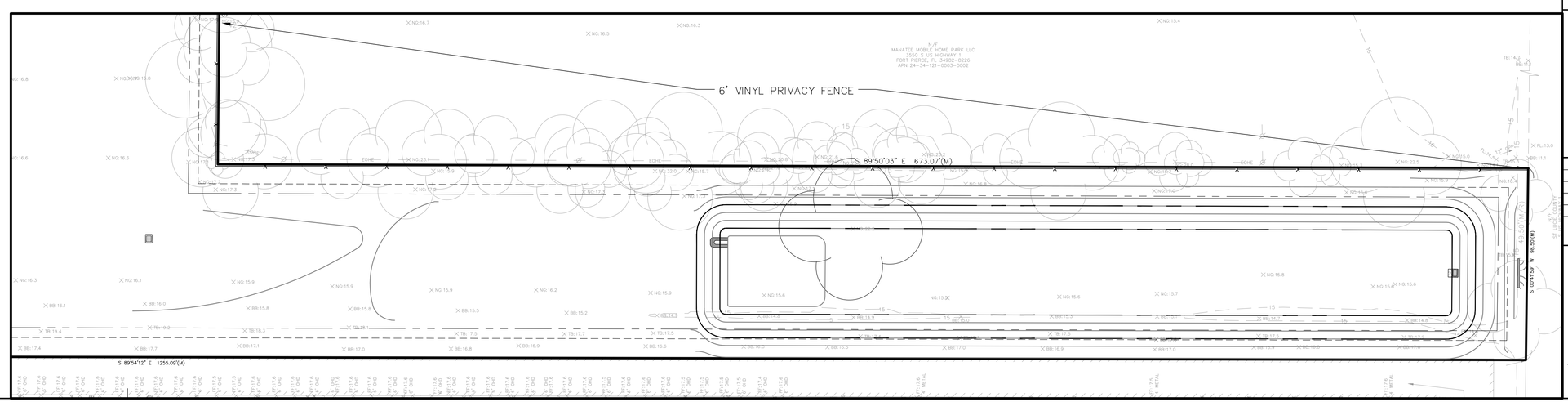
GAL - Gallon

EXISTING TREE



GRAPHIC SCALE

(1" = 30')



BY:	DESCRIPTION	DATE	REVISION
			1
			2
			3
			4
			5

U-HAUL FT. PIERCE

LANDSCAPE PLAN

PARKS CONSULTING SERVICES

12135 Topaz Street
Clermont Florida 34711
sean@parksconsultingfl.com.

JOB No.:	J No.
DESIGN BY:	BY
DRAWN BY:	
APPROVED BY:	QA Engineer
DATE:	
SHEET:	L-01

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

Sean M Parks, AICP, QEP

DATE: _____

GENERAL LANDSCAPE INSTALLATION NOTES:

1.) CONTRACTOR IS REQUIRED TO UTILIZE SUPPLIERS AS SPECIFIED IN MATERIALS TABLE PROVIDED.

SOIL PREPARATION

1.) SOIL PREPARATION FOR A LANDSCAPE DESIGN IS A CRITICAL FACTOR IN CREATING A HEALTHY AND LONG-LASTING LANDSCAPE. THE TOP 18-INCHES OF THE SOIL IN ALL LANDSCAPE AREAS MUST BE:

- FREE OF ROOTS, CLODS, AND STONES. SOIL COMPONENTS MUST BE NO LARGER THAN 5/8 INCH IN THE GREATEST DIMENSION, FREE OF NOXIOUS WEEDS, STICKS, BRUSH AND OTHER INORGANIC LITTER.
- SOIL MUST BE CERTIFIED NEMATODE FREE OR OTHER UNDESIRABLE DISEASE ORGANISMS SUCH AS INSECTS AND PLANT PATHOGENS.
- SOIL SHALL BE FRIABLE AND HAVE SUFFICIENT STRUCTURE TO GIVE GOOD TILTH AND AERATION TO THE SOIL.
- ORGANIC MATTER SHALL BE PRESENT TO IMPART GOOD PHYSICAL SOIL PROPERTIES, BUT NOT BE EXCESSIVE TO CAUSE TOXICITY OR EXCESSIVE REDUCTION IN THE VOLUME OF SOIL DUE TO DECOMPOSITION OF ORGANIC MATTER.
- CONTRACTOR MUST DEMONSTRATE A SOIL PH RANGE OF 6 TO 7.

2.) THE SOIL AMENDMENT MIX MUST CONTAIN:

- 30% USDA WHITE SAND
- 30% CLASS AA COMPOST
- 30% COMPOSTED PINE BARK
- 10% PEAT MOSS

3.) THE CONTRACTOR SHALL USE DISCRETION WHEN ADDING SOIL AMENDMENTS AND TILLING OF SOIL WITHIN TEN (10) FEET OF THE LARGE EXISTING TREES SO AS TO NOT DAMAGE OR DESTROY THE TREE'S ROOT SYSTEM.

PLANT INSTALLATION

4.) REFER TO CIVIL ENGINEER'S UTILITY AND GRADING AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR GRADING INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE CIVIL ENGINEER FOR DIRECTION AS TO HOW TO PROCEED.

5.) VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT PARKS CONSULTING SERVICES OR THE CIVIL ENGINEER FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

6.) PARKS CONSULTING SERVICES RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.

7.) VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.

8.) CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.

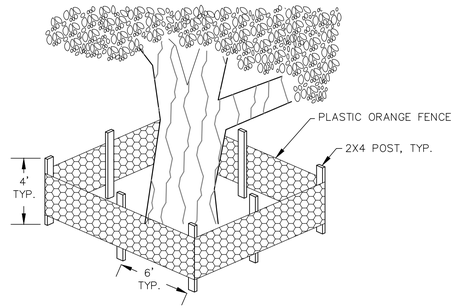
9.) PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

10.) TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.

11.) PLANT MATERIALS MUST BE FLORIDA NUMBER 1 GRADE OR BETTER, ACCORDING TO THE CURRENT EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS OF THE STATE DEPARTMENT OF AGRICULTURE.

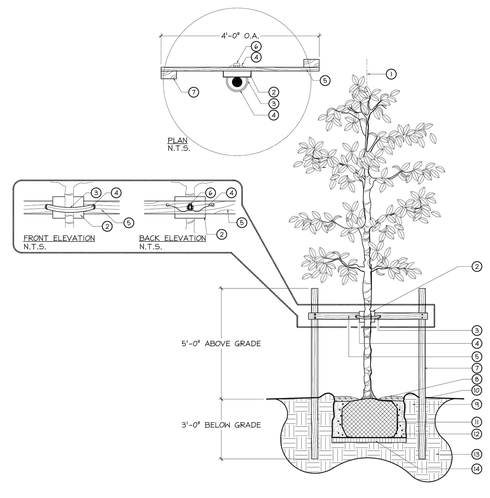
ADDITIONAL NOTES:

1. PROTECTED TREES OR GROUPS OF TREES SHALL BE CLEARLY MARKED BY FLAGGING, PAINTING OR OTHER MEANS. ALL PROTECTED TREES SHALL HAVE THE TRUNK AND ROOTS PROTECTED BY PROTECTIVE BARRIERS ERECTED PRIOR TO DEVELOPMENT ACTIVITY IN ACCORDANCE WITH THE FOLLOWING:
   - PROTECTIVE BARRIERS CONSTRUCTED OF WOOD RAILS, PIPE, CHAIN LINK FABRIC OR ORANGE PLASTIC SAFETY NETTING SHALL BE PLACED AROUND THE TREE OR TREES TO FORM A CONTINUOUS BARRICADE AT LEAST FOUR FEET HIGH. IDEALLY SUCH BARRIERS WILL FORM A PROTECTION ZONE DESCRIBED BY THE DRIP LINE.
   - SIGNS OR OTHER MARKINGS SHALL BE PLACED ON ALL SIDES OF THE PROTECTIVE BARRIER TO DESIGNATE THE PROTECTED AREA.
   - PROTECTIVE BARRIERS SHALL REMAIN IN PLACE UNTIL LANDSCAPE OPERATIONS BEGIN OR UNTIL CONSTRUCTION IN THE IMMEDIATE AREA HAS BEEN COMPLETED.
   - EXISTING STREET TREES LOCATED WITHIN RIGHTS-OF-WAY INTERIOR TO OR ADJACENT TO THE DEVELOPMENT SHALL HAVE PROTECTIVE BARRIERS BEFORE SITE WORK BEGINS.
   - TRENCHING FOR UNDERGROUND UTILITIES SHALL BE PROHIBITED INSIDE THE PROTECTIVE BARRIERS. IF UNDERGROUND UTILITIES MUST BE ROUTED THROUGH THE PROTECTED AREA, TUNNELING SHALL BE REQUIRED. ALL LANDSCAPE PREPARATION IN THESE AREAS SHALL BE CONDUCTED BY HAND, EXCEPT FOR MECHANICAL TUNNELING AS NEEDED.
2. NO VEHICLES, EQUIPMENT, MATERIALS OR FILL SHALL BE PLACED OR STORED WITHIN THE PROTECTED AREA.
3. WARRANTY - THE CONTRACTOR IS RESPONSIBLE FOR GROUND COVER AND SHRUB SURVIVAL FOR 90 DAYS AND TREE SURVIVAL FOR 1 YEAR.



NOTE:
1. FENCING TO FOLLOW DRIPLINE.
2. PROTECT EXISTING TRESS ON MEMORY CARE SITE ADJACENT TO CONSTRUCTION AREA.

TREE BARRIER DETAIL
N.T.S.



KEY

1. SET TREE PLUMB IN PLANTING PIT.
2. PROTECT TREE TRUNK WITH 1 NOMACO® STYROFOAM PADDING GUARDS, #MG4080048, AS SPECIFIED, OR APPROVED EQUAL.
3. AMAZON HOSE AND RUBBER® 1 ½" AIR HOSE #61146 OR APPROVED EQUAL, TO COVER 10 GAUGE WIRE.
4. 1 10 GAUGE GALVANIZED WIRE. WIRE PRODUCT®, OR APPROVED EQUAL.
5. 1 2"x4"x4' NON TREATED LANDSCAPE TIMBER AS SPECIFIED, FASTEN WITH 4 3½" DECK SCREWS TO 2"x4"x8' P.T. LANDSCAPE TIMBERS.
6. 1 ½" MALLEABLE CLAMP FASTENER FOR WIRE. SUPPLIER: FLORIDA WIRE® OR APPROVED EQUAL.
7. 2 2"x4" X 8' P.T. LANDSCAPE TIMBER AS SPECIFIED.
8. 1'-2" MULCH DEPTH LAYER ON ROOT BALL.
9. 4" WATER RING, (WITHIN ROOTBALL DIA.), FILL 3 TIMES IMMEDIATELY AFTER PLANTING, RAKE OUT PRIOR TO MULCHING AND PLANTING.
10. ROOT FLARE 1"-2" ABOVE FINISHED GRADE.
11. B&B OR CONTAINERIZED ROOTBALL. REMOVE ALL BURLAP IF NOT 100% BIODEGRADABLE. REMOVE CONTAINER FROM ROOTBALL PRIOR TO PLANTING.
12. BACKFILL: TOP SOIL TYP. OF AREA. BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.
13. UNDISTURBED SUBGRADE.
14. COMPACT SOIL IMMEDIATELY BENEATH THE ROOT BALL TO PREVENT SETTLING.

NOTES :
1. CONTRACTOR TO ASSURE PERCOLATION IN TREE PITS.
2. NO MULCH WITHIN 4" OF TRUNK.

TYP. MEDIUM TREE STAKING **(2½"-5" CAL.)**
SCALE: N.T.S.

BY:	DESCRIPTION	DATE	REVISION
			1
			2
			3
			4
			5

U-HAUL FT. PIERCE

LANDSCAPE DETAILS

PARKS CONSULTING SERVICES
12135 Topaz Street
Clermont Florida 34711
sean@parksconsultingfl.com.

JOB No.:	J No.
DESIGN BY:	BY
DRAWN BY:	
APPROVED BY:	QA Engineer
DATE:	
SHEET:	L-02

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

Sean M Parks, AICP, QEP

DATE: _____



GRAPHIC SCALE
(1" = 20')

U-HAUL FT. PIERCE

COLORED LANDSCAPE PLAN

PARKS CONSULTING SERVICES
12135 Beaver Street
Clermont, Florida 34711
sean@parksconsultingfl.com

REVISION	DATE	DESCRIPTION	BY:
1			
2			
3			
4			
5			

JOB No. 2No.
DESIGN BY: BY
DRAWN BY:
APPROVED BY: QA Engineer
DATE:
SHEET: L-03

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

Sean M. Parks, AICP, CEP

DATE:

ALTA / NSPS TOPOGRAPHIC SURVEY

Tree Table

Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter	Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter
23	OAK	DT	25"	30.0	82	OAK	DT	25"	40.0
24	OAK	DT	28"	40.00	85	OAK	DT	25"	40.0
25	OAK	DT	23"	30.0	86	PALM	DT	14"	20.0
26	OAK	DT	20"	60.0	87	OAK	DT	13"	30.0
27	OAK	DT	36"	80.0	90	OAK	DT	30"	60.0
28	OAK	DT	40"	100.0	92	OAK	DT	12"	40.0
42	OAK	DT	25"	40.0	93	OAK	DT	8"	20.0
43	OAK	DT	23"	50.0	98	PALM	DT	15"	20.0
45	OAK	DT	40"	80.0	99	OAK	DT	12"	30.0
49	OAK	DT	20"	70.0	101	OAK	DT	15"	50.0
52	OAK	DT	6"	20.0	102	OAK	DT	10"	30.0
53	UNKNOWN	DT	30"	60.0	105	OAK	DT	33"	80.0
55	OAK	DT	23"	60.0	116	PALM	DT	18"	20.0
56	OAK	DT	30"	80.0	119	PINE	CT	25"	40.0
57	OAK	DT	23"	70.0	121	PALM	DT	28"	20.0
60	OAK	DT	20"	30.0	122	PALM	DT	23"	20.0
62	OAK	DT	30"	80.0	124	PALM	DT	15"	20.0
63	PALM	DT	20"	20.0	146	PALM	DT	18"	20.0
67	OAK	DT	25"	60.0	195	PALM	DT	25"	20.0
68	OAK	DT	20"	60.0	382	OAK	DT	15"	30.0
69	PALM	DT	20"	20.0	509	PALM	DT	16"	20.0
70	OAK	DT	35"	70.0	1059	PALM	DT	12"	20.0
74	PALM	DT	18"	20.0	1060	PALM	DT	15"	20.0
75	PALM	DT	15"	20.0	1061	OAK	DT	20"	30.0
76	OAK	DT	26"	60.0	1062	OAK	DT	10"	30.0
77	OAK	DT	18"	40.0	1063	OAK	DT	15"	30.0
78	OAK	DT	14"	50.0	1064	OAK	DT	11"	30.0
79	OAK	DT	36"	60.0	1065	PALM	DT	13"	20.0
					1154	PALM	DT	23"	20.0

Schedule A Description

THE LAND DESCRIBED BELOW AND SHOWN IN THIS SURVEY ARE THE SAME AS THAT RECORDED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # NCS-947698-PHX1 WITH AN EFFECTIVE DATE OF JANUARY 30, 2019 AT 8:00 AM.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 660 FEET OF THE SOUTH 198 FEET OF THE NORTH 726 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING HOWEVER, THE WEST 78 FEET THEREOF.

THE NORTH 1/2 OF THE SOUTH 99 FEET OF THE NORTH 825 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

THE SOUTH 1/2 OF THE SOUTH 99 FEET OF THE NORTH 825 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

TOGETHER WITH THAT PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 1602, LYING NORTH OF THAT LINE OF REALIGNMENT AS MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 1234, PAGE 2802.

LESS AND EXCEPTING THAT PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 527, PAGE 1985, LYING SOUTH OF THAT LINE OF REALIGNMENT, AS MORE PARTICULARLY DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1234, PAGE 2806, ALL AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Schedule B - Section II

9. PERPETUAL EASEMENT AND RIGHT OF WAY GRANTED TO THE STATE OF FLORIDA FOR HIGHWAY PURPOSES BY WARRANTY DEED RECORDED IN DEED BOOK 72, PAGE 7, AS AFFECTED BY QUIT CLAIM DEED RECORDED IN DEED BOOK 191, PAGE 313 AND QUIT CLAIM DEED RECORDED IN DEED BOOK 192, PAGE 53, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
(DOES NOT AFFECT, EFFECTS FALL WITHIN PUBLIC RIGHT OF WAY)

10. EASEMENT GRANTED TO ST. LUCIE COUNTY, FOR DRAINAGE DITCH PURPOSES, RECORDED AUGUST 8, 1935 IN DEED BOOK 87, PAGE 432, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
(DOES NOT AFFECT SUBJECT PROPERTY)

11. CITY ORDINANCE NO. K-232, RELATED TO ANNEXATION, RECORDED AUGUST 7, 2003 IN OFFICIAL RECORDS BOOK 1769, PAGE 2130, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

As Surveyed Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;

THENCE RUN SOUTH ALONG SAID WESTERLY QUARTER QUARTER SECTION LINE, S 00°41'59" W, A DISTANCE OF 928.18';

THENCE, LEAVING SAID QUARTER QUARTER SECTION LINE, RUN S 89°58'51" E, A DISTANCE OF 78.03' TO A SET 1/2" REBAR (NIX FL 7057) ON THE EASTERLY RIGHT OF WAY OF US HIGHWAY 1 (VARIABLE PUBLIC RIGHT OF WAY), BEING THE POINT OF BEGINNING;

THENCE, LEAVING SAID RIGHT OF WAY, RUN S 89°58'51" E, A DISTANCE OF 581.59' TO A FOUND 5/8" REBAR (JBROWN 4049);

THENCE RUN S 00°34'38" W A DISTANCE OF 199.49' TO A SET 1/2" REBAR (NIX FL 7057);

THENCE RUN S 89°50'03" E A DISTANCE OF 673.07' TO A SET 1/2" REBAR (NIX FL 7057) ON THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;

THENCE RUN SOUTH ALONG SAID EASTERLY QUARTER QUARTER SECTION LINE, S 00°41'59" W, A DISTANCE OF 98.50' TO A SET 1/2" REBAR (NIX FL 7057);

THENCE, LEAVING SAID QUARTER QUARTER SECTION LINE, RUN N 89°52'50" W, A DISTANCE OF 1255.08' TO A POINT ON THE EASTERLY RIGHT OF WAY OF US HIGHWAY 1 FROM WHICH A FOUND 1/2" REBAR BEARS WEST 1.17' AND NORTH 0.98';

THENCE RUN ALONG SAID RIGHT OF WAY, N 00°42'00" E, A DISTANCE OF 297.52' TO THE POINT OF BEGINNING.

CONTAINING 239,878 S.F., 5.507 ACRES MORE OR LESS.

Miscellaneous Notes:

MN1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

MN2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

MN3. AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

MN4. AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

MN5. AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, DUMP, OR SANITARY LANDFILL.

MN6. TOTAL NUMBER OF PARKING SPACES IS 8, WHICH INCLUDES 8 REGULAR PARKING SPACES, AND 0 DESIGNATED HANDICAPPED SPACES.

MN7. THERE IS EVIDENCE OF ENCROACHMENTS.

MN8. FIELD WORK WAS COMPLETED ON APRIL 22, 2019.

MN9. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH PROPERTY LINE, BEARING S 89°58'51" E, BASED ON GRID NORTH FOR FLORIDA COORDINATE SYSTEM, EASTERN ZONE, NAD83 -LATITUDE = 27°23'39.39600", LONGITUDE = -80°19'27.66764", CONVERGENCE ANGLE = 0°18.3918466" -DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) =1.0000037240

MN10. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING (NAVD 1988 DATUM).

VERTICAL DATA SHOWN HEREON WAS CHECKED ACCORDING TO ST. LUCIE COUNTY VERTICAL BENCHMARK CONTROL MAP. SPECIFICALLY BOX-CUT BENCHMARK ON THE NORTH END OF A CONCRETE HEAD WALL 53 FEET PLUS OR MINUS NORTH OF THE CENTERLINE OF FARMERS MARKET ROAD, HAVING AN ESTABLISHED ELEVATION OF 5.4847' (NAVD 1988 DATUM).

MN11. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, MISSOURI. FIRM PANEL #12111C0189J DATED 02/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

MN12. THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

MN13. ALL OFFSITE EASEMENTS OR SERVITUDES PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY ARE PLOTTED AND SHOWN HEREON.

MN14. IN REGARDS TO ALTA TABLE A ITEM 10(A), NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.

MN15. THE NEAREST INTERSECTING STREET IS THAT OF US HIGHWAY 1 AND E SOUTH MARKET AVENUE. INTERSECTION BEING LOCATED APPROXIMATELY 520' FROM THE SE CORNER OF THE SUBJECT PROPERTY.

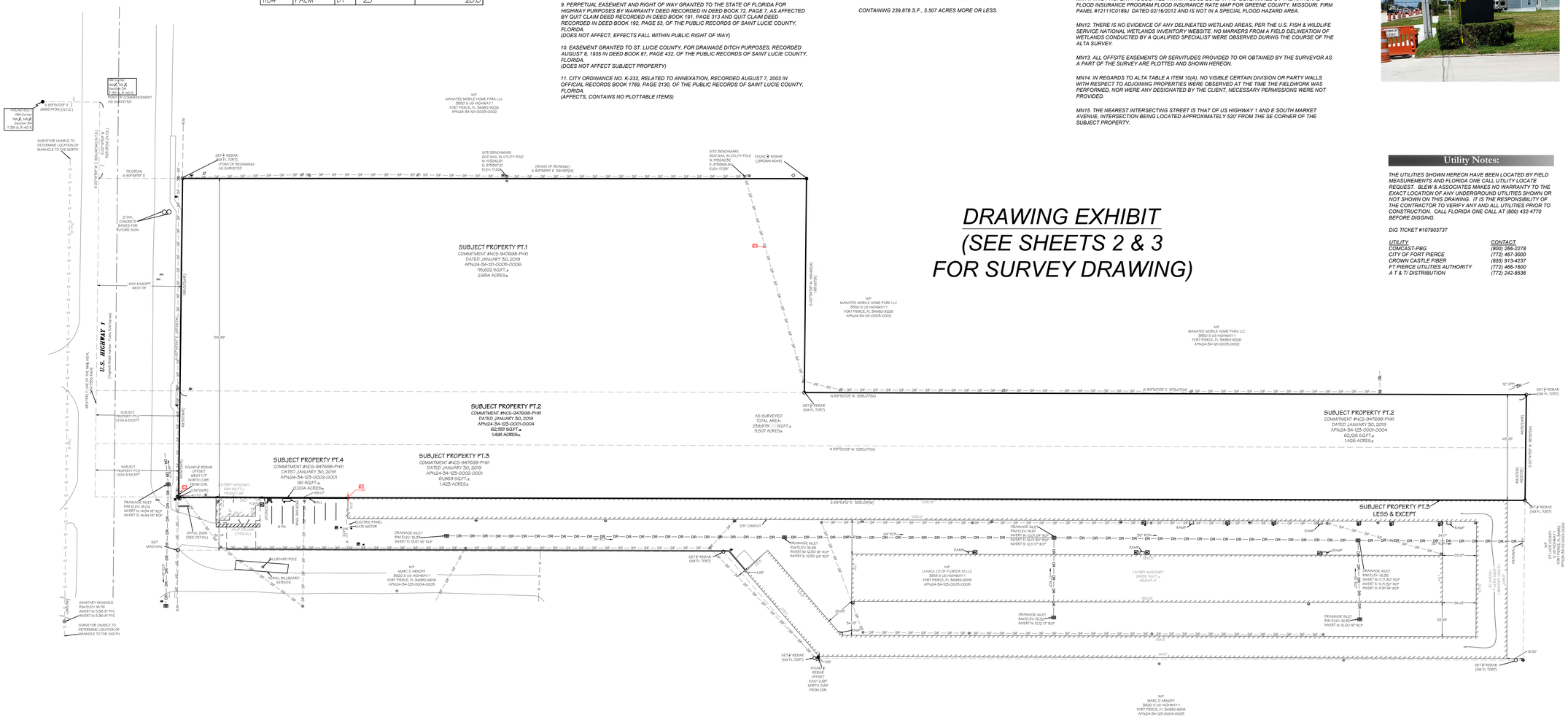
Utility Notes:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND FLORIDA ONE CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL FLORIDA ONE CALL AT (800) 432-4770 BEFORE DIGGING.

DIG TICKET #107903737

UTILITY	CONTACT
COMCAST-PBG	(800) 266-2278
CITY OF FORT PIERCE	(772) 467-3000
CROWN CASTLE FIBER	(855) 913-4237
FT PIERCE UTILITIES AUTHORITY	(772) 466-1600
A T & T/ DISTRIBUTION	(772) 242-8536

DRAWING EXHIBIT
(SEE SHEETS 2 & 3 FOR SURVEY DRAWING)



Current Zoning Information

AT THE TIME OF THE SURVEY ZONING REPORT WAS NOT PROVIDED

CURRENT ZONING: C3, GENERAL COMMERCIAL

Potential Encroachments

E1 *BUILDING APPEARS TO ENCROACH OVER PROPERTY LINE BY AS MUCH AS 0.61'.*

E2 *UTILITY LINE APPEARS TO PASS THOUGH PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT.*

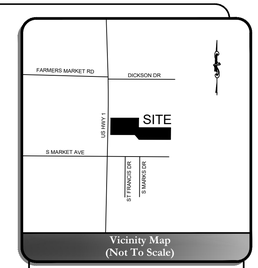
DATE	REVISION
5-15-19	CLIENT COMMENTS -MH
8-2-19	CLIENT COMMENTS -MH

N

Not To Scale

Sign Detail





Vicinity Map (Not To Scale)

Legend of Symbols & Abbreviations

- SET/FOUND MONUMENT
- COMPUTED POINT
- N/F NOW OR FORMALLY
- PS PARKING SPACE
- CL CENTERLINE OF ROAD
- R/W RIGHT-OF-WAY
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORDED DIMENSION
- SANITARY SEWER
- MANHOLE
- WV WATER VALVE
- GAS METER
- ELECTRICAL BOX
- ELETCRIC METER
- LIGHT
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEVISION PEDESTAL
- MAILBOX
- KEYPAD
- GENERATOR
- SIGN
- AC UNIT
- DRAINAGE INLET
- MONITORING WELL
- WATER METER
- GAS VALVE
- FIRE HYDRANT
- YARD HYDRANT
- DRAINAGE MANHOLE
- BOLLARD
- HANDICAP SPACE
- TREE IDENTIFIER

- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- OHD OVERHEAD DOOR
- EA EDGE OF ASPHALT
- EC EDGE OF CONCRETE
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE
- TG TOP OF GRAVEL
- TP TOP OF OBJECT
- BC BACK OF CURB
- FL FLOW LINE
- SAG SAG OR BASE SAG
- NG NATURAL GROUND
- CR CROWN OF ROAD
- FF FINISHED FLOOR
- TB TOP OF BANK
- BB BOTTOM OF BANK
- SW SIDEWALK
- RMP RAMP

- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- FENCE
- EASEMENT
- BUILDING SET BACK
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- DRAINAGE PIPE

Surveyor's Certification

DAVID A. NIX
SURVEYOR LICENSE #:7057
IN THE STATE OF FLORIDA
DATE OF PLAT OR MAP: 5/1/2019

BLEW & ASSOCIATES, PA
3825 N SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-443-4506
SURVEY@BLEWINC.COM

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DR
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

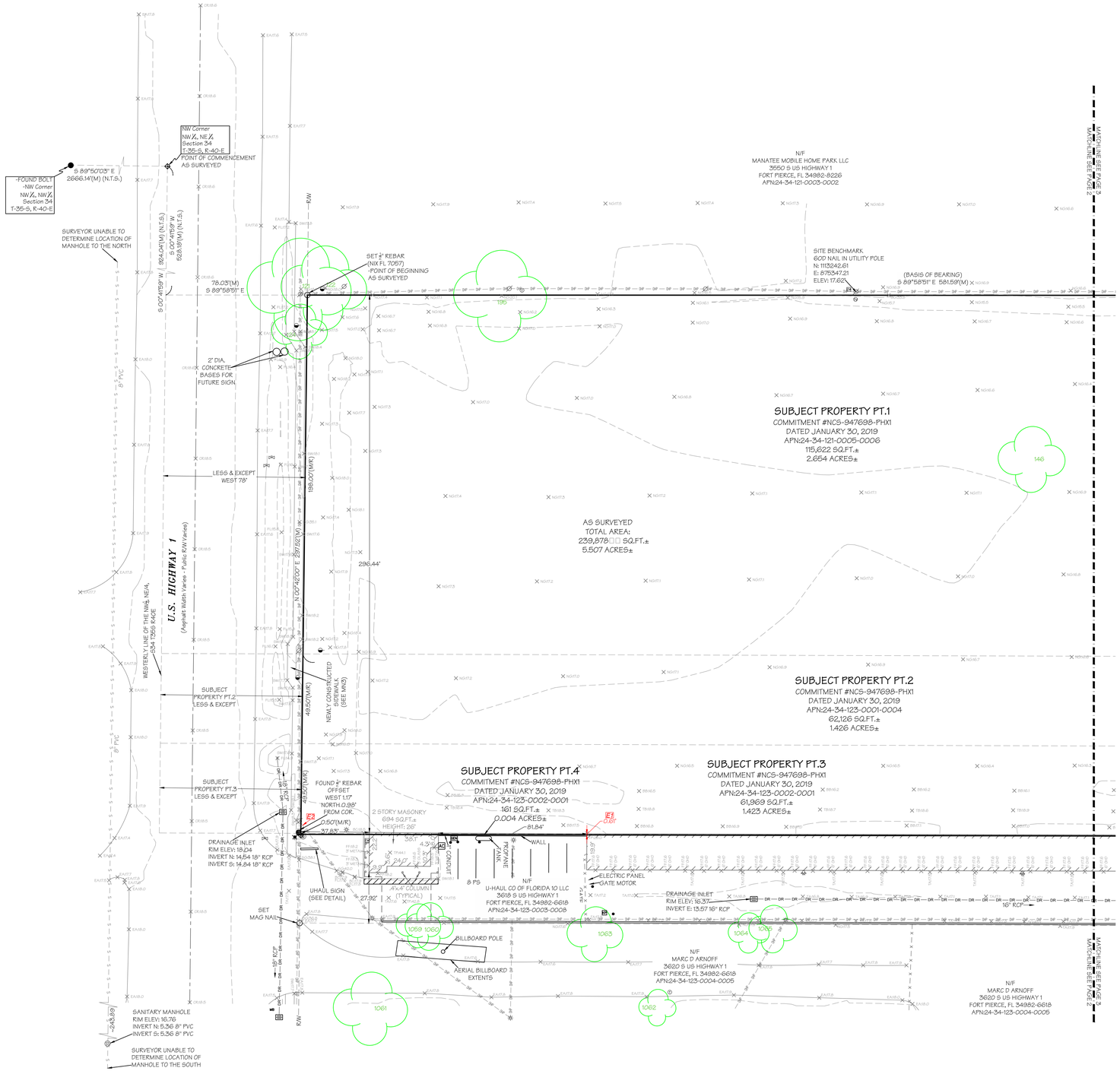
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
MH- 5/1/19	DN	DR

COUNTY & STATE:	JOB NUMBER:
ST. LUCIE COUNTY, FLORIDA	19-1560

LOCATION: 3602, 3610, & 3612 HWY. 1, FORT PIERCE, FL

FOR THE USE AND BENEFIT OF: AMERCO

ALTA / NSPS TOPOGRAPHIC SURVEY



SCALE: 1" = 30'

0 30 60 90

Tree Table

Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter
23	OAK	DT	25"	80.0
24	OAK	DT	28"	40.00
25	OAK	DT	25"	80.0
26	OAK	DT	20"	60.0
27	OAK	DT	36"	80.0
28	OAK	DT	40"	100.0
42	OAK	DT	25"	40.0
43	OAK	DT	25"	50.0
45	OAK	DT	40"	80.0
49	OAK	DT	20"	70.0
52	OAK	DT	6"	20.0
53	UNKNOWN	DT	30"	60.0
55	OAK	DT	23"	60.0
56	OAK	DT	30"	80.0
57	OAK	DT	23"	70.0
60	OAK	DT	20"	30.0
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74	PALM	DT	18"	20.0
75	PALM	DT	15"	20.0
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78	OAK	DT	14"	50.0
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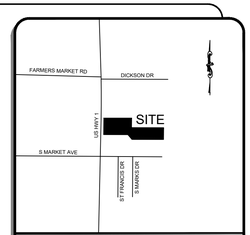
85	OAK	DT	25"	40.0
86	PALM	DT	14"	20.0
87	OAK	DT	13"	30.0
90	OAK	DT	30"	60.0
92	OAK	DT	12"	40.0
93	OAK	DT	8"	20.0
98	PALM	DT	15"	20.0
99	OAK	DT	12"	30.0
101	OAK	DT	15"	50.0
102	OAK	DT	10"	30.0
105	OAK	DT	35"	80.0
116	PALM	DT	18"	20.0
119	PINE	DT	25"	40.0
121	PALM	DT	28"	20.0
122	PALM	DT	23"	20.0
124	PALM	DT	15"	20.0
146	PALM	DT	18"	20.0
195	PALM	DT	25"	20.0
382	OAK	DT	15"	30.0
509	PALM	DT	16"	20.0
1059	PALM	DT	12"	20.0
1060	PALM	DT	13"	20.0
1061	OAK	DT	20"	30.0
1062	OAK	DT	10"	30.0
1063	OAK	DT	15"	30.0
1064	OAK	DT	11"	30.0
1065	PALM	DT	13"	20.0
1154	PALM	DT	28"	20.0



Vicinity Map
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- SET/FOUND MONUMENT
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- WATER METER
- GAS VALVE
- FIRE HYDRANT
- YARD HYDRANT
- DRAINAGE MANHOLE
- BOLLARD
- HANDICAP SPACE
- TREE IDENTIFIER

PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
OHD OVERHEAD DOOR
EA EDGE OF ASPHALT
EC EDGE OF CONCRETE
TA TOP OF ASPHALT
TC TOP OF CONCRETE
TG TOP OF GRAVEL
TP TOP OF OBJECT
BC BACK OF CURB
FL FLOW LINE
SAG SAG OR BASE SAG
NG NATURAL GROUND
CR CROWN OF ROAD
FF FINISHED FLOOR
TB TOP OF BANK
BB BOTTOM OF BANK
SW SIDEWALK
RMP RAMP

- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- FENCE
- EASEMENT
- BUILDING SET BACK
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- DRAINAGE PIPE

Legend of Symbols & Abbreviations

TO: AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION; U-HAUL CO OF FLORIDA, A FLORIDA CORPORATION; U-HAUL CO. OF FLORIDA 10, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY:

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11, 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/22/2019.
DATE OF PLAT OR MAP: 08/02/2019

DAVID A NIX
License Number
7057
STATE OF
FLORIDA
Professional Surveyor and Mapper

DAVID A. NIX
SURVEYOR LICENSE #:7057
IN THE STATE OF FLORIDA
DATE OF PLAT OR MAP: 5/1/2019

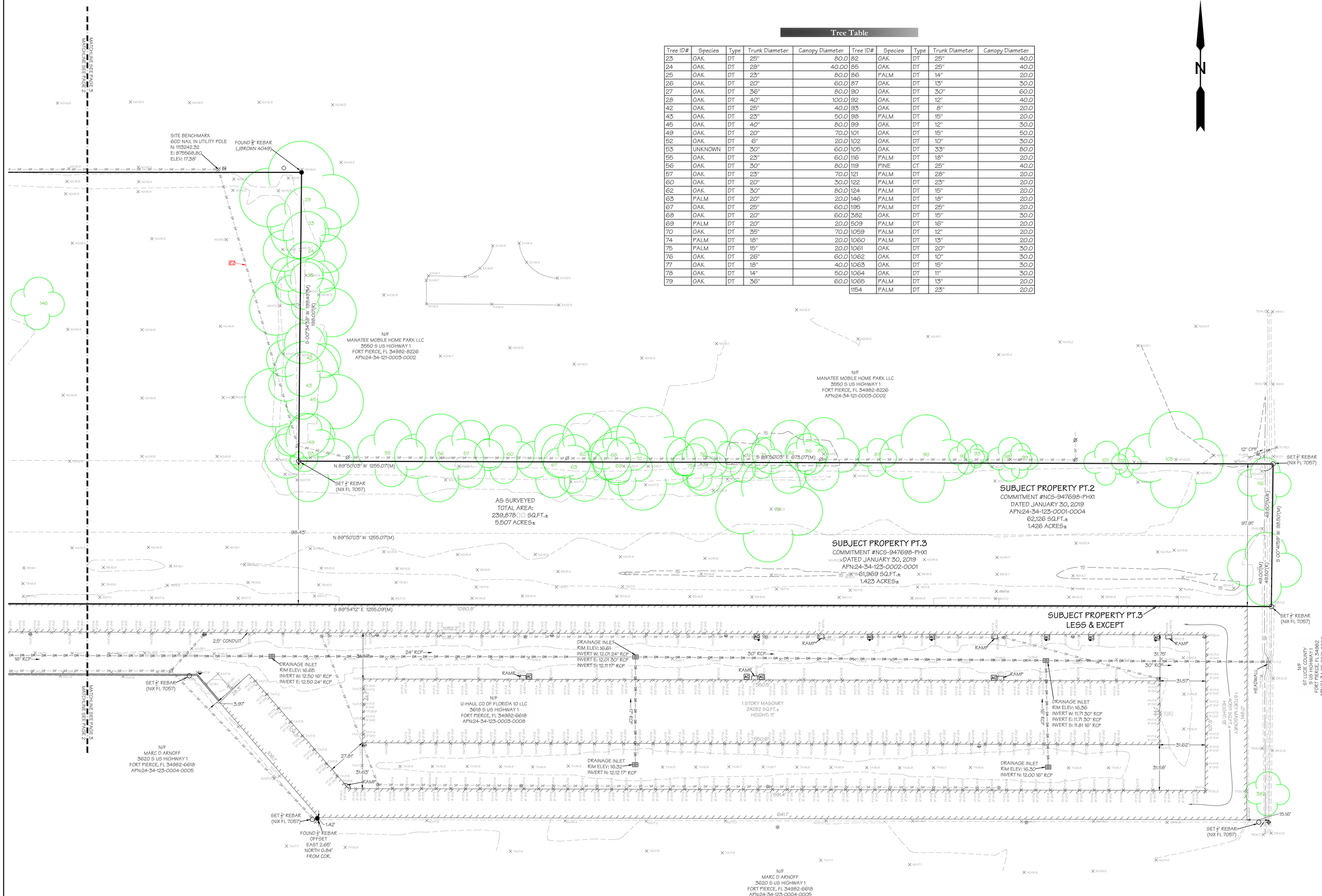
BLEW & ASSOCIATES, PA
3825 N SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-443-4506
SURVEY@BLEWINC.COM

Surveyor's Certification

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DR
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
MH- 5/1/19	DN	DR
COUNTY & STATE: ST. LUCIE COUNTY, FLORIDA	JOB NUMBER: 19-1560	
LOCATION: 3602, 3610, & 3612 HWY. 1, FORT PIERCE, FL		
FOR THE USE AND BENEFIT OF: AMERCO		

ALTA / NSPS TOPOGRAPHIC SURVEY



Tree Table

Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter	Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter
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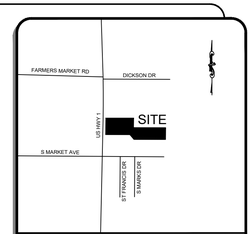
N



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DAVID A. NIX
SURVEYOR LICENSE #:7057
IN THE STATE OF FLORIDA
DATE OF PLAT OR MAP: 5/1/2019

BLEW & ASSOCIATES, PA
3825 N SHILOH DRIVE
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479-443-4506
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Surveyor's Certification

PREPARED BY:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DR
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
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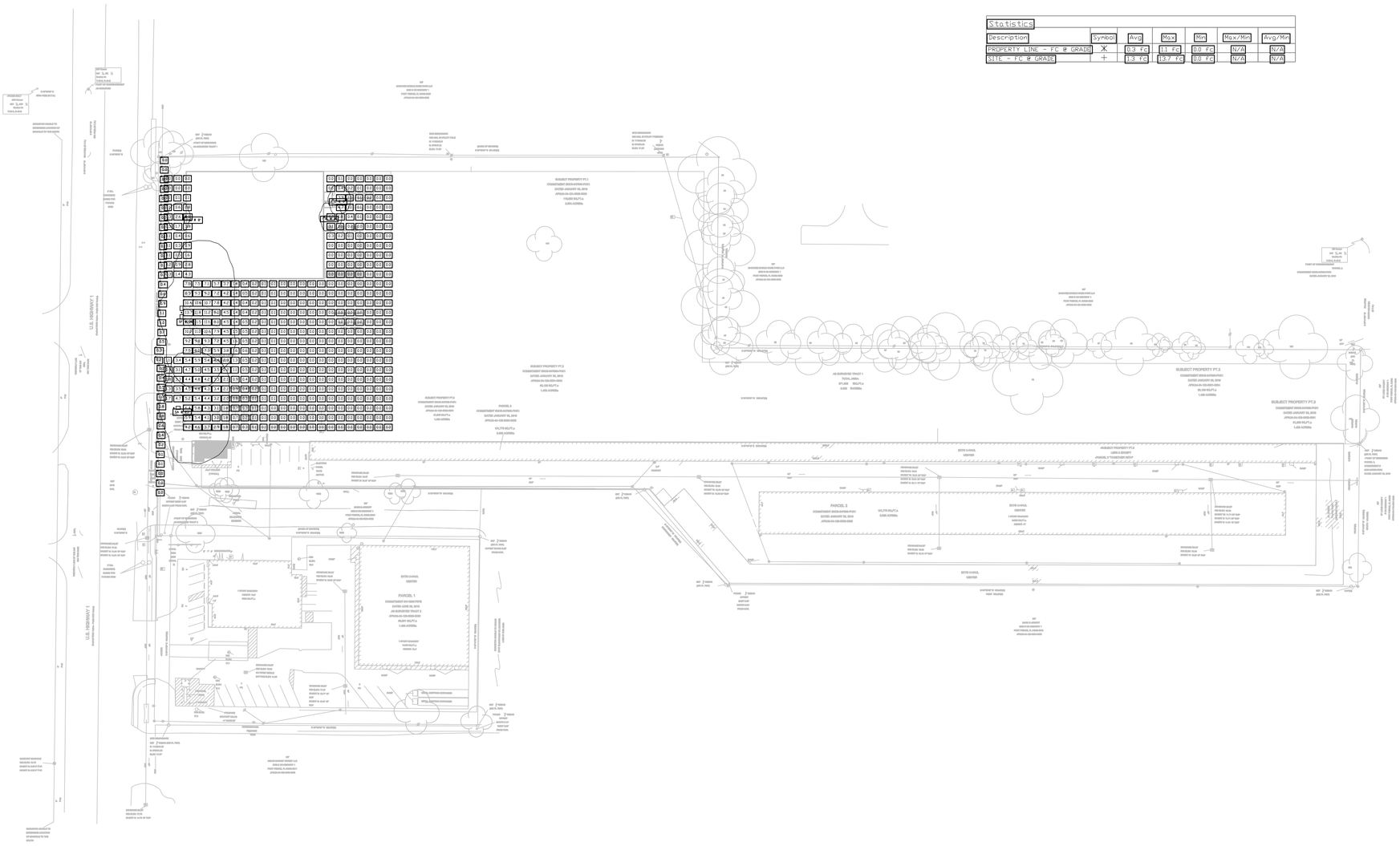
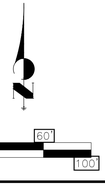
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
MH- 5/1/19	DN	DR
COUNTY & STATE: ST. LUCIE COUNTY, FLORIDA	JOB NUMBER: 19-1560	
LOCATION: 3602, 3610, & 3612 HWY. 1, FORT PIERCE, FL		
FOR THE USE AND BENEFIT OF: AMERCO		

SCALE: 1" = 30'
0 30 60 90

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	FTE	8	Lithonia Lighting	WST LED P1 40K VF MVOLT DDBXD EL	WST LED, Performance package 1, 4000 K, Visual Comfort Forward Throw, MVOLT	LED - 4000K COLOR TEMP	WST_LED_P1_40K_VF_MVOLT.ies	1639	0.95	12
	SA	1	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT HS DDBXD / SSS 22" PULL WITH 3" BASE	DSX2 LED P4 40K T4M MVOLT with houseside shield	LED - 4000K COLOR TEMP	DSX2_LED_P4_40K_T4M_MVOLT_HS.ies	25364	0.95	270
	SF	1	Lithonia Lighting	[...]	[...]	[...]	[...].ies	27211.65	0.95	508
			Lithonia Lighting	(2) DSX2 LED P12 40K T3S MVOLT HS L90 DDBXD / SSS 22" PULL WITH 3" BASE	TWIN-HEAD DSX2 LED P12 40K T3S MVOLT with houseside shield with optics rotated 90 degrees left	LED - 4000K COLOR TEMP	DSX2_LED_P12_40K_T3S_MVOLT_HS_L90.ies	27212	0.95	254
			Lithonia Lighting	(2) DSX2 LED P12 40K T3S MVOLT HS R90 DDBXD / SSS 22" PULL WITH 3" BASE	TWIN-HEAD DSX2 LED P12 40K T3S MVOLT with houseside shield with optics rotated 90 degrees right	LED - 4000K COLOR TEMP	DSX2_LED_P12_40K_T3S_MVOLT_HS_R90.ies	27212	0.95	254

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	X	0.3 fc	1.1 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.9 fc	13.7 fc	0.0 fc	N/A	N/A





PRELIMINARY PHOTOMETRIC PLAN

SCALE: 1" = 60' - 0"

GENERAL NOTES:

REVISIONS:

NO	DESCRIPTION	DATE

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS; NOT FOR CONSTRUCTION; FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:

U-HAUL OF FORT PIERCE
3602 US HWY 1
FORT PIERCE, FL 34982

SHEET CONTENTS:

Preliminary
Photometric Plan

781074

DRAWN:	KMB	PH1
CHECKED:	NH	
DATE:	07/21/21	

781074A1H

©2021 AMERCO REAL ESTATE COMPANY

ALTA / NSPS TOPOGRAPHIC SURVEY

Tree Table

Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter	Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter
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79	OAK	DT	36"	60.0	1065	PALM	DT	13"	20.0
					1154	PALM	DT	23"	20.0

Schedule A Description

THE LAND DESCRIBED BELOW AND SHOWN IN THIS SURVEY ARE THE SAME AS THAT RECORDED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # NCS-947698-PHX1 WITH AN EFFECTIVE DATE OF JANUARY 30, 2019 AT 8:00 AM.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 660 FEET OF THE SOUTH 198 FEET OF THE NORTH 726 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING HOWEVER, THE WEST 78 FEET THEREOF.

THE NORTH 1/2 OF THE SOUTH 99 FEET OF THE NORTH 825 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

THE SOUTH 1/2 OF THE SOUTH 99 FEET OF THE NORTH 825 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

TOGETHER WITH THAT PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 319, PAGE 1602, LYING NORTH OF THAT LINE OF REALIGNMENT AS MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 1234, PAGE 2802.

LESS AND EXCEPTING THAT PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 527, PAGE 1985, LYING SOUTH OF THAT LINE OF REALIGNMENT, AS MORE PARTICULARLY DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1234, PAGE 2806, ALL AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Schedule B - Section II

9. PERPETUAL EASEMENT AND RIGHT OF WAY GRANTED TO THE STATE OF FLORIDA FOR HIGHWAY PURPOSES BY WARRANTY DEED RECORDED IN DEED BOOK 72, PAGE 7, AS AFFECTED BY QUIT CLAIM DEED RECORDED IN DEED BOOK 191, PAGE 313 AND QUIT CLAIM DEED RECORDED IN DEED BOOK 192, PAGE 53, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
(DOES NOT AFFECT, EFFECTS FALL WITHIN PUBLIC RIGHT OF WAY)

10. EASEMENT GRANTED TO ST. LUCIE COUNTY, FOR DRAINAGE DITCH PURPOSES, RECORDED AUGUST 8, 1935 IN DEED BOOK 87, PAGE 432, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
(DOES NOT AFFECT SUBJECT PROPERTY)

11. CITY ORDINANCE NO. K-232, RELATED TO ANNEXATION, RECORDED AUGUST 7, 2003 IN OFFICIAL RECORDS BOOK 1769, PAGE 2130, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
(AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

As Surveyed Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;

THENCE RUN SOUTH ALONG SAID WESTERLY QUARTER QUARTER SECTION LINE, S 00°41'59" W, A DISTANCE OF 928.18';

THENCE, LEAVING SAID QUARTER QUARTER SECTION LINE, RUN S 89°58'51" E, A DISTANCE OF 78.03' TO A SET 1/2" REBAR (NIX FL 7057) ON THE EASTERLY RIGHT OF WAY OF US HIGHWAY 1 (VARIABLE PUBLIC RIGHT OF WAY), BEING THE POINT OF BEGINNING;

THENCE, LEAVING SAID RIGHT OF WAY, RUN S 89°58'51" E, A DISTANCE OF 581.59' TO A FOUND 5/8" REBAR (JBROWN 4049);

THENCE RUN S 00°34'38" W A DISTANCE OF 199.49' TO A SET 1/2" REBAR (NIX FL 7057);

THENCE RUN S 89°50'03" E A DISTANCE OF 673.07' TO A SET 1/2" REBAR (NIX FL 7057) ON THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;

THENCE RUN SOUTH ALONG SAID EASTERLY QUARTER QUARTER SECTION LINE, S 00°41'59" W, A DISTANCE OF 98.50' TO A SET 1/2" REBAR (NIX FL 7057);

THENCE, LEAVING SAID QUARTER QUARTER SECTION LINE, RUN N 89°52'50" W, A DISTANCE OF 1255.08' TO A POINT ON THE EASTERLY RIGHT OF WAY OF US HIGHWAY 1 FROM WHICH A FOUND 1/2" REBAR BEARS WEST 1.17' AND NORTH 0.98';

THENCE RUN ALONG SAID RIGHT OF WAY, N 00°42'00" E, A DISTANCE OF 297.52' TO THE POINT OF BEGINNING.

CONTAINING 239,878 S.F., 5.507 ACRES MORE OR LESS.

Miscellaneous Notes:

MN1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

MN2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

MN3. AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

MN4. AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

MN5. AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, DUMP, OR SANITARY LANDFILL.

MN6. TOTAL NUMBER OF PARKING SPACES IS 8, WHICH INCLUDES 8 REGULAR PARKING SPACES, AND 0 DESIGNATED HANDICAPPED SPACES.

MN7. THERE IS EVIDENCE OF ENCROACHMENTS.

MN8. FIELD WORK WAS COMPLETED ON APRIL 22, 2019.

MN9. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH PROPERTY LINE, BEARING S 89°58'51" E, BASED ON GRID NORTH FOR FLORIDA COORDINATE SYSTEM, EASTERN ZONE, NAD83 -LATITUDE = 27°23'39.39600", LONGITUDE = -80°19'27.66764", CONVERGENCE ANGLE = 0°18.3918466" -DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) =1.0000037240

MN10. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING (NAVD 1988 DATUM).

VERTICAL DATA SHOWN HEREON WAS CHECKED ACCORDING TO ST. LUCIE COUNTY VERTICAL BENCHMARK CONTROL MAP. SPECIFICALLY BOX-CUT BENCHMARK ON THE NORTH END OF A CONCRETE HEAD WALL 53 FEET PLUS OR MINUS NORTH OF THE CENTERLINE OF FARMERS MARKET ROAD, HAVING AN ESTABLISHED ELEVATION OF 5.4847' (NAVD 1988 DATUM).

MN11. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, MISSOURI. FIRM PANEL #12111C0188J DATED 02/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

MN12. THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

MN13. ALL OFFSITE EASEMENTS OR SERVITUDES PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY ARE PLOTTED AND SHOWN HEREON.

MN14. IN REGARDS TO ALTA TABLE A ITEM 10(A), NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.

MN15. THE NEAREST INTERSECTING STREET IS THAT OF US HIGHWAY 1 AND E SOUTH MARKET AVENUE. INTERSECTION BEING LOCATED APPROXIMATELY 520' FROM THE SE CORNER OF THE SUBJECT PROPERTY.

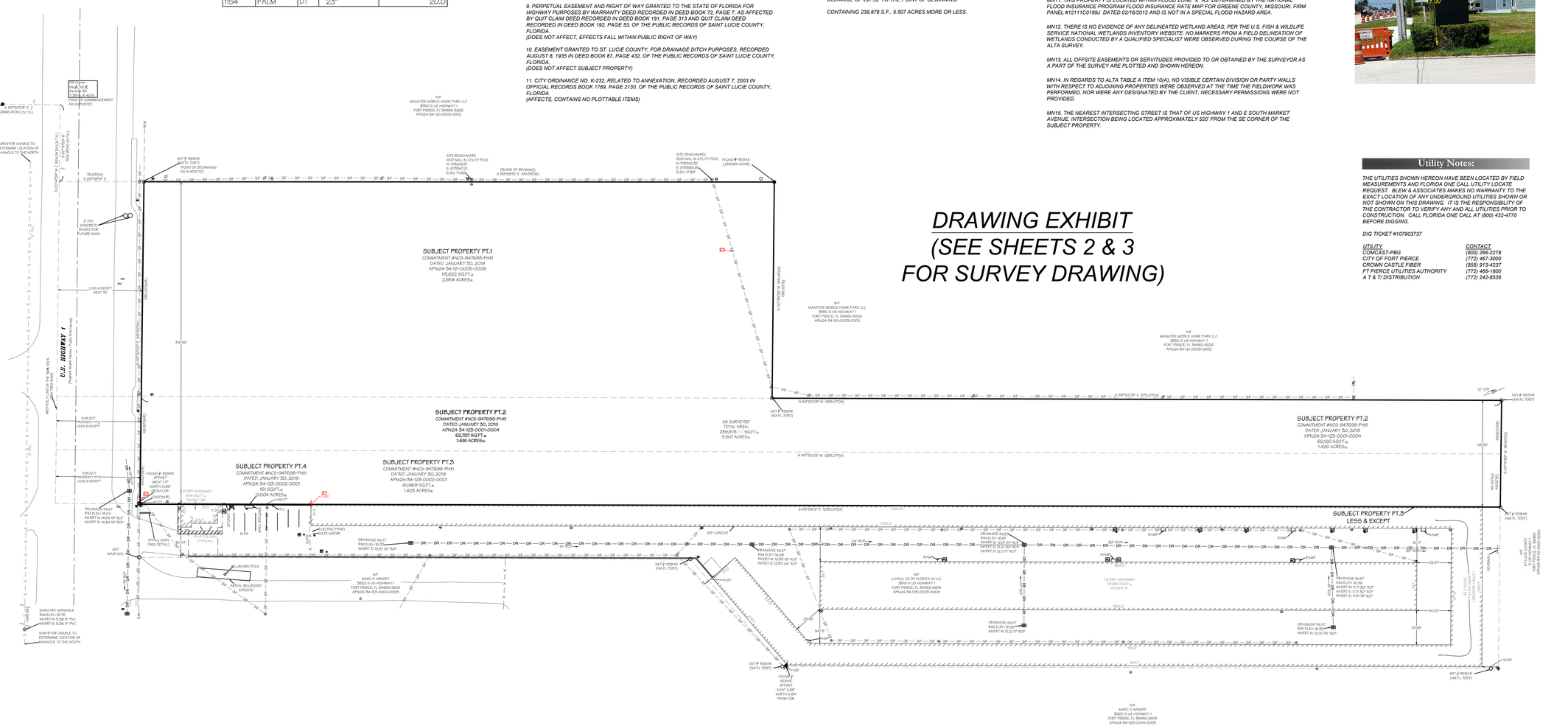
Utility Notes:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND FLORIDA ONE CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL FLORIDA ONE CALL AT (800) 432-4770 BEFORE DIGGING.

DIG TICKET #107903737

UTILITY	CONTACT
COMCAST-PBG	(800) 266-2278
CITY OF FORT PIERCE	(772) 467-3000
CROWN CASTLE FIBER	(855) 913-4237
FT PIERCE UTILITIES AUTHORITY	(772) 466-1600
A T & T/ DISTRIBUTION	(772) 242-8536

DRAWING EXHIBIT
(SEE SHEETS 2 & 3 FOR SURVEY DRAWING)



Current Zoning Information

AT THE TIME OF THE SURVEY ZONING REPORT WAS NOT PROVIDED

CURRENT ZONING: C3, GENERAL COMMERCIAL

Potential Encroachments

E1 *BUILDING APPEARS TO ENCROACH OVER PROPERTY LINE BY AS MUCH AS 0.61'.*
E2 *UTILITY LINE APPEARS TO PASS THOUGH PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT.*

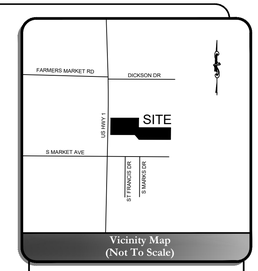
DATE	REVISION
5-15-19	CLIENT COMMENTS -MH
8-2-19	CLIENT COMMENTS -MH

N

Not To Scale

Sign Detail





Vicinity Map (Not To Scale)

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- HANDICAP SPACE
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PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
OHD OVERHEAD DOOR
EA EDGE OF ASPHALT
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TO: AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION; U-HAUL CO OF FLORIDA, A FLORIDA CORPORATION; U-HAUL CO. OF FLORIDA 10, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY:

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DATE OF PLAT OR MAP: 08/02/2019

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STATE OF
FLORIDA

DAVID A. NIX
SURVEYOR LICENSE #:7057
IN THE STATE OF FLORIDA
DATE OF PLAT OR MAP: 5/1/2019

BLEW & ASSOCIATES, PA
3825 N SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-443-4506
SURVEY@BLEWINC.COM

Surveyor's Certification

FIRM:
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FAX: 479.582.1883
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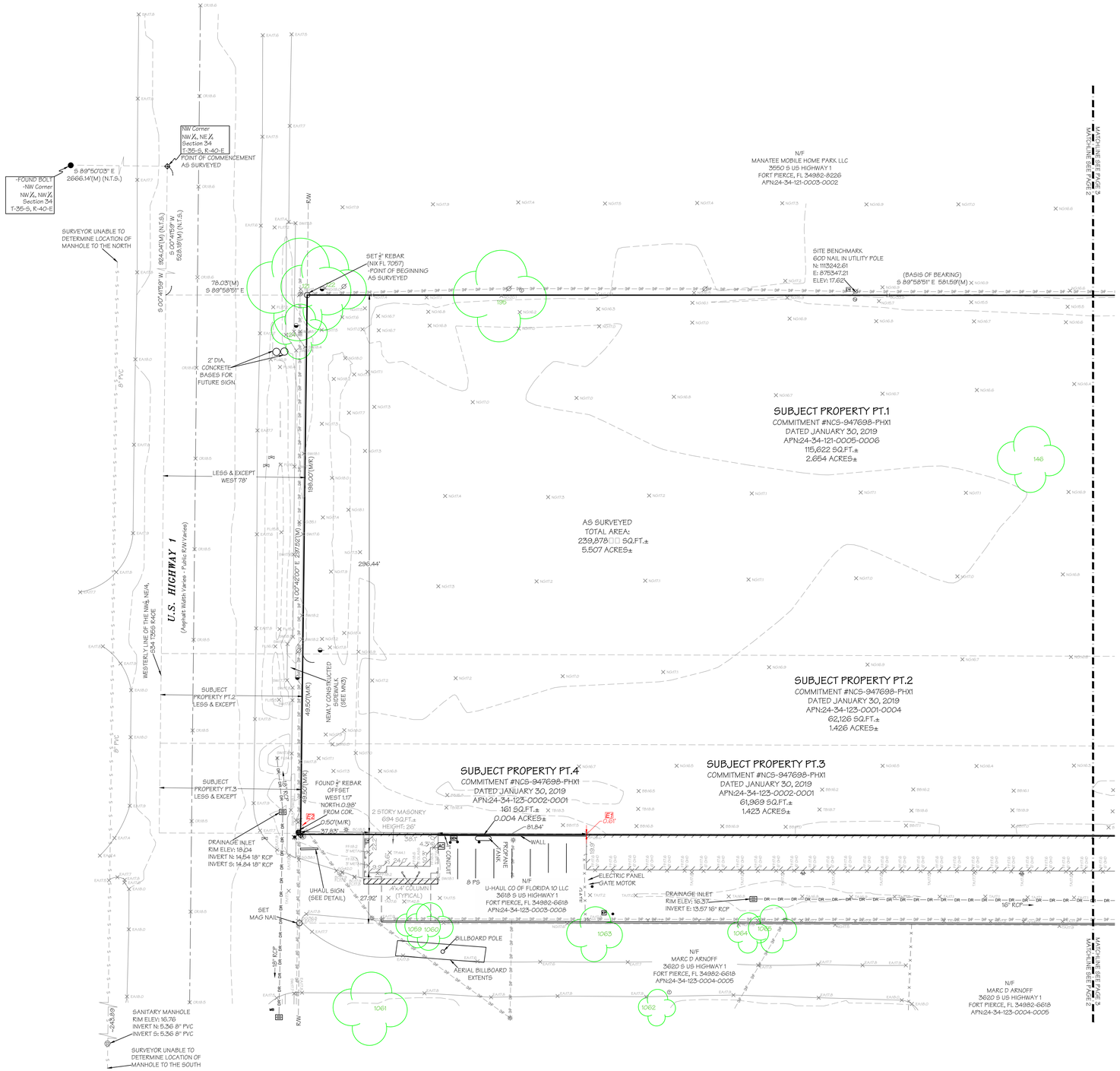
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
MH- 5/1/19	DN	DR

COUNTY & STATE:	JOB NUMBER:
ST. LUCIE COUNTY, FLORIDA	19-1560

LOCATION: 3602, 3610, & 3612 HWY. 1, FORT PIERCE, FL

FOR THE USE AND BENEFIT OF: AMERCO

ALTA / NSPS TOPOGRAPHIC SURVEY



Tree Table

Tree ID#	Species	Type	Trunk Diameter	Canopy Diameter
23	OAK	DT	25"	80.0
24	OAK	DT	28"	40.00
25	OAK	DT	23"	80.0
26	OAK	DT	20"	60.0
27	OAK	DT	36"	80.0
28	OAK	DT	40"	100.0
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43	OAK	DT	23"	50.0
45	OAK	DT	40"	80.0
49	OAK	DT	20"	70.0
52	OAK	DT	6"	20.0
53	UNKNOWN	DT	30"	60.0
55	OAK	DT	23"	60.0
56	OAK	DT	30"	80.0
57	OAK	DT	23"	70.0
60	OAK	DT	20"	30.0
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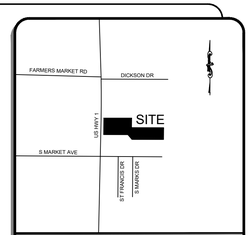
63	PALM	DT	20"	20.0
67	OAK	DT	25"	60.0
68	OAK	DT	20"	60.0
69	PALM	DT	20"	20.0
70	OAK	DT	35"	70.0
74	PALM	DT	18"	20.0
75	PALM	DT	15"	20.0
76	OAK	DT	26"	60.0
77	OAK	DT	18"	40.0
78	OAK	DT	14"	50.0
79	OAK	DT	36"	60.0
82	OAK	DT	25"	40.0
85	OAK	DT	25"	40.0
86	PALM	DT	14"	20.0
87	OAK	DT	13"	30.0
90	OAK	DT	30"	60.0
92	OAK	DT	12"	40.0
93	OAK	DT	8"	20.0
98	PALM	DT	15"	20.0
99	OAK	DT	12"	30.0
101	OAK	DT	15"	50.0
102	OAK	DT	10"	30.0
105	OAK	DT	35"	80.0
116	PALM	DT	18"	20.0
119	PINE	CT	25"	40.0
121	PALM	DT	28"	20.0
122	PALM	DT	23"	20.0
124	PALM	DT	15"	20.0
146	PALM	DT	18"	20.0
195	PALM	DT	25"	20.0
382	OAK	DT	15"	30.0
509	PALM	DT	16"	20.0
1059	PALM	DT	12"	20.0
1060	PALM	DT	13"	20.0
1061	OAK	DT	20"	30.0
1062	OAK	DT	10"	30.0
1063	OAK	DT	15"	30.0
1064	OAK	DT	11"	30.0
1065	PALM	DT	13"	20.0
1154	PALM	DT	23"	20.0



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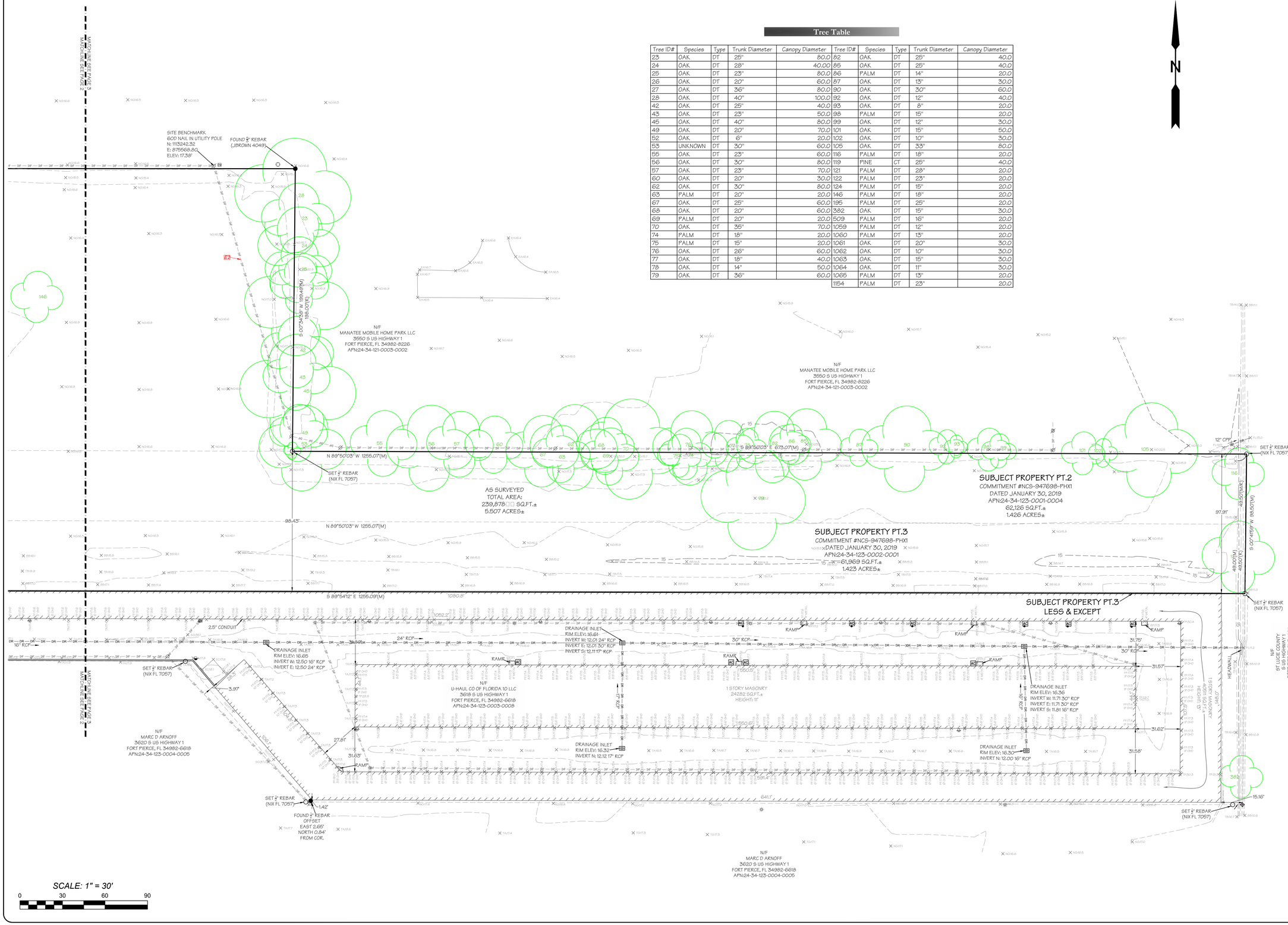

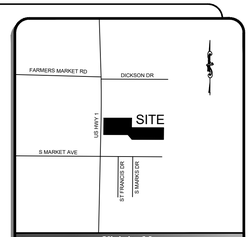

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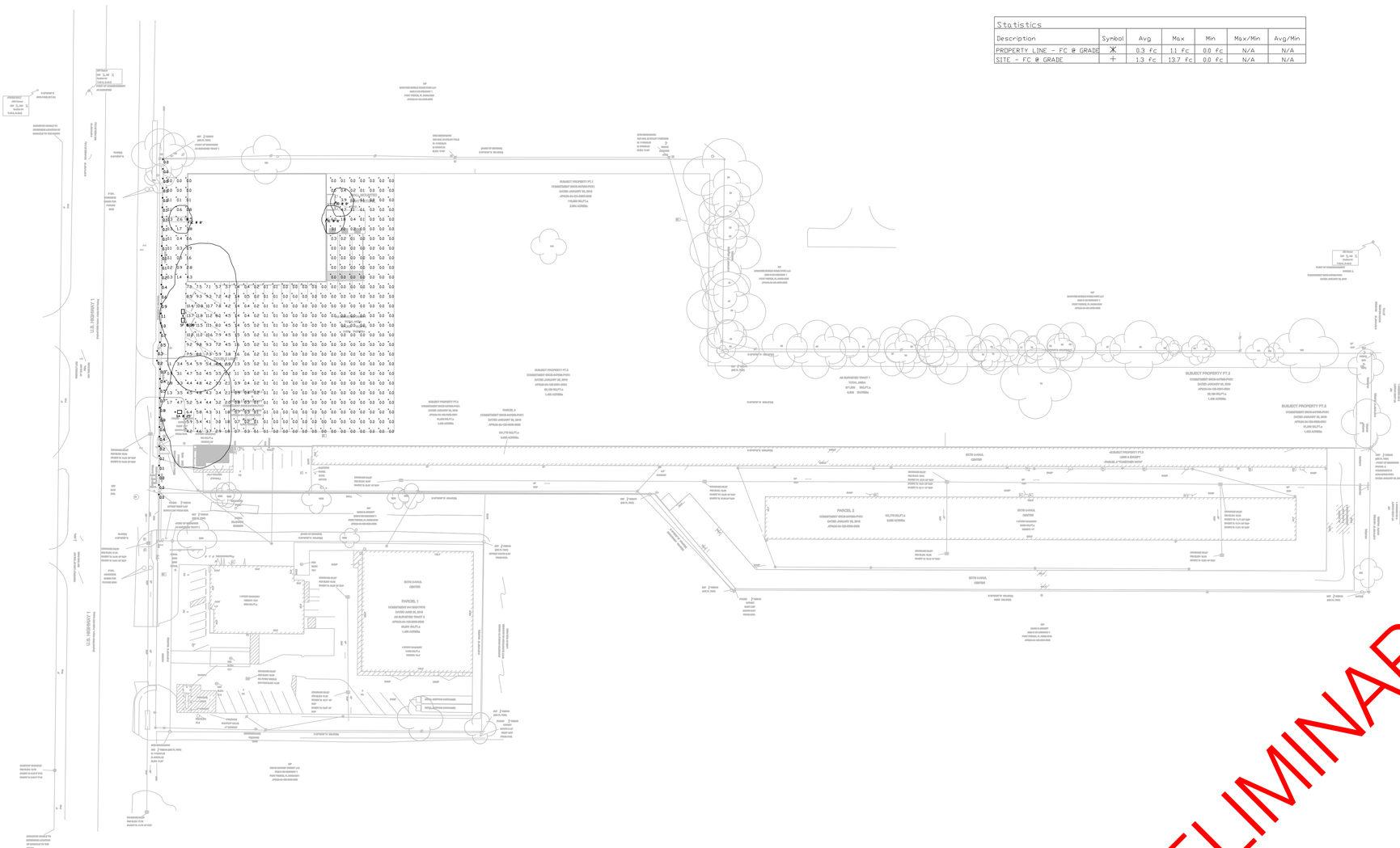
LOCATION: 3602, 3610, & 3612 HWY. 1, FORT PIERCE, FL		
FOR THE USE AND BENEFIT OF: AMERCO		

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	F1E	3	Lithonia Lighting	WST LED P1 40K VF MVOLT DDBXD EL	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED - 4000K COLOR TEMP	WST_LED_P1_40K_VF_MVOLT.ies	1639	0.95	12
	SA	1	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT HS DDBXD / SSS 22' POLE WITH 3' BASE	DSX2 LED P4 40K T4M MVOLT with houseside shield	LED - 4000K COLOR TEMP	DSX2_LED_P4_40K_T4M_MVOLT_HS.ies	25364	0.95	270
	SF	1	Lithonia Lighting	(...)	(...)	(...)	(. . .)	27211.65	0.95	508
			Lithonia Lighting	(2) DSX2 LED P12 40K T3S MVOLT HS L90 DDBXD / SSS 22' POLE WITH 3' BASE	TWIN-HEAD DSX2 LED P12 40K T3S MVOLT with houseside shield with optics rotated 90 degrees left	LED - 4000K COLOR TEMP	DSX2_LED_P12_40K_T3S_MVOLT_HS_L90.ies	27212	0.95	254
			Lithonia Lighting	(2) DSX2 LED P12 40K T3S MVOLT HS R90 DDBXD / SSS 22' POLE WITH 3' BASE	TWIN-HEAD DSX2 LED P12 40K T3S MVOLT with houseside shield with optics rotated 90 degrees right	LED - 4000K COLOR TEMP	DSX2_LED_P12_40K_T3S_MVOLT_HS_R90.ies	27212	0.95	254

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	X	0.3 fc	1.1 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.3 fc	13.7 fc	0.0 fc	N/A	N/A



PRELIMINARY PHOTOMETRIC PLAN

SCALE: 1" = 60' - 0"

GENERAL NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS; NOT FOR CONSTRUCTION; FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:

U-HAUL OF FORT PIERCE
3602 US HWY 1
FORT PIERCE, FL 34982

SHEET CONTENTS:

Preliminary
Photometric Plan

781074

DRAWN:	KMB	PH1
CHECKED:	NH	
DATE:	07/21/21	

781074A1H

© 2021 AMERCO REAL ESTATE COMPANY

MOVING & STORAGE OF FORT PIERCE

3626 S US Hwy 1, Fort Pierce, FL 34982







ADVERTISING & MARKETING ASSOCIATES, INC. *ARCHITECTURAL DESIGN & FACILITY IMAGING*

December 1, 2021

Conceptual renderings are subject to change and should not be implemented.

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WEST ELEVATION

Scale: 1" = 20'



SOUTH ELEVATION

Scale: 1" = 20'



EAST ELEVATION

Scale: 1" = 20'



NORTH ELEVATION

Scale: 1" = 20'

December 1, 2021

Conceptual renderings are subject to change and should not be implemented.

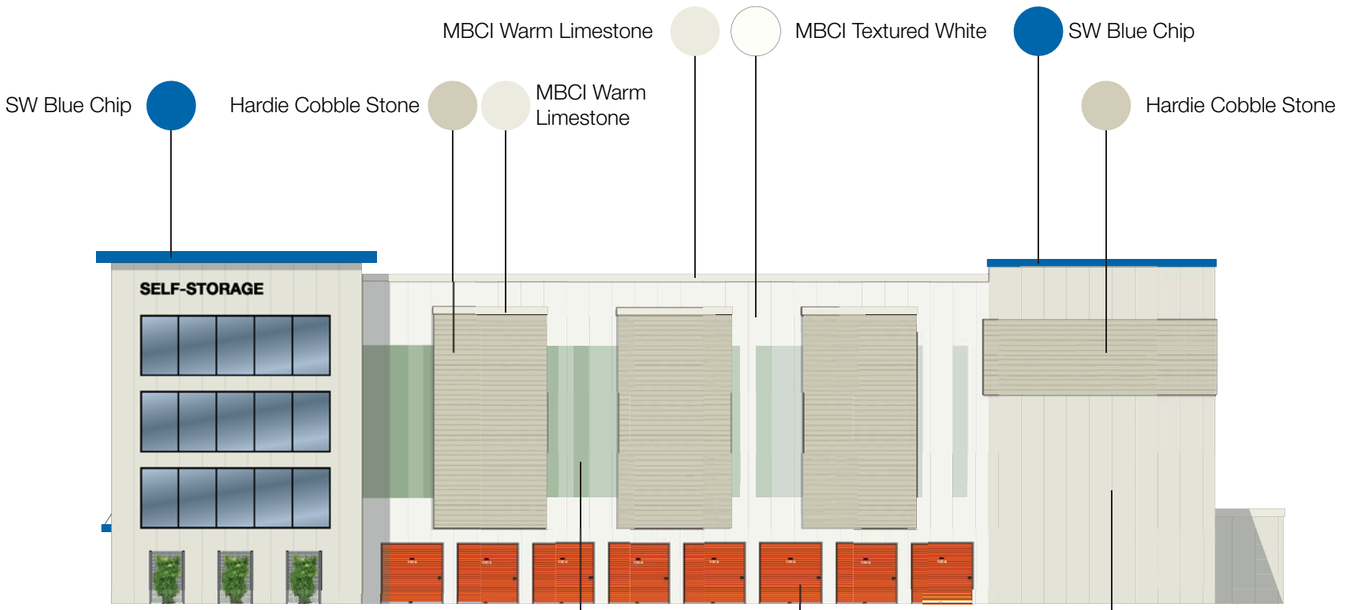
MOVING & STORAGE OF FORT PIERCE

3626 S US Hwy 1, Fort Pierce, FL 34982



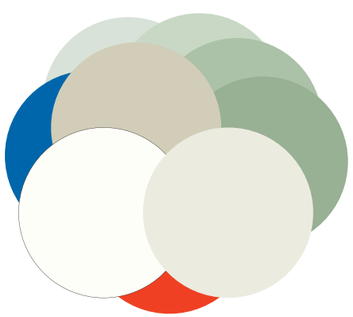
WEST ELEVATION

Scale: 1" = 20'



SOUTH ELEVATION

Scale: 1" = 20'



December 1, 2021

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MOVING & STORAGE OF FORT PIERCE

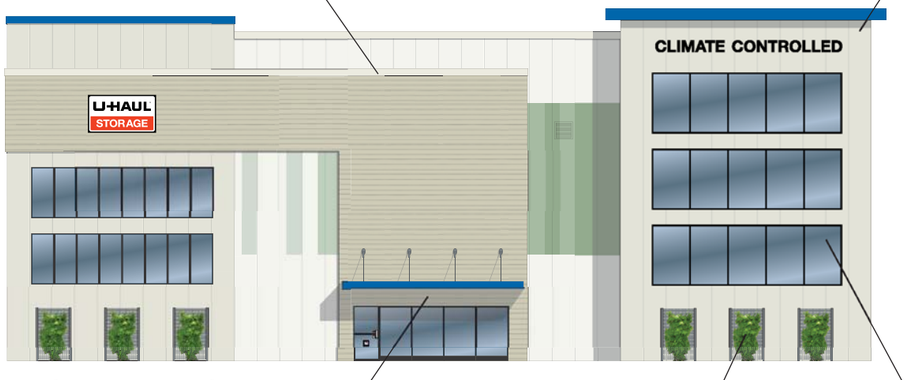
3626 S US Hwy 1, Fort Pierce, FL 34982

CHANGE IN MATERIALS TO PROVIDE ARTICULATION TO THE ELEVATION

ARCHITECTURAL POP OUTS PROVIDES ARTICULATION TO THE ELEVATION

CHANGE IN MATERIALS TO PROVIDE ARTICULATION TO THE ELEVATION

ARCHITECTURAL POP OUTS PROVIDES ARTICULATION TO THE ELEVATION



WEST ELEVATION

Scale: 1" = 20'



SOUTH ELEVATION

Scale: 1" = 20'

STRUCTURAL AND ARCHITECTURAL EMPHASIS ON STREET FACING ENTRANCE

METAL TRELLIS GREEN SCREEN W/ LOCALLY SOURCED FOLIAGE

ARCHITECTURAL FENESTRATION TO ENHANCE RETAIL UNIFORMITY IN THE AREA.

ARCHITECTURAL DETAILS

CHANGE IN MATERIALS TO PROVIDE ARTICULATION TO THE ELEVATION



GREENSCREEN METAL TRELLIS EXAMPLE



ARCHITECTURAL DETAIL EXAMPLE

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MOVING & STORAGE OF FORT PIERCE

3626 S US Hwy 1, Fort Pierce, FL 34982



PLASTIC FORMED CHANNEL LETTER EXAMPLE

LIT CABINET SIGN

9'W X 5'H
45 SQFT

24.53'W X 1.5'H
36.79 SQFT

PLASTIC FORMED
CHANNEL LETTERS



WEST ELEVATION

Scale: 1" = 20'

16.13'W X 1.5'H
24.2 SQFT

PLASTIC FORMED
CHANNEL LETTERS

SOUTH ELEVATION

Scale: 1" = 20'

LIT CABINET SIGN EXAMPLE



December 1, 2021

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MOVING & STORAGE OF FORT PIERCE

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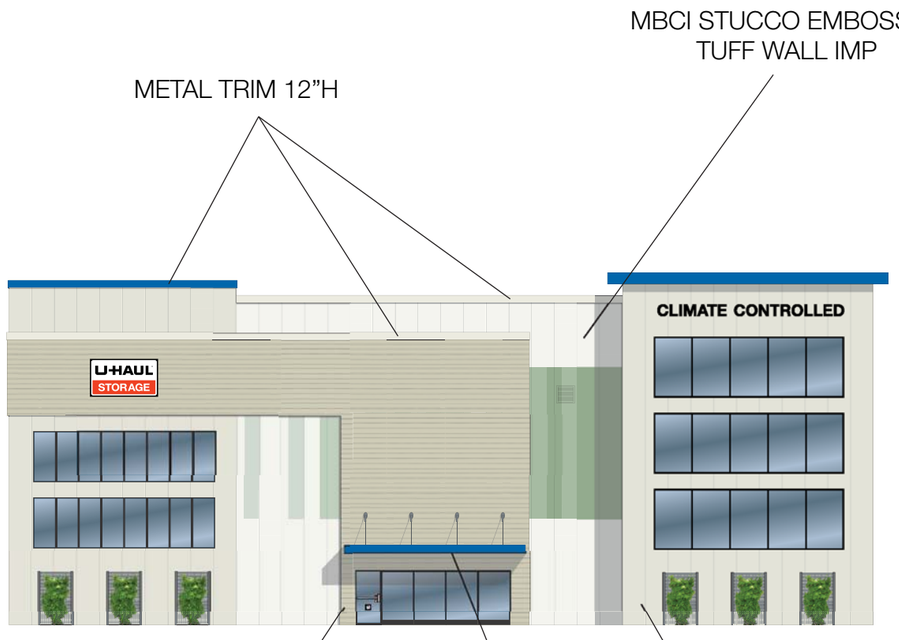
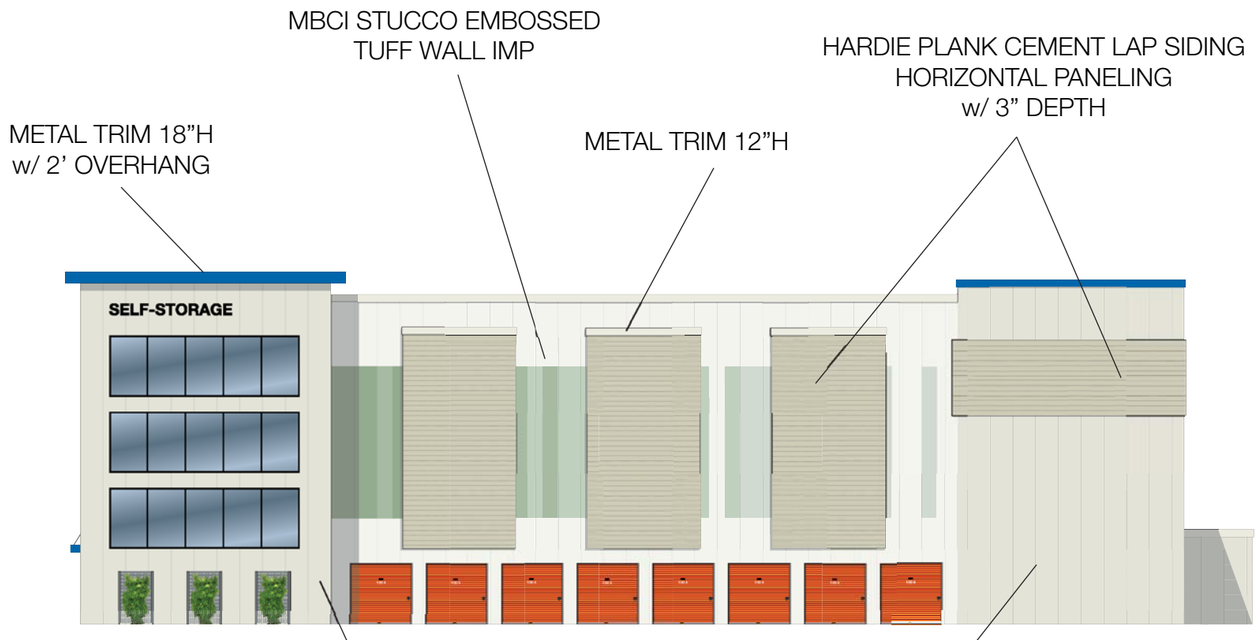


WEST ELEVATION

Scale: 1" = 20'



SOUTH ELEVATION

Scale: 1" = 20'



HARDIEPLANK® LAP SIDING

SELECT CEDARMILL©

Our natural cedar look has a soft texture that mimics wood.

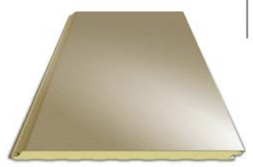


TEXTURED WHITE



WARM LIMESTONE

TUFF WALL® / TUFF-CAST™



The Tuff Wall® and Tuff-Cast™ panels are designed for exterior applications where an aggregate look is preferred. The exterior skin of the panel is embossed flat, while the interior skin has the embossed light Mesa profile. Tuff Wall® has a finish similar to stucco, providing the masonry look many designers and communities desire. The Tuff-Cast™ exterior is finished with look of precast concrete.

Product Specifications

- **Application:** Wall (vertical and horizontal)
- **Gauges:** Exterior: 24, 22 | Interior: 26, 24, 22
- **Widths:** 36", 42"
- **Thicknesses:** 2", 2½", 3", 4", 5"*, 6"*
- **Length:** 8'-0" to 32'-0" for horizontal textured
  8'-0" to 40'-0" for vertical textured
- **Panel Attachment:** Concealed Fastening System
- **Standard Coatings:** Applied Finishes only

*5" and 6" CF Tuff-Cast and Tuff Wall available with Mesa, nominal ⅛" deep profile only

December 1, 2021

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MOVING & STORAGE OF FORT PIERCE

3626 S US Hwy 1, Fort Pierce, FL 34982



ADVERTISING & MARKETING ASSOCIATES, INC. *ARCHITECTURAL DESIGN & FACILITY IMAGING*

December 1, 2021

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MOVING & STORAGE OF FORT PIERCE

3626 S US Hwy 1, Fort Pierce, FL 34982



December 1, 2021

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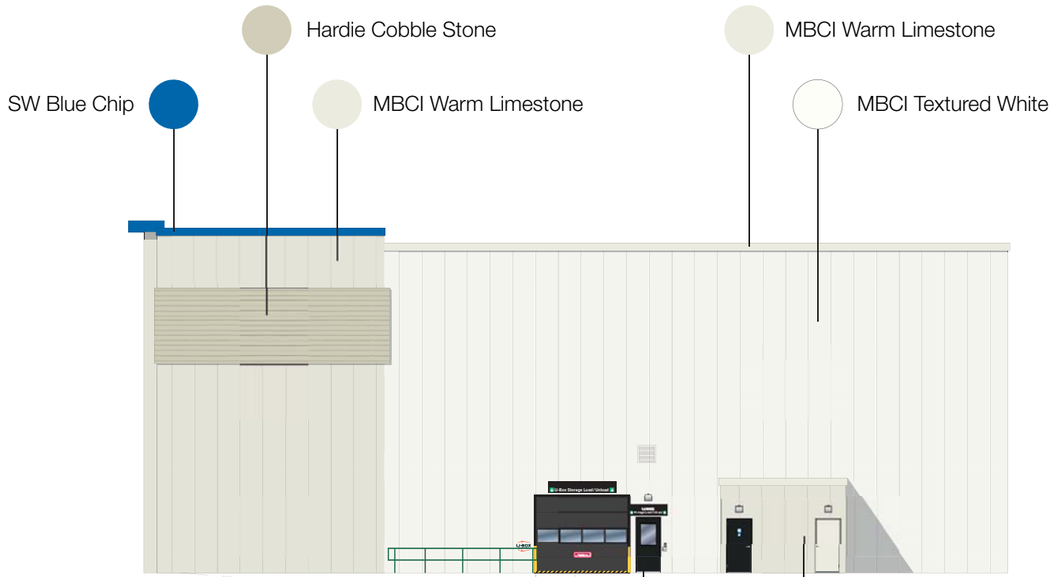
MOVING & STORAGE OF FORT PIERCE

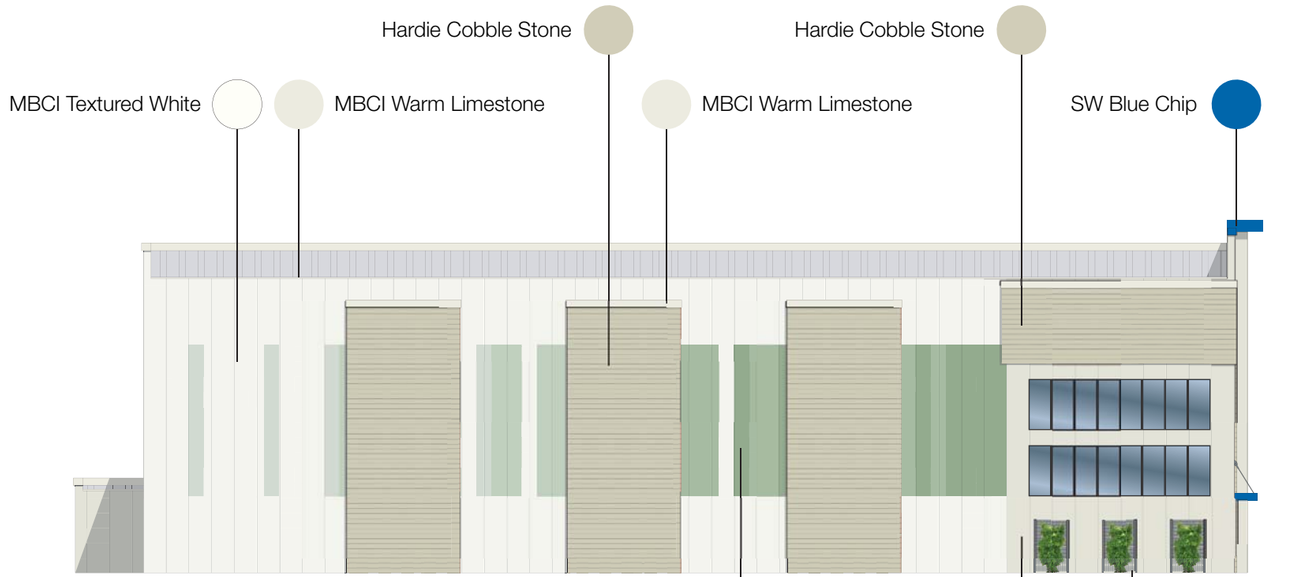
3626 S US Hwy 1, Fort Pierce, FL 34982



EAST ELEVATION

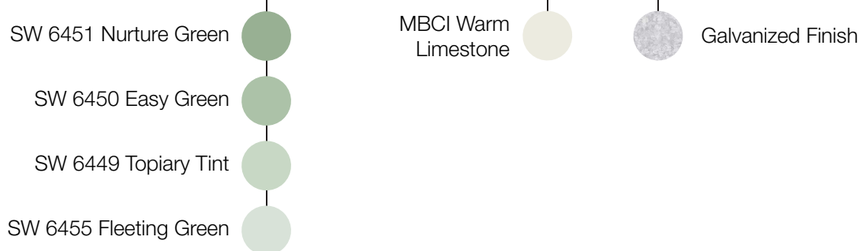
Scale: 1" = 20'

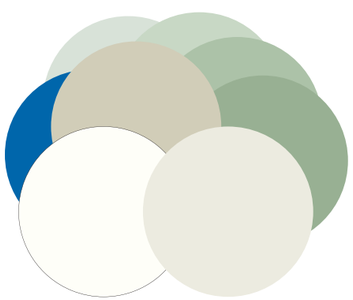




NORTH ELEVATION

Scale: 1" = 20'





December 1, 2021

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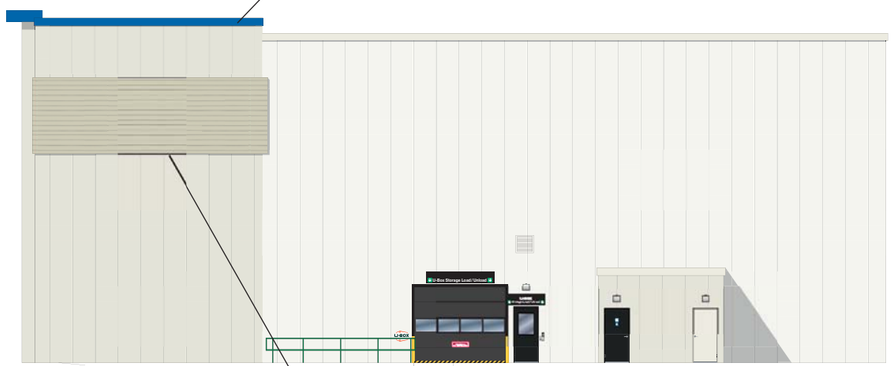
MOVING & STORAGE OF FORT PIERCE

3626 S US Hwy 1, Fort Pierce, FL 34982



EAST ELEVATION

Scale: 1" = 20'



NORTH ELEVATION

Scale: 1" = 20'



GREENSCREEN METAL
TRELLIS EXAMPLE

December 1, 2021

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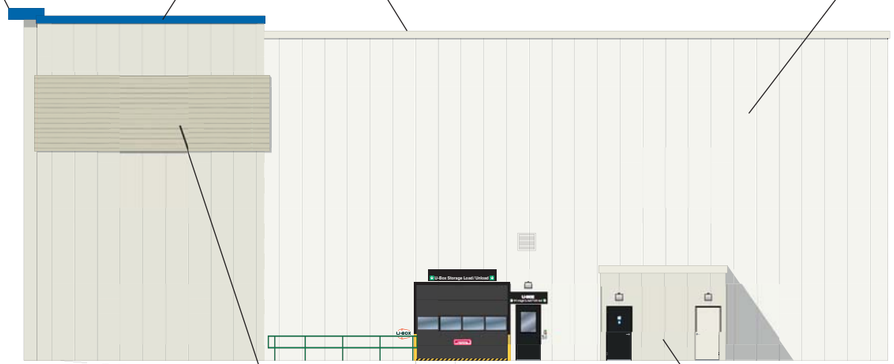
MOVING & STORAGE OF FORT PIERCE

3626 S US Hwy 1, Fort Pierce, FL 34982

METAL TRIM 18”H
w/ 2’ OVERHANG

METAL TRIM 12”H

MBCI STUCCO EMBOSSED
TUFF WALL IMP



EAST ELEVATION

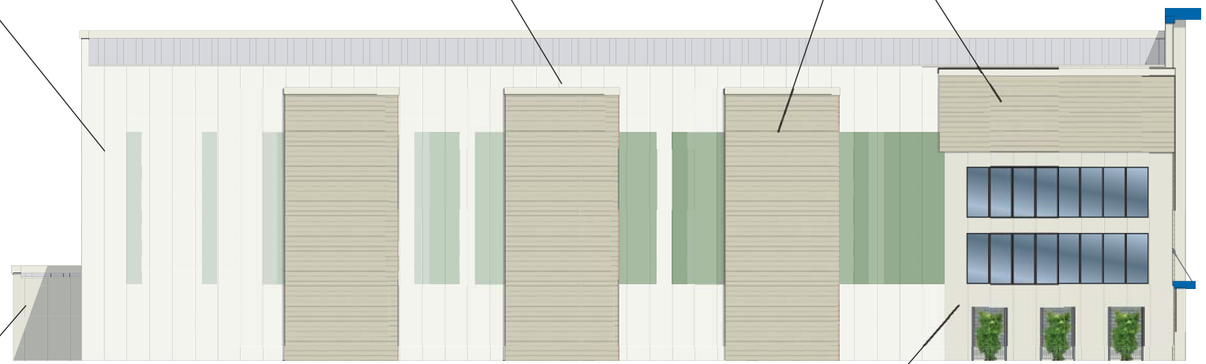
Scale: 1" = 20'

HARDIE PLANK CEMENT LAP SIDING
HORIZONTAL PANELING
w/ 3” DEPTH

MBCI STUCCO EMBOSSED
TUFF WALL IMP

METAL TRIM 12”H

HARDIE PLANK CEMENT LAP SIDING
HORIZONTAL PANELING
w/ 3” DEPTH



NORTH ELEVATION

Scale: 1" = 20'

MBCI STUCCO EMBOSSED
TUFF WALL IMP



HARDIEPLANK® LAP SIDING

SELECT CEDARMILL©

Our natural cedar look has a soft texture that mimics wood.



TEXTURED WHITE



WARM LIMESTONE

TUFF WALL® / TUFF-CAST™

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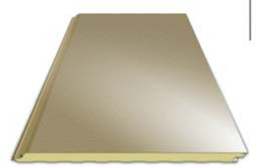



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December 1, 2021

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LANDSCAPE TABLE

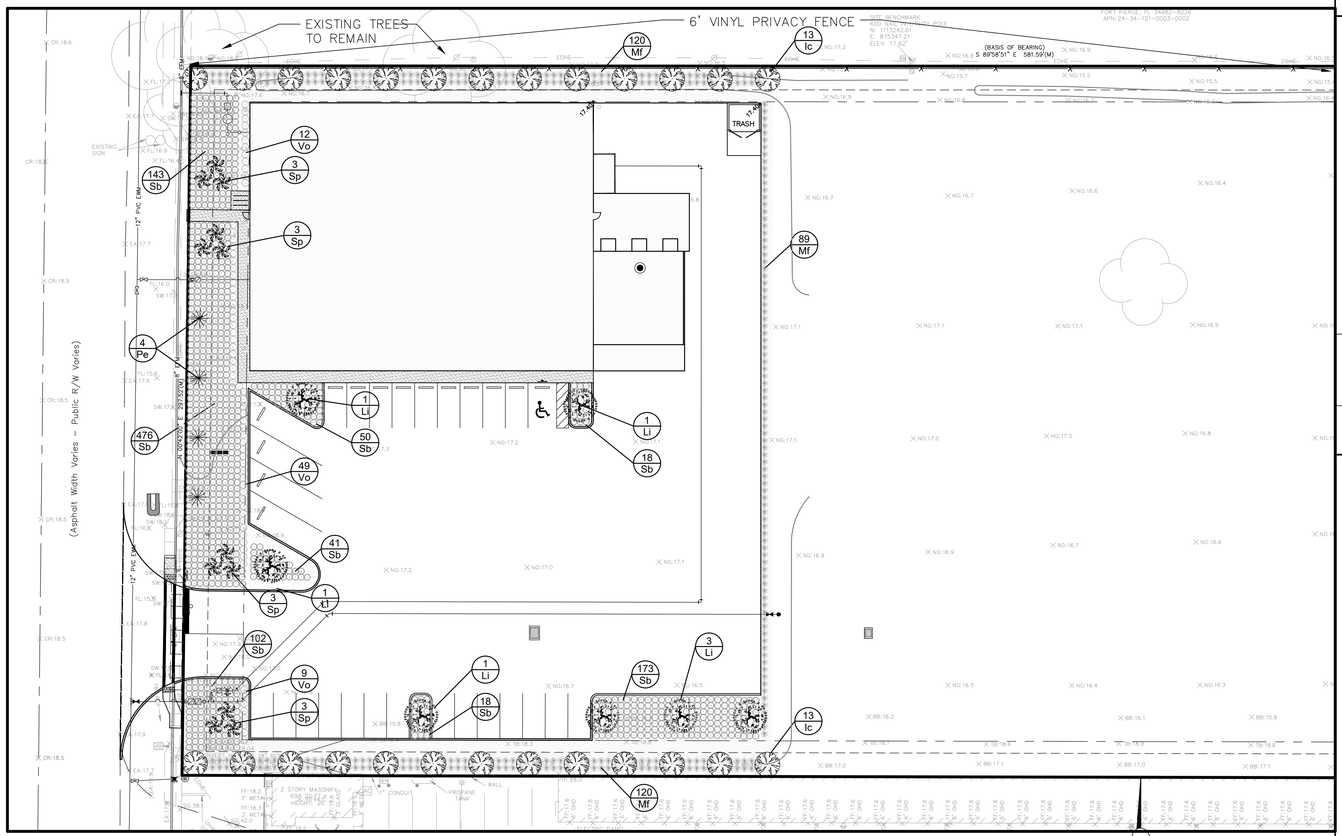
Quantity	Symbol	Material	Specification	Installation Requirements	Notes	Required Use of Designated Supplier.
Determined in Field.		Soil Amendment.	• 30% USDA white sand • 30% Class AA Compost • 30% Composted Pine Bark • 10% Peat Moss	Topsoil must be amended prior to installation of all plant materials. Soil is to amended in all planting areas.	See soil amendment installation requirements referenced in Installation Notes (No. 1).	Yes. Contractor must utilize Southeast Soils Inc. located at 1670 Cr 470, Okahumpka, Florida 34762. Contact Matt Bigler at (352) 323-8213.
SF		Sod	Bahia grass (Grade 1) (*Paspalum notatum*)	Irrigated and free of weeds and pests.		Must be of highest quality – Grade I
14,229 total SF of planting area		Pine Straw	Pine Straw – balled or other.	4" – spread evenly.		No.
26	Ic	Dahoon Holly 'Nativa' – (*Ilex Cassine 'Nativa' PPAF*)	Minimum 65-Gal container. Minimum 3" caliper. Minimum 12-ft HT x 6-ft SPRD.	See staking detail.		Yes. Contractor must utilize Cherry Lake Tree Farm located at 7836 Cherry Lake Road, Groveland, Florida 34736. (352) 429-2171.
4	Pe	Densa Slash Pine - (*Pinus elliottii var 'Densa'*)	Minimum 65-Gal container. Minimum 3" caliper. Minimum 12-ft HT x 6-ft SPRD.	See staking detail.		Yes. Contractor must utilize Cherry Lake Tree Farm located at 7836 Cherry Lake Road, Groveland, Florida 34736. (352) 429-2171.
2	Li	Natchez Crepe Myrtle – (*Lagerstromia indica x fauriei var. 'Natchez'*)	Single trunk. Minimum 65-Gal container. Minimum 3" caliper. Minimum 12-ft HT x 6-ft SPRD.	See staking detail.		Yes. Contractor must utilize Cherry Lake Tree Farm located at 7836 Cherry Lake Road, Groveland, Florida 34736. (352) 429-2171.
329	Mf	Simpson Stopper – *(Myrcianthes fragrans)*	3 – Gal container. Minimum 30" HT. Minimum 18" SPRD. Full.	Installed 36" O.C.		No
70	Vo	Dwarf Walter's Viburnum (Viburnum obovatum ' Ms. Schiller's Delight'')	3 – Gal container. Minimum 30" HT. Minimum 18" SPRD. Full.	Installed 36" O.C.		No
12	Sp	Cabbage Palm – (*Sabal Palmetto*).	Min 12 HT, CT, Debooted. Hurricane Cut.	Installed 6' O.C. As Indicated on plans.		Yes. Contractor must utilize Cherry Lake Tree Farm located at 7836 Cherry Lake Road, Groveland, Florida 34736. (352) 429-2171.
812	Sb	Cordgrass – (*Spartina Bakeri*)	3-Gal container – Full. Minimum 30" HT X 16" SPRD.	Installed 2.5' O.C.		No

HT – Height

SPRD – Spread

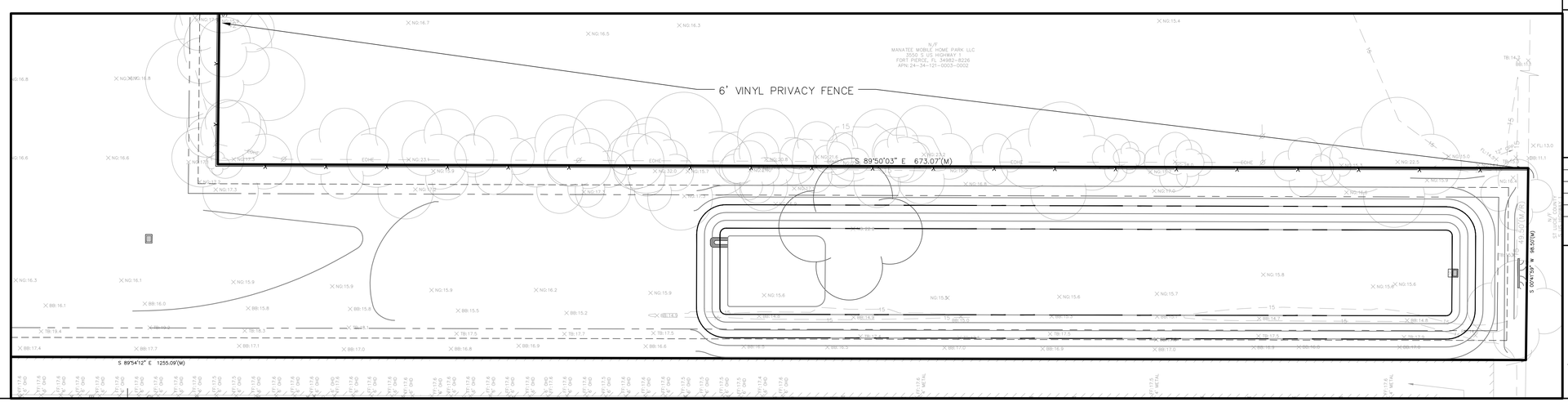
GAL - Gallon

EXISTING TREE



GRAPHIC SCALE

(1" = 30')



BY:	DESCRIPTION	DATE	REVISION
			1
			2
			3
			4
			5

U-HAUL FT. PIERCE

LANDSCAPE PLAN

PARKS CONSULTING SERVICES

12135 Topaz Street
Clermont Florida 34711
sean@parksconsultingfl.com.

JOB No.:	J No.
DESIGN BY:	BY
DRAWN BY:	
APPROVED BY:	QA Engineer
DATE:	
SHEET:	L-01

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

Sean M Parks, AICP, QEP

DATE: _____

GENERAL LANDSCAPE INSTALLATION NOTES:

1.) CONTRACTOR IS REQUIRED TO UTILIZE SUPPLIERS AS SPECIFIED IN MATERIALS TABLE PROVIDED.

SOIL PREPARATION

1.) SOIL PREPARATION FOR A LANDSCAPE DESIGN IS A CRITICAL FACTOR IN CREATING A HEALTHY AND LONG-LASTING LANDSCAPE. THE TOP 18-INCHES OF THE SOIL IN ALL LANDSCAPE AREAS MUST BE:

- FREE OF ROOTS, CLODS, AND STONES. SOIL COMPONENTS MUST BE NO LARGER THAN 5/8 INCH IN THE GREATEST DIMENSION, FREE OF NOXIOUS WEEDS, STICKS, BRUSH AND OTHER INORGANIC LITTER.
- SOIL MUST BE CERTIFIED NEMATODE FREE OR OTHER UNDESIRABLE DISEASE ORGANISMS SUCH AS INSECTS AND PLANT PATHOGENS.
- SOIL SHALL BE FRIABLE AND HAVE SUFFICIENT STRUCTURE TO GIVE GOOD TILTH AND AERATION TO THE SOIL.
- ORGANIC MATTER SHALL BE PRESENT TO IMPART GOOD PHYSICAL SOIL PROPERTIES, BUT NOT BE EXCESSIVE TO CAUSE TOXICITY OR EXCESSIVE REDUCTION IN THE VOLUME OF SOIL DUE TO DECOMPOSITION OF ORGANIC MATTER.
- CONTRACTOR MUST DEMONSTRATE A SOIL PH RANGE OF 6 TO 7.

2.) THE SOIL AMENDMENT MIX MUST CONTAIN:

- 30% USDA WHITE SAND
- 30% CLASS AA COMPOST
- 30% COMPOSTED PINE BARK
- 10% PEAT MOSS

3.) THE CONTRACTOR SHALL USE DISCRETION WHEN ADDING SOIL AMENDMENTS AND TILLING OF SOIL WITHIN TEN (10) FEET OF THE LARGE EXISTING TREES SO AS TO NOT DAMAGE OR DESTROY THE TREE'S ROOT SYSTEM.

PLANT INSTALLATION

4.) REFER TO CIVIL ENGINEER'S UTILITY AND GRADING AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR GRADING INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE CIVIL ENGINEER FOR DIRECTION AS TO HOW TO PROCEED.

5.) VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT PARKS CONSULTING SERVICES OR THE CIVIL ENGINEER FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

6.) PARKS CONSULTING SERVICES RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.

7.) VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.

8.) CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.

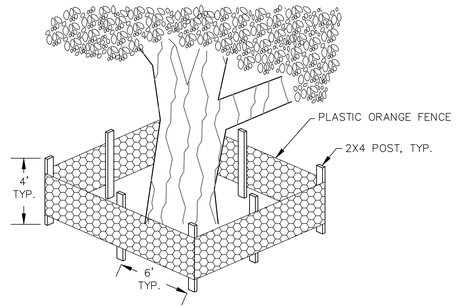
9.) PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

10.) TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.

11.) PLANT MATERIALS MUST BE FLORIDA NUMBER 1 GRADE OR BETTER, ACCORDING TO THE CURRENT EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS OF THE STATE DEPARTMENT OF AGRICULTURE.

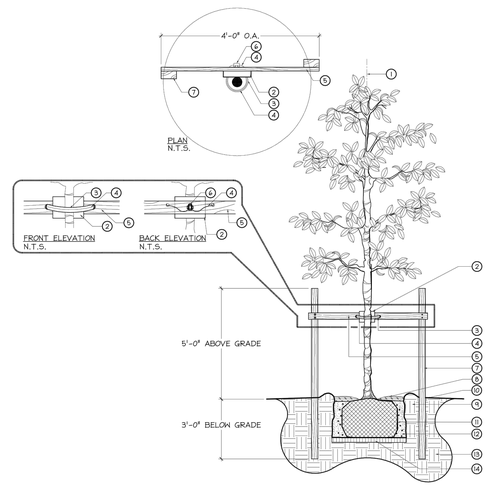
ADDITIONAL NOTES:

1. PROTECTED TREES OR GROUPS OF TREES SHALL BE CLEARLY MARKED BY FLAGGING, PAINTING OR OTHER MEANS. ALL PROTECTED TREES SHALL HAVE THE TRUNK AND ROOTS PROTECTED BY PROTECTIVE BARRIERS ERECTED PRIOR TO DEVELOPMENT ACTIVITY IN ACCORDANCE WITH THE FOLLOWING:
   - PROTECTIVE BARRIERS CONSTRUCTED OF WOOD RAILS, PIPE, CHAIN LINK FABRIC OR ORANGE PLASTIC SAFETY NETTING SHALL BE PLACED AROUND THE TREE OR TREES TO FORM A CONTINUOUS BARRICADE AT LEAST FOUR FEET HIGH. IDEALLY SUCH BARRIERS WILL FORM A PROTECTION ZONE DESCRIBED BY THE DRIP LINE.
   - SIGNS OR OTHER MARKINGS SHALL BE PLACED ON ALL SIDES OF THE PROTECTIVE BARRIER TO DESIGNATE THE PROTECTED AREA.
   - PROTECTIVE BARRIERS SHALL REMAIN IN PLACE UNTIL LANDSCAPE OPERATIONS BEGIN OR UNTIL CONSTRUCTION IN THE IMMEDIATE AREA HAS BEEN COMPLETED.
   - EXISTING STREET TREES LOCATED WITHIN RIGHTS-OF-WAY INTERIOR TO OR ADJACENT TO THE DEVELOPMENT SHALL HAVE PROTECTIVE BARRIERS BEFORE SITE WORK BEGINS.
   - TRENCHING FOR UNDERGROUND UTILITIES SHALL BE PROHIBITED INSIDE THE PROTECTIVE BARRIERS. IF UNDERGROUND UTILITIES MUST BE ROUTED THROUGH THE PROTECTED AREA, TUNNELING SHALL BE REQUIRED. ALL LANDSCAPE PREPARATION IN THESE AREAS SHALL BE CONDUCTED BY HAND, EXCEPT FOR MECHANICAL TUNNELING AS NEEDED.
2. NO VEHICLES, EQUIPMENT, MATERIALS OR FILL SHALL BE PLACED OR STORED WITHIN THE PROTECTED AREA.
3. WARRANTY - THE CONTRACTOR IS RESPONSIBLE FOR GROUND COVER AND SHRUB SURVIVAL FOR 90 DAYS AND TREE SURVIVAL FOR 1 YEAR.



NOTE:
1. FENCING TO FOLLOW DRIPLINE.
2. PROTECT EXISTING TRESS ON MEMORY CARE SITE ADJACENT TO CONSTRUCTION AREA.

TREE BARRIER DETAIL
N.T.S.



KEY

1. SET TREE PLUMB IN PLANTING PIT.
2. PROTECT TREE TRUNK WITH 1 NOMACO® STYROFOAM PADDING GUARDS, #MG4080048, AS SPECIFIED, OR APPROVED EQUAL.
3. AMAZON HOSE AND RUBBER® 1 ½" AIR HOSE #61146 OR APPROVED EQUAL, TO COVER 10 GAUGE WIRE.
4. 1 10 GAUGE GALVANIZED WIRE. WIRE PRODUCT®, OR APPROVED EQUAL.
5. 1 2"x4"x4' NON TREATED LANDSCAPE TIMBER AS SPECIFIED, FASTEN WITH 4 3½" DECK SCREWS TO 2"x4"x8' P.T. LANDSCAPE TIMBERS.
6. 1 ½" MALLEABLE CLAMP FASTENER FOR WIRE. SUPPLIER: FLORIDA WIRE® OR APPROVED EQUAL.
7. 2 2"x4" X 8' P.T. LANDSCAPE TIMBER AS SPECIFIED.
8. 1'-2" MULCH DEPTH LAYER ON ROOT BALL.
9. 4" WATER RING, (WITHIN ROOTBALL DIA.), FILL 3 TIMES IMMEDIATELY AFTER PLANTING, RAKE OUT PRIOR TO MULCHING AND PLANTING.
10. ROOT FLARE 1"-2" ABOVE FINISHED GRADE.
11. B&B OR CONTAINERIZED ROOTBALL. REMOVE ALL BURLAP IF NOT 100% BIODEGRADABLE. REMOVE CONTAINER FROM ROOTBALL PRIOR TO PLANTING.
12. BACKFILL: TOP SOIL TYP. OF AREA. BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.
13. UNDISTURBED SUBGRADE.
14. COMPACT SOIL IMMEDIATELY BENEATH THE ROOT BALL TO PREVENT SETTLING.

NOTES :
1. CONTRACTOR TO ASSURE PERCOLATION IN TREE PITS.
2. NO MULCH WITHIN 4" OF TRUNK.

TYP. MEDIUM TREE STAKING **(2½"-5" CAL.)**
SCALE: N.T.S.

BY:	DESCRIPTION	DATE	REVISION
			1
			2
			3
			4
			5

U-HAUL FT. PIERCE

LANDSCAPE DETAILS

PARKS CONSULTING SERVICES
12135 Topaz Street
Clermont Florida 34711
sean@parksconsultingfl.com.

JOB No.:	J No.
DESIGN BY:	BY
DRAWN BY:	
APPROVED BY:	QA Engineer
DATE:	
SHEET:	L-02

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

Sean M Parks, AICP, QEP

DATE: _____



GRAPHIC SCALE
(1" = 20')

U-HAUL FT. PIERCE

COLORED LANDSCAPE PLAN

PARKS CONSULTING SERVICES
12135 Beaver Street
Clermont, Florida 34711
sean@parksconsultingfl.com

REVISION	DATE	DESCRIPTION	BY:
1			
2			
3			
4			
5			

JOB No. 2No.
DESIGN BY: BY
DRAWN BY:
APPROVED BY: QA Engineer
DATE:
SHEET: L-03

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

Sean M. Parks, AICP, CEP

DATE:

Prepared By and After Recording Return To:
Stacy H. Krumin
Squire Patton Boggs (US) LLP
201 N. Franklin Street, Suite 2100
Tampa, FL 33602

DECLARATION OF UNITY OF TITLE

Property Owner: U-Haul Co. of Florida, a Florida corporation

Property Address: 3602 S US Highway 1, Fort Pierce, FL 34982

Parcel ID Nos: 2434-121-0005-000/6; 2434-123-0002-000/1; and 2434-123-0001-000/4

KNOW OF ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of Fort Pierce pertaining to the issuance of building permits and regulating land development activities, the undersigned, being the fee owner of the following described real property situated in the City of Fort Pierce, County of Saint Lucie, State of Florida, to wit:

See Exhibit A attached hereto

do hereby make the following declaration of conditions, limitations and restrictions on said lands, hereafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following particulars:

1. That the Property Owner agrees that the aforesaid parcels shall hereafter be regarded as and are hereby declared to be unified as an indivisible building site for purposes of the issuance of building permits and compliance with the City of Fort Pierce's development code and shall be developed as a uniform site pursuant to a site plan approved for all of said parcels.

2. That this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, and the heirs, successors and assigns of the undersigned, and all parties claiming under them until such time as the same may be released in writing under the order of the City Manager, Planning Director or Zoning Director (or equivalent positions) of the City of Fort Pierce. The undersigned also agrees that this instrument shall be recorded in the public records of Saint Lucie County, Florida.

[*The balance of this page intentionally left blank. Signature page follows*.]

Signed, sealed, witnessed and acknowledged this ____ day of December 2021.

U-Haul Co. of Florida, a Florida corporation

Name: _____
Print Name: _____
Its: _____

STATE OF _____)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of December, 2021, by _____, the _____ of U-Haul Co. of Florida, a Florida corporation, on behalf of said corporation. She/he (check one)(___) is personally known to me or (____) has produced a valid driver's license as identification.

_____
Notary Public, State of _____
Name: _____
My Commission Expires _____
My Commission Number is: _____

(NOTARY PUBLIC SEAL)

Exhibit A

Legal Description

The West 660 feet of the South 198 feet of the North 726 feet of the NW 1/4 of the NE 1/4 of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, excepting however, the West 78 feet thereof.

The North 1/2 of the South 99 feet of the North 825 feet of the NW 1/4 of the NE 1/4 of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, excepting therefrom all rights of way for public roads.

The South 1/2 of the South 99 feet of the North 825 feet of the NW 1/4 of the NE 1/4 of Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, excepting therefrom all rights of way for public roads.

TOGETHER WITH that portion of that certain property described in Official Records Book 319, Page 1602, lying North of that line of realignment as more particularly described in Official Records Book 1234, Page 2802.

LESS AND EXCEPTING that portion of that certain property described in Official Records Book 527, Page 1985, lying South of that line of realignment, as more particularly described In Quit Claim Deed recorded in Official Records Book 1234, Page 2806, all as recorded in the Public Records of St. Lucie County, Florida.

U-Haul Company of Florida

U-Haul Warehouse Storage of Fort Pierce

TRAFFIC IMPACT STATEMENT

Prepared July 13, 2021

Narrative

This project is located on the east side of South US Highway 1 between E. South Market Ave and Dickson Drive. The site is currently vacant. The proposed project is to build a 16,325 square foot warehouse building.

Trip Generation - Existing Conditions

Table 1a below indicats the estimated trips using ITE Trip Generation 10th Edition for the existing site conditions.

TABLE 1a. Trip Generation – Existing Conditions

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
	Vacant		0	0	0

Trip Generation - Proposed Conditions

Below are the estimated Total Trips, AM and PM Trips using Trip Generation 10th Edition for the proposed site conditions.

ITE Code = 150 Land Use Type = Warehousing Size = 16,325 SF
AM Peak Hour Trips = 3 AM Trips with 2 In and 1 Out
PM Peak Hour Trips = 3 PM Trips with 1 In and 2 Out
Total Daily Trips = 9

Based on the trip generation calculations, the proposed development would add 9 total trips to the adjacent thoroughfare network.

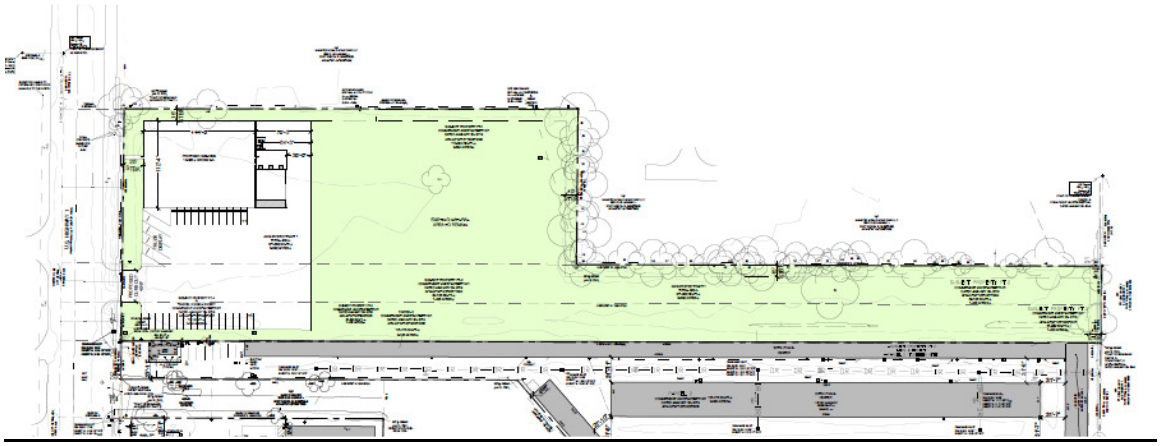
Impact Area

The significant impact area includes first-impacted throughfares and thouroughfares carrying project traffic equal to or greater than five percent (5%) of the PM peak hour service volume ("capacity") at adopted level of service (LOS). US 1 is the first-impacted thoroughfare and is included in the analysis.

The proposed development traffic does not meet ths five (5%) percent threshold on the first-impacted road segment. This segment is expected to carry the most project traffic, and because

the five percent test is not met for it, it is assumed not to be met for any other road segments. Based on the analysis, the impacted segment of US 1 is expected to operate at or above the adopted LOS (Level of Service) D standard.

Proposed Site Plan



Conclusion

This development is not projected to create adverse transportation impacts on significantly impacted thoroughfare roadways. The link (US 1) from E. South Market Ave to Dickson Drive will be impacted with 3 Peak Hour trips and only 9 total daily trips.

David Pollock, Traffic Specialist
602-263-6555

Technical Review Committee **1. f.**

Meeting Date: 01/20/2022

REQUESTED ACTION

Site Plan - Fort Pierce Commerce Center - At or near Energy Lane

LOCATION

At or near Energy Lane

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet (Part 1)

TRC Packet (Part 2)

Form Review

Form Started By: Vennis Gilmore Started On: 01/07/2022 12:46 PM

Final Approval Date: 01/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location: The general location of the property lots is Energy Lane, Fort Pierce, FL 34981

Parcel ID #(s): 2431-800-0005-000-1, 2431-800-0004-000-4, 2431-800-0002-000-0, 2431-800-0006-000-8, 2431-800-0007-000-5, 2431-800-0003-000-7

Project description: See attached

St. Lucie Commerce Center, LLC	Dynamic Engineering Consultants, PC
Property Owner(s)	**Applicant/Representative, Title, Company**
30 S Hope Chapel Road	100 NE 5th Ave., Suite B-2
Street Address	Street Address
Jackson NJ 08527	Delray Beach FL 33438
City State Zip	City State Zip
(561) 921 - 8570	(561) 921 - 8570
Phone Number	Phone Number
Steve@sterlingeg.com / chaim@sterlingeg.com	achu@dynamicec.com / jparkinson@dynamicec.com / mmiles@dynamicec.com/ apinero@dynamicec.com
Email Address	Email Address

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

Property Owner(s) Signature(s) 12/09/2021

Michael Miles with Dynamic Engineering Consultants (Authorized Agent)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: The general location of the property lots is Energy Lane, Fort Pierce, FL 34981

Parcel ID #(s): 2431-800-0005-000-1, 2431-800-0004-000-4, 2431-800-0002-000-0, 2431-800-0006-000-8, 2431-800-0007-000-5, 2431-800-0003-000-7

Project description: See attached

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 1,251,000 Site Acreage: 108.78

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

St. Lucie Commerce Center, LLC	Dynamic Engineering Consultants, PC
Property Owner(s)	**Applicant/Representative, Title, Company**
30 S Hope Chapel Road	100 NE 5th Ave., Suite B-2
Street Address	Street Address
Jackson NJ 08527	Delray Beach FL 33438
City State Zip	City State Zip
(561) 921 - 8570	(561) 921 - 8570
Phone Number	Phone Number
Steve@sterlingeg.com / chaim@sterlingeg.com	achu@dynamicec.com / jparkinson@dynamicec.com / mmiles@dynamicec.com/ apinero@dynamicec.com
Email Address	Email Address

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

Property Owner(s) Signature(s) 12/09/2021

Michael Miles with Dynamic Engineering Consultants (Authorized Agent)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

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



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

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

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

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

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

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

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

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

Impact	

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

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

IV. Project Description

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

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

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

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

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

C. Exemptions Requested:

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

Letter of Authorization

St. Lucie Commerce Center, LLC as the assigned contract purchaser of the property identified generally as 108.78 acres, more or less, located at Energy Lane consisting of Tax Parcel Numbers 2431-800-0005-000-1, 2431-800-0004-000-4, 2431-800-0002-000-0, 2431-800-0006-000-8, 2431-800-0007-000-5 2431-800-0003-000-7 in the City of Fort Pierce, St. Lucie County, Florida hereby authorize **Dynamic Engineering Consultants, PC** and/or their respective agents, consultants and assigns, to act as our agent to submit and correspond on our behalf for the above referenced project for any and all applications to the following jurisdictionally entities: in the City of Fort Pierce, St. Lucie County, South Florida Water Management District, North Saint Lucie River Water Control District, Florida Department of Environmental Protection, Fort Pierce Utility Authority, and any other applicable agencies as it pertains to the involvement of the project location. We understand that we are the owner of record responsible for the development applications submitted by the agents referenced above.

St. Lucie Commerce Center, LLC

By:_____

Name: steve tress

Address: 30 s hope chapel

jackson nj 08527

Phone:_____

Email:_____

By:_____

Name:_____

Address: _____

_____

Phone:_____

Email:_____

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

Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0002-000-0
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175750
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 1



Current Values

Just/Market Value:	$143,964
Assessed Value:	$1,795
Exemptions:	$0
Taxable Value:	$1,795

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6.53
Land Size (SF):	284,403

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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dotloop signature verification: dtlp.us/PA52-rrio-QK4a

Vacant Land Contract

FloridaRealtors®

1. **Sale and Purchase ("Contract"):** TAHOE 1212 LLC ("Seller") and Hope Commercial Holdings and/or Assignes ("Buyer") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as:
Address: 6 parcels of 104 Acres at Selvitz Rd. in Fort Pierce, Florida
Legal Description: Parcels ID's:2431-800-0002-000-0, 2431-800-0003-000-7, 2431-800-0004-000-4, 2431-800-0005-000-1, 2431-800-0007-000-5, 2431-800-0006-000-8.

SEC ___/TWP /___/RNG ___ of St. Lucie County, Florida. Real Property ID No.: _____
including all improvements existing on the Property and the following additional property: _____

2. **Purchase Price:** (U.S. currency) ..... $ 6,500,000.00
All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
Escrow Agent's Name: Riverside Abstract
Escrow Agent's Contact Person: Nachman Jacobovitch
Escrow Agent's Address: _____
Escrow Agent's Phone: 732.806-9899
Escrow Agent's Email: NJacobovitch@rsabstract.com

(a) Initial deposit ($0 if left blank) (**Check if applicable**)
☐ accompanies offer
☒ will be delivered to Escrow Agent within _____ days (3 days if left blank) after Effective Date ..... $ 250,000.00

(b) Additional deposit will be delivered to Escrow Agent (**Check if applicable**)
☐ within _____ days (10 days if left blank) after Effective Date
☐ within _____ days (3 days if left blank) after expiration of Due Diligence Period ..... $ _____

(c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) ..... _____

(d) Other: _____ ..... $ _____

(e) Balance to close (not including **Buyer's** closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds ..... $ 6,250,000.00

(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify): _____ prorating areas of less than a full unit. The purchase price will be $_____ per unit based on a calculation of total area of the Property as certified to **Seller** and **Buyer** by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation: _____

3. **Time for Acceptance; Effective Date:** Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before August 13, 2021, this offer will be withdrawn and **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.**

4. **Closing Date:** This transaction will close between December 15, 2021 and January 5, 2022 at sellers discretion and subject to other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller** provided documents and other items.

5. **Extension of Closing Date:** If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

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Form Simplicity

dotloop signature verification: dtlp.us/PA52-rrio-QK4a

("CFPB Requirements"), if applicable, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

6. Financing: (Check as applicable)

(a) ☒ **Buyer** will pay cash for the Property with no financing contingency.

(b) ☐ This Contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this Contract and **Buyer's** deposit(s) will be returned.

(1) ☐ **New Financing: Buyer** will secure a commitment for new third party financing for $_____ or _____% of the purchase price at **(Check one)** ☐ a fixed rate not exceeding _____% ☐ an adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.

(2) ☐ **Seller Financing: Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of $_____, bearing annual interest at _____% and payable as follows:

_____

The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

(3) ☐ **Mortgage Assumption: Buyer** will take title subject to and assume and pay existing first mortgage to

_____

LN#_____ in the approximate amount of $_____ currently payable at $_____ per month, including principal, interest, ☐ taxes and insurance, and having a ☐ fixed ☐ other (describe) _____ interest rate of _____% which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the assumption/transfer fee exceeds $_____, either party may elect to pay the excess, failing which this Contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this Contract will terminate; and **Buyer's** deposit(s) will be returned.

7. Assignability: (Check one) Buyer ☐ may assign and thereby be released from any further liability under this Contract, ☒ may assign but not be released from liability under this Contract, or ☐ may not assign this Contract.

8. Title: Seller has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☐ special warranty deed ☐ other (specify) _____, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____, provided there exists at closing no violation of the foregoing.

(a) Title Evidence: The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search (including municipal lien search) if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at

(Check one) ☐ **Seller's** ☒ **Buyer's** expense and

(Check one) ☐ within _____ days after Effective Date ☐ at least _____ days before Closing Date,

(Check one)

(1) ☐ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the

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amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

(2) ☒ an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.

(b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within _____ days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within _____ days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) **Survey: Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).

(d) **Ingress and Egress: Seller** warrants that the Property presently has ingress and egress.

9. **Property Condition: Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) **Inspections: (Check (1) or (2))**

(1) ☒ **Due Diligence Period: Buyer** will, at **Buyer's** expense and within 60 days (30 days if left blank) ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

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(2) ☐ **No Due Diligence Period: Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to **Buyer.** This Contract is not contingent on **Buyer** conducting any further investigations.

(b) **Government Regulations:** Changes in government regulations and levels of service which affect **Buyer's** intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has expired or if Paragraph 9(a)(2) is selected.

(c) **Flood Zone: Buyer** is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(d) **Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.

☐ **Buyer** waives the right to receive a CCCL affidavit or survey.

10. Closing Procedure; Costs: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 21. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) **Seller Costs:**
Taxes on deed
Recording fees for documents needed to cure title
Title evidence (if applicable under Paragraph 8)
Estoppel Fee(s)
Other: _____

(b) **Buyer Costs:**
Taxes and recording fees on notes and mortgages
Recording fees on the deed and financing statements
Loan expenses
Title evidence (if applicable under Paragraph 8)
Lender's title policy at the simultaneous issue rate
Inspections
Survey
Insurance
Other: _____

(c) **Prorations:** The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

(d) **Special Assessment by Public Body:** Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be paid in installments, ☐ **Seller** ☐ **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

(e) **PROPERTY TAX DISCLOSURE SUMMARY: BUYER** SHOULD NOT RELY ON THE **SELLER'S** CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT **BUYER** MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY

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IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

(f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at closing.

(g) **1031 Exchange:** If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

11. **Computation of Time:** Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103) shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in this Contract.**

12. **Risk of Loss; Eminent Domain:** If any portion of the Property is materially damaged by casualty before closing or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may terminate this Contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification, and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this Contract and receive all payments made by the governmental authority or insurance company, if any.

13. **Force Majeure:** **Seller** or **Buyer** will not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and **Buyer's** deposit(s) will be returned.

14. **Notices:** All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by this Contract, regarding any contingency will render that contingency null and void, and this Contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.**

15. **Complete Agreement; Persons Bound:** This Contract is the entire agreement between **Seller** and **Buyer**. **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless incorporated into this Contract.** Modifications of this Contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "Broker" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of **Seller**, **Buyer**, and Broker.

16. **Default and Dispute Resolution:** This Contract will be construed under Florida law. This Paragraph will survive closing or termination of this Contract.

(a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this Contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting

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from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.

(b) Buyer Default: If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this Contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this Contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this Contract.

17. Attorney's Fees; Costs: In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

18. Escrow Agent; Closing Agent: **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

19. Professional Advice; Broker Liability: Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value. Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this Contract. This Paragraph will survive closing.

20. Commercial Real Estate Sales Commission Lien Act: If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

21. Brokers: The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to closing agent: Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any MLS or other offer of compensation made by **Seller** or listing broker to cooperating brokers.

* Robert C.Smith Fee 3% Isaac Gutman/0469081 Fee 3%

Seller's Sales Associate/License No. **Buyer's** Sales Associate/License No.

Buyer (ST 08/09/21 9:24 AM EDT) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is 6 of 8 pages.

Serial#: 033492-200162-8204753

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robert.c.smith@cbre.com	igutman1947@gmail.com
Seller's Sales Associate Email Address	**Buyer's** Sales Associate Email Address
561.707-5558	305.965-4641
Seller's Sales Associate Phone Number	**Buyer's** Sales Associate Phone Number
CBRE	Sterling Bay Int. Real Estate Corp.
Listing Brokerage	**Buyer's Brokerage**
515 N Flagler Dr. WPB, FL 33401	1990 Jackson Str. #5 Hollywood, FL 33020
Listing Brokerage Address	**Buyer's Brokerage Address**

22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract **(Check if applicable)**

☐ A. Back-up Contract
☐ B. Kick Out Clause
☐ C. Other _____

23. Additional Terms: Buyer is also represented by Simani Realty, LLC and will pay a separate broker's fee of 2%
Buyers Sales Associate/ License No. - Eliza Joshua/3480925

COUNTER-OFFER/REJECTION

☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver a copy of the acceptance to Seller).
☐ Seller rejects Buyer's offer

This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before signing.

Buyer: SteveTress dotloop verified 08/09/21 9:24 AM EDT 2JIN-FLRU-EFLY-WWPS Date: 08/05/2021
Print name: _____
Buyer: _____ Date: _____
Print name: _____

Buyer's address for purpose of notice:

Address: _____
Phone: _____ Fax: _____ Email: _____

Seller: _____ Date: 8/12/2021
Print name: Michael Wick Authorized Signor
Seller: _____ Date: _____
Print name: _____

Buyer (ST 08/09/21 9:24 AM EDT) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is 7 of 8 pages.

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Seller's address for purpose of notice:

Address: _____

Phone: _____ Fax: _____ Email: _____

Effective Date: August 12, 2021 **(The date on which the last party signed or initialed and delivered the final offer or counter offer.)**

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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0001-000-3
Jurisdiction: Fort Pierce

Use Type: 9400
Account #: 175749
Map ID: 24/31S
Zoning: Light Indu

Ownership

TREASURE COAST BUSINESS
PARK POA INC
Florida Municipal Power Agency
Ft Pierce Utilities Authority

c/o Midway Properties of St Lucie
417 N Causeway
New Smyrna, FL 32169



Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- RD R/W (ENERGY DR) (4.86 AC) (AS PER PLAT DEDICATION DATED 2/2/11) (OR 3350-790)

Current Values

Just/Market Value:	$0
Assessed Value:	$0
Exemptions:	$0
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.86
Land Size (SF):	211,702

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0003-000-7
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175751
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 2



Current Values

Just/Market Value:	$133,574
Assessed Value:	$1,499
Exemptions:	$0
Taxable Value:	$1,499

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.45
Land Size (SF):	237,489

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0004-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175752
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448



Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 3

Current Values

Just/Market Value:	$146,951
Assessed Value:	$1,649
Exemptions:	$0
Taxable Value:	$1,649

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6
Land Size (SF):	261,273

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0005-000-1
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175753
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 4



Current Values

Just/Market Value:	$230,115
Assessed Value:	$2,006
Exemptions:	$0
Taxable Value:	$2,006

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.19
Land Size (SF):	356,713

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0006-000-8
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175754
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 5



Current Values

Just/Market Value:	$755,478
Assessed Value:	$11,102
Exemptions:	$0
Taxable Value:	$11,102

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	47.58
Land Size (SF):	2,072,498

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0007-000-5
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175755
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 6



Current Values

Just/Market Value:	$471,302
Assessed Value:	$6,977
Exemptions:	$0
Taxable Value:	$6,977

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	30.18
Land Size (SF):	1,314,423

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0005-000-1
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175753
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 4



Current Values

Just/Market Value:	$230,115
Assessed Value:	$2,006
Exemptions:	$0
Taxable Value:	$2,006

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.19
Land Size (SF):	356,713

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0004-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175752
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448



Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 3

Current Values

Just/Market Value:	$146,951
Assessed Value:	$1,649
Exemptions:	$0
Taxable Value:	$1,649

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6
Land Size (SF):	261,273

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0002-000-0
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175750
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 1



Current Values

Just/Market Value:	$143,964
Assessed Value:	$1,795
Exemptions:	$0
Taxable Value:	$1,795

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6.53
Land Size (SF):	284,403

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0006-000-8
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175754
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 5



Current Values

Just/Market Value:	$755,478
Assessed Value:	$11,102
Exemptions:	$0
Taxable Value:	$11,102

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	47.58
Land Size (SF):	2,072,498

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0007-000-5
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175755
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 6



Current Values

Just/Market Value:	$471,302
Assessed Value:	$6,977
Exemptions:	$0
Taxable Value:	$6,977

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	30.18
Land Size (SF):	1,314,423

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0003-000-7
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175751
Map ID: 24/31S
Zoning: Light Indu

Ownership

TAHOE 1212 LLC
PO Box 512
Zephyr Cove, NV 89448

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 2



Current Values

Just/Market Value:	$133,574
Assessed Value:	$1,499
Exemptions:	$0
Taxable Value:	$1,499

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.45
Land Size (SF):	237,489

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4793148 OR BOOK 4523 PAGE 2168, Recorded 12/14/2020 03:37:29 PM Doc Tax: $16660.00

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, YATES & FEE, PLLC
426 Avenue A
Fort Pierce, FL 34950

Property Appraiser's Parcel Identification (Folio Number):

2431-800-0002-000/0
2431-800-0003-000/7
2431-800-0004-000/4
2431-800-0005-000/1
2431-800-0006-000/8
2431-800-0007-000/5

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 8th day of December, 2020, by **MIDWAY PROPERTIES OF ST. LUCIE COUNTY, L.C., a Florida limited liability company, and FIVE SIBLINGS, LLC, a Georgia limited liability company,** whose post office address is 417 N. Causeway, New Smyrna, Florida, 32169, hereinafter called the Grantor, to **TAHOE 1212, LLC, a Delaware limited liability company**, whose post office address is **P. O. Box 512, Zephyr Cove, Nevada, 89448**, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in St. Lucie County, Florida, viz:

Lots 1 through 6, Treasure Coast Business Park, according to the plat thereof, as recorded in Plat Book 64, Pages 36 through 42, of the Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for 2021 and subsequent years. Further, specifically SUBJECT TO the Permitted Exceptions appearing on Exhibit "A" appended and incorporated herein.

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

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

AND the Grantor hereby covenants with the Grantee that at the time of the delivery of this deed, the premises were free from all encumbrances made by grantor and that Grantor will warrant

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3659347 OR BOOK 3350 PAGE 790, Recorded 12/22/2011 at 04:25 PM
Doc Tax: $0.70

PREPARED BY/RETURN TO:
FRANK H. FEE, III, ESQ.
FEE, DeROSS & FEE, P.L.
426 Avenue A
Fort Pierce, FL 34950

DOCUMENTARY STAMPS - $.70

FEE SIMPLE DEED

THIS DEED, executed this 7th day of December, 2011,by

MIDWAY PROPERTIES OF ST. LUCIE COUNTY, L.C., a Florida limited liability company; and RON THOMAS JONES, as Co-Trustee and LESLIE JONES SMITH, as Successor Co-Trustee, of the ANNE C. JONES MARITAL TRUST U/W OF THOMAS C. JONES, DECEASED

whose address is: 417 North Causeway
New Smyrna, Florida 32169-5266

hereinafter called the Grantor, to

TREASURE COAST BUSINESS PARK PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation not for profit, as to an undivided 50.47% interest; FLORIDA MUNICIPAL POWER AGENCY, as to an undivided 35.45% interest; and FORT PIERCE UTILITIES AUTHORITY, as to an undivided 14.08% interest

whose address is: 417 North Causeway
New Smyrna, Florida 32169-5266

hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of $10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land, situate, lying and being in the County of St. Lucie County, State of Florida, to-wit:

All of Energy Drive, a dedicated private right-of-way as delineated and described on, in and by the Plat of TREASURE COAST BUSINESS PARK, recorded in Plat Book 64, pages 36 through 42, inclusive, of the Public Records of St. Lucie County, Florida.

Subject to dedications, restrictions, reservations and limitations of record.

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

FORT PIERCE COMMERCE CENTER

CITY OF FORT PIERCE PRE-APP MEETING MINUTES

Location:	Virtual via Conference call
Date:	September 8th, 2021
Time:	2:00 PM -3:00 PM
Attendees:	Alexandra Chu, Michael Miles, Brandon Creagan, Jill Marasa, Tracy Telle, Susan O' Rourke, Edward Roseberry, Wayne Boyer

MEETING AGENDA

- Plat:
  -Dynamic: Two properties north will propose a dissolved line. Would this trigger a replat process?
  -City: If you are not adding lots and doing unity of title can be handle through unity. No need to replat.
- ***Planning:***
  - ***Make sure parking requirements are being upheld. City typically has a higher standard for parking than ITE. City will be in favor to reducing parking stall requirements and would accept parking study or ITE calculations.***
  - ***Dumpster enclosures not visible from ROW.***
  - ***Lighting is required on buildings. Check out new approved industrial projects for reference.***
  - ***No blank walls.***
  - ***Private Road Energy Drive - better to provide traffic study to St. Lucie county from the beginning as it can pose delays (4 months).***
- Timing:
  - Dynamic: Would building concurrent with Site Plan + Early start.
  - ***City: Building Permit Historically yes, but legislative changes will be taking place soon and it might not be a possibility. Early start is available right now but legislative changes will be taking place soon and it might change the requirements. 6 months to get approval for entitlements. Kings Highway Commerce Park (Similar project processed within 4 months).***
- St Lucie County - Fire:
  - ***Water - looping two separate mains Selvitz and midway, fire pump for 500ksf building, each building needs its own FDC (40' from the building on corner) each building needs a PIV and a hydrant within 150 of FDC (each). Water Main is on Energy and must be looped around buildings.***
  - ***Access - large fire apparatus 10- 1/2 feet wide, 21 -1/2 feet rear, turning radius 41 -1/2 degree return.***

Note: As of September 28th, 2021 Brandon Creagan, the planner, will be leaving the city.

ENVIRONMENTAL IMPACT REPORT

TREASURE COAST BUSINESS PARK

Prepared for

Dynamic Engineering Consultants, P.C.
100 Northeast 5th Avenue
Suite B2
Delray Beach, Florida 33483

Atwell Project No. 21003499

FINAL

Submitted by Atwell, LLC

11760 North US1
Suite 507
Palm Beach Gardens, Florida 33408

September 29, 2021

TABLE OF CONTENTS

INTRODUCTION **2**
PURPOSE AND INTENT **2**
PROPERTY DESCRIPTION **2**
SOILS **3**
NATURAL COMMUNITIES AND LAND COVER **3**
LISTED SPECIES **4**
SITE VISIT **5**
PROPOSED IMPACTS FROM DEVELOPMENT **6**

FIGURES

1 Site Location
2 Sketch Layout
3 Soils Map
4 FLUCCS Map

APPENDIX

A FNAI Report

INTRODUCTION

The approximately 108-acre property covered by this Environmental Impact Report is located within Section 31 Township 35 South, Range 40 East, in St. Lucie County, Florida (Figure 1 – Site Location Map). The property is bordered by industrial land uses to the north, an industrial facility to the southwest and by woodland and orchards to the east, south, and northwest. Additionally, existing transmission lines run along the southern border of the property.

PURPOSE AND INTENT

This report has been prepared to document potential environmental impacts on an approximately 108-acre property referred to as the Treasure Coast Building Park. The subject property is currently mostly undeveloped with Energy Lane crossing through the northern portion of the site and an overhead electrical transmission line corridor along the southern boundary of the site.

Atwell has prepared this report in accordance with City of Ft. Pierce, Code of Ordinances, Chapter 22 and Section 11.02.09.A.5 “Environmental Impact Report” of the St. Lucie County Land Development Code. Atwell’s review of the Ordinances and Section 11.02.09.A.5.a.1 in relations to this site determined that the following criteria apply to this site:

- The property is more than ten (10) acres.
- The property, regardless of size, contains any wetland.

The following requirements of the St. Lucie County Land Development Code are not applicable to this project:

- The property is identified on the “Inventory of Native Ecosystems for St. Lucie County”.
- The proposed development is located in whole or part within the One Hundred (100) Year Flood Plain.
- The property is located anywhere on North or South Hutchinson Island.

PROPERTY DESCRIPTION

The subject property is located at the intersection of Selvitz Road and Energy Lane approximately 0.9 miles north of Midway Road. Land use to the north appears to be industrial development, a combination of undeveloped land and small business development to the east, orchards to the south, and an industrial facility to the west.

Historic aerial imagery indicates Energy Lane was constructed in 2007. The subject property is currently undeveloped and dominated by rangeland and open fields and consists of upland

forested areas with adjacent wetland/surface water bodies, and an overhead electric transmission line along the southern boundary of the site. Wetlands H and I are present on the subject property (Figure 2 – Sketch Layout). These two features are located within the western portion of the property.

SOILS

A soils map obtained from the USDA Web Soil Survey and with the property boundary is attached (Figure 3 – Soil Map). According to the soil map, four soil types are found on the subject property. The description of these soils, in their natural state, according to the St. Lucie County Soil Survey is provided below:

Ankona and Farmton sands – These poorly drained soils are characteristically found on flatwoods on marine terraces and derive from sandy and loamy marine deposits. Slopes range from 0 to 2 percent. The permeability of these soils is moderately low to moderately high. Minor components make up approximately 10 percent and consist of Electra, Waveland, and Lawnwood soils.

Floridana sand, frequently ponded, 0 to 2 percent slopes – This very poorly drained soil is characteristically found in depressions on marine terraces and derive from sandy and loamy marine deposits. Slopes range from 0 to 1 percent. The permeability of this soil is moderately low to moderately high. Minor components make up approximately 15 percent and consist of Winder, Fleda, Anclote, and Tomoka soils.

Oldsmar sand, depressional – This very poorly drained soil is characteristically found in depressions on marine terraces and derive from sandy and loamy marine deposits. Slopes range from 0 to 2 percent. The permeability of this soil is moderately low to moderately high. Minor components make up approximately 10 percent and consist of Riviera soils.

Tantile and Pomona sands – These poorly drained soils are characteristically found on flatwoods on marine terraces and derive from sandy and loamy marine deposits. Slopes range from 0 to 2 percent. The permeability of these soils is moderately low to moderately high. Minor components make up approximately 12 percent and consist of Nettles, Pepper, Ankona, and Lawnwood soils.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover and vegetation communities found on the subject property. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. Observed wildlife

species presence and potential usage of the habitat is further discussed in the subsequent section of this report.

There are five different FLUCCS classifications currently present within the project area including Mixed Rangeland (3300), Improved Pastures (2110), Pine Flatwoods (4110), Freshwater Marshes/Graminoid Prairie-Marsh (6410), and Electrical Power Transmission Lines (8320).

A land cover map of the observed community types is included as Figure 4 FLUCCS Map in this report. The land cover types observed on the property are described as follows:

3300 Mixed Rangeland – approximately 19.3 acres

This accounts for the northern portion of the project area. Mixed Rangeland consists of an intermixture of grassland and shrub-brushland range species.

2110 Improved Pastures – approximately 35.5 acres

This accounts for the central portion of the project area. This community type is composed of cleared, tilled, reseeded with specific grass types, and periodically improved with brush control and fertilizer application. Water ponds, troughs, feed bunkers, and cow trails may be evident.

4110 Pine Flatwoods – approximately 11.7 acres

This accounts for the western central portion of the project area. Historically, longleaf pines were common drier sites while slash pines were found in moister areas with wildfire influencing this distribution. Due to fire control and artificial reforestation, slash pine has extended into longleaf areas. This class is dominated by either slash or longleaf pine. Understory species include saw palmetto, wax myrtle, gallberry, and a variety of herbs and brush.

6410 Freshwater Marshes/Graminoid Prairie-Marsh – approximately 19.1 acres

This community is within the western portion of the project area. These marshes are characterized by sawgrass, cattail, arrowhead, maidencane, buttonbush, cordgrass, giant cutgrass, switchgrass, bulrush, needlerush, and common reed.

8320 Electrical Power Transmission Lines – approximately 19.3 acres

This runs along the southern edge and southwestern portion of the project area.

LISTED SPECIES

Atwell reviewed the standard literature for potentially present listed species and conducted specific searches to identify potential species or their preferred habitat within the subject

property. The FWC' online Waterbird Colony Locator was queried to identify any waterbird breeding colonies within or within the vicinity of the project area. The FWC's Bald Eagle Nest Location Data Records were queried to identify any Bald Eagle nests on or within the vicinity of the project area. The Florida Natural Areas Inventory (FNAI) Element Occurrence Records were also searched for the occurrence status of listed species on or in the vicinity of the project area.

Atwell reviewed the FWC' online Waterbird Colony Locator on September 17, 2021 which indicated there are no known waterbird colonies within or within the vicinity of the project area. Atwell also review the FWC' online Bald Eagle Nest Location Data Records on September 17, 2021 which indicated there are no known bald eagle nests within or within the vicinity of the project area. Atwell also requested a FNAI report (Appendix A) on September 16, 2021 which identified several species that may be on or near the project area:

- Blackwater stream
- Bald eagle (*Haliaeetus leucocephalus*)
- Southeastern fox squirrel (*Sciurus niger niger*)

A couple of species were identified as likely being on or near the project area:

- Mesic flatwoods
- Wood stork (*Mycteria americana*)

The FNAI report also identified these species as potentially being on or near the project area:

- Florida burrowing owl (*Athene cunicularia floridana)*
- Piedmont jointgrass (*Coelorachis tuberculosa)*
- Large-flowered rosemary (*Conradina grandiflora)*
- Eastern indigo snake (*Drymarchon couperi)*
- Coastal vervain (*Glandularia maritima)*
- Gopher tortoise (*Gopherus polyphemus)*
- Nodding pine weed (*Lechea cernua)*
- Small's flax (*Linum carteri var. smallii)*
- Celestial Lily (*Nemastylis floridana)*
- Tiny polygala (*Polygala smallii)*
- Giant orchid (*Pteroglossaspis ecristata)*
- Snail kite (*Rostrhamus sociabilis)*
- Florida scrub lizard (*Sceloporus woodi)*

SITE VISIT

Atwell's Certified Wildlife Biologist conducted a site visit on September 20, 2021. The site visit did not identify any of the above listed species, their nests, or suitable habitat on or directly adjacent to the site.

This site visit identified picklerweed (*Salicornia L.*), smartweed (*Polygonum spp.),* lily pads (*Nymphaea spp.*), and yellow nutsedge (*Cyperus esculentus*) within the wetlands. Other vegetation consisted of palmettos (*Sabal palmetto*), palm trees (*Cocos nucifera*), ponderosa pine (*Pinus ponderosa*), reed canary grass (*Phalaris arundinacea*), wax myrtle (*Myrica cerifera*), and dog fennel (*Eupatorium capillifolium*).

Non-Listed Species

During Atwell's site visit the following non listed wildlife species were observed:

- Cattle egrets (*Bubulcus ibis*)
- Great egrets (*Ardea alba*)
- Little blue herons (*Egretta caerulea*)

No eagle or water bird nests were observed on site during the site visit.

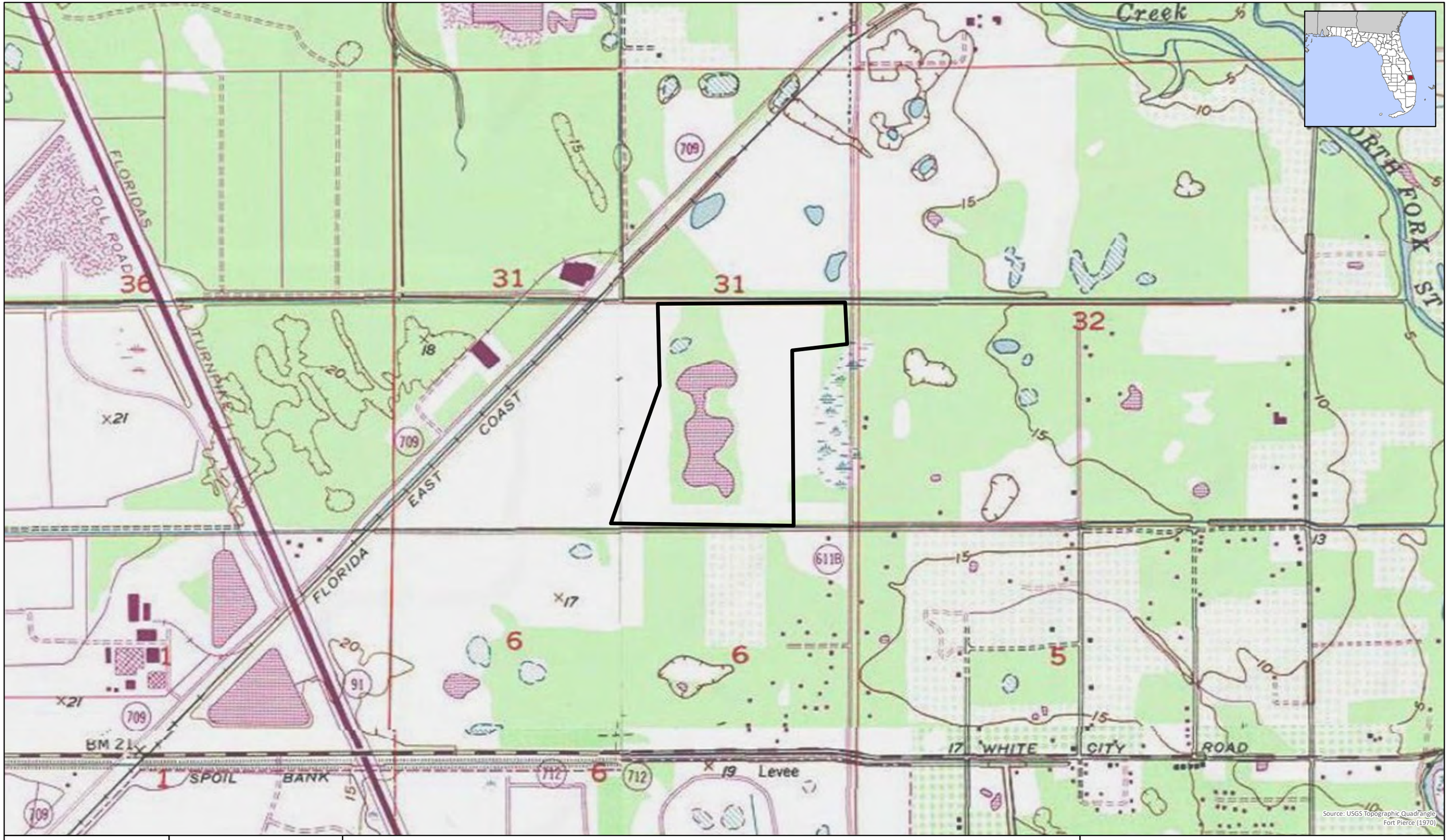
PROPOSED IMPACTS FROM DEVELOPMENT

Based on the desktop review, document review, site inspection, and review of the August 11, 2021 Sketch Layout, the proposed development areas are within upland and non-wetland areas, avoiding direct impacts to Wetlands H and I. Therefore, it does not appear wetland impact permits will be required from the South Florida Water Management District or the U.S. Army Corps of Engineers. Additionally, based on Atwell's review of the site, the proposed development areas are also not located within potentially suitable listed species habitat. Therefore, the project is not likely to impact wetlands or any listed species. Should you have any questions regarding this or any other matter, please feel free to contact our office at (248) 447-2000.

FIGURES

FIGURE 1

SITE LOCATION MAP



Source: USGS Topographic Quadrangle, Fort Pierce (1970)

ATWELL

Environmental Impact Report
Fort Pierce, Florida
21003499
September 22, 2021

0 1,000 Feet

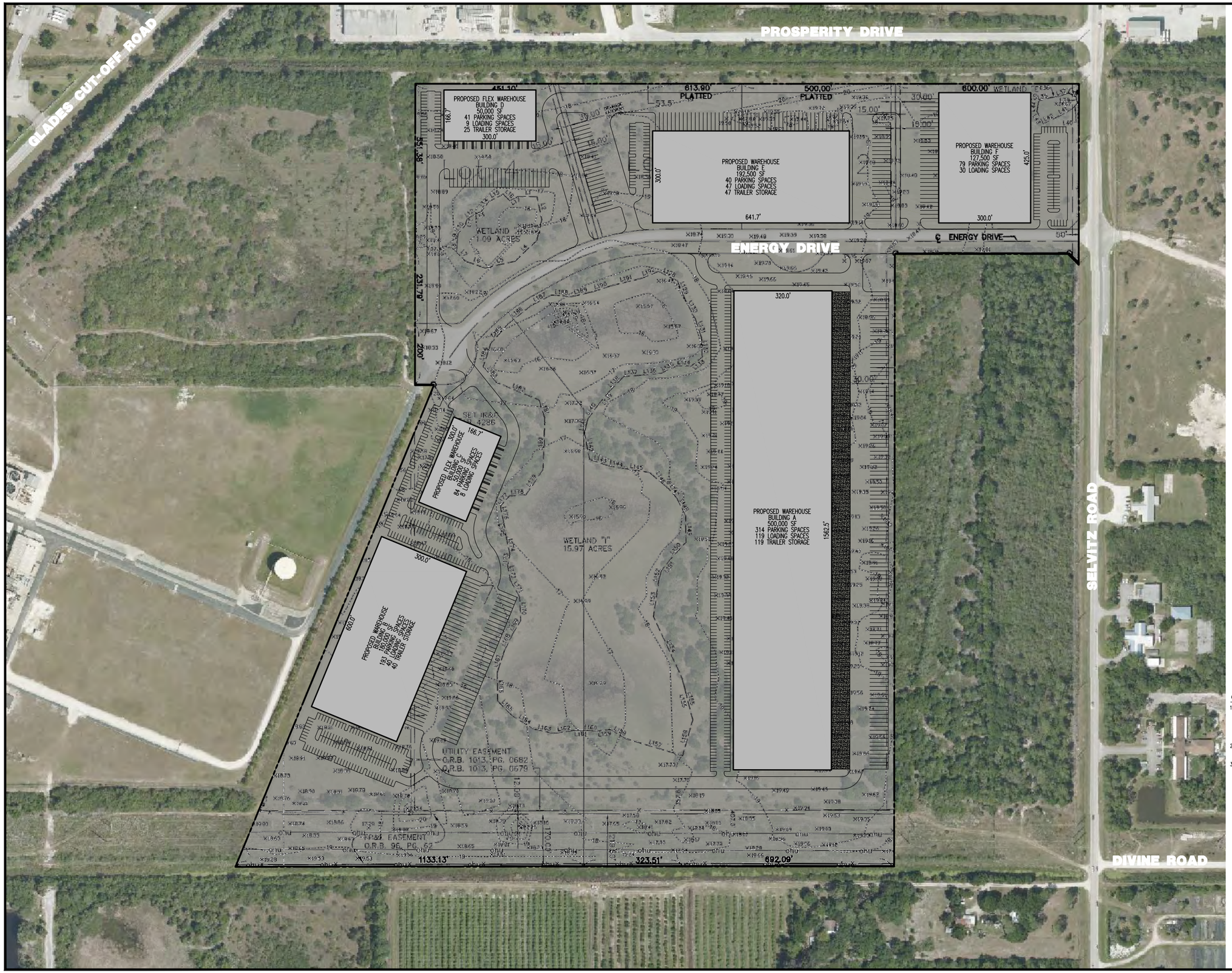
Project Area (~108 acres)

Site Location Map
Section 31, T35S R40E
St. Lucie County, Florida

G:\Jobs2100\T21003499_FortPierce_FL\T21003499_Fig1_SLM.mxd 9/22/2021

FIGURE 2

SKETCH LAYOUT



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY: CULPEPPER & TERPENING, INC. LAST REVISED: 04/17/2006

   GOOGLE AERIALS; DATED: 01/21/2021

2. THIS PLAN IS INTENDED FOR SKETCH PURPOSES ONLY. NO ORDINANCE OR OTHER AGENCY GUIDELINES HAVE BEEN REFERENCED IN THE DESIGN OF THIS PLAN AND IS SUBJECT TO A DUE DILIGENCE REVIEW.

3. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF SKETCH PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

SKETCH LAYOUT

DYNAMIC ENGINEERING

SKETCH C
08/11/2021
1"=150'

PROPOSED INDUSTRIAL DEVELOPMENT
TREASURE COAST BUSINESS PARK PLAT
FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

STERLING EG

PREPARED BY:
MICHAEL D. MILES, P.E.
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 NE 5th AVE, SUITE B2
DELRAY BEACH, FLORIDA 33484

DYNAMIC PROJECT NUMBER:

Plotted: 08/11/21 – 6:05 PM, By: kkontus
File: P:\DEDPC OPPORTUNITY DATA\Florida\2021\Sterling EG\Fort Pierce – Midway Road\DWG\2021.08.09 – Sketch C.dwg, ----> SKETCH C

COPYRIGHT © 2021 – DYNAMIC ENGINEERING CONSULTANTS, PC – ALL RIGHTS RESERVED

FIGURE 3

SOIL MAP

Soil Map—St. Lucie County, Florida
(Soils with Project Area)



Map Scale: 1:6,640 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

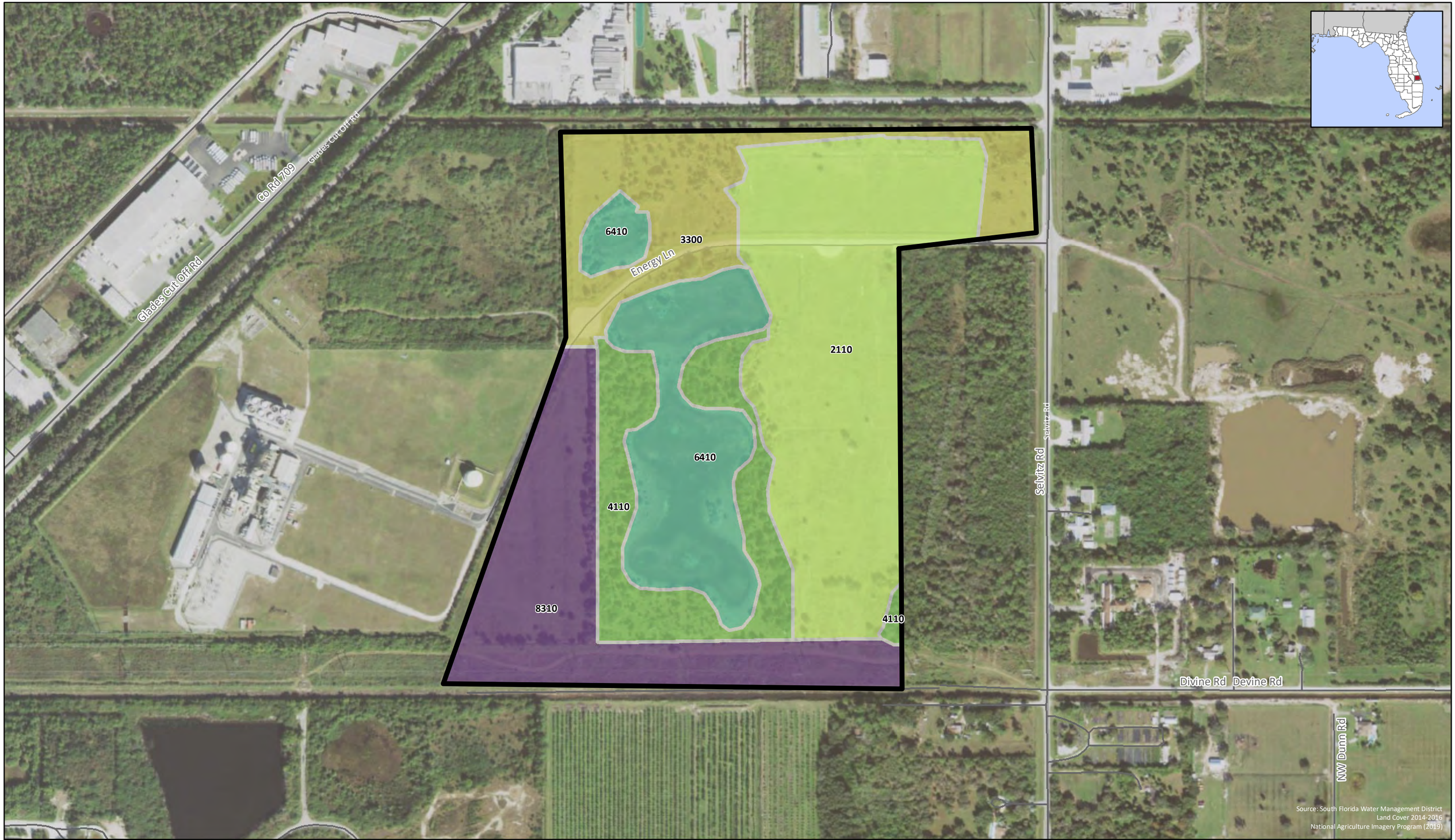
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	15.7	14.5%
13	Floridana sand, frequently ponded, 0 to 2 percent slopes	5.0	4.7%
26	Oldsmar sand, depressional	16.1	15.0%
44	Tantile and Pomona sands	70.9	65.8%
Totals for Area of Interest		**107.7**	**100.0%**

FIGURE 4

FLUCCS MAP



ATWELL

Environmental Impact Report
Fort Pierce, Florida
21003499
September 23, 2021

0 400
Feet

Project Area (~108 acres)
Road

Florida Land Cover

- 2110, Improved Pastures
- 3300, Mixed Rangeland
- 4110, Pine Flatwoods
- 6410, Freshwater Marshes / Graminoid Prairie - Marsh
- 8310, Electric Power Facilities

FLUCCS Map
Section 31, T35S R40E
St. Lucie County, Florida

G:\Jobs2100\T21003499_FortPierce_FL\T21003499_Fig2_FLUC.mxd 9/23/2021

APPENDIX A

FNAI REPORT

FLORIDA Natural Areas INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
fax 850-681-9364
www.fnai.org

September 16, 2021

Elizabeth Wilk
Atwell, LLC
1240 East Diehl Road, Suite 300
Naperville, IL 60563

Dear Ms. Wilk,

Thank you for requesting information from the Florida Natural Areas Inventory (FNAI). At your request we have produced the following report for your project area.

The purpose of this Standard Data Report is to provide objective scientific information on natural resources located in the vicinity of a site of interest, in order to inform those involved in project planning and evaluation. This Report makes no determination of the suitability of a proposed project for this location, or the potential impacts of the project on natural resources in the area.

Project: Fort Pierce

Date Received: 9/15/2021

Location: St Lucie County

Element Occurrences

A search of our maps and database indicates that we currently have a few element occurrences mapped in the vicinity of the study area (see enclosed map and element occurrence table). Please be advised that a lack of element occurrences in the FNAI database is not a sufficient indication of the absence of rare or endangered species on a site.

The element occurrences data layer includes occurrences of rare species and natural communities. The map legend indicates that some element occurrences occur in the general vicinity of the label point. This may be due to lack of precision of the source data, or an element that occurs over an extended area (such as a wide ranging species or large natural community). For animals and plants, element occurrences generally refer to more than a casual sighting; they usually indicate a viable population of the species. Note that some element occurrences represent historically documented observations which may no longer be extant. Extirpated element occurrences will be marked with an 'X' following the occurrence label on the enclosed map.

Likely and Potential Rare Species

In addition to documented occurrences, other rare species and natural communities may be identified on or near the site based on habitat models and species range models (see enclosed Biodiversity Matrix Report). These species should be taken into consideration in field surveys, land management, and impact avoidance and mitigation.

FNAI habitat models indicate areas, which based on land cover type, offer suitable habitat for one or more rare species that is known to occur in the vicinity. Habitat models have been developed for approximately 300 of the rarest species tracked by the Inventory, including all federally listed species.

Florida Resources and Environmental Analysis Center

Institute of Science and Public Affairs

The Florida State University

FNAI species range models indicate areas that are within the known or predicted range of a species, based on climate variables, soils, vegetation, and/or slope. Species range models have been developed for approximately 340 species, including all federally listed species.

The FNAI Biodiversity Matrix Geodatabase compiles Documented, Likely, and Potential species and natural communities for each square mile Matrix Unit statewide.

CLIP

The enclosed map shows natural resource conservation priorities based on the Critical Lands and Waters Identification Project. CLIP is based on many of the same natural resource data developed for the Florida Forever Conservation Needs Assessment, but provides an overall picture of conservation priorities across different resource categories, including biodiversity, landscapes, surface waters, and aggregated CLIP priorities (that combine the individual resource categories). CLIP is also based primarily on remote sensed data and is not intended to be the definitive authority on natural resources on a site.

For more information on CLIP, visit https://www.fnai.org/services/clip.

The Inventory always recommends that professionals familiar with Florida's flora and fauna conduct a site-specific survey to determine the current presence or absence of rare, threatened, or endangered species.

Please visit www.fnai.org/trackinglist.cfm for county or statewide element occurrence distributions and links to more element information.

The database maintained by the Florida Natural Areas Inventory is the single most comprehensive source of information available on the locations of rare species and other significant ecological resources. However, the data are not always based on comprehensive or site-specific field surveys. Therefore this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. Inventory data are designed for the purposes of conservation planning and scientific research, and are not intended for use as the primary criteria for regulatory decisions.

Information provided by this database may not be published without prior written notification to the Florida Natural Areas Inventory, and the Inventory must be credited as an information source in these publications. **The maps contain sensitive environmental information, please do not distribute or publish without prior consent from FNAI.** FNAI data may not be resold for profit.

Thank you for your use of FNAI services. An invoice will be mailed separately. If I can be of further assistance, please contact me at (850) 224-8207 or at kbrinegar@fnai.fsu.edu.

Sincerely,

Kerri Brinegar

Kerri Brinegar
GIS / Data Services

Encl

1018 Thomasville Road
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(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Fort Pierce

Site boundaries are approximate.

St Lucie County

Element Occurrences
- Animals
- Plants
- Communities
- Other
- Data Sensitive

Point Indicates General Vicinity of Element

U.S. Fish & Wildlife Service Scrub Jay Survey 1992-96

Conservation Lands
- Federal
- State
- Local
- Private
- State Aquatic Preserves

Land Acquisition Projects
- Florida Forever Board of Trustees Projects

- FNAI Rare Species Habitat
- FNAI Biodiversity Matrix Square Mile Units
- County Boundary
- Roads
- Water

N

EUDOALBU*194
HALILEUC*1626
SCIUNIGE*48
BLACSTRE*20

Ten Mile Creek Natural Area
Gordy Road Recreation Area
Ten Mile Creek
George E. Lestrange Natural Area
Becker Preserve
Savannas Preserve State Park
North Fork Floodplain Restoration
Jones Hammock Natural Area
Sweetwater Hammock Natural Area
Platt's Creek Mitigation Park
North Fork St. Lucie River Conservation Easement
Errett-McDermott Sanctuary
Petravice Preserve
Captain Hammond's Hammock Preserve
Rivers Edge Preserve

611B
9
95
91
709
712

0 0.25 0.5 1 Miles

NOTE
This map contains environmentally sensitive information. Please do not distribute or publish without prior consent from FNAI. Map should not be interpreted without accompanying documents.

Map produced by KAB
9/16/2021

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FLORIDA Natural Areas INVENTORY

Fort Pierce

Site boundaries are approximate.

St Lucie County

CLIP v4.0 Resource Priorities

Biodiversity Resource Category
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Landscape Resource Category
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

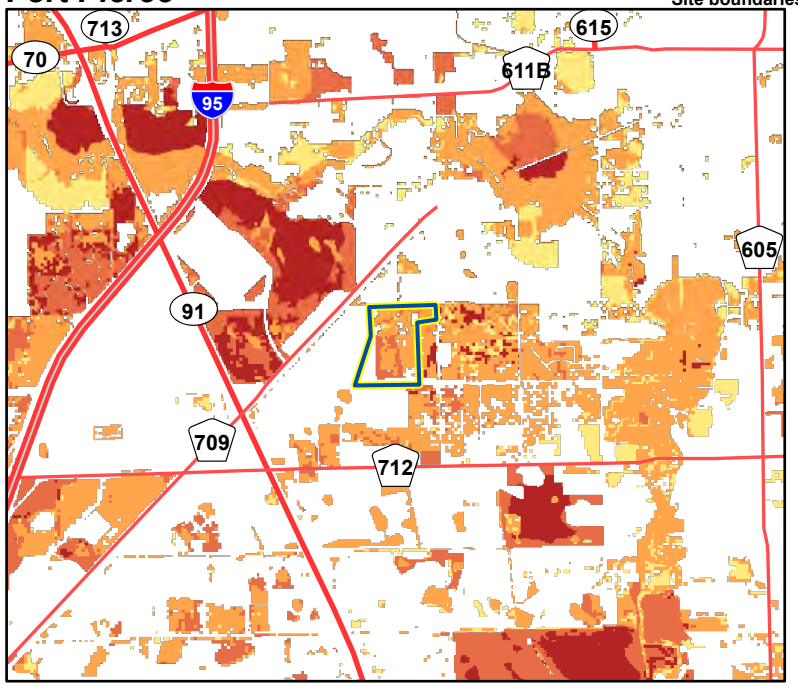
Surface Water Resource Category
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Aggregated CLIP Priorities
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

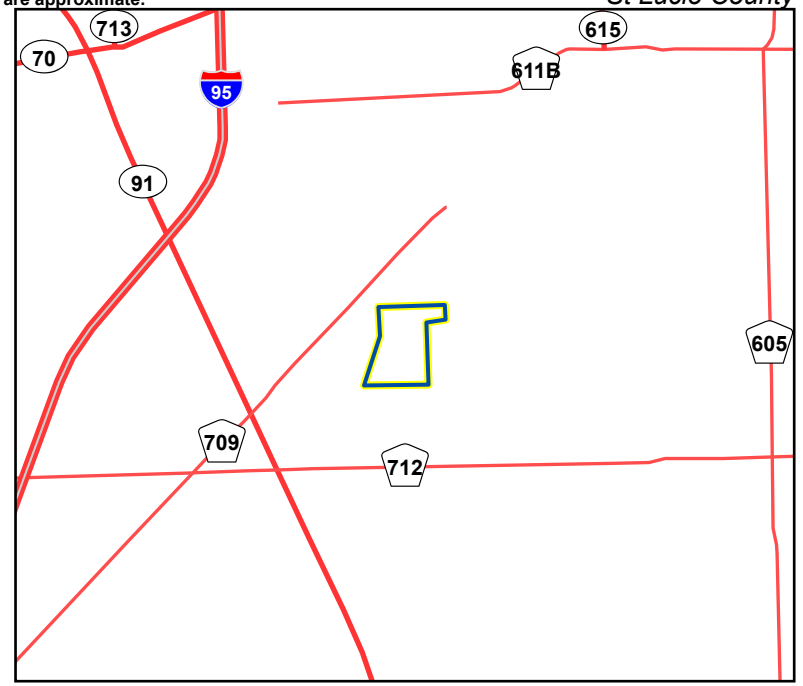
- Site Boundary

Map should not be interpreted without accompanying documents.

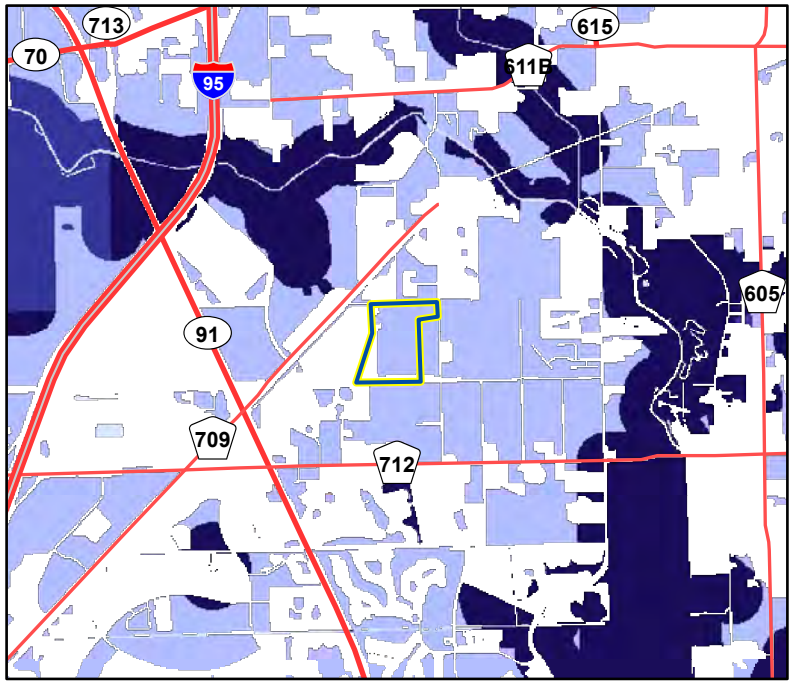
Critical Lands and Waters Identification Project (CLIP) is a cooperative effort between the FSU Florida Natural Areas Inventory, UF Center for Landscape Conservation Planning, and FL Fish & Wildlife Conservation Commission, with additional funding from FL Dept of Environmental Protection and US Fish & Wildlife Service.



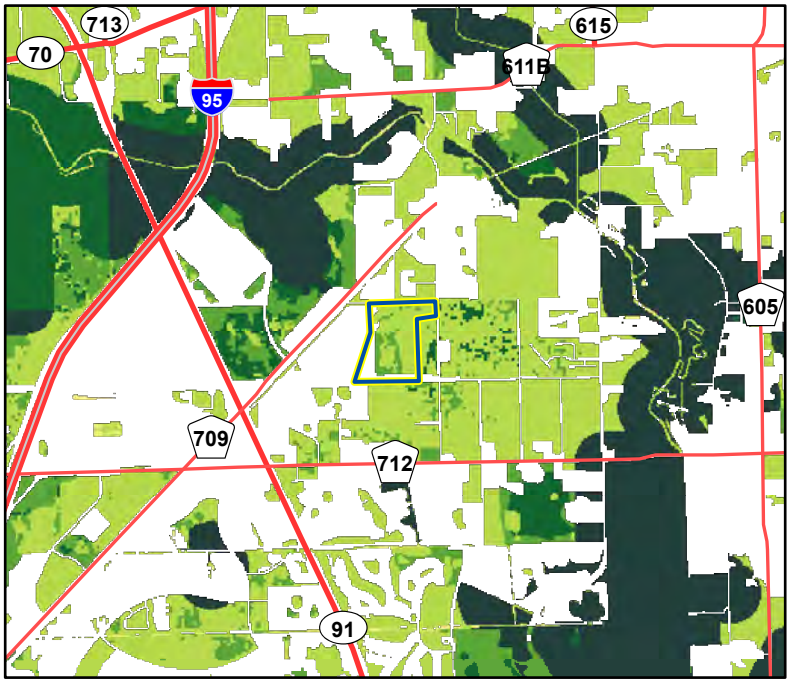
CLIP Biodiversity Resource Priorities



CLIP Landscape Resource Priorities



CLIP Surface Water Resource Priorities



CLIP Aggregated Resource Priorities

0 0.5 1 2 3 4 Miles

Map produced by KAB
9/16/2021

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FNAI ELEMENT OCCURRENCE REPORT on or near

Fort Pierce

Map Label	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing	Observation Date	Description	EO Comments
BLACSTRE*20	Blackwater stream		G4	S3	N	N	2004	16 MI OF DESIGNATED AQUATIC PRESERVE.	2004: extant based on aerial photography (PNDJAC01FLUS). 1982-Pre: see U82NPS01FLUS.
HALILEUC*1626	*Haliaeetus leucocephalus*	Bald Eagle	G5	S3	N	N	2003	2005-07-12: Source does not provide a description.	Nest status: Active, 2003, 2002, 2001, 2000; Unknown status or not assessed, 1999;(U03FWC01FLUS)
SCIUNIGE*48	*Sciurus niger niger*	Southeastern Fox Squirrel	G5T5	S3	N	N	1980-06-01	No general description given	SPEC (UF-20941) COLL 1 JUNE 1980 BY BILL AND HELEN DOWSLING.

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Tallahassee, FL 32303
(850) 224-8207
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Florida Natural Areas Inventory

Biodiversity Matrix Report

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Matrix Unit ID: 65971					
Likely					
Mesic flatwoods		G4	S4	N	N
Mycteria americana	Wood Stork	G4	S2	T	FT
Potential					
Athene cunicularia floridana	Florida Burrowing Owl	G4T3	S3	N	ST
Coelorachis tuberculosa	Piedmont jointgrass	G3	S3	N	T
Conradina grandiflora	large-flowered rosemary	G3	S3	N	T
Drymarchon couperi	Eastern Indigo Snake	G3	S2?	T	FT
Glandularia maritima	coastal vervain	G3	S3	N	E
Gopherus polyphemus	Gopher Tortoise	G3	S3	C	ST
Lechea cernua	nodding pinweed	G3	S3	N	T
Linum carteri var. smallii	Small's flax	G2T2	S2	N	E
Nemastylis floridana	celestial lily	G2	S2	N	E
Polygala smallii	tiny polygala	G1	S1	E	E
Pteroglossaspis ecristata	giant orchid	G2G3	S2	N	T
Rostrhamus sociabilis	Snail Kite	G4G5	S2	E	FE
Sceloporus woodi	Florida Scrub Lizard	G2G3	S2S3	N	N
Sciurus niger niger	Southeastern Fox Squirrel	G5T5	S3	N	N

Definitions: *Documented - Rare species and natural communities documented on or near this site.*
Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.
Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.
Potential - This site lies within the known or predicted range of the species listed.

Elements and Element Occurrences

An **element** is any exemplary or rare component of the natural environment, such as a species, natural community, bird rookery, spring, sinkhole, cave, or other ecological feature.

An **element occurrence (EO)** is an area of land and/or water in which a species or natural community is, or was, present. An EO should have practical conservation value for the Element as evidenced by potential continued (or historical) presence and/or regular recurrence at a given location.

Element Ranking and Legal Status

Using a ranking system developed by NatureServe and the Natural Heritage Program Network, the Florida Natural Areas Inventory assigns two ranks for each element. The global rank is based on an element's worldwide status; the state rank is based on the status of the element in Florida. Element ranks are based on many factors, the most important ones being estimated number of Element Occurrences (EOs), estimated abundance (number of individuals for species; area for natural communities), geographic range, estimated number of adequately protected EOs, relative threat of destruction, and ecological fragility.

FNAI GLOBAL ELEMENT RANK

G1 = Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
G2 = Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
G3 = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
G4 = Apparently secure globally (may be rare in parts of range).
G5 = Demonstrably secure globally.
GH = Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker).
GX = Believed to be extinct throughout range.
GXC = Extirpated from the wild but still known from captivity or cultivation.
G#? = Tentative rank (e.g., G2?).
G#G# = Range of rank; insufficient data to assign specific global rank (e.g., G2G3).
G#T# = Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1).
G#Q = Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q).
G#T#Q = Same as above, but validity as subspecies or variety is questioned.
GU = Unrankable; due to a lack of information no rank or range can be assigned (e.g., GUT2).
GNA = Ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
GNR = Element not yet ranked (temporary).
GNRTNR = Neither the element nor the taxonomic subgroup has yet been ranked.

FNAI STATE ELEMENT RANK

S1 = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
S2 = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
S3 = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
S4 = Apparently secure in Florida (may be rare in parts of range).
S5 = Demonstrably secure in Florida.
SH = Of historical occurrence in Florida, possibly extirpated, but may be rediscovered (e.g., ivory-billed woodpecker).
SX = Believed to be extirpated throughout Florida.
SU = Unrankable; due to a lack of information no rank or range can be assigned.
SNA = State ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
SNR = Element not yet ranked (temporary).

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

C = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
E = Endangered: species in danger of extinction throughout all or a significant portion of its range.
E, T = Species currently listed endangered in a portion of its range but only listed as threatened in other areas
E, PDL = Species currently listed endangered but has been proposed for delisting.
E, PT = Species currently listed endangered but has been proposed for listing as threatened.
E, XN = Species currently listed endangered but tracked population is a non-essential experimental population.
T = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
PE = Species proposed for listing as endangered
PS = Partial status: some but not all of the species' infraspecific taxa have federal
PT = Species proposed for listing as threatened
SAT = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
SC = Not currently listed, but considered a "species of concern" to USFWS.

STATE LEGAL STATUS

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency.

Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

C = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service
FE = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
FXN = Federal listed as an experimental population in Florida
FT(S/A) = Federal Threatened due to similarity of appearance
ST = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
SSC = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for Pandion haliaetus (Osprey) indicates that this status applies in Monroe county only.)
N = Not currently listed, nor currently being considered for listing.

Plants: Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see: http://www.doacs.state.fl.us/pi/.

E = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
T = Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
N = Not currently listed, nor currently being considered for listing.

Element Occurrence Ranking

FNAI ranks of quality of the element occurrence in terms of its viability (EORANK). Viability is estimated using a combination of factors that contribute to continued survival of the element at the location. Among these are the size of the EO, general condition of the EO at the site, and the conditions of the landscape surrounding the EO (e.g. an immediate threat to an EO by local development pressure could lower an EO rank).

A = Excellent estimated viability
A? = Possibly excellent estimated viability
AB = Excellent or good estimated viability
AC = Excellent, good, or fair estimated viability
B = Good estimated viability
B? = Possibly good estimated viability
BC = Good or fair estimated viability
BD = Good, fair, or poor estimated viability
C = Fair estimated viability
C? = Possibly fair estimated viability
CD = Fair or poor estimated viability
D = Poor estimated viability
D? = Possibly poor estimated viability
E = Verified extant (viability not assessed)
F = Failed to find
H = Historical
NR = Not ranked, a placeholder when an EO is not (yet) ranked.
U = Unrankable
X = Extirpated

*For additional detail on the above ranks see: http://www.natureserve.org/explorer/eorankguide.htm

FNAI also uses the following EO ranks:

H? = Possibly historical
F? = Possibly failed to find
X? = Possibly extirpated

The following offers further explanation of the H and X ranks as they are used by FNAI:

The rank of H is used when there is a lack of recent field information verifying the continued existence of an EO, such as (a) when an EO is based only on historical collections data; or (b) when an EO was ranked A, B, C, D, or E at one time and is later, without field survey work, considered to be possibly extirpated due to general habitat loss or degradation of the environment in the area. This definition of the H rank is dependent on an interpretation of what constitutes "recent" field information. Generally, if there is no known survey of an EO within the last 20 to 40 years, it should be assigned an H rank. While these time frames represent suggested maximum limits, the actual time period for historical EOs may vary according to the biology of the element and the specific landscape context of each occurrence (including anthropogenic alteration of the environment). Thus, an H rank may be assigned to an EO before the maximum time frames have lapsed. Occurrences that have not been surveyed for periods exceeding these time frames should not be ranked A, B, C, or D. The higher maximum limit for plants and communities (i.e., ranging from 20 to 40 years) is based upon the assumption that occurrences of these elements generally have the potential to persist at a given location for longer periods of time. This greater potential is a reflection of plant biology and community dynamics. However, landscape factors must also be considered. Thus, areas with more anthropogenic impacts on the environment (e.g., development) will be at the lower end of the range, and less-impacted areas will be at the higher end.

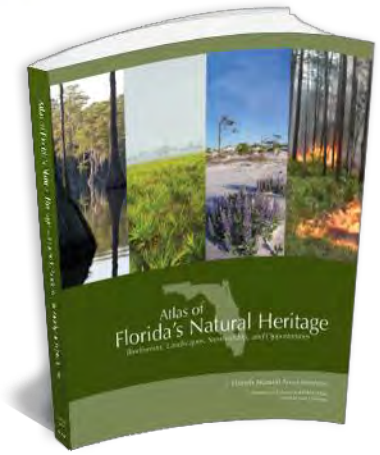
The rank of X is assigned to EOs for which there is documented destruction of habitat or environment, or persuasive evidence of eradication based on adequate survey (i.e., thorough or repeated survey efforts by one or more experienced observers at times and under conditions appropriate for the Element at that location).

ON SALE NOW

Atlas of Florida's Natural Heritage

Biodiversity, Landscapes, Stewardship, and Opportunities

The Florida Natural Areas Inventory is pleased to announce the publication of the ***Atlas of Florida's Natural Heritage: Biodiversity, Landscapes, Stewardship, and Opportunities***. This high-quality, full-color *Atlas* is sure to become a standard reference for anyone involved in the conservation, management, study, or enjoyment of Florida's rich natural resources. We hope the *Atlas* will inspire, educate, and raise awareness of and interest in biodiversity and conservation issues.



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N

W D E

S

GRAPHIC SCALE

0 75 150 300

(IN FEET)

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: BOUNDARY & TOPOGRAPHIC SURVEY
   PREPARED BY: RITZEL-MASON
   LAST REVISED: 10/11/2021
   GOOGLE AERIALS; DATED: 01/21/2021
2. THIS PLAN IS INTENDED FOR SKETCH PURPOSES ONLY. NO ORDINANCE OR OTHER AGENCY GUIDELINES HAVE BEEN REFERENCED IN THE DESIGN OF THIS PLAN AND IS SUBJECT TO A DUE DILIGENCE REVIEW.
3. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF SKETCH PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

SKETCH LAYOUT

DYNAMIC ENGINEERING

WETLAND LOCATION EXHIBIT
10/25/2021
1"=150'

PROPOSED INDUSTRIAL DEVELOPMENT
TREASURE COAST BUSINESS PARK PLAT
FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

HOPE COMMERCIAL HOLDINGS, LLC

PREPARED BY:
MICHAEL D. MILES, P.E.
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 NE 5th AVE, SUITE B2
DELRAY BEACH, FLORIDA 33484

DYNAMIC PROJECT NUMBER: 3342-99-005

Plotted: 10/26/21 – 11:05 AM, By: achu
File: P:\DEC\PC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Exhibits\2021.10.26 – Location Exhibit.dwg, ----> LOCATION EXHIBIT

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Dynamic Traffic, LLC
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T. 732.681.0760

MEMORANDUM

To: **City of Fort Pierce Planning Department**

From: **Craig W. Peregoy, PE**

Date: **November 22, 2021**

Re: **Parking Assessment**
Fort Pierce Commerce Center
Selvitz Road & Energy Lane
City of Fort Pierce, St. Lucie County, FL
3342-99-005T

Dynamic Traffic, LLC has prepared a parking assessment for a proposed industrial warehouse development at the above referenced location. Specifically, the development proposal includes the construction of 1,215,000 square feet of warehouse and flex warehouse space in six (6) separate buildings. A total of 558 passenger vehicle spaces are proposed to support the development along with 262 loading dock spaces and 232 trailer storage spaces.

Parking Assessment

Pursuant to local code requirements, 1 parking space per 600 square feet is required for "manufacturing wholesale trade and warehouse establishments". This equates to a total requirement of 2,025 parking spaces. This parking supply would be substantially higher than current industry demands for similar facilities which have decreased given the advances in automation within warehouses and, consequently, lower employee populations.

National parking demand data has been collected by the Institute of Transportation Engineers (ITE) within their publication *Parking Generation, 5th Edition.* This publication establishes peak parking demands for multiple land uses based upon different independent variables, such as floor area and employees. For Land Use Code (LUC) 150 – Warehousing, ITE sets forth an average peak parking demand of 0.39 vehicles per 1,000 SF of gross floor area (GFA). This equates to a demand of 474 parking spaces. Consequently, it can be anticipated that the proposed 558 parking space supply will be more than sufficient to support the project and is more consistent with modern warehouse parking demands. It should be noted that the ITE data is inclusive of any ancillary office space within warehouse facilities.

Conclusion

Based on the modernization of warehouse facilities and ultimately, lower employee populations, parking demands have decreased in recent years. The parking supply proposed is more commensurate

with current standards and exceeds the average peak parking demand observed at similar facilities throughout the country as published by ITE. Therefore, it can be concluded that the proposed parking supply is appropriate and will be more than sufficient to accommodate the maximum anticipated demand.

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

December 3, 2021

City of Fort Pierce
Planning Department
100 N US Hwy 1,
Fort Pierce, FL 34950

Attn: Planning Department

RE: Fort Pierce Commerce Center
Energy Lane, Fort Pierce, FL 34981
Parcel ID No:
2431-800-0002-000-0; 2431-800-0003-000-7;
2431-800-0004-000-4; 2431-800-0005-000-1;
2431-800-0006-000-8; 2431-800-0007-000-5
DECPC # 3342-99-005

Justification Statement

St Lucie Commerce Center, LLC (the "Applicant") is the assigned contract purchaser and developer of the +/- 108.78 gross acre property, whose address is general location is at Energy Lane, City of Fort Pierce, FL (Parcel No. 2431-800-0002-000-0; 2431-800-0003-000-7; 2431-800-0004-000-4; 2431-800-0005-000-1; 2431-800-0006-000-8 & 2431-800-0007-000-5) owned by Tahoe 1212, LLC (the "Owner") located east of the Fort Pierce Utility Authority Power Plant within the municipal limits of the City of Fort Pierce (the "City"). The property has a Future Land Use Designation of 'Industrial (I)' based upon the City's Future Land Use Map and a Zoning Designation of 'Light Industrial (I-1)' District based upon the City's Official Zoning Map to which warehouse is a permitted use. The property is presently vacant and historically has been partially developed into Energy Lane roadway infrastructure. The Applicant proposes a site layout that follows the design guidelines per the City of Fort Pierce, St Lucie County Fire Prevention, South Florida Water Management District (SFWMD) and North Saint Lucie River Water Control District (NSLRWCD). In accordance with Sections 125-187-125-207-125-313 and 125-314 of the City of Fort Pierce Land Development Code, the Applicant is seeking Site Plan (Development Review and Design Review) approval. The Applicant is proposing six (6) warehouse distribution buildings totaling an area of 1,215,000 SF with associated site features consisting of parking, landscaping, lighting, stormwater management, utilities, etc. (the "Project").

The proposed development will generate a variety of new job positions for the citizens of the City. In addition to providing their customers with storage space for the distribution and storage of merchandise. The Applicant seeks to develop this Property to serve and integrate with the prospering City of Fort Pierce community. The proposed use is compatible with the existing natural environment and community character of the properties within the immediate neighborhood. The subject property northern boundary is surrounded by industrial manufacturing developments.

Per Section 125-187 of the City of Fort Pierce Land Development Code "Light Industrial Service, Warehouse and Freight" is a permitted use under the I-1 zoning district.

The Applicant's representatives presented the project at a Pre-Application meeting with the City of Fort Pierce Planning and Zoning Departments staff conducted on September 08, 2021, where valuable feedback was received related to the City's desires and suggestions for improving the Project. It was also determined at this Pre-Application meeting that this development will require the following two requests of application:

1. ***Development Review Approval***
2. ***Design Review Approval***

The Applicant and consultant team have worked diligently on the above application submittal packages to propose an overall project with the following features:

A. Site Features:

- ***a.*** Six (6) Warehouse buildings totaling 1,215,000 SF
- ***b.*** A total of 558 vehicle parking spaces
- ***c.*** A total of 262 loading spaces
- ***d.*** A total of 232 trailer storage spaces
- ***e.*** A total of 28 bicycle parking spaces
- ***f.*** One proposed freestanding sign at the south-east corner of Lot 1
- ***g.*** Access to site is provided via one full movement driveway on Selvitz Road
- ***h.*** Dry detention stormwater management areas
- ***i.*** Wet detention stormwater management areas
- ***j.*** Westland Conservation Easement
- ***k.*** Private lift station providing sewer service with a direct connection to the City's force main.
- ***l.*** No potential hazards, problems or public nuisances are foreseen to be generated due to the proposed development. Additional proposed site features for site design security measures are as follows:

    1. Natural Surveillance: the proposed Project consists of a well-lit public outdoor areas including parking areas and pedestrian walkways.
    2. Natural Access Control: the proposed Project design has clear visibility maintained from the building to the street, parking areas, outdoor display areas, pedestrian walkways and passing vehicles.
    3. Territorial Reinforcement: The proposed design for the Project includes landscaping to distinguish the project site as private property.

B. Landscape Features:

The proposed design for the Project includes landscaping to distinguish the project site as private property, following City Code 123-37 which includes:

- ***a.*** Three (3) native tree species and one (1) native shrub specie

C. Drainage & Paving Improvements:

- ***a.*** The applicant is proposing dry detention and wet detention areas that connect with the existing wetlands that connect to two existing control structures that discharge into NSLRWCD Canal 101 and Canal 102 generally located north and south respectively. This system will provide stormwater quality and stormwater quantity storage per South Florida Water Management District and North Saint Lucie River Water Control District requirements.

- ***b.*** Pavement improvements include the following proposed paved surfaces for vehicular use and pedestrian use areas:
    i. Standard Duty asphalt
    ii. Heavy Duty Asphalt
    iii. Standard Duty Concrete
    iv. Heavy Duty Concrete

D. Utility Connections:

a. Per the attached record drawings dated May 15th, 2008 the utilities available to the project are:

i. Existing 12" Water Main at along Energy Lane

1. Potable Water Main Extension: a proposed 8"water main extension from Energy Lane to loop south and north around the proposed buildings

ii. Existing 8" Gravity Main along Energy Lane

1. 8" Sanitary Sewer Main connection from existing 8" gravity main to extend south as needed to serve the proposed southern buildings.

b. Utility Demands:

Per Tractor Supply Company historical data:

1. Potable Water: 239,040 GPD
2. Sewer: 239,040 GPD

E. Adjacent Zoning Information:

	NORTH	**EAST**	**SOUTH**	**WEST**
Surrounding FLUM:	Industrial and Heavy Industrial **(I & HI)**	Public Facility **(P/F)** (Unincorporated St Lucie County)	Agriculture Residential **(AR-1)** (Unincorporated St Lucie County)	Industrial and Institutional **(I & INST)**
Surrounding Zoning:	Light Industrial **(I-1)** & Heavy Industrial **(I-3)**	Institutional **(I)** (Unincorporated St Lucie County)	Industrial **(IND)** Mixed Use **(MXD)** (Unincorporated St Lucie County)	Light Industrial **(I-1)**

We look forward to a favorable review by the Planning and Zoning Departments of this proposed Project.

Sincerely,
Dynamic Engineering Consultants, P.C.

Michael D. Miles, P.E.

Regional Manager/Principal

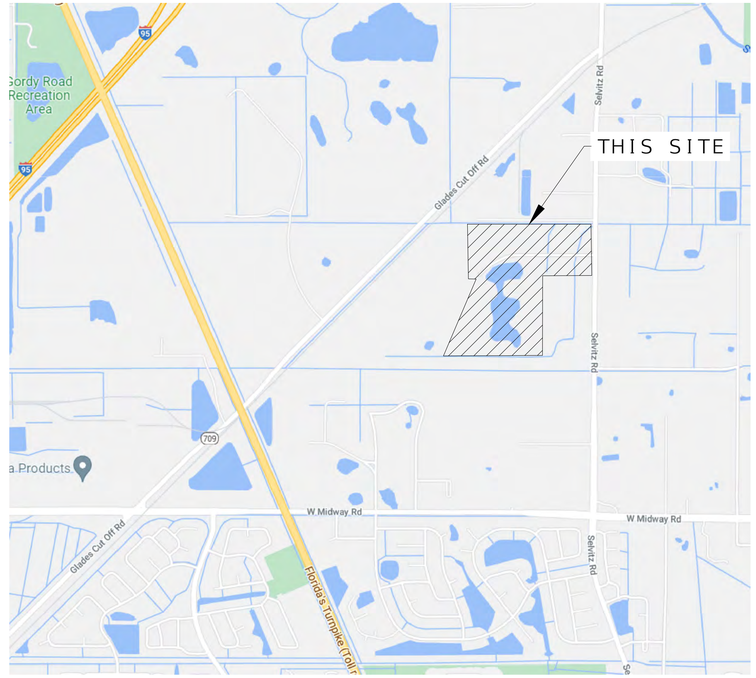
cc: Client – St Lucie Commerce Center LLC
File

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS ARE BASED ON SOUTH 89°57'15" WEST (GRID, NAD 83, 2011 ADJUSTMENT) ALONG THE SOUTH LINE OF "TREASURE COAST BUSINESS PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 36, IN THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE BASED ON REAL-TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION "FLORIDA PERMANENT REFERENCE NETWORK". THE EXPECTED VERTICAL ACCURACY IS ±0.15 FEET.
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER RIVERSIDE ABSTRACT IN FILE NO RAFL-43195, DATED SEPTEMBER 5, 2021. EASEMENTS AND/OR OTHER ENCUMBRANCES ARE SHOWN IN THE ADJOINING TABLE.
5. THE LEGAL DESCRIPTION THAT IS SHOWN HEREON WAS PROVIDED IN THE TITLE COMMITMENT.
6. ALL DISTANCES AND ELEVATIONS ARE IN US SURVEY FEET AND ARE MEASURED UNLESS NOTED OTHERWISE.
7. ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS OF 1:10,000.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=150', ON A 24x36" SHEET.
11. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
12. ALL FIELDWORK WAS COMPLETED BY RITZEL-MASON, INC. AND PROVIDED TO ZEMAN CONSULTANT GROUP, LLC FOR THE EXPRESS PURPOSE OF CREATING THIS ALTA/NSPS SURVEY.

ALTA/NSPS NOTES:

1. MONUMENTS WERE FOUND AT ALL BOUNDARY CORNERS AND ARE NOTED ON THE SURVEY.
2. ADDRESS OF THE SITE IS KNOWN AS 0 ENERGY DRIVE, FORT PIERCE, FLORIDA.
3. THE SUBJECT PARCEL DOES NOT LIE IN A FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP NUMBER 12111C0188K DATED FEBRUARY 19, 2020.
4. AREA = 108.781 ACRES, MORE OR LESS.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN FILE NO 18-29479C, POLICY NUMBER OXFL-08643015, DATED FEBRUARY 22, 2018 AND POLICY NUMBER OXFL-08630748, DATED JANUARY 5, 2018. NO EASEMENTS OR OTHER ENCUMBRANCES WERE NOTED IN EITHER POLICY.
6. ZONING AND SETBACK INFORMATION WERE NOT PROVIDED TO THE SURVEYOR.
7. NO BUILDINGS AND/OR STRUCTURES EXIST ON THE PROPERTY AT THE TIME OF THIS SURVEY.
8. ALL SUBSTANTIAL FEATURES FOUND ON THE PROPERTY DURING THIS SURVEY ARE SHOWN HEREON.
9. THERE WERE NO IDENTIFIABLE PARKING SPACES FOUND ON THE PROPERTY DURING THIS SURVEY.
10. NO PARTY WALLS WERE FOUND ON THE PROPERTY DURING THIS SURVEY.
11. ADJOINING PROPERTY INFORMATION IS SHOWN HEREON.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



VICINITY MAP

(NOT TO SCALE)

SCHEDULE B-II EXCEPTIONS

NUMBER	DESCRIPTION	RECORDING	AFFECTS	PLOTTED	NOTES
1-8	STANDARD EXCEPTIONS/TAXES/LIENS/MINERALS	N/A	N/A	NO	NOT A SURVEY MATTER
9	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS PER PLAT	P.B. 64, PG. 36	YES	YES	
10	FP&L RIGHT OF WAY AGREEMENT	O.R.B. 96, PG. 62	YES	YES	
11	FP&L EASEMENT	O.R.B. 200, PG. 2575	YES	YES	
12	FORT PIERCE UTILITY EASEMENT	O.R.B. 1013, PG. 679	YES	YES	
13	FORT PIERCE UTILITY EASEMENT	O.R.B. 1013, PG. 682	YES	YES	
14	PERPETUAL CONSERVATION EASEMENT	O.R.B. 1330, PG. 2441	NO	NO	SUBJECT PROPERTY NOT DESCRIBED IN DOCUMENT
15	ANNEXATION AGREEMENT - REQUEST FOR WATER/SEWER SERVICE	O.R.B. 2566, PG. 197	YES	NO	NOT A SURVEY MATTER
16	RESTRICTIONS FROM DEED OF CONSERVATION EASEMENT	O.R.B. 2642, PG. 2285	YES	YES	
17	FORT PIERCE UTILITY EASEMENT	O.R.B. 3085, PG 150	YES	YES	ALREADY PLOTTED FROM PLAT
18	JOINT MAINTENANCE AGREEMENT	O.R.B. 3261, PG. 1109	YES	YES	NOT A SURVEY MATTER

LEGAL DESCRIPTION:
LOTS 1 THROUGH 6, TREASURE COAST BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 36 THROUGH 42, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	ALTA/NSPS NOTES
2	ALTA/NSPS SURVEY
3	SHEET NUMBER GRAPHIC
4-11	TOPOGRAPHIC DETAILS

VERTICAL DATUM INFORMATION

ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88)
CONVERSION FACTOR:
NAVD88 + 1.489 = NGVD29 IN THIS AREA

CERTIFIED TO:
HOPE COMMERCIAL HOLDINGS
RIVERSIDE ABSTRACT, LLC
ST. LUCIE COMMERCE CENTER, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7A, 7B, 7C, 8, 9, 10, 13, 16, 17 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 9, 2021.

DATE OF PLAT OR MAP: OCTOBER 11, 2021

LEE POWERS, PSM
STATE OF FLORIDA NO. 6805

DATE	REVISION	BY
10/29/21	ADD ADDT'L TREES, FENCES AND ELEV'S	LP

ZEMAN CONSULTING GROUP
3970 RCA BLVD, SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 150'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

ALTA/NSPS SURVEY

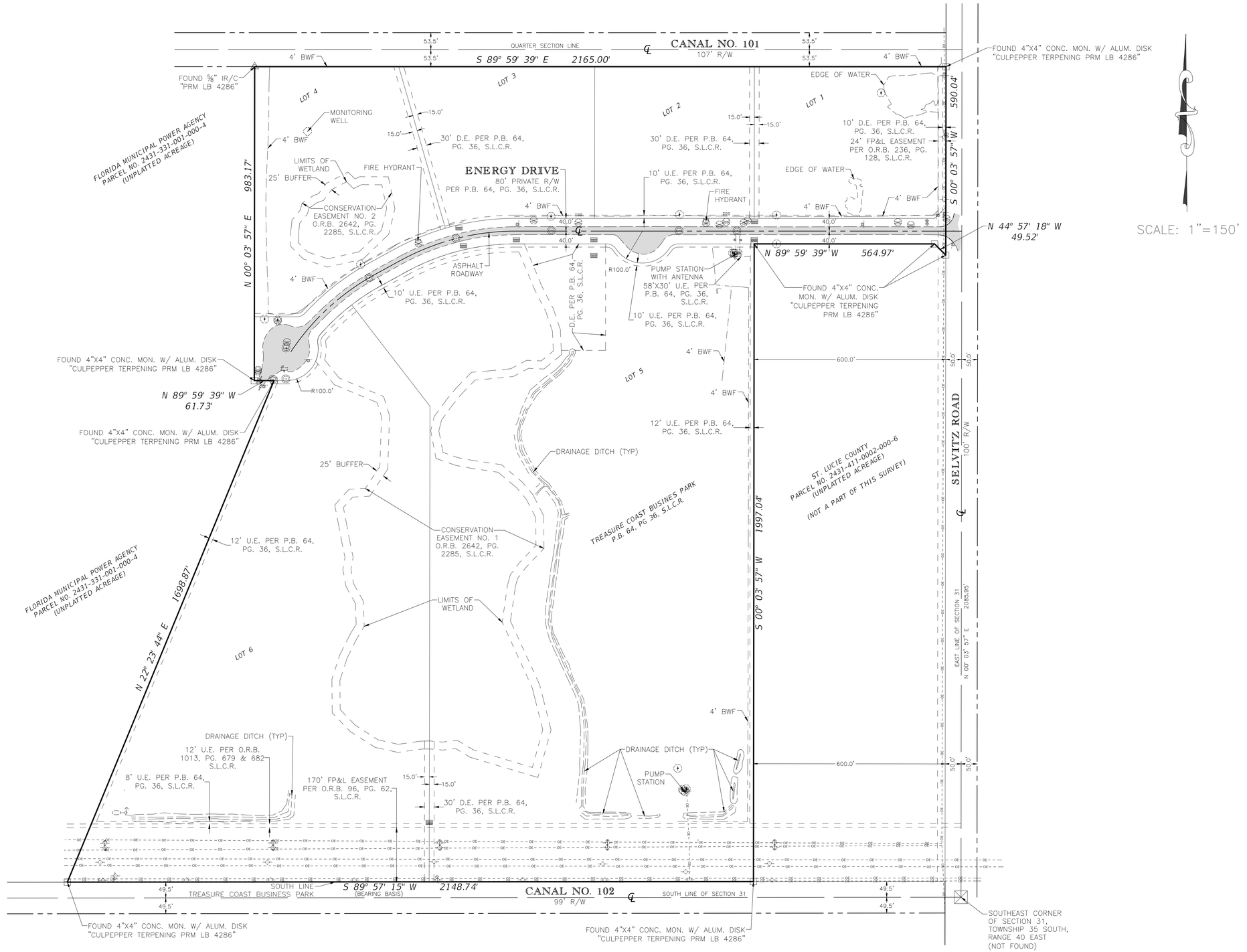
FORT PIERCE COMMERCE CENTER

ABBREVIATIONS:

ALUM.	ALUMINUM
BM	BENCHMARK
BWF	BARBED WIRE FENCE
℄	CENTERLINE
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
E.	EASTING
ELEV.	ELEVATION
INV.	INVERT
IR/C	IRON ROD WITH CAP
LB	LICENSED BUSINESS
N.	NORTHING
N/A	NOT APPLICABLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
S.L.C.R.	SAINT LUCIE COUNTY RECORDS
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W/	WITH

SYMBOLS AND LINETYPES:

- CATCH BASIN
- FIRE HYDRANT
- GUY ANCHOR
- LIGHT POLE
- MANHOLE - SANITARY
- STANDPIPE
- WATER METER
- UTILITY POLE
- SIGN
- VALVE COVER - GAS
- VALVE COVER - WATER
- VALVE COVER - SANITARY
- UTILITY MARKER
- OVERHEAD UTILITY LINE



DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD, SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

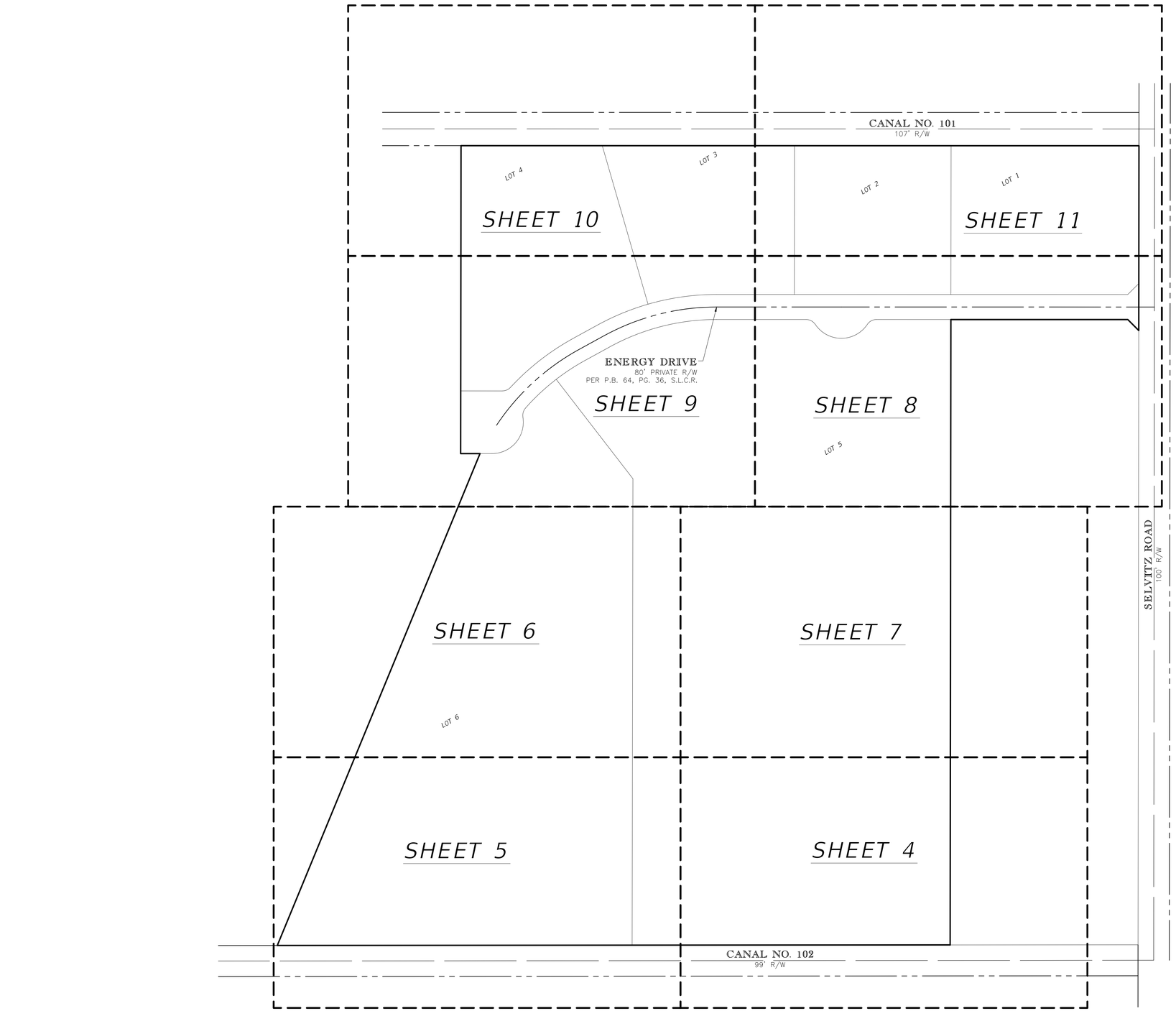
FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 150'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

ALTA/NSPS SURVEY
FORT PIERCE COMMERCE CENTER

SHEET 2 OF 11



(NOT TO SCALE)

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	N/A
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

SHEET NUMBER GRAPHIC

FORT PIERCE COMMERCE CENTER

(SEE SHEET 7)

(SEE SHEET 5)

CONSERVATION EASEMENT NO. 1
O.R.B. 2642, PG. 2285, S.L.C.R.

LOT 5

BM RM3
N. = 1108780.857
E. = 860907.107
ELEV. = 17.40'
60D NAIL & DISK
RITZEL-MASON TRAV PT

ST. LUCIE COUNTY
PARCEL NO.
2431-411-0002-000-6
(UNPLATTED ACREAGE)
(NOT A PART OF THIS SURVEY)

SCALE: 1"=40'

CANAL NO. 102
99' R/W

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET
FORT PIERCE COMMERCE CENTER

(SEE SHEET 6)

SCALE: 1"=40'

FLORIDA MUNICIPAL POWER AGENCY
PARCEL NO.
2431-331-001-000-4
(UNPLATTED ACREAGE)

CONSERVATION EASEMENT NO. 1
O.R.B. 2642, PG. 2285, S.L.C.R.

LOT 6

LOT 5

24" CULVERT PIPE
E INV. ELEV.=15.71'
W INV. ELEV.=15.53'

8" PVC STANDPIPE

DRAINAGE CATCH BASIN
RIM ELEV. = 15.22'
36" REINFORCED CONCRETE PIPE
INV. ELEV. S. = 11.22'
BOTTOM OF BOX ELEV. = 10.27'

DRAINAGE CATCH BASIN
RIM ELEV. = 18.60'
36" REINFORCED CONCRETE PIPE
INV. ELEV. S. = 8.08'
BOTTOM OF BOX ELEV. = 7.82'

36" REINFORCED CONCRETE PIPE
DIRECTION ONLY

CANAL NO. 102
99' R/W

(SEE SHEET 4)

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET

FORT PIERCE COMMERCE CENTER

SHEET 5 OF 11

(SEE SHEET 9)

SCALE: 1"=40'

FLORIDA MUNICIPAL POWER AGENCY
PARCEL NO.
2431-331-001-000-4
(UNPLATTED ACREAGE)

CONSERVATION EASEMENT NO. 1
O.R.B. 2642, PG. 2285, S.L.C.R.

LOT 6

LOT 5

(SEE SHEET 7)

(SEE SHEET 5)

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

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SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET

FORT PIERCE COMMERCE CENTER

(SEE SHEET 8)

(SEE SHEET 6)



SCALE: 1"=40'

(SEE SHEET 4)

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

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DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET

FORT PIERCE COMMERCE CENTER

(SEE SHEET 11)

(SEE SHEET 9)

(SEE SHEET 7)

SANITARY MANHOLE
RIM ELEV. = 18.85'
8" PVC PIPE
INV. ELEV. E. = 4.25'
8" PVC PIPE
INV. ELEV. S. = 4.08'
8" PVC PIPE
INV. ELEV. W. = 4.18'
BOTTOM OF BOX ELEV. = 4.16'

DRAINAGE CATCH BASIN
RIM ELEV. = 17.11'
24" REINFORCED CONCRETE PIPE
INV. ELEV. E. = 12.05'
24" REINFORCED CONCRETE PIPE
INV. ELEV. S. = 11.88'
BOTTOM OF BOX ELEV. = 11.33'

SANITARY MANHOLE
RIM ELEV. = 19.91'
8" PVC PIPE
INV. ELEV. E. = 5.08'
8" PVC PIPE
INV. ELEV. S. = 9.52'
8" PVC PIPE
INV. ELEV. W. = 5.01'
8" PVC PIPE
INV. ELEV. N. = 11.15'
BOTTOM OF BOX ELEV. = 5.07'

MITERED END SECTION
12"x18" ELLIPTICAL RCP
INV. ELEV. W. = 17.57'

24" REINFORCED CONCRETE PIPE
DIRECTION ONLY

8" PVC
DIRECTION ONLY

8" PVC
DIRECTION ONLY

8" PVC
DIRECTION ONLY

DRAINAGE CATCH BASIN
RIM ELEV. = 16.44'
48" REINFORCED CONCRETE PIPE
INV. ELEV. N. = 10.44'
BOTTOM OF BOX ELEV. = 9.68'

DRAINAGE CATCH BASIN
RIM ELEV. = 18.45'
36" REINFORCED CONCRETE PIPE
INV. ELEV. E. = 11.23'
48" REINFORCED CONCRETE PIPE
INV. ELEV. S. = 10.05'
36" REINFORCED CONCRETE PIPE
INV. ELEV. W. = 11.18'
BOTTOM OF BOX ELEV. = 9.58'

DRAINAGE CATCH BASIN
RIM ELEV. = 17.17'
24" REINFORCED CONCRETE PIPE
INV. ELEV. N. = 11.78'
36" REINFORCED CONCRETE PIPE
INV. ELEV. W. = 11.91'
BOTTOM OF BOX ELEV. = 11.32'

SANITARY MANHOLE
8" PVC PIPE
INV. ELEV. N. = 10.15'
8" PVC PIPE
INV. ELEV. S. = 10.20'
8" PVC PIPE
INV. ELEV. W. = 10.14'
BOTTOM OF BOX ELEV. = 10.78'

MITERED END SECTION
12"x18" ELLIPTICAL REINFORCED CONCRETE PIPE
INV. ELEV. W. = 17.32'

BM RM2
N. = 1110506.593
E = 861518.322
ELEV. = 19.06'
5/8" IRON ROD & CAP
RITZEL-MASON TRAV PT

ST. LUCIE COUNTY
PARCEL NO.
2431-411-0002-000-6
(UNPLATTED ACREAGE)
(NOT A PART OF THIS SURVEY)

LOT 1
LOT 2
LOT 3
LOT 5

D.E. PER P.B. 64, PG. 36, S.L.C.R.

EDGE OF WATER

OAK 14"
OAK 13"
OAK 18"
PINE 13"
PINE 11"

4' BWF

GATE

℄ SELVITZ ROAD
100' R/W

SCALE: 1"=40'

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

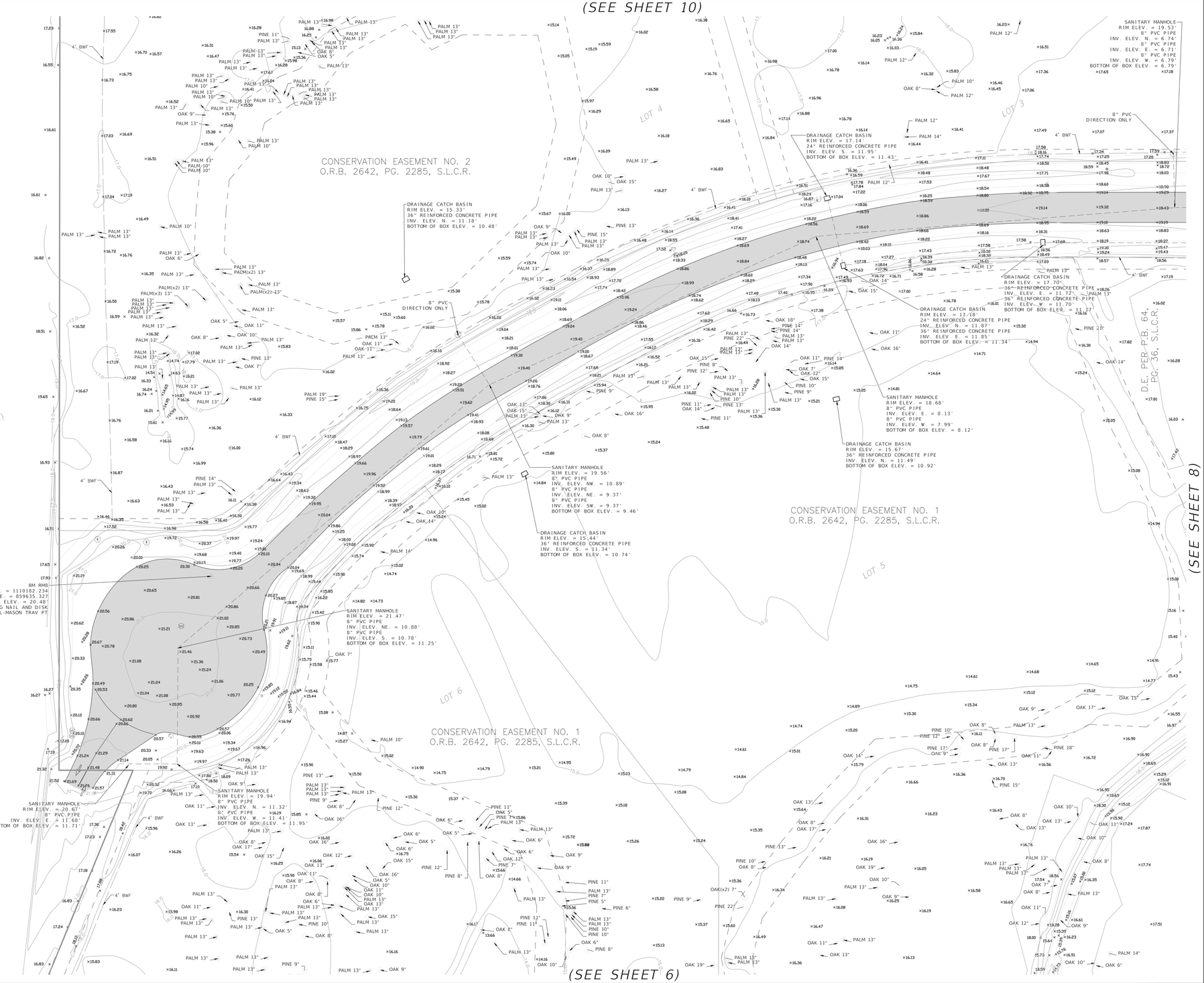
PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET
FORT PIERCE COMMERCE CENTER

SHEET
8 OF 11

SCALE: 1"=40'



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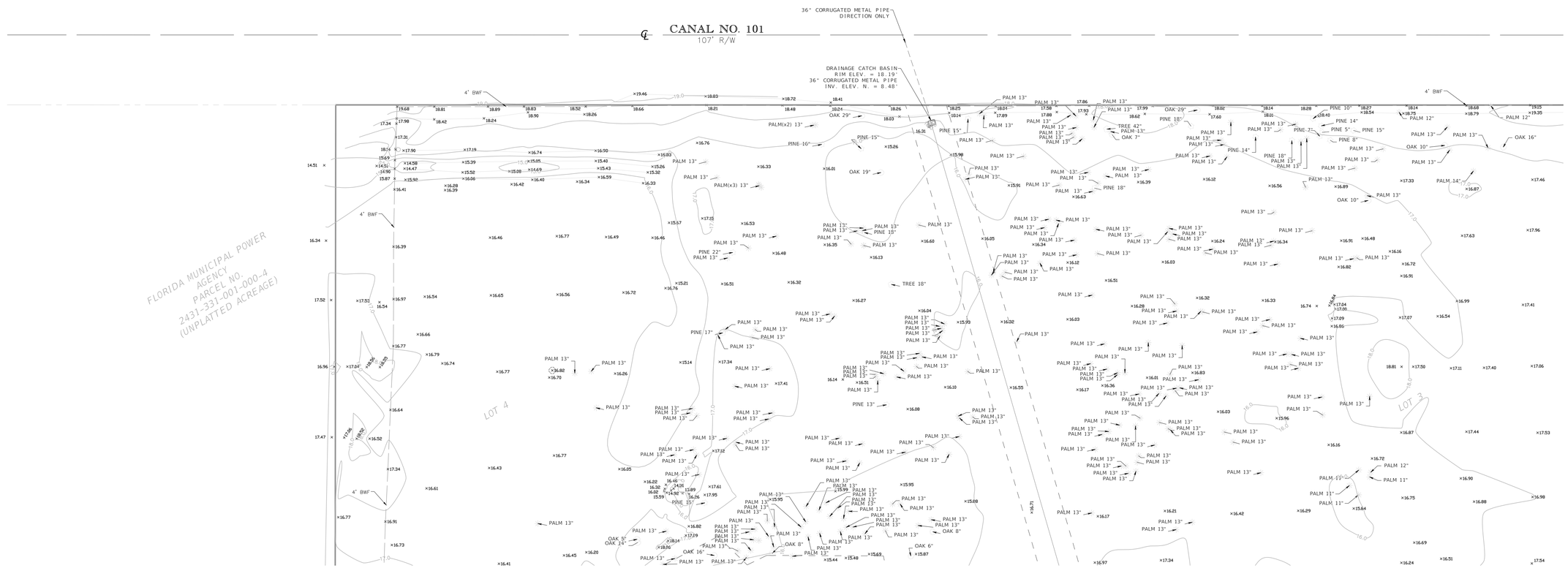
TOPOGRAPHIC DETAIL SHEET

FORT PIERCE COMMERCE CENTER

SHEET 9 OF 11

SCALE: 1"=40'



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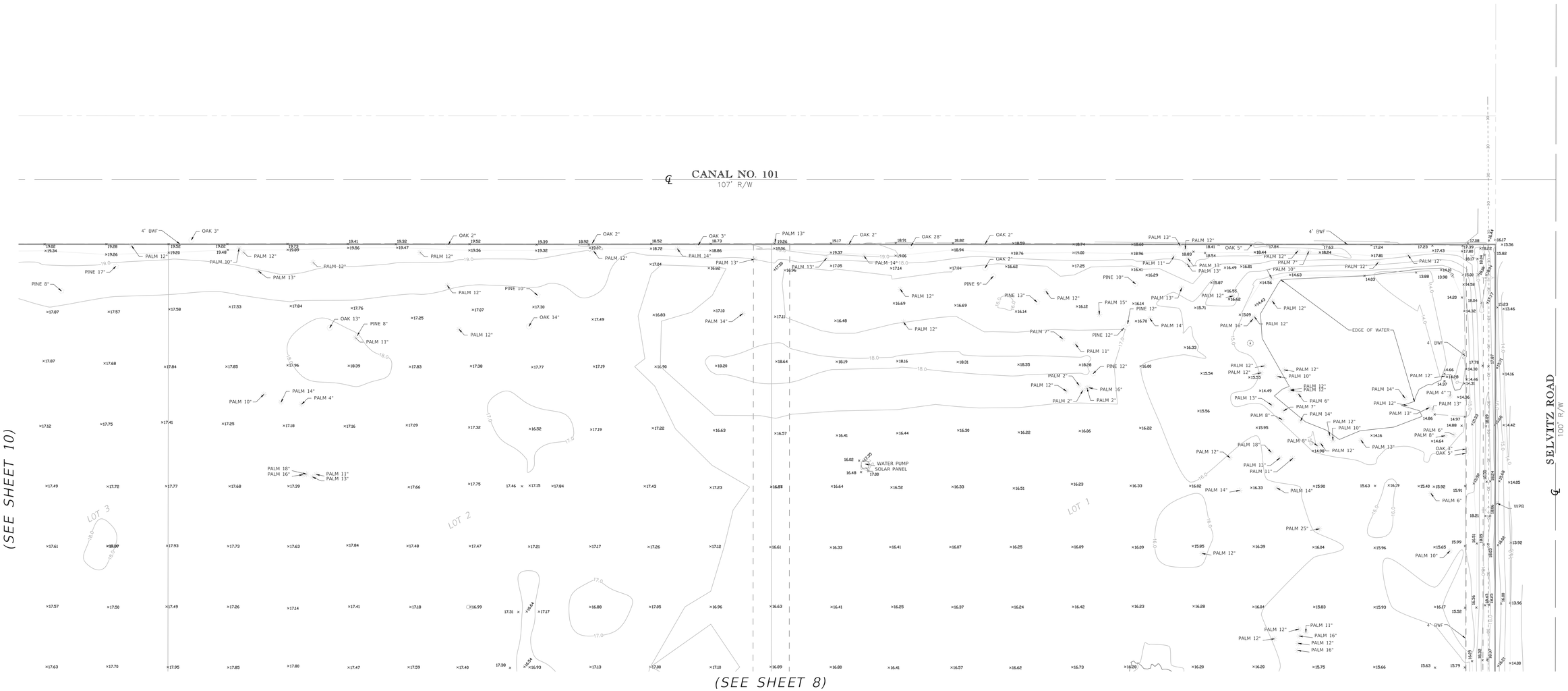
SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET

FORT PIERCE COMMERCE CENTER

SHEET
10 OF 11

SCALE: 1"=40'



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SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET

FORT PIERCE COMMERCE CENTER

SHEET 11 OF 11

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

December 10th, 2021

City of Fort Pierce
Planning Department
100 North US Highway 1
Fort Pierce, Florida 34950

Re: Fort Pierce Commerce Center
Drainage Statement
Selvitz Road & Energy Lane
Parcel/Tax ID No: 2431-800-0005-000-1, 2431-800-0004-000-4, 2431-800-0002-000-0, 2431-800-0006-000-8, 2431-800-0007-000-5, 2431-800-0003-000-7
DEC No.: 3342-99-005

Dear members of the Planning Department,

On behalf of our client, St. Lucie Commerce Center, LLC (the "Applicant") please accept this drainage narrative for the Fort Pierce Commerce Center (the "Project"). The 108.78-acre project site is designated at the subject location in the City of Fort Pierce. The applicant is proposing to construct +/-1,215,000 SF or 27.89 acres of industrial/warehouse building with associated site improvements including, but not limited to, truck loading, trailer storage, parking, stormwater management, utility infrastructure, landscaping, and lighting. This statement has been prepared to analyze the proposed drainage conditions for the Applicant's proposed project.

The subject property is under the jurisdiction of the City of Fort Pierce, North St. Lucie River Water Control District (NSLRWCD) and South Florida Water Management District (SFWMD), bordered on both the northern and southern boundaries by NSLRWCD canals 101 and 102. The receiving water bodies are NSLRWCD Canals 101 & 102, and have been identified as impaired by SFWMD. The subject property was previously permitted under SFWMD Permit No. 56-02297-P for a similar industrial development. A portion of the permitted work was completed, which included utility and stormwater infrastructure, and the construction of Energy Lane. The existing stormwater management system consists of approximately 17.53 acres of preserved wetlands, a series of interconnected catch basins, and two control structures that allow stormwater runoff discharge from the subject property into the NSLRWCD canals 101 and 102.

The following table, Table 1, shows the pre-development and post-development land use breakdown.

Land Use	Approved Under Permit 56-02297-P (ac)	Pre-Development (ac)	Post-Development (ac)	Post Development (%)
Building	40.79	0.00	27.89	25.64
Wetland Area	17.06	17.53	17.53	16.12
Wet Detention	N/A	0.00	3.67	3.37
Other Impervious	25.51	1.82	28.35	26.06
Pervious (excluding Dry Detention)	17.59	89.43	27.84	25.59
Dry Detention	7.80	0.00	3.50	3.22
Total	**108.78**	**108.78**	**108.78**	**100.00**

Table 1

The proposed stormwater management design for the subject property will include dry detention ponds, wet detention ponds, swales, existing wetlands, and a series of interconnected inlets and underground drainage pipe system that will route the stormwater through the existing two control structures to outfall stormwater to the NSLRWCD canals 101 and 102. Water quality is attained by following the SWERP Manual – Surface Water Quality Standards of the Florida Department of Environmental Protection Rule 62-302. The required design treatment volume for new development is the greater of the following:

a. The first inch of runoff from the entire contributing area,
b. 2.5 inches times the percentage of imperviousness for the contributing area.

For the subject property, the greater of the two criteria above referenced is option (b). 2.5 inches times the percentage of imperviousness for the contributing area. Based on the proposed land values in Table 1 provided above, a treatment volume of 9.72 ac-ft is required. Separately, 0.5" of dry-pretreatment is required for the entire project area, which equates to 3.66 ac-ft of dry-pretreatment. Treatment calculations were based on developable project area. The preserved wetland area was not included in required treatment calculations.

The 3.66 ac-ft of dry pre-treatment volume is provided by interpolation, using the proposed stage storage calculations provided, at stage 17.77 (N.A.V.D.) within the dry swales and dry detention areas. Therefore, catch basins' elevations will be set at the pre-treatment elevation prior to draining into the wet detention areas. This is to ensure that all dry-pretreatment is provided prior to overflow into the wet detention system. Additionally, the 8.64 ac-ft of treatment volume is being provided at stage 15.96 (N.A.V.D.). Therefore, the weirs, prior to any discharge into the wetlands, will be set at 16.00 (N.A.V.D.) to ensure all water quality is provided prior to outfall into the preserved wetlands. The calculations for these design parameters are conceptual in nature and available in the Drainage Calculations attached to this document, and were calculated without discharge using TR-55 criteria.

Based on the findings of the geotechnical investigation report by Dynamic Earth (DEARTH), the groundwater table was located at an average of 3' below ground level. The control water elevation is 15.51 (N.A.V.D.). Available information for the water table data for the NSLRWCD Canals 101 and 102 were also used to set the control water elevation, and the available data was consistent with the 15.51 (N.A.V.D.) elevation.

Per NSLRWCD, the allowable discharge during the 10-yr/72-hr storm event is 2" volume per day. Therefore, the allowable discharge for the proposed development is 9.14 cfs.

The perimeter berm elevation is based on the 25-yr/72-hr storm event. The subject property has no base flood information per FEMA FIRMette 12111C0188K (attached to this document); therefore, the Finished Floor Elevation (FFE) was governed by the 100 year/72-hr storm stage elevation. The preliminary peak stages (no discharge accounted for) and proposed grading parameters are as listed on the following table, Table 2:

Design Storm Event (Freq/Duration)	Rainfall (in)	Runoff Volume (ac-ft) (NAVD)	Post Development (ft) (NAVD)	Proposed Minimum Design Parameters (NAVD)	Parameter Criteria
10-Year/1-hr	3.20	15.73	16.30	N/A	N/A
10-Year/24-hr	6.00	38.72	17.22	18.18	Inlet/TOB
10-Year/72-hr	8.00	56.01	17.86	N/A	Discharge
25-Year/72-hr	9.50	69.18	18.32	18.51	Perimeter Berm
100-Year/72-hr	12.23	93.39	18.85	23.59	Finished Floor

Table 2

The proposed development has been conceptually designed with provisions for the safe and efficient control of stormwater runoff in a manner that will not adversely impact the existing drainage patterns, adjacent roadways or adjacent parcels. A final site grading and drainage calculations/impacts will be provided at time of permit. We respectfully request your review and approval of the requested stormwater permits for construction.

Sincerely,
Dynamic Engineering Consultants, P.C.

_____
Michael D. Miles, PE
Regional Manager/ Principal
FL Professional Engineer License No.81313

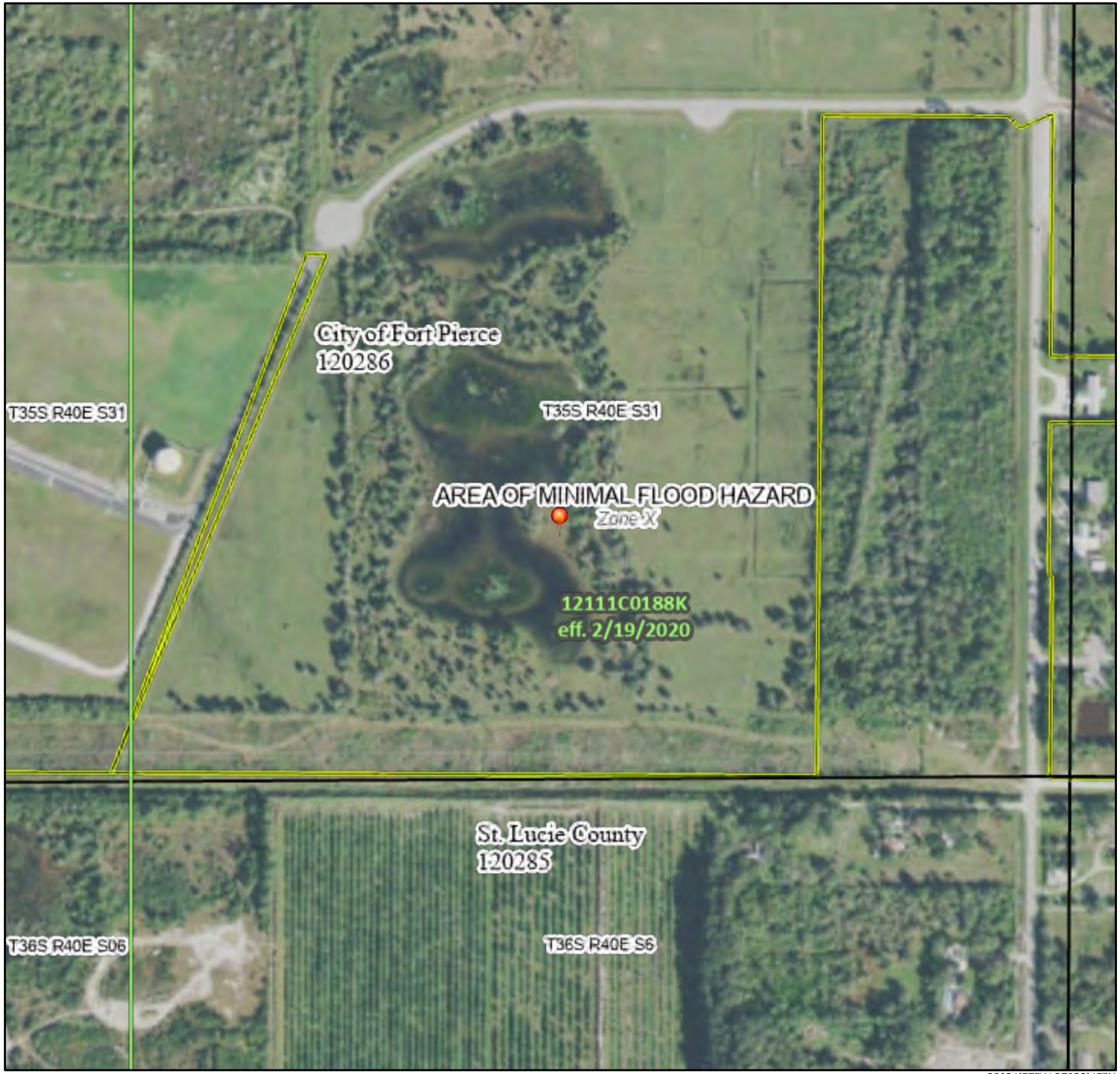
Attachments:

- FEMA FIRMette 12111C0188K
- Drainage Calculations

National Flood Hazard Layer FIRMette

FEMA

80°22'34"W 27°23'17"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

80°21'57"W 27°22'45"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/19/2021 at 11:26 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Land Use & Soil Storage Calculations

Fort Pierce Commerce Center

Job No: 3342-99-005

Designed by: JCP/ ACM
Checked by: MDM/ ACM
Date: 12/9/2021

Post-Development Land Uses	Sub-Area (ac)	Area (ac)
Impervious Areas		60.04
Buildings	27.89	
Asphalt, Pavement, Sidewalk, Misc. Impervious	28.35	
Wet Detention Surfaces	3.80	
Wet Detention Banks	0.77	
Wetland Surfaces		17.53
Wetland Banks		3.37
Pervious Areas		27.84
Dry Detention (17.50)	0.20	
Dry Detention Banks (19.50-17.50)	0.11	
Dry Detention (16.51)	0.99	
Dry Detention Banks (17.51-16.51)	0.23	
Dry Detention (17.28)	0.05	
Dry Detention Banks (18.28-17.28)	0.02	
Dry Detention (16.51)	1.27	
Dry Detention Banks (18.51-16.51)	0.63	
Landscaping	23.57	
Total Area		108.78

Soil Storage	Existing	Proposed	
Control Water Elevation	15.51	15.51	NAVD
Average Site Elevation (Dry Detention)	10.85	17.60	NAVD
Average Depth to Water Table (Dry Detention)	-4.66	2.09	ft
Soil Storage Capability (Coastal)	0.00	1.88	in
Soil Storage (S) Over the Site (Dry Detention)	0.00	0.03	in
Average Site Elevation (Landscaping)	15.87	19.51	NAVD
Average Depth to Water Table (Landscaping)	0.36	4.00	ft
Soil Storage Capability (Coastal)	0.00	8.18	in
Soil Storage (S) Over the Site (Landscaping)	0.00	1.77	in
Soil Storage (S) Over the Site (Entire Site)	**0.00**	**1.81**	in
Curve Number (CN) Based on Soil Storage (S)	100.00	84.71	

Post Development Stage-Storage Calculations

Fort Pierce Commerce Center

Land Uses	Storage Type (Linear/Vertical)	Area (AC)	Elevation Range Average Low	NAVD Average High	Stage Step Interval:	0.50
					Start Stage Elevation:	15.50
Impervious Areas	L	28.35	18.18	21.59		
Dry Detention (17.50)	V	0.20	17.50			
Dry Detention Banks (19.50-17.50)	L	0.11	17.50	19.50		
Dry Detention (16.51)	V	0.99	16.51			
Dry Detention Banks (17.51-16.51)	L	0.23	16.51	17.51		
Dry Detention (17.28)	V	0.05	17.28			
Dry Detention Banks (18.28-17.28)	L	0.02	17.28	18.28		
Dry Detention (16.51)	V	1.27	16.51			
Dry Detention Banks (18.51-16.51)	L	0.63	16.51	18.51		
Landscaping	L	23.57	18.18	21.59		
Wet Detention Surfaces	V	0.00	15.51			
Wet Detention Banks	L	0.00	15.51	18.51		
Wetland Surfaces	V	17.53	15.51			
Wetland Banks	L	3.37	15.51	16.51		
	Total Area =	76.32	DOES NOT INCLUDE BLDGS			

Stage	Impervious Areas	Dry Detention (16.51)	Dry Detention Banks (18.51-16.51)	Landscaping	Wetland Surfaces	Wetland Banks	Wet Detention Surfaces	Wet Detention Banks	Dry Detention (17.50)	Dry Detention Banks (19.50-17.50)	Dry Detention (16.51)	Dry Detention Banks (17.51-16.51)	Dry Detention (17.28)	Dry Detention Banks (18.28-17.28)	TOTAL CUMULATIVE STORAGE (AC-FT)	DRY CUMULATIVE STORAGE (AC-FT)
15.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**
16.00	0.00	0.00	0.00	0.00	8.77	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**9.17**	**0.00**
16.50	0.00	0.00	0.00	0.00	17.53	1.65	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**19.59**	**0.00**
17.00	0.00	0.64	0.04	0.00	26.30	3.34	1.65	0.00	0.00	0.00	0.50	0.03	0.00	0.00	**32.48**	**1.20**
17.50	0.00	1.27	0.15	0.00	35.06	5.02	3.34	0.00	0.00	0.00	0.99	0.11	0.03	0.00	**45.97**	**2.55**
18.00	0.00	1.91	0.35	0.00	43.83	6.71	5.02	0.00	0.10	0.01	1.49	0.23	0.05	0.01	**59.68**	**4.13**
18.50	0.43	2.54	0.62	0.35	52.59	8.39	6.71	0.00	0.20	0.03	1.98	0.34	0.08	0.02	**74.27**	**5.80**
19.00	2.80	3.18	0.94	2.32	61.36	10.08	8.39	8.39	0.30	0.06	2.48	0.46	0.10	0.03	**100.87**	**7.53**
19.50	7.24	3.81	1.25	6.02	70.12	11.76	10.08	10.08	0.40	0.11	2.97	0.57	0.13	0.04	**124.58**	**9.28**
20.00	13.77	4.45	1.57	11.45	78.89	13.45	11.76	11.76	0.50	0.17	3.47	0.69	0.15	0.05	**152.10**	**11.03**
20.50	22.37	5.08	1.88	18.60	87.65	15.13	13.45	13.45	0.60	0.22	3.96	0.80	0.18	0.06	**183.43**	**12.78**
21.00	33.06	5.72	2.20	27.48	96.42	16.82	15.13	15.13	0.70	0.28	4.46	0.92	0.20	0.07	**218.56**	**14.53**
21.50	45.82	6.35	2.51	38.09	105.18	18.50	16.82	16.82	0.80	0.33	4.95	1.03	0.23	0.08	**257.50**	**16.28**
22.00	59.99	6.99	2.83	49.88	113.95	20.19	18.50	18.50	0.90	0.39	5.45	1.15	0.25	0.09	**299.03**	**18.03**
22.50	74.17	7.62	3.14	61.66	122.71	21.87	20.19	20.19	1.00	0.44	5.94	1.26	0.28	0.10	**340.56**	**19.78**
23.00	88.34	8.26	3.46	73.45	131.48	23.56	21.87	21.87	1.10	0.50	6.44	1.38	0.30	0.11	**382.09**	**21.53**
23.50	102.52	8.89	3.77	85.23	140.24	25.24	23.56	23.56	1.20	0.55	6.93	1.49	0.33	0.12	**423.62**	**23.28**
24.00	116.69	9.53	4.09	97.02	149.01	26.93	25.24	25.24	1.30	0.61	7.43	1.61	0.35	0.13	**465.15**	**25.03**
24.50	130.87	10.16	4.40	108.80	157.77	28.61	26.93	26.93	1.40	0.66	7.92	1.72	0.38	0.14	**506.68**	**26.78**
25.00	145.04	10.80	4.72	120.59	166.54	30.30	28.61	28.61	1.50	0.72	8.42	1.84	0.40	0.15	**548.21**	**28.53**

DYNAMIC ENGINEERING EARTH SURVEY TRAFFIC

Fort Pierce Commerce Center

Water Quality Treatment Calculations

LAND USE

Wet Detention Surface Area =	3.80	ac.	4.13%
Buildings =	27.89	ac.	30.31%
Pavement & Others =	28.35	ac.	30.81%
Green Areas =	31.98	ac.	34.75%
Total =	**92.02**	**ac.***	**100%**

*** Total area excludes wetlands for calculation purposes**

Total overall impervious surface = 65.25%

WATER QUALITY CRITERIA:

Water quality treatment shall be provided during a 3 year, 1 hour storm event (3.28") for one of the following conditions:

If a wet detention system is proposed, then whichever is the greater of the following governs treatment criteria:

a. The first inch of runoff from the entire contributing area.
b. 2.5 inches times the percentage of imperviousness for the contributing area.

2. Exfiltration trench requires the volume required for the wet detention system.

3. If a dry detention system is proposed, 75% of volume required for wet detention is required.

4. If a retention system (no outfall) is proposed, 50% of volume required for wet detention is required.

WATER QUALITY CALCULATIONS:

Volume of first inch of runoff from the entire contributing area:
= 1.00 inch X 92.02 acres X (1 foot / 12 inches)
= **7.67 ac-ft for the first inch of runoff required of wet detention storage**

Volume of 2.5 inches times the percentage of imperviousness for the contributing area:
Site area for water quality pervious & impervious calculations only:
Total Project - (Wet Detention Surface Area + Buildings)
= 92.020 acres - 31.69 acres
= **60.33 acres of contributing area for quality calculations**

Impervious area for water quality pervious / impervious calculations:
= Site Area (wq) - Pervious
= 60.33 acres - 31.98 acres
= **28.35 acres of impervious area requiring treatment**

Percentage of impervious area requiring quality treatment:
= Impervious area requiring treatment / contributing area requiring treatment
= 28.35 acres / 60.33 acres
= **46.99 % Impervious**

For 2.5 inches times the percentage of impervious area:
= 2.5 inches X 46.99 %
= **1.17 inches to be treated**

Volume required for quality detention treatment:
= Inches to be treated X (Total Contributing Area - Wet Detention Surface Areas)
= 1.17 inches X (92.02 acres - 3.80 acres) x (1 foot / 12 inches)
= **8.64 ac-ft treatment required of wet detention storage**

The first inch of runoff from the entire developed site = 7.67 ac-ft
2.5 inches times the percentage of impervious area = 8.64 ac-ft

The volume of	**8.64**	**ac-ft**	
The volume of	**6.48**	**ac-ft**	25% Credit per Note 3 above
The volume of	**9.72**	**ac-ft controls**	Additional 50% for impaired receiving water bodies

Post-Development
TR-55 Volume Calculations
Fort Pierce Commerce Center

Equations Utilized (TR55)
S = (1000/CN)-10
$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$
V_r (ac-ft) = (Q)(A)/12

STAGE-STORAGE TABLE	
Stage (elev., ft)	Site Storage (ac-ft)
15.50	0.00
16.00	9.17
16.50	19.59
17.00	32.48
17.50	45.97
18.00	59.68
18.50	74.27
19.00	100.87
19.50	124.58
20.00	152.10
20.50	183.43
21.00	218.56
21.50	257.50
22.00	299.03
22.50	340.56
23.00	382.09
23.50	423.62
24.00	465.15
24.50	506.68
25.00	548.213

RUNOFF VOLUMES					
Design Storm Event	10-year / 1-hr	10-year / 24-hr	10-year / 72-hr	25-year / 72-hr	100-year / 72-hr
Soil Retention (S) (in)	1.81	1.81	1.81	1.81	1.81
Rainfall (P) (in)	3.20	6.00	8.00	9.50	12.23
Site Drainage Area (A) (ac)	108.78	108.78	108.78	108.78	108.78
Runoff (Q) (in)	1.74	4.27	6.18	7.63	10.30
Volume of Runoff (V_r) (ac-ft)	15.73	38.72	56.01	69.18	93.39

SUMMARY					
Design Storm		Proposed TR-55 Peak Stage (ft)	ICPR Routed Peak Stage (ft)	Design Elevation Parameter Criteria	Proposed Design Parameter
10-year / 1-hr		16.30	N/A	N/A	N/A
10-year / 24-hr		17.22	N/A	Inlet	18.18
10-year / 72-hr		17.86	N/A	Discharge	N/A
25-year / 72-hr		18.32	N/A	Perimeter Berm	18.51
100-year / 72-hr		18.85	N/A	Finished Floor	23.59
Design Storm		Allowable Discharge (cfs)	Allowable Discharge:		
10-year / 72-hr		9.14	2"/AC/DAY PER NSLRWCD DESIGN STANDARDS FOR CANALS 101 & 102		

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Ft. Pierce Commerce Center

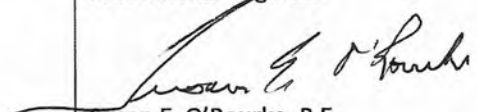
Prepared for:

Mr. Michael D. Miles, P.E.
Dynamic Engineering Consultants, P.C.
100 NE 5th Ave, Suite B2
Delray Beach, FL 33483

Prepared by:

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

December 7, 2021
SR21093.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 12/7/2021 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

December 7, 2021

Mr. Michael D. Miles, P.E.
Dynamic Engineering Consultants, P.C.
100 NE 5th Ave, Suite B2
Delray Beach, FL 33483

Re: Ft. Pierce Commerce Center

Dear Mr. Miles, P.E. :

O'Rourke Engineering & Planning has completed the analysis of the proposed Ft. Pierce Commerce Center warehouse development located on Energy Lane and west of Selvitz Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

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

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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2021 Level of Service Report, FDOT 2012 Quality Level of Service, and St. Lucie County 5-Year TIP
APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data/Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed commercial development located south of Prosperity Drive and west of Selvitz Road in St. Lucie County. The purpose of this report is to determine the projects impact on the surrounding roadway system.

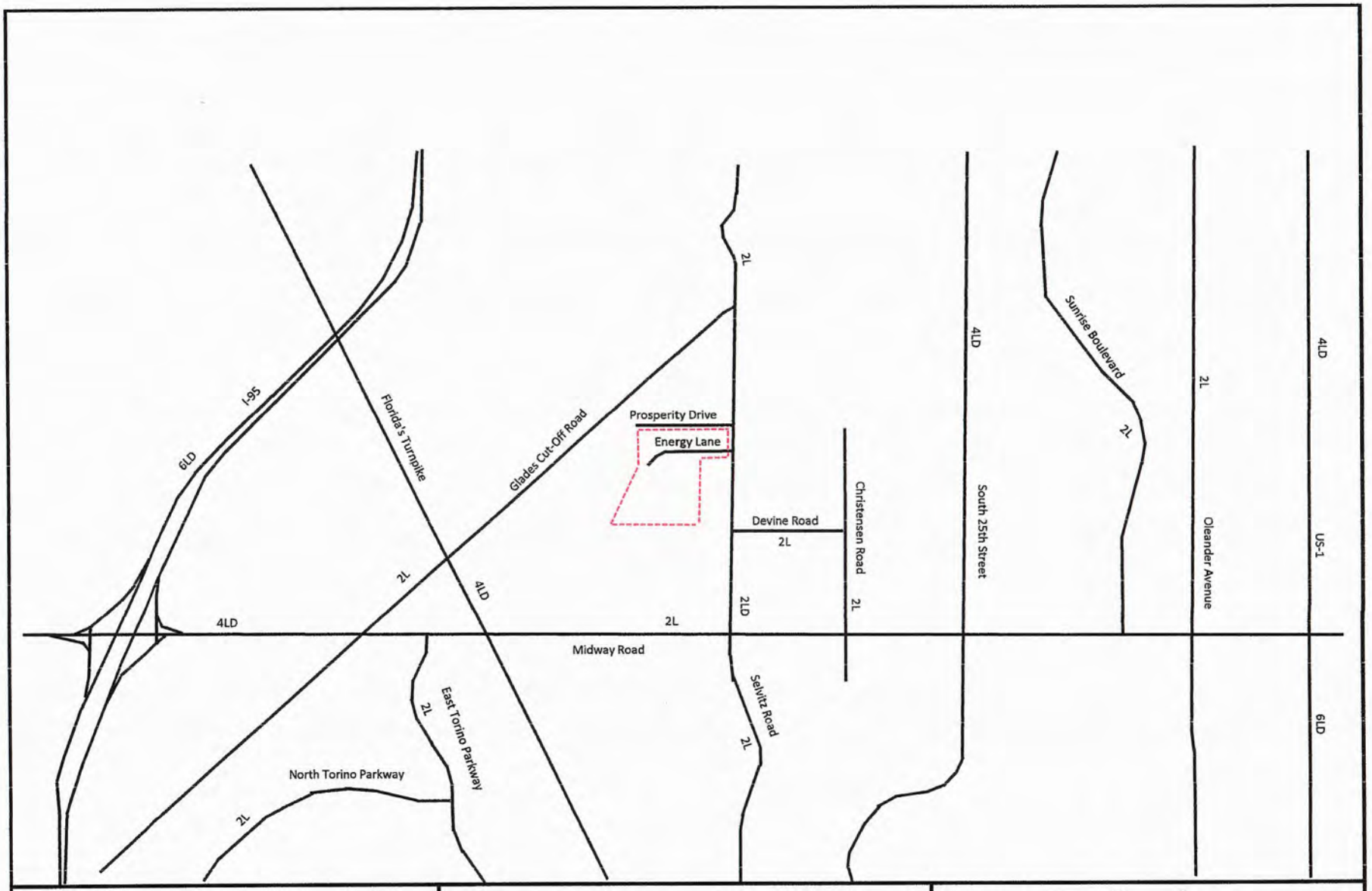
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development south of Prosperity Drive and west of Selvitz Road in St. Lucie County will consist of 1,115,000 square feet of warehousing and 100,000 square feet of Industrial Park (Flex Warehouse). The site is currently vacant. A transit center with limited government offices is proposed to the east of the project. The applicant and team are coordinating impact and access and will make necessary adjustments to the plan moving forward. The analyses reflect the impact from the transit center as known today. The project location is shown in **Figure 1**.



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR21093.0 | Date: 12/3/2021

Legend

= Project Location

Figure 1

Project Location

Ft. Pierce Commerce Center

EXISTING CONDITIONS

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

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

Existing Lane Geometrics and Traffic Control

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

- W Midway Road is a two-lane arterial west of Selvitz Rd and a four-lane arterial east of Selvitz road with an east/west alignment. Midway Road from Glades Cut-Off to Selvitz is included in the LRTP to go to four lanes divided for year 2026 to 2030.
- Selvitz road is a four-lane arterial and transitions into a two lane arterial, 1,200 feet north of Midway road. It has a north/south alignment.
- S Jenkins Road is a two-lane minor arterial with a north/ south alignment.
- 25th Street is a four-lane arterial with a north/south alignment.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2012 FDOT Quality Level of Service and St. Lucie TPO 2021 Level of Service Report were used to establish capacity. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates were applied to the office and manufacturing land uses to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a and 1b.**

Buildout will generate 2,137 gross daily trips. There will be 224 new AM peak hour trips with 174 entering the project and 50 trips exiting the project. There will be 235 net new PM peak hour trips with 63 trips entering the project and 172 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

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

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

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Industrial Park	130	100,000	SF	T = 3.37(X)	50%	50%	169	168	337
Warehousing	150	1,115,000	SF	T = 1.58(X) + 38.29	50%	50%	900	900	1,800
TOTALS							**1,069**	**1,068**	**2,137**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

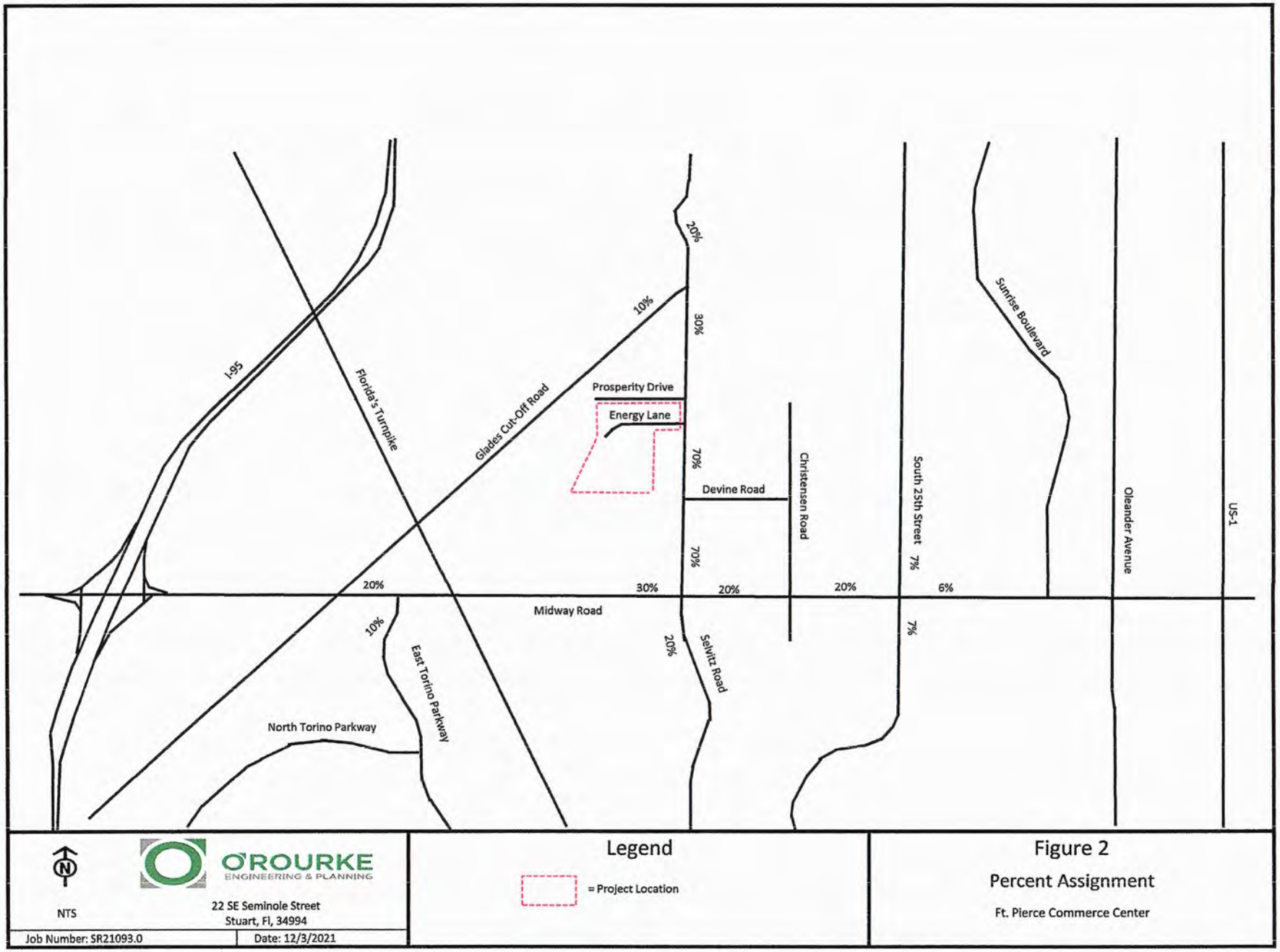
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Industrial Park	130	100,000	SF	T = 0.34(X)	81%	19%	28	6	34
Warehousing	150	1,115,000	SF	T = 0.17(X)	77%	23%	146	44	190
TOTALS							**174**	**50**	**224**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Industrial Park	130	100,000	SF	T = 0.34(X)	22%	78%	7	27	34
Warehousing	150	1,115,000	SF	T = 0.18(X)	28%	72%	56	145	201
TOTALS							**63**	**172**	**235**

Source: ITE 11th Edition Trip Generation Rates


I-95
Florida's Turnpike
Glades Cut-Off Road
Prosperity Drive
Energy Lane
Devine Road
Christensen Road
South 25th Street
Sunrise Boulevard
Oleander Avenue
US-1
Midway Road
East Torino Parkway
North Torino Parkway
Selvitz Road
20%
10%
30%
70%
20%
30%
20%
20%
7%
6%
7%
10%
20%
70%
NTS
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22 SE Seminole Street
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Job Number: SR21093.0
Date: 12/3/2021
Legend
= Project Location
Figure 2
Percent Assignment
Ft. Pierce Commerce Center

TABLE 2 - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Midway Rd	Glades Cut-Off	East Torino Pkwy	EB	IN	NO	2100	35	1.67%	20%
	Glades Cut-Off	East Torino Pkwy	WB	OUT	NO	2100	10	0.48%	20%
	East Torino Pkwy	Milner(Jenkins)	EB	IN	YES	880	52	5.91%	30%
	East Torino Pkwy	Milner(Jenkins)	WB	OUT	NO	880	15	1.70%	30%
	Milner(Jenkins)	W of Selvitz Rd	EB	IN	YES	790	52	6.58%	30%
	Milner(Jenkins)	W of Selvitz Rd	WB	OUT	NO	790	15	1.90%	30%
	W of Selvitz Rd	Selvitz Rd *	EB	IN	YES	2100	52	2.48%	30%
	W of Selvitz Rd	Selvitz Rd *	WB	OUT	NO	2100	15	0.71%	30%
	Selvitz Rd	Christensen Road *	EB	OUT	NO	2100	10	0.48%	20%
	Selvitz Rd	Christensen Road *	WB	IN	YES	2100	35	1.67%	20%
	Christensen Rd	E 25th St *	EB	OUT	NO	2100	10	0.48%	20%
	Christensen Rd	E 25th St *	WB	IN	NO	2100	35	1.67%	20%
	E 25th St	Sunrise Blvd *	EB	OUT	NO	790	3	0.38%	6%
	E 25th St	Sunrise Blvd *	WB	IN	NO	790	10	1.27%	6%
St James Drive	Telford Ave	Midway Rd	NB	IN	NO	2100	0	0.00%	0%
	Telford Ave	Midway Rd	SB	OUT	NO	2100	0	0.00%	0%
E Torino Pkwy	Midway Rd	Torino Pkwy	NB	IN	NO	880	17	1.93%	10%
	Midway Rd	Torino Pkwy	SB	OUT	NO	880	5	0.57%	10%
25th Street	Midway Rd	Bell Ave	NB	OUT	NO	1800	4	0.22%	7%
	Midway Rd	Bell Ave	SB	IN	NO	1800	12	0.67%	7%
Selvitz Rd	Glades Cut-Off Rd	Project Entrance	NB	OUT	YES	790	15	1.90%	30%
	Glades Cut-Off Rd	Project Entrance	SB	IN	YES	790	52	6.58%	30%
	Project Entrance	Midway Rd	NB	IN	YES	790	122	15.44%	70%
	Project Entrance	Midway Rd	SB	OUT	YES	790	35	4.43%	70%
	Midway Rd	St. James Rd	NB	IN	YES	540	35	6.48%	20%
	Midway Rd	St. James Rd	SB	OUT	YES	540	10	1.85%	20%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO - Midway is 4LD and/or committed to 4LD from w. of Selvitz to Selvitz

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

* Currently 2L, under construction to 4DL

Two-Way:	224
Net In:	174
Net Out:	50

TABLE 2 - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Midway Rd	Glades Cut-Off	East Torino Pkwy	EB	IN	NO	2100	13	0.62%	20%
	Glades Cut-Off	East Torino Pkwy	WB	OUT	NO	2100	34	1.62%	20%
	East Torino Pkwy	Milner(Jenkins)	EB	IN	NO	880	19	2.16%	30%
	East Torino Pkwy	Milner(Jenkins)	WB	OUT	YES	880	52	5.91%	30%
	Milner(Jenkins)	W of Selvitz Rd	EB	IN	NO	790	19	2.41%	30%
	Milner(Jenkins)	W of Selvitz Rd	WB	OUT	YES	790	52	6.58%	30%
	W of Selvitz Rd	Selvitz Rd *	EB	IN	NO	2100	19	0.90%	30%
	W of Selvitz Rd	Selvitz Rd *	WB	OUT	YES	2100	52	2.48%	30%
	Selvitz Rd	Christensen Road *	EB	OUT	YES	2100	34	1.62%	20%
	Selvitz Rd	Christensen Road *	WB	IN	NO	2100	13	0.62%	20%
	Christensen Road	E 25th St *	EB	OUT	NO	2100	34	1.62%	20%
	Christensen Road	E 25th St *	WB	IN	NO	2100	13	0.62%	20%
	E 25th St	Sunrise Blvd *	EB	OUT	NO	790	10	1.27%	6%
	E 25th St	Sunrise Blvd *	WB	IN	NO	790	4	0.51%	6%
St James Drive	Telford Ave	Midway Rd	NB	IN	NO	2100	0	0.00%	0%
	Telford Ave	Midway Rd	SB	OUT	NO	2100	0	0.00%	0%
E Torino Pkwy	Midway Rd	Torino Pkwy	NB	IN	NO	880	6	0.68%	10%
	Midway Rd	Torino Pkwy	SB	OUT	NO	880	17	1.93%	10%
25th Street	Midway Rd	Bell Ave	NB	OUT	NO	1800	12	0.67%	7%
	Midway Rd	Bell Ave	SB	IN	NO	1800	4	0.22%	7%
Selvitz Rd	Glades Cut-Off Rd	Project Entrance	NB	OUT	YES	790	52	6.58%	30%
	Glades Cut-Off Rd	Project Entrance	SB	IN	YES	790	19	2.41%	30%
	Project Entrance	Midway Rd	NB	IN	YES	790	44	5.57%	70%
	Project Entrance	Midway Rd	SB	OUT	YES	790	120	15.19%	70%
	Midway Rd	St. James Rd	NB	IN	YES	540	13	2.41%	20%
	Midway Rd	St. James Rd	SB	OUT	YES	540	34	6.30%	20%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO - Midway is 4LD and/or committed to 4LD from w. of Selvitz to Selvitz

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

* Currently 2L, under construction to 4DL

Two-Way:	235
Net In:	63
Net Out:	172

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 1% growth rate plus other projects. Other project data includes committed traffic from Southern Groves DRI, Western Grove, Wilson Groves, Riverland, LTC Ranch, Village at Midway, Willow Lakes, Ravinia, Wawa, the County Transit Center, Waste Pro, and Arcosa. The resultant growth rate exceeds the countywide growth rate of 2.5% per year.

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

LINK ANALYSIS / REVIEW

The adjacent links of Midway Road have an impact of more than 1% and 3%, Selvitz Road also has links that have impacts of more than 1% and 3%. These links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, the link of Midway Road from Milner to west of Selvitz will operate below acceptable standards. However, because the road operated below acceptable standards for the "without project" scenario, the project is not obligated to any improvements needed to address the "backlogged condition." The future four-laning of Midway will provide the needed capacity. As shown, all other roadways operate at an acceptable level of service for Project Buildout.

INTERSECTION ANALYSIS

The intersection of Selvitz and Midway was analyzed as a signalized intersection. Selvitz and Midway operates at a LOS D in the AM and LOS D in the PM peak hour with the addition of project traffic. When Midway Road is widened, the intersection will allow for a higher LOS.

Table 4: Selvitz / Midway Road Signalized Intersection LOS

	AM		PM	
	Delay	LOS	Delay	LOS
2023 - Without Project	35.8	D	31.6	C
2023 - With Project	38.4	D	34.5	C
Exisitng	33.1	C	30.4	C

The intersection data and analyses are included in **Appendix D.**

TABLE 3 -Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2021 Peak Hour Directional Volumes[2]	Growth Rate	2021 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Resultant Growth	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Midway Rd	Glades Cut-Off	East Torino Pkwy	EB	IN	NO	1056	1.01	1088	209	1297	1.0709	2100	35	1332	1.67%	YES	20%
	Glades Cut-Off	East Torino Pkwy	WB	OUT	NO	1056	1.01	1088	248	1336	1.0816	2100	10	1346	0.48%	YES	20%
	East Torino Pkwy	Milner(Jenkins)	EB	IN	YES	1001	1.01	1031	301	1332	1.1000	880	52	1384	5.91%	YES[3]	30%
	East Torino Pkwy	Milner(Jenkins)	WB	OUT	NO	1001	1.01	1031	345	1376	1.1120	880	15	1391	1.70%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	EB	IN	YES	1001	1.01	1031	200	1231	1.0715	790	52	1283	6.58%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	WB	OUT	NO	1001	1.01	1031	273	1304	1.0922	790	15	1319	1.90%	YES[3]	30%
	W of Selvitz Rd	Selvitz Rd *	EB	IN	NO	1001	1.01	1031	200	1231	1.0715	2100	52	1283	2.48%	YES	30%
	W of Selvitz Rd	Selvitz Rd *	WB	OUT	NO	1001	1.01	1031	273	1304	1.0922	2100	15	1319	0.71%	YES	30%
	Selvitz Rd	Christensen Road*	EB	OUT	NO	793	1.01	817	169	986	1.0753	2100	10	996	0.48%	YES	20%
	Selvitz Rd	Christensen Road*	WB	IN	NO	793	1.01	817	232	1049	1.0978	2100	35	1084	1.67%	YES	20%
	Christensen Rd	E 25th St*	EB	OUT	NO	793	1.01	817	169	986	1.0753	2100	10	996	0.48%	YES	20%
	Christensen Rd	E 25th St*	WB	IN	NO	793	1.01	817	232	1049	1.0978	2100	35	1084	1.67%	YES	20%
Selvitz Rd	Glades Cut-Off Rd	Project Entrance	NB	OUT	NO	504	1.01	519	35	554	1.0322	700	15	569	2.14%	YES	30%
	Glades Cut-Off Rd	Project Entrance	SB	IN	YES	504	1.01	519	32	551	1.0303	700	52	603	7.43%	YES	30%
	Project Entrance	Midway Rd	NB	IN	YES	504	1.01	519	35	554	1.0322	700	122	676	17.43%	YES	70%
	Project Entrance	Midway Rd	SB	OUT	YES	504	1.01	519	32	551	1.0303	700	35	586	5.00%	YES	70%
	Midway Rd	St. James Rd	NB	IN	YES	419	1.01	432	40	472	1.0403	750	35	507	4.67%	YES	20%
	Midway Rd	St. James Rd	SB	OUT	YES	419	1.01	432	47	479	1.0454	750	10	489	1.33%	YES	20%

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

(2) FDOT Florida Traffic Online

* Currently 2L under construction to 4DL

(3) Background traffic backlogged, improvements for backlog of 4LD with 2100 capacity will resolve "with project traffic"

Two-Way:	224
Net In:	174
Net Out:	50
Years Grown:	3

TABLE 3 - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2021 Peak Hour Directional Volumes[2]	Growth Rate	2021 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Resultant Growth	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Midway Rd	Glades Cut-Off	East Torino Pkwy	EB	IN	NO	1087	1.01	1120	288	1408	1.0901	2100	13	1421	0.62%	YES	20%
	Glades Cut-Off	East Torino Pkwy	WB	OUT	NO	1087	1.01	1120	248	1368	1.0796	2100	34	1402	1.62%	YES	20%
	East Torino Pkwy	Milner(Jenkins)	EB	IN	NO	1053	1.01	1085	433	1518	1.1296	880	19	1537	2.16%	YES[3]	30%
	East Torino Pkwy	Milner(Jenkins)	WB	OUT	YES	1053	1.01	1085	365	1450	1.1125	880	52	1502	5.91%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	EB	IN	NO	1053	1.01	1085	299	1384	1.0954	790	19	1403	2.41%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	WB	OUT	YES	1053	1.01	1085	255	1340	1.0836	790	52	1392	6.58%	YES[3]	30%
	W of Selvitz Rd	Selvitz Rd *	EB	IN	NO	1053	1.01	1085	299	1384	1.0954	2100	19	1403	0.90%	YES	30%
	W of Selvitz Rd	Selvitz Rd *	WB	OUT	NO	1053	1.01	1085	255	1340	1.0836	2100	52	1392	2.48%	YES	30%
	Selvitz Rd	Christensen Road*	EB	OUT	NO	756	1.01	779	259	1038	1.1114	2100	34	1072	1.62%	YES	20%
	Selvitz Rd	Christensen Road*	WB	IN	NO	756	1.01	779	222	1001	1.0981	2100	13	1014	0.62%	YES	20%
	Christensen Rd	E 25th St*	EB	OUT	NO	756	1.01	779	259	1038	1.1114	2100	34	1072	1.62%	YES	20%
	Christensen Rd	E 25th St*	WB	IN	NO	756	1.01	779	222	1001	1.0981	2100	13	1014	0.62%	YES	20%
Selvitz Rd	Glades Cut-Off Rd	Project Entrance	NB	OUT	YES	508	1.01	523	31	554	1.0296	700	52	606	7.43%	YES	30%
	Glades Cut-Off Rd	Project Entrance	SB	IN	NO	508	1.01	523	36	559	1.0326	700	19	578	2.71%	YES	30%
	Project Entrance	Midway Rd	NB	IN	YES	508	1.01	523	31	554	1.0296	700	44	598	6.29%	YES	70%
	Project Entrance	Midway Rd	SB	OUT	YES	508	1.01	523	36	559	1.0326	700	120	679	17.14%	YES	70%
	Midway Rd	St. James Blvd	NB	IN	NO	419	1.01	432	37	469	1.0381	750	13	482	1.73%	YES	20%
	Midway Rd	St. James Blvd	SB	OUT	YES	419	1.01	432	40	472	1.0403	750	34	506	4.53%	YES	20%

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

(2) FDOT Florida Traffic Online

* Currently 2L, under construction to 4DL

(3) Background traffic backlogged, improvements for backlog of 4LD with 2100 capacity will resolve "with project traffic"

Two-Way:	235
Net In:	63
Net Out:	172
Years Grown:	3

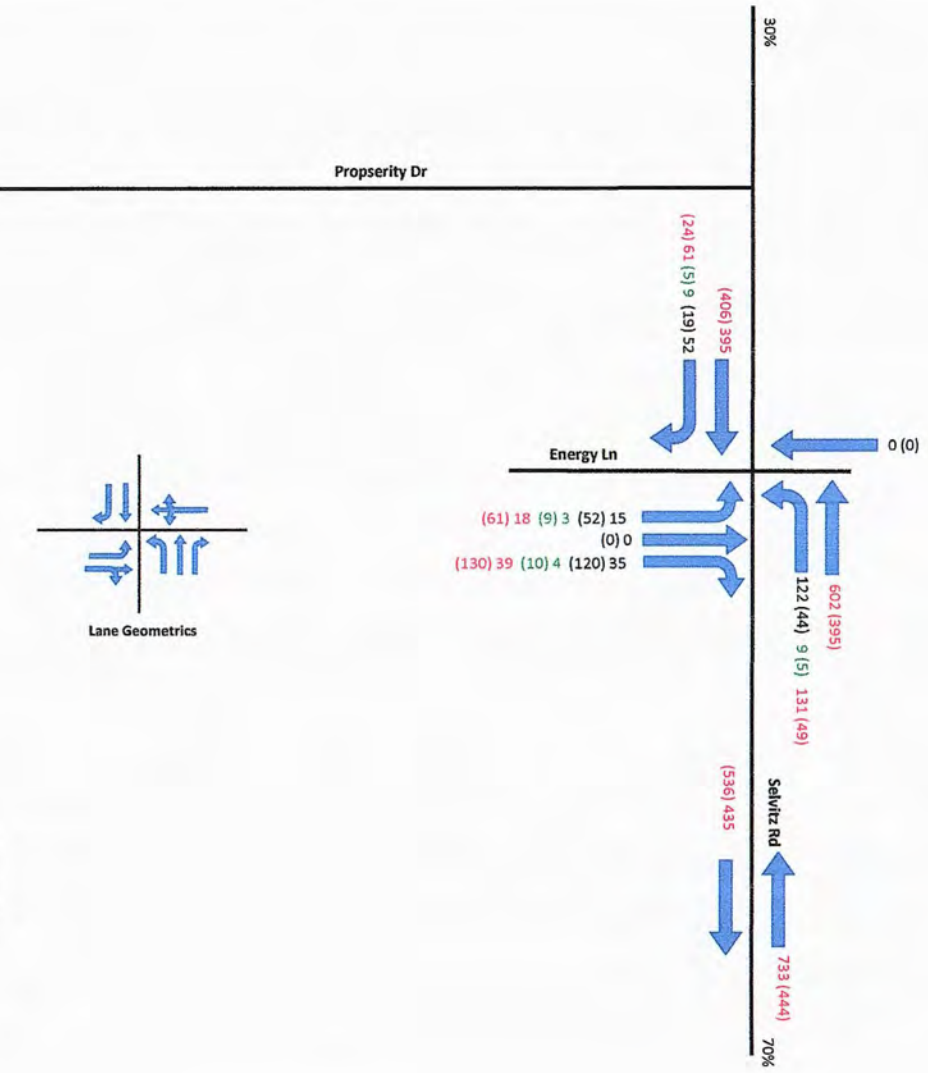
DRIVEWAY ANALYSIS

The project proposes one full access driveway to Selvitz Road from Energy Lane. Energy Lane has a southbound right turn lane and a northbound left turn lane. **Figure 3** illustrates the driveway volumes. The intersection was analyzed using HCS. The intersection of Energy Lane / Selvitz Road will operate at LOS C in the AM peak hour and LOS B in the PM peak hour. The HCS worksheets are included in **Appendix D**.

CONCLUSION

With 224 net new AM peak hour trips and 235 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing and committed roadway network with the exception of Midway between E. Torino and west of Selvitz. This is a backlogged link with long term cost feasible improvement. Therefore, the project meets the requirements for concurrency.

As noted, the project will continue to coordinate with St. Lucie County on the transit center.



	IN	OUT
AM	174	50
PM	63	172

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR21093.0 | Date: 12/6/2021

Legend

XX (XX) = AM (PM) Project Traffic
XX (XX) = Transit at Driveway
XX (XX) = Total Traffic

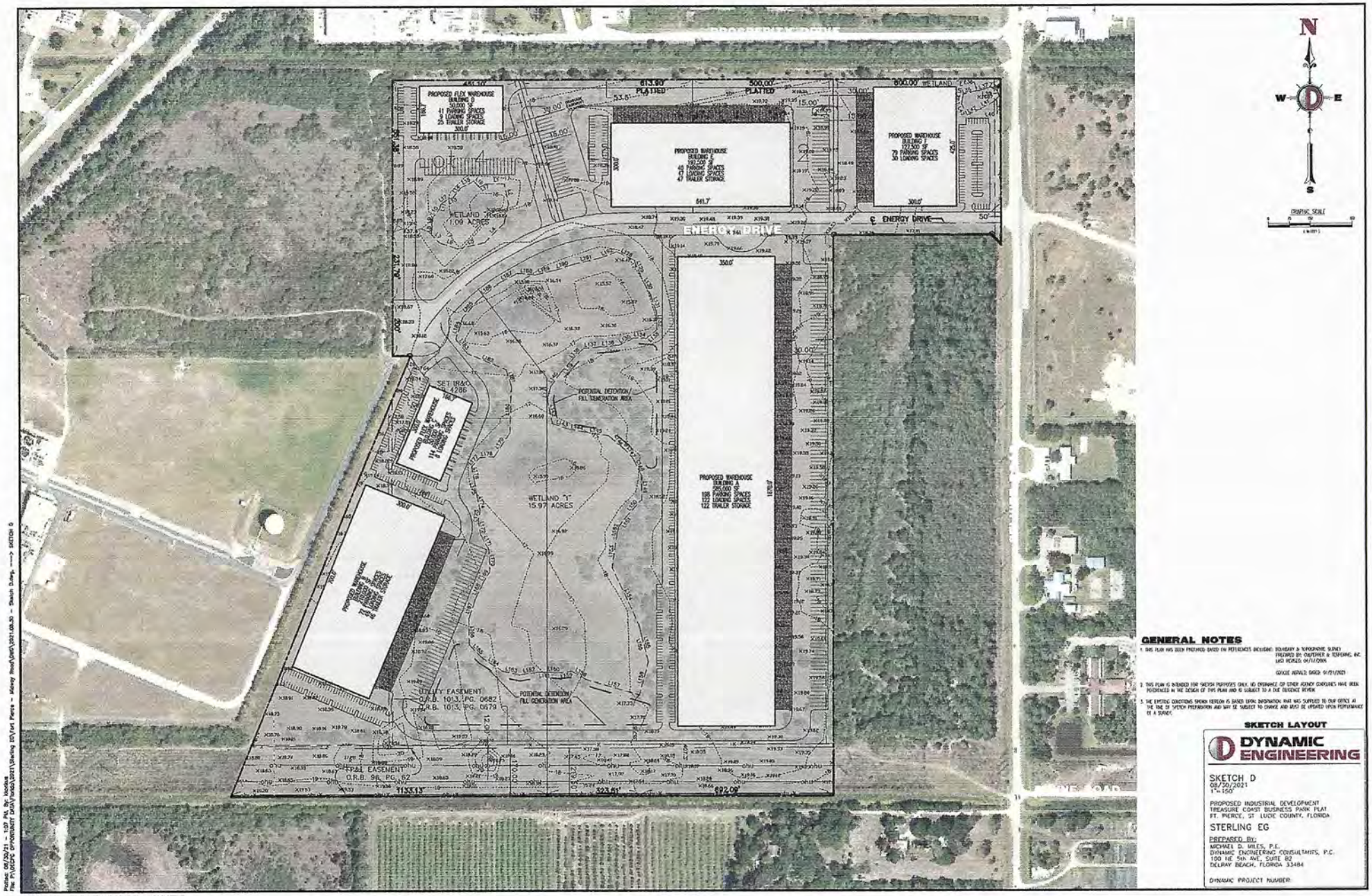
Figure 3

Driveway Volumes

Ft. Pierce Commerce Center

APPENDIX A

SITE PLAN



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY: OLDTIMER & TEMPERING, INC. LAST REVISED: 04/17/2006

   GOOGLE AERIALS: DATED: 01/21/2021

2. THIS PLAN IS INTENDED FOR SKETCH PURPOSES ONLY. NO OPENINGS OF OTHER AGENCY GUIDELINES HAVE BEEN REFERENCED IN THE DESIGN OF THIS PLAN AND IS SUBJECT TO A DUE DILIGENCE REVIEW.

3. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF SKETCH PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

SKETCH LAYOUT

DYNAMIC ENGINEERING

SKETCH D
08/30/2021
1"=150'

PROPOSED INDUSTRIAL DEVELOPMENT
TREASURE COAST BUSINESS PARK PLAT
FT. PIERCE, ST LUCIE COUNTY, FLORIDA

STERLING EG

PREPARED BY:
MICHAEL D. MILES, P.E.
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 NE 5th AVE, SUITE B2
DELRAY BEACH, FLORIDA 33484

DYNAMIC PROJECT NUMBER:

Plotted: 08/30/21 - 1:07 PM, By: Mcoles
File: P:\DEDPC OPPORTUNITY DATA\Florida\2021\Sterling EG\Fort Pierce - Midway Road\DWG\2021.08.30 - Sketch D.dwg, ---> SKETCH D

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APPENDIX B

ST. LUCIE COUNTY 2021 LEVEL OF SERVICE REPORT, FDOT 2012 QUALITY LEVEL OF SERVICE, & ST. LUCIE COUNTY 5-YEAR TIP

St. Lucie Transportation Planning Organization

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2021

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						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	33,000	2020	3,170	2,399	C	0.757	1,496	C	0.472
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	24,000	2021	2,100	1,055	C	0.502	1,157	C	0.551
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	20,000	2021	2,100	850	C	0.405	843	C	0.401
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	26,500	2021	2,100	1,525	C	0.726	1,451	C	0.691
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	26,500	2021	2,000	1,525	C	0.763	1,451	C	0.726
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	17,500	2021	2,100	911	C	0.434	824	C	0.392
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,500	2021	1,790	459	C	0.256	437	C	0.244
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,856	2020	750	362	C	0.483	380	D	0.507
RIO MAR DR	BEACH AVE to US 1	147	5,856	2020	790	362	C	0.458	380	C	0.481
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,400	2020	920	203	C	0.221	203	C	0.221
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,400	2020	1,070	203	B	0.19	203	B	0.19
SAVONA BLVD	BECKER RD to PAAR DR	236	9,200	2021	790	819	E	1.037	736	D	0.932
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	9,200	2021	750	819	F	1.092	736	D	0.981
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,000	2021	790	603	D	0.763	636	D	0.805
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,030	2018	920	265	C	0.288	214	C	0.233
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,178	2019	540	155	C	0.287	152	C	0.281
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	8,600	2021	700	504	C	0.72	508	C	0.726
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,500	2021	790	715	D	0.905	713	D	0.903
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	800	2017	580	53	C	0.091	50	C	0.086
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	804	2019	1,080	60	B	0.056	61	B	0.056

B-1

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2021

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						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	2,400	2021	750	134	C	0.179	128	C	0.171
17TH ST	AVENUE D to AVENUE Q	608	2,400	2021	750	134	C	0.179	128	C	0.171
25TH ST	MIDWAY RD to BELL AVE	940016	18,200	2020	2,100	1,097	C	0.522	1,023	C	0.487
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2021	2,100	1,026	C	0.489	1,024	C	0.488
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	19,700	2020	2,000	1,097	C	0.549	1,093	C	0.547
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,633	2020	2,000	1,330	C	0.665	1,419	C	0.71
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,200	2020	1,630	976	D	0.599	970	D	0.595
25TH ST	ORANGE AVE to AVENUE D	610	17,459	2020	1,630	805	D	0.494	831	D	0.51
25TH ST	AVENUE D to AVENUE Q	940050	18,900	2020	1,630	904	D	0.555	879	D	0.539
25TH ST	AVENUE Q to JUANITA AVE	945152	17,200	2020	2,000	849	C	0.425	778	C	0.389
25TH ST	JUANITA AVE to ST LUCIE BLVD	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
25TH ST	ST LUCIE BLVD to US 1	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,647	2020	750	398	D	0.531	349	C	0.465
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,000	2020	790	277	C	0.351	277	C	0.351
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,559	2020	540	517	D	0.957	422	D	0.781
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,559	2020	790	517	D	0.654	422	D	0.534
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,500	2021	750	221	C	0.295	238	C	0.317
53RD ST	ANGLE RD to JUANITA AVE	614	2,833	2016	540	151	C	0.28	167	C	0.309
AE BACKUS AVE	7TH ST to US 1	632	1,067	2017	750	72	C	0.096	84	C	0.112
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46

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						Volume	LOS	V/C	Volume	LOS	V/C
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2021	880	940	F	1.068	811	C	0.922
EASY ST	US 1 to BUCHANAN DR	106	5,400	2021	750	299	C	0.399	379	D	0.505
EASY ST	BUCHANAN DR to YUCCA DR	106	5,400	2021	540	299	D	0.554	379	D	0.702
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2021	630	529	C	0.84	533	C	0.846
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2021	700	529	C	0.756	533	C	0.761
EDWARDS RD	SELVITZ RD to 25TH ST	110	14,500	2021	880	729	C	0.828	741	C	0.842
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,000	2021	1,700	778	D	0.458	778	D	0.458
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,401	2019	1,700	764	D	0.449	745	D	0.438
EDWARDS RD	OLEANDER AVE to US 1	173	9,616	2019	1,700	529	C	0.311	462	C	0.272
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,848	2019	750	128	C	0.171	125	C	0.167
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	17,572	2019	920	1,216	F	1.322	929	F	1.01
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	15,459	2019	880	1,002	F	1.139	913	F	1.038
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	15,459	2019	880	1,002	F	1.139	913	F	1.038
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2021	920	609	C	0.662	559	C	0.608
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,000	2021	920	497	C	0.54	549	C	0.597
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,400	2021	630	316	C	0.502	336	C	0.533
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,400	2021	880	316	C	0.359	336	C	0.382
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,613	2019	580	271	D	0.467	277	D	0.478
GARDENIA AVE	OLEANDER AVE to US 1	666	2,867	2017	750	191	C	0.255	204	C	0.272
GATLIN BLVD	W OF I-95 to E OF I-95	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,778	2020	600	295	C	0.492	266	C	0.443

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						Volume	LOS	V/C	Volume	LOS	V/C
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	383	2017	540	33	C	0.061	36	C	0.067
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	391	2020	540	34	C	0.063	34	C	0.063
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,480	2020	790	396	D	0.501	395	D	0.5
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,480	2020	540	396	D	0.733	395	D	0.731
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	11,000	2021	920	647	C	0.703	617	C	0.671
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	20,500	2021	880	1,001	F	1.137	1,053	F	1.197
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	20,500	2021	790	1,001	F	1.267	1,053	F	1.333
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	8,400	2020	760	408	C	0.537	519	C	0.683
MIDWAY RD	SHINN RD to MCCARTY RD	940732	8,400	2020	630	408	C	0.648	519	C	0.824
MIDWAY RD	MCCARTY RD to I-95	940732	8,400	2020	700	408	C	0.583	519	C	0.741
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,400	2020	2,100	899	C	0.428	996	C	0.474
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	20,000	2021	2,100	1,056	C	0.503	1,087	C	0.518
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	20,500	2021	920	1,001	F	1.088	1,053	F	1.145
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	16,500	2021	920	793	C	0.862	756	C	0.822
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	16,500	2021	840	793	E	0.944	756	D	0.9
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	OLEANDER AVE to US 1	242	15,197	2016	840	802	E	0.955	794	E	0.945
MIDWAY RD	US 1 to WALLACE ST	940023	3,600	2020	840	196	C	0.233	216	C	0.257
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,600	2020	920	196	C	0.213	216	C	0.235
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,600	2020	630	196	C	0.311	216	C	0.343
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,577	2017	920	155	C	0.168	148	C	0.161
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,910	2020	880	311	C	0.353	330	C	0.375
NEBRASKA AVE	25TH ST to 13TH ST	684	3,733	2017	1,710	232	C	0.136	196	C	0.115
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,623	2019	700	412	C	0.589	358	C	0.511

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APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

AM APPROVED PROJECTS			Southern Grove SW			Western Grove SW			Wilson Grove SW			Riverland SW			Arcosa			LTC Ranch			Wawa Midway & Safelite			Village at Midway			Kestrel			Willow Lakes			ELM Directional N/S		ELM Directional S/W		Downstream N/S		Downstream S/W	
Road Name	From	To	%	% N/S to or Out	Directional N/S	Directional S/W	%	% N/S to or Out	Directional N/S	Directional S/W	%	% N/S to or Out	Directional N/S	Directional S/W	%	% N/S to or Out	Directional N/S	Directional S/W	%	% N/S to or Out	Directional N/S	Directional S/W	%	% N/S to or Out	Direction al N/S	Direction al S/W	%	% N/S to or Out	Direction al N/S	Direction al S/W	%	% N/S to or Out	Directional N/S	Directional S/W	Non-Residential	Residential	Non-Residential	Residential	Double Count	Net	Double Count	Net
Midway Rd	Glades Cut Off Rd	East Timbo Pkwy	0.2%	Out	0	0	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	9	42%	In	35	7	17%	Out	69	78	22%	In	17	17	10%	Out	15	36	40%	In	9	27	20%	-	67	61	148	75	138	112	-10	109	-22	148
	East Timbo Pkwy	Florida's Turnpike	1.8%	Out	21	19	0.7%	Out	4	3	0.7%	Out	7	7	0.7%	Out	10	8	60%	In	51	8	34%	Out	138	155	29%	In	13	13	10%	Out	15	36	40%	In	9	27	19%	-	51	78	191	79	161	105	-14	301	-21	340
	Florida's Turnpike	Corporate Way	1.8%	Out	21	23	0.7%	Out	4	3	0.7%	Out	7	7	0.7%	Out	10	9	60%	In	51	8	34%	Out	138	155	29%	In	13	13	9%	Out	14	33	40%	In	9	27	19%	-	51	78	191	79	161	105	-14	301	-21	340
	Corporate Way	Jenkins Rd	1.4%	Out	18	22	0.7%	Out	4	3	0.7%	Out	7	7	0.7%	Out	10	9	60%	In	51	8	29%	Out	76	86	29%	In	23	23	7%	Out	11	25	40%	In	9	27	19%	-	61	78	179	79	151	105	-14	294	-21	365
	Jenkins Rd	Sykes Rd	1.2%	Out	14	17	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	51%	Out	8	10	15%	Out	62	70	36%	In	28	28	7%	Out	11	25	40%	In	9	27	23%	-	61	78	164	80	139	105	-14	290	-22	275
	Sykes Rd	25th St	1.1%	Out	14	17	0.6%	Out	3	2	0.6%	Out	6	5	0.6%	Out	8	7	51%	Out	5	10	13%	Out	51	58	31%	out	24	24	5%	Out	9	18	35%	In	12	32	19%	-	52	64	118	80	151	103	-13	189	-20	232
Sykes Rd	Boyntone Blvd	Midway Rd	0.2%	Out	3	3	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	9%	In	5	1	1%	In	1	1	1%	In	1	1	0%	-	0	0	7%	-	0	0	0%	-	0	0	11	6	18	10	-2	28	-3	28	-	-
	Midway Rd	Glades Cut Off Rd	0.1%	Out	1	2	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	10%	Out	1	1	1%	Out	1	2	18%	out	14	14	0%	-	0	0	0%	-	0	0	1%	-	0	0	18	3	24	4	-1	37	0	37
					In	1,555			In	838			In	969			In	1,130			In	917			In	78			In	302			In	270						
70% of Large Project for 2 year horizon)					Out	1,308			Out	534			Out	952			Out	1,897			Out	605			Out	78			Out	151			Out	240						
					In	4,218			In	2,352			In	2,675			In	4,755			In	1,628			In	79			In	1,442			In	1,215						
					Out	3,253			Out	1,135			Out	1,887			Out	3,468			Out	1,619			Out	78			Out	587			Out	1,006						

C-1

PM APPROVED PROJECTS			Southern Grove DRI				Western Grove DRI				Wilson Groves DRI				Riverland DRI						Arcosa				LTC Ranch				Wawa Midway & Selvitz				Village at Midway				Eastvia				Willow Lakes				SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	In N/E In or Out	Directional N/E	Directional S/W	%	In N/E In or Out	Directional N/E	Directional S/W	%	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	In N/E In or Out	Directional N/E	Directional S/W	%	In N/E In or Out	Directional N/E	Directional S/W	%	In N/E In or Out	Directional N/E	Directional S/W	%	In N/E In or Out	Directional N/E	Directional S/W	%	In N/E In or Out	Directional N/E	Directional S/W	%	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	Non-Residential	Residential	Non-Residential	Residential	Double Count	Net	Double Count	Net
Midway Rd	Glades Cut Off Rd	East Torino Pkwy	0.2%	Out	5	3	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	42.0%	In	9	14	17.0%	Out	112	87	22.0%	In	14	14	10.0%	Out	46	18	40.0%	In	31	18	25%	248	-	65	81	212	96	162	108	-19	289	-22	248
	East Torino Pkwy	Florida's Turnpike	1.6%	Out	40	28	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	50.0%	In	11	17	34.0%	Out	225	174	29.0%	In	18	18	9.0%	Out	41	16	40.0%	In	31	25	23%	228	-	60	83	361	90	278	108	-18	433	-22	365
	Florida's Turnpike	Corporate Way	1.6%	Out	40	28	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	50.0%	In	11	17	34.0%	Out	225	174	29.0%	In	18	18	9.0%	Out	41	16	40.0%	In	31	25	23%	228	-	60	83	361	90	278	108	-18	433	-22	365
	Corporate Way	Jenkins Rd	1.4%	Out	35	24	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	50.0%	In	11	17	18.8%	Out	134	96	29.0%	In	18	18	7.0%	Out	42	13	40.0%	In	31	25	23%	228	-	60	83	327	90	169	108	-18	299	-22	255
	Jenkins Rd	Selvitz Rd	1.1%	Out	28	19	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	51.0%	Out	17	11	15.4%	Out	102	79	36.0%	In	22	12	7.0%	Out	62	13	40.0%	In	31	25	23%	228	-	60	83	327	90	169	108	-18	299	-22	255
	Selvitz Rd	25th St	1.1%	Out	28	19	0.6%	Out	3	4	0.6%	Out	8	7	0.6%	0	22	Out	11	11	31.0%	Out	11	7	12.6%	Out	81	65	31.0%	exit	19	19	5.0%	Out	23	9	55.0%	In	42	34	19%	189	-	49	88	186	92	140	103	-18	259	-21	222
Selvitz Rd	Bayshore Blvd	Midway Rd	0.2%	Out	5	3	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	0	0	Out	0	0	8.0%	In	2	2	0.5%	ar-	3	2	13.0%	in	9	8	0.0%	-	0	0	0.0%	-	0	0	3%	30	-	8	11	19	8	19	11	-2	25	-2	28
	Midway Rd	Glades Cut Off Rd	0.1%	Out	3	2	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	0	0	Out	0	0	10.0%	Out	3	2	0.5%	exit	3	3	18.0%	exit	11	11	0.0%	-	0	0	0.0%	-	0	0	1%	10	-	3	4	20	3	18	4	-1	22	-1	20
(Using 25% of large amount for 5 year horizon)					In	1,748			In	628			In	1,136		0	3,589		In	1,774			In	21			In	513			In	62			In	182			In	77			In	363						
					Out	2,518			Out	535			Out	1,410					Out	1,819			Out	34			Out	661			Out	62			Out	459			Out	44			Out	259						
					In	6,990			In	3,110			In	4,543		0	14,372		In	7,099		0	In	21			In	2,052			In	62			In	726			In	77			In	1,450						
					Out	10,071			Out	2,061			Out	5,639					Out	7,277			Out	34			Out	3,642			Out	62			Out	1,824			Out	44			Out	1,036						

* Transit red White Pro 1/3 5/15 21/36
5/10 10/10 37/40

993

Historical Growth Rate Calculation

Segment	From	To	2018 AADT	2021 AADT	3 Year Historical Growth Rate
Midway	Milner(Jenkins)	W of Selvitz Rd	21,000	20,500	-0.80%
	W of Selvitz Rd	Selvitz Rd	21,000	20,500	-0.80%
	Selvitz Rd	Christensen Rd	22,000	16,500	-9.14%
		Total	64,000	57,500	-2.64%

*Source St Lucie Historical Traffic Counts Use 1% + Committed

MILLER LEGG

St. Lucie County Bus Maintenance Facility Trip Generation

The proposed Project includes a 20,000 square foot administration building, a 4,500 square foot maintenance building with four bus maintenance bays, a four-pump fueling station, and 50 total employees. The Project will also include parking for approximately 150 buses and 180 cars. It is assumed that 150 bus routes will start and end at the facility each day. Bus drivers will arrive for work and park their personal vehicles, transfer to a bus for their shift, and transfer back to their personal vehicle at the end of their shift.

Project trip generation is based on the rates published in the Institute of Transportation Engineers (ITE) *Trip Generation, 8th Edition*, and is calculated on a daily basis as well as for the A.M. and P.M peak periods. Because the *Trip Generation* Manual does not include a specific land use for bus maintenance facilities, Warehousing (Land Use 150) was used to represent the administration and maintenance portion of the Project (Table 1). The *Trip Generation* description of Warehousing states "Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas."

Table 1: ITE Land Use

ITE LAND USE			
ITE CODE	**LAND USE**	**INTENSITY**	**UNITS**
150	Warehousing	50	Employees

The Daily, AM Peak Hour and PM Peak Hour trips for the Administration and Maintenance buildings were calculated using the average trip generation rates rather than the fitted curve equations because the average rate provided more accurate estimates for sites with fewer than 500 employees. (See Tables 2-4)

Table 2: Daily Trip Generation

DAILY (ADMIN & MAINTENANCE)					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=3.89X	195	50%	97	50%	97

X= Number of employees

Table 3: AM Peak Hour Trip Generation

AM PEAK HOUR					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=0.51X	26	72%	18	28%	7

X= Number of employees

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Table 4: PM Peak Hour Trip Generation

PM PEAK HOUR					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=0.59X	30	35%	10	65%	19

X= Number of employees

Daily trips for the bus fleet were estimated by including both bus drivers coming to and from work in their personal vehicles (150x2=300 trips per day) as well as the buses exiting and returning to the Project site (an additional 150x2=300 trips per day) for at total of 600 trips per day. (Table 5) Because bus routes typically begin earlier than the AM peak and end later than the PM peak, the bus fleet trips are included in the daily trips, but not the AM and PM peak hour trips.

Table 5: Daily Trip Generation (Bus Fleet)

DAILY (BUS FLEET)					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=2N+2N	600	50%	300	50%	300

N= Number of bus routes originating at facility

The total daily trips generated by the administration building, bus maintenance facility, and bus fleet are shown in Table 6. The Project is expected to add approximately 800 additional daily trips to the surrounding roadways, with 26 of these trips occurring during the AM peak hour and 30 during the PM peak hour (Tables 3 and 4).

Table 6: Total Daily Trip Generation

DAILY (TOTAL)				
TRIPS	**% IN**	**IN**	**% OUT**	**OUT**
795	50%	**397**	50%	**397**

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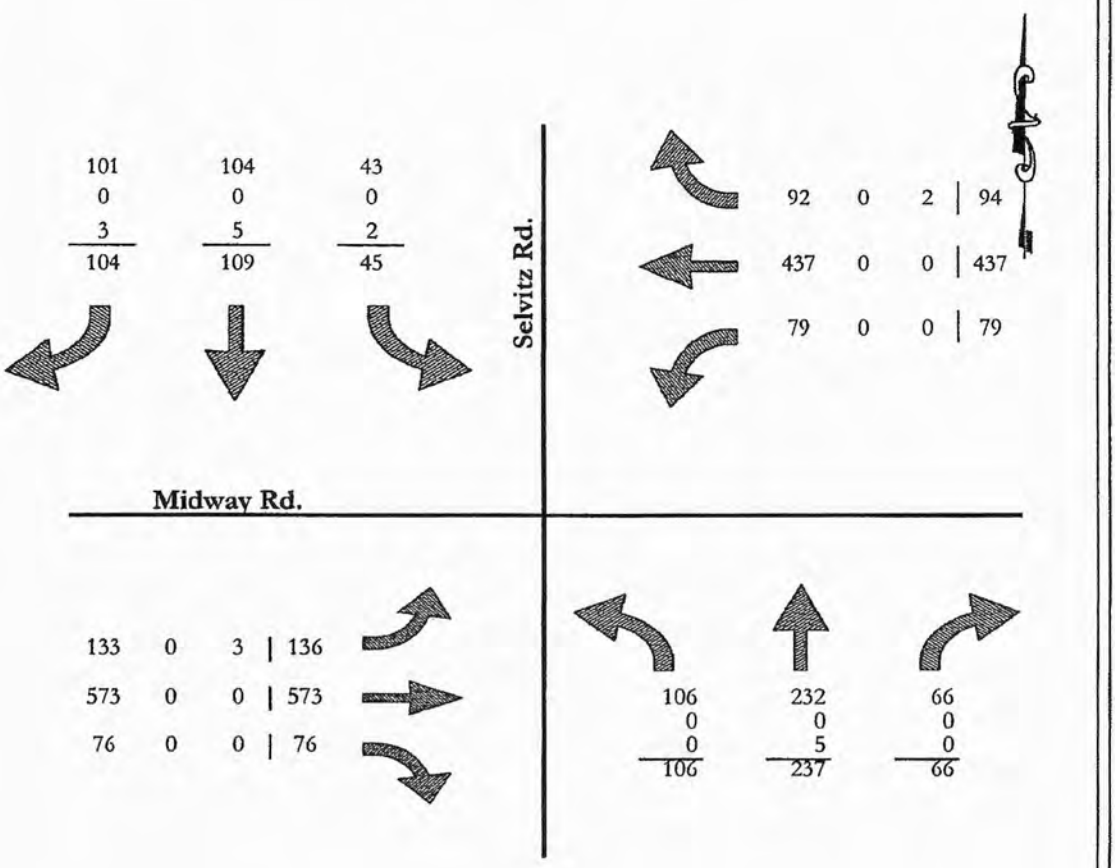


LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX WASTE PRO TRAFFIC IMPACT STUDY
XXX TOTAL TRAFFIC

Buildout year: 2017

Note: No background trips have been identified

FIGURE 4

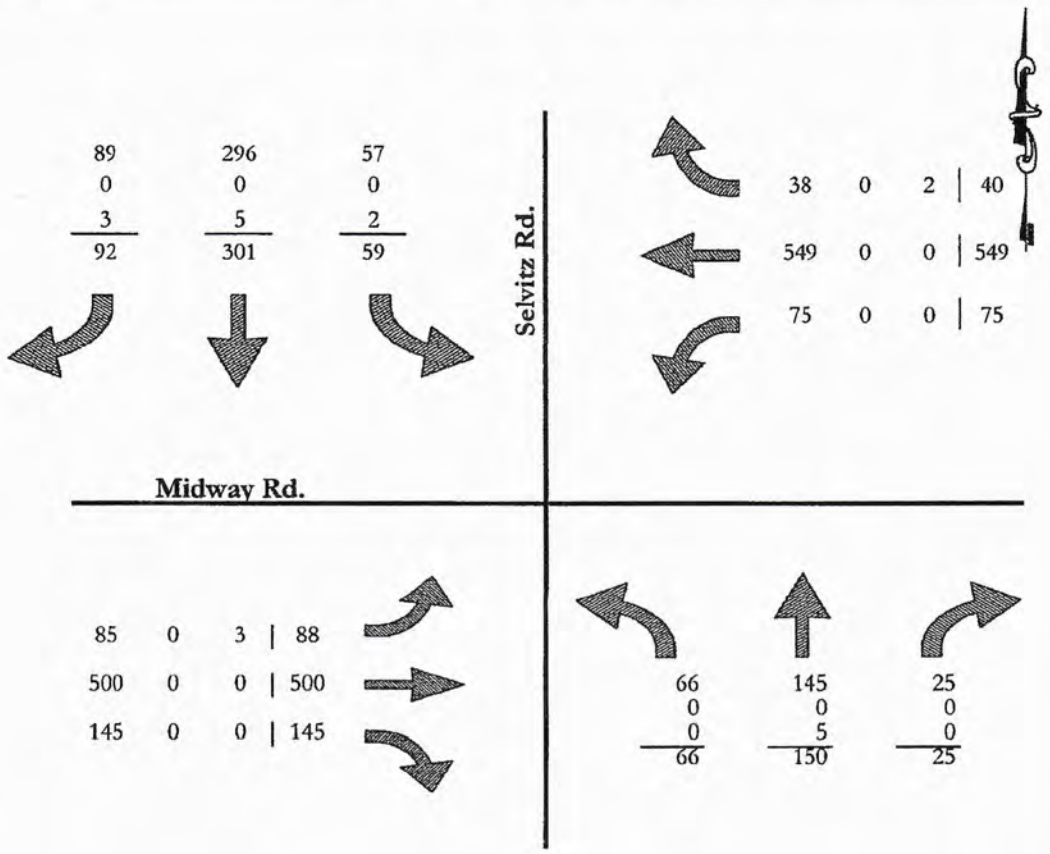
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

AM PEAK HOUR TURNING MOVEMENTS

Selvitz Rd. & Midway Rd.

Waste Pro Traffic Impact Study

P:\Proj-2011\11-033 Waste Pro - Selvitz Location\Traffic\11-033 Traffic Analysis.xls
Calculated by: John Adair, E.I.
Checked By: Stef Marthes, P.E.



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX WASTE PRO TRAFFIC IMPACT STUDY
XXX TOTAL TRAFFIC

Buildout year: 2017

Note: No background trips have been identified

FIGURE 5

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

PM PEAK HOUR TURNING MOVEMENTS

Selvitz Rd. & Midway Rd.

Waste Pro Traffic Impact Study

P:\Proj-2011\11-033 Waste Pro - Selvitz Location\Traffic\11-033 Traffic Analysis.xls
Calculated by: John Adair, E.I.
Checked By: Stef Matthes, P.E.

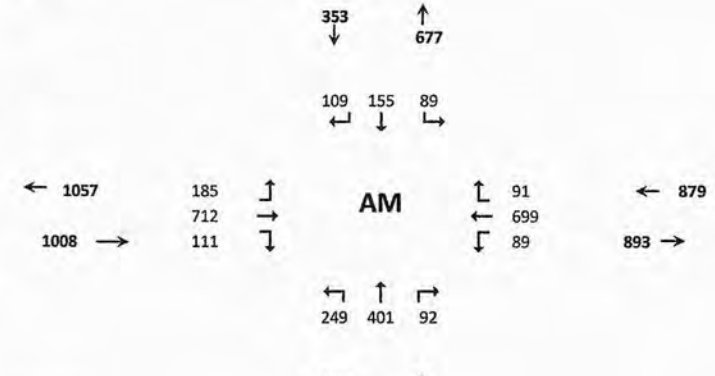
APPENDIX D

INTERSECTION ANALYSIS DATA

TURNING MOVEMENT VOLUME COUNTS

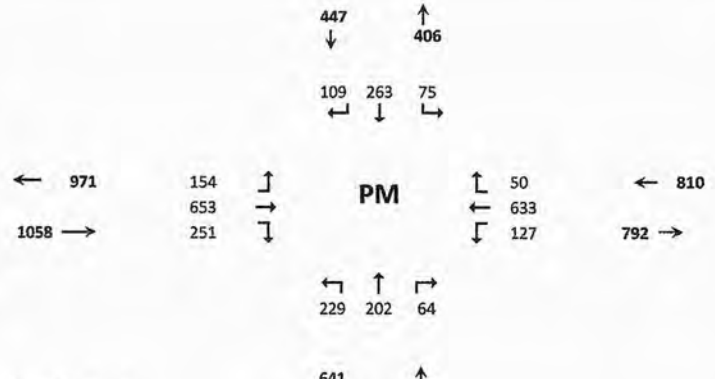
N/S STREET: Selvitz Rd
E/W STREET: Midway Rd
CONTROL: Signalized
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
DAY: Tuesday
CITY: St Lucie
REPORT DATE:
ANALYSIS YEAR: 2020 - Exisitng

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	45	71	24	18	24	32	30	196	33	9	148	21	651	2982
7:15-7:30	63	81	22	15	32	27	44	183	28	18	145	23	681	2958
7:30-7:45	67	122	22	37	39	22	59	151	32	22	213	21	807	2853
7:45-8:00	74	127	24	19	60	28	52	182	18	40	193	26	843	2606
8:00-8:15	54	52	11	21	31	20	40	173	28	16	168	13	627	2265
8:15-8:30	52	59	23	13	28	20	34	127	26	17	167	10	576	
8:30-8:45	60	57	23	12	33	25	30	151	29	7	111	22	560	
8:45-9:00	38	39	23	19	15	15	30	150	30	10	116	17	502	
AM PEAK HOUR IS FROM:	7:00AM TO 8:00AM													
Volumes	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Season Factor	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Growth	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Total	249	401	92	89	155	109	185	712	111	89	699	91	2982	



Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 0

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	52	57	12	24	55	39	31	186	58	35	173	10	732	2810
4:15-4:30	72	56	17	15	66	27	36	159	44	37	154	16	699	2794
4:30-4:45	48	49	22	20	69	21	52	151	74	26	162	8	702	2855
4:45-5:00	57	40	13	16	73	22	35	157	75	29	144	16	677	2762
5:00-5:15	24	48	7	33	86	23	26	190	85	23	157	14	716	2635
5:15-5:30	49	44	18	13	82	25	41	182	90	34	166	16	760	
5:30-5:45	30	46	6	14	55	22	29	159	64	28	143	13	609	
5:45-6:00	44	42	11	11	53	12	25	122	59	29	129	13	550	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	229	202	64	75	263	109	154	653	251	127	633	50	2810	
Season Factor	229	202	64	75	263	109	154	653	251	127	633	50	2810	
Growth	229	202	64	75	263	109	154	653	251	127	633	50	2810	
Total	229	202	64	75	263	109	154	653	251	127	633	50	2810	

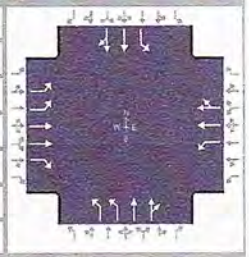


Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 3

D-1

HCS7 Signalized Intersection Results Summary

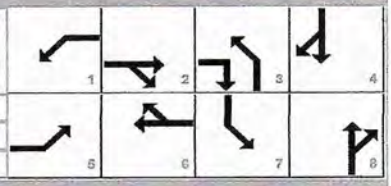
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	Kyle Scherer	Analysis Date	Dec 7, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	c1.Midway Rd & Selvitz.AM.existing.xus		
Project Description	Ft. Pierce Commerce CenterExisting				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	712	111	89	699	91	249	401	92	89	155	109

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	8.4	1.0		58.8	8.3	5.5	17.9					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	15.5	65.8	14.4	64.8	17.8	27.4	12.3	21.9
Change Period, (*Y+R c*), s	6.0	6.0	6.0	6.0	6.0	6.0	4.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (*g s*), s	9.0		8.6		11.5	19.8	8.6	12.0
Green Extension Time (*g e*), s	0.4	0.0	0.1	0.0	0.4	1.6	0.0	1.6
Phase Call Probability	1.00		0.97		1.00	1.00	0.97	1.00
Max Out Probability	0.00		0.00		0.04	0.01	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	210	809	126	101	482	416	283	288	272	101	156	144
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1809	1610	1810	1900	1637	1757	1900	1777	1810	1900	1646
Queue Service Time (*g s*), s	7.0	12.8	4.1	6.6	16.0	17.3	9.5	17.6	17.8	6.6	9.3	10.0
Cycle Queue Clearance Time (*g c*), s	7.0	12.8	4.1	6.6	16.0	17.3	9.5	17.6	17.8	6.6	9.3	10.0
Green Ratio (*g/C*)	0.08	0.50	0.60	0.07	0.49	0.49	0.10	0.18	0.18	0.07	0.13	0.13
Capacity (*c*), veh/h	277	1804	962	127	931	802	347	339	317	125	252	218
Volume-to-Capacity Ratio (*X*)	0.758	0.449	0.131	0.795	0.518	0.518	0.816	0.849	0.859	0.806	0.619	0.662
Back of Queue (*Q*), ft/ln (95 th percentile)	141.7	200.5	66.8	141.1	251.8	251.6	192.5	332	319.9	173.2	197.7	187.2
Back of Queue (*Q*), veh/ln (95 th percentile)	5.7	8.0	2.7	5.6	10.1	10.1	7.7	13.3	12.8	6.9	7.9	7.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	54.1	12.2	10.6	54.9	13.4	15.2	53.0	47.7	47.8	55.0	49.2	49.5
Incremental Delay (*d 2*), s/veh	1.6	0.8	0.3	4.2	2.1	2.4	3.3	2.8	3.6	24.7	0.9	1.3
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	55.7	13.0	10.8	59.2	15.4	17.6	56.3	50.5	51.4	79.7	50.1	50.8
Level of Service (LOS)	E	B	B	E	B	B	E	D	D	E	D	D
Approach Delay, s/veh / LOS	20.6	C		20.8	C		52.7	D		57.8	E	
Intersection Delay, s/veh / LOS	33.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.42	B	2.27	B	2.31	B	2.60	C
Bicycle LOS Score / LOS	1.43	A	1.31	A	1.18	A	0.82	A

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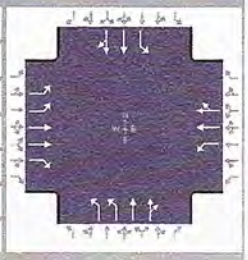
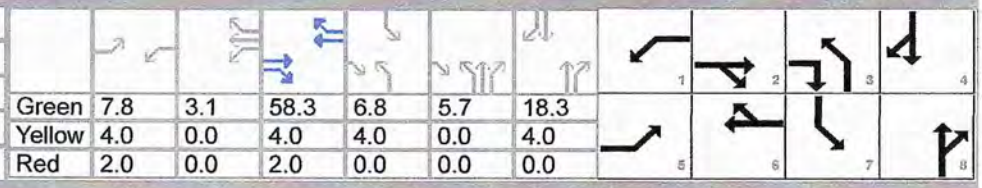
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	Kyle Scherer	Analysis Date	Dec 7, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.94
Urban Street	Midway Rd	Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	c1.Midway Rd & Selvitz.PM.existing.xus		
Project Description	Ft. Pierce Commerce Center Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	154	653	251	127	633	50	229	202	64	75	263	109

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	7.8	3.1		58.3	6.8	5.7	18.3					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	13.8	64.3	16.9	67.4	16.5	28.0	10.8	22.3
Change Period, (*Y+R c*), s	6.0	6.0	6.0	6.0	6.0	6.0	4.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (*g s*), s	7.5		10.8		10.2	10.4	7.2	15.0
Green Extension Time (*g e*), s	0.4	0.0	0.2	0.0	0.3	1.3	0.1	1.3
Phase Call Probability	1.00		0.99		1.00	1.00	0.93	1.00
Max Out Probability	0.00		0.00		0.01	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	164	695	267	135	368	359	244	145	138	80	205	191
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1809	1610	1810	1900	1851	1757	1900	1745	1810	1900	1713
Queue Service Time (*g s*), s	5.5	10.9	10.2	8.8	9.9	10.6	8.2	8.1	8.4	5.2	12.5	13.0
Cycle Queue Clearance Time (*g c*), s	5.5	10.9	10.2	8.8	9.9	10.6	8.2	8.1	8.4	5.2	12.5	13.0
Green Ratio (*g/C*)	0.07	0.49	0.57	0.09	0.51	0.51	0.09	0.18	0.18	0.06	0.14	0.14
Capacity (*c*), veh/h	229	1758	924	164	972	947	307	348	320	102	258	232
Volume-to-Capacity Ratio (*X*)	0.716	0.395	0.289	0.823	0.378	0.379	0.792	0.415	0.433	0.781	0.794	0.822
Back of Queue (Q), ft/ln (95 th percentile)	110.7	180.1	168.9	186.8	175.8	186.3	164.3	170.9	164.4	112.7	252	240.8
Back of Queue (Q), veh/ln (95 th percentile)	4.4	7.2	6.8	7.5	7.0	7.5	6.6	6.8	6.6	4.5	10.1	9.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	55.0	12.8	13.1	53.6	10.9	11.9	53.7	43.3	43.5	55.9	50.2	50.5
Incremental Delay (*d 2*), s/veh	1.6	0.7	0.8	3.9	1.1	1.2	1.8	0.3	0.3	4.8	2.1	2.8
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	56.6	13.4	13.9	57.5	12.0	13.0	55.4	43.6	43.8	60.7	52.3	53.2
Level of Service (LOS)	E	B	B	E	B	B	E	D	D	E	D	D
Approach Delay, s/veh / LOS	19.8	B		19.6	B		49.1	D		54.1	D	
Intersection Delay, s/veh / LOS	30.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.42	B	2.26	B	2.31	B	2.60	C
Bicycle LOS Score / LOS	1.42	A	1.20	A	0.92	A	0.88	A

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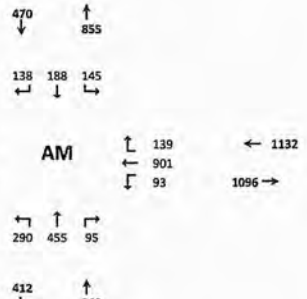
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Midway Rd
CONTROL: Signalized
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
DAY: Tuesday
CITY: St Lucie
REPORT DATE:
ANALYSIS YEAR: 2023 (with project)

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	45	71	24	18	24	32	30	196	33	9	148	21	651	2982
7:15-7:30	63	81	22	15	32	27	44	183	28	18	145	23	681	2958
7:30-7:45	67	122	22	37	39	22	59	151	32	22	213	21	809	2853
7:45-8:00	74	127	24	19	60	28	52	182	18	40	193	26	843	2606
8:00-8:15	54	52	11	21	31	20	40	173	28	16	168	13	627	2265
8:15-8:30	52	59	23	13	28	20	34	127	28	17	167	10	575	
8:30-8:45	60	57	23	12	33	25	30	151	29	7	111	22	560	
8:45-9:00	38	39	23	19	15	15	30	150	30	10	116	17	502	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Season Factor	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Growth	257	413	95	92	160	112	191	734	114	92	720	94	3072	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Percentage	0%	20%	0%	20%	20%	30%	30%	0%	0%	0%	0%	20%		
PROJECT	0	35	0	10	10	15	52	0	0	0	0	35	157	
Arcosa %	8%					10%	10%	31%	8%		31%			
Arcosa	1	0	0	0	0	2	6	5	1	0	5	0		
Southern Grove DRI %								0.7%			0.7%			
Southern Grove DRI								9			11			
Western Grove DRI %								1.1%			1.1%			
Western Grove DRI								6			4			
Wilson Grove DRI %								0.7%			0.7%			
Wilson Grove DRI								7			7			
Riverland DRI %								0.6%			0.6%			
Riverland DRI								8			7			
LTC Ranch %	1.4%							6.3%	1.4%		6.3%			
LTC Ranch	6							25	6		29			
Wawa Midway & Selvitz %	15.0%			49.0%	15.0%						31.0%			
Wawa Midway & Selvitz	12			38	12						25			
Village at Midway %	1.0%					1.0%	1.0%	5.0%	1.0%		5.0%			
Village at Midway	4					2	4	8	2		18			
Ravina %			2.0%	6.0%				10.0%		2.0%	16.0%	6.0%		
Ravina			0	1				4		1	11	4		
Willow Lakes %	3.0%					1.0%	1.0%	19.0%	3.0%		19.0%			
Willow Lakes	10					3	3	51	8		64			
Waste Pro		5		2	5	3	3					2		
Trasnit		2		2	1	1	3					4		
Total	290	455	95	145	188	138	262	857	132	93	901	139	3229	



Seasonal Factor:	1
Growth Rate:	1.01
Years Grown:	3

	Trips In	Trips Out
Energy and Selvitz	174	50
Arcosa	59	16
Southern Grove DRI	1,555	1,308
Western Grove DRI	338	534
Wilson Grove DRI	969	952
Riverland DRI	1,198	1,392
LTC Ranch	456	406
Wawa Midway & Selvitz	79	78
Village at Midway	363	151
Ravina	22	68
Willow Lakes	339	266

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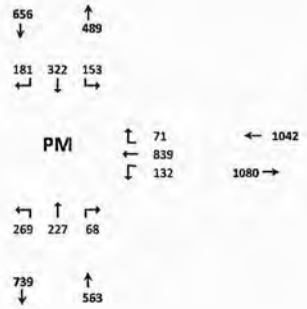
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	52	57	12	24	55	39	31	186	58	35	173	10	732	2810
4:15-4:30	72	56	17	15	69	27	36	159	44	37	154	16	699	2794
4:30-4:45	48	49	22	20	69	21	52	151	74	26	162	8	702	2855
4:45-5:00	57	40	13	16	73	22	35	157	75	29	144	16	677	2762
5:00-5:15	24	48	7	33	86	23	26	190	85	23	157	14	716	2635
5:15-5:30	48	44	18	13	82	25	41	182	90	34	166	16	760	
5:30-5:45	30	46	6	14	55	22	29	159	64	28	143	13	609	
5:45-6:00	44	42	11	11	53	12	25	122	59	29	129	13	550	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	229	202	64	75	263	109	154	653	251	127	633	50	2810	
Season Factor	229	202	64	75	263	109	154	653	251	127	633	50	2810	
Growth	236	208	66	77	271	112	159	673	259	131	652	52	2895	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Percentage	0%	20%	0%	20%	20%	30%	30%	0%	0%	0%	0%	20%		
PROJECT	0	13	0	34	34	52	19	0	0	0	0	13	165	
Arcosa %	8%					10%	10%	31%	8%		31%			
Arcosa	3	0	0	0	0	3	2	11	3	0	11	0		
Southern Grove DRI %								0.7%			0.7%			
Southern Grove DRI								18			12			
Western Grove DRI %								1.1%			1.1%			
Western Grove DRI								6			4			
Wilson Grove DRI %								0.7%			0.7%			
Wilson Grove DRI								10			8			
Riverland DRI %								0.6%			0.6%			
Riverland DRI								11			11			
LTC Ranch %	1.4%							6.3%	1.4%		6.3%			
LTC Ranch	8							47	10		37			
Wawa Midway & Selvitz %	15.0%			49.0%	15.0%						31.0%			
Wawa Midway & Selvitz	9			30	9						19			
Village at Midway %	1.0%					1.0%	1.0%	5.0%	1.0%		5.0%			
Village at Midway	2					5	2	23	5		9			
Ravina %			2.0%	6.0%				10.0%		2.0%	16.0%	6.0%		
Ravina			2	5				12		1	7	3		
Willow Lakes %	3.0%					1.0%	1.0%	19.0%	3.0%		19.0%			
Willow Lakes	11					3	4	49	8		69			
Waste Pro		5		2	5	3	3					2		
Trasnit		1		4	3	3	2					2		
Total	269	227	68	153	322	181	191	859	284	132	839	71	3060	

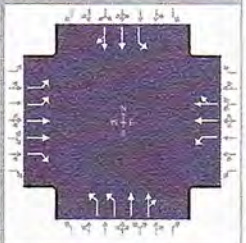


Seasonal Factor:	1
Growth Rate:	1.01
Years Grown:	3

	Trips In	Trips Out
Energy and Selvitz	63	172
Arcosa	21	34
Southern Grove DRI	1,748	2,518
Western Grove DRI	628	515
Wilson Grove DRI	1,136	1,410
Riverland DRI	1,274	1,819
LTC Ranch	580	743
Wawa Midway & Selvitz	62	62
Village at Midway	182	456
Ravina	77	44
Willow Lakes	363	259

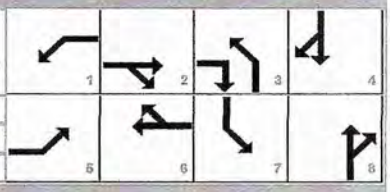
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	Kyle Scherer	Analysis Date	Dec 7, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	c1.Midway Rd & Selvitz.AM.2023.without project....		
Project Description	Ft. Pierce Commerce Center WITHOUT PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	210	857	132	93	901	104	290	420	95	135	178	125

Signal Information					EB			WB			NB			SB		
Cycle, s	120.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	8.8	1.7		53.1	12.0	3.4	20.9					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0		2.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	16.5	60.9	14.8	59.1	19.4	28.3	16.0	24.9
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	4.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	10.0		8.9		13.0	20.6	12.0	13.2
Green Extension Time (g_e), s	0.5	0.0	0.1	0.0	0.4	1.7	0.1	1.8
Phase Call Probability	1.00		0.97		1.00	1.00	0.99	1.00
Max Out Probability	0.00		0.00		0.20	0.00	0.37	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	239	974	150	106	612	530	330	301	284	153	180	165
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1809	1610	1810	1900	1644	1757	1900	1779	1810	1900	1645
Queue Service Time (g_s), s	8.0	19.7	5.3	6.9	27.7	28.8	11.0	18.4	18.6	10.0	10.5	11.2
Cycle Queue Clearance Time (g_c), s	8.0	19.7	5.3	6.9	27.7	28.8	11.0	18.4	18.6	10.0	10.5	11.2
Green Ratio (*g/C*)	0.09	0.46	0.57	0.07	0.44	0.44	0.11	0.19	0.19	0.10	0.16	0.16
Capacity (*c*), veh/h	307	1654	916	132	841	728	393	354	331	181	300	260
Volume-to-Capacity Ratio (*X*)	0.776	0.589	0.164	0.799	0.727	0.728	0.839	0.850	0.859	0.846	0.599	0.634
Back of Queue (*Q*), ft/ln (95 th percentile)	160.4	286.6	88	147.3	425.6	408.9	223	341.7	327.7	225.3	217	204.3
Back of Queue (*Q*), veh/ln (95 th percentile)	6.4	11.5	3.5	5.9	17.0	16.4	8.9	13.7	13.1	9.0	8.7	8.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.6	16.6	12.3	54.7	19.4	21.2	52.2	47.2	47.3	53.1	47.0	47.3
Incremental Delay (d_2), s/veh	1.6	1.5	0.4	4.1	5.5	6.3	6.8	2.2	2.6	14.9	0.7	1.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	55.2	18.1	12.7	58.9	24.8	27.5	59.0	49.5	49.9	67.9	47.7	48.2
Level of Service (LOS)	E	B	B	E	C	C	E	D	D	E	D	D
Approach Delay, s/veh / LOS	24.0	C		28.8	C		53.0	D		54.1	D	
Intersection Delay, s/veh / LOS	35.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.27	B	2.30	B	2.60	C
Bicycle LOS Score / LOS	1.61	B	1.52	B	1.24	A	0.90	A

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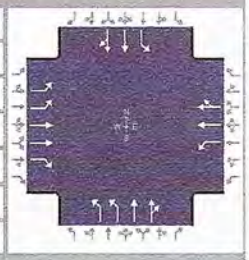
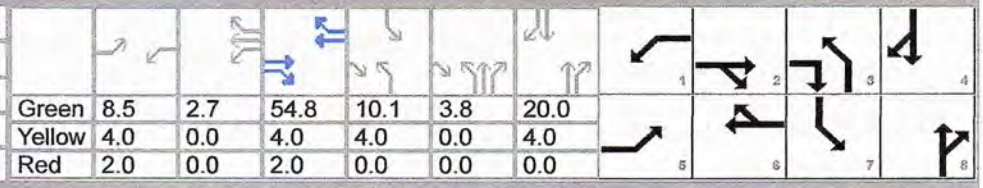
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	Kyle Scherer	Analysis Date	Dec 7, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.94
Urban Street	Midway Rd	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	c1.Midway Rd & Selvitz.PM.2023.without project....		
Project Description	Ft. Pierce Commerce Center WITHOUT PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	172	859	284	132	839	59	269	214	68	118	288	130

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	8.5	2.7		54.8	10.1	3.8	20.0					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	14.5	60.8	17.3	63.5	18.0	27.8	14.1	24.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	4.0	6.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	8.1		11.1		11.6	11.0	10.2	16.6
Green Extension Time (g_e), s	0.4	0.0	0.2	0.0	0.4	1.4	0.1	1.4
Phase Call Probability	1.00		0.99		1.00	1.00	0.98	1.00
Max Out Probability	0.00		0.00		0.04	0.00	0.04	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	183	914	302	140	483	472	286	153	147	126	231	214
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1809	1610	1810	1900	1856	1757	1900	1745	1810	1900	1702
Queue Service Time (g_s), s	6.1	17.9	12.3	9.1	16.7	17.4	9.6	8.6	9.0	8.2	14.1	14.6
Cycle Queue Clearance Time (g_c), s	6.1	17.9	12.3	9.1	16.7	17.4	9.6	8.6	9.0	8.2	14.1	14.6
Green Ratio (g/C)	0.07	0.46	0.56	0.09	0.48	0.48	0.10	0.18	0.18	0.08	0.15	0.15
Capacity (c), veh/h	249	1651	895	170	911	889	350	346	318	153	285	255
Volume-to-Capacity Ratio (X)	0.735	0.553	0.337	0.828	0.531	0.531	0.817	0.443	0.461	0.822	0.810	0.836
Back of Queue (Q), ft/ln (95 th percentile)	123.5	265.2	202.9	192.9	262	272.8	194.6	182.8	175.5	177.7	276.9	262.2
Back of Queue (Q), veh/ln (95 th percentile)	4.9	10.6	8.1	7.7	10.5	10.9	7.8	7.3	7.0	7.1	11.1	10.5
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	54.6	16.3	14.6	53.4	14.3	15.3	53.0	43.7	43.8	54.1	49.3	49.6
Incremental Delay (d_2), s/veh	1.6	1.3	1.0	3.9	2.2	2.3	3.5	0.3	0.4	6.0	2.1	2.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	56.2	17.6	15.6	57.3	16.5	17.5	56.5	44.0	44.2	60.0	51.4	52.3
Level of Service (LOS)	E	B	B	E	B	B	E	D	D	E	D	D
Approach Delay, s/veh / LOS	22.2	C		22.2	C		50.1	D		53.7	D	
Intersection Delay, s/veh / LOS	31.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.27	B	2.31	B	2.60	C
Bicycle LOS Score / LOS	1.64	B	1.39	A	0.97	A	0.96	A

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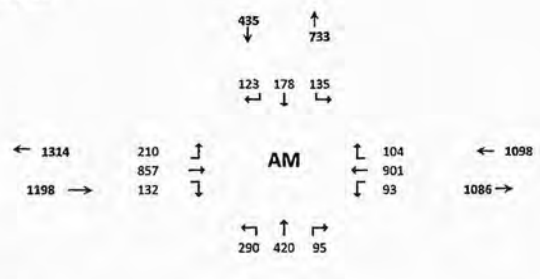
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Midway Rd
CONTROL: Signalized
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
DAY: Tuesday
CITY: St Lucie
REPORT DATE:
ANALYSIS YEAR: 2023 (without project)

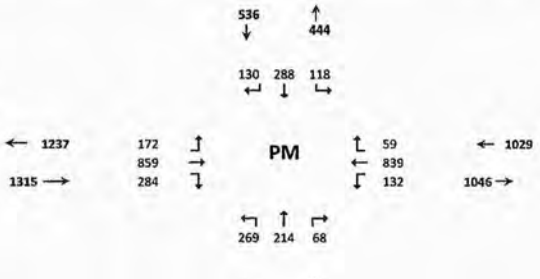
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	45	71	24	18	24	32	30	196	33	9	148	21	651	2982
7:15-7:30	63	81	22	15	32	27	44	183	28	18	145	23	681	2958
7:30-7:45	67	122	22	37	39	22	59	151	32	22	213	21	807	2853
7:45-8:00	74	127	24	19	60	28	52	182	18	40	193	26	843	2606
8:00-8:15	54	52	11	21	31	20	40	173	28	16	168	13	627	2265
8:15-8:30	52	59	23	13	28	20	34	127	26	17	167	10	576	
8:30-8:45	60	57	23	12	33	25	30	151	29	7	111	22	560	
8:45-9:00	38	39	23	19	15	15	30	150	30	10	116	17	502	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Season Factor	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Growth	257	413	95	92	160	112	191	734	114	92	720	94	3072	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Percentage	0%	20%	0%	20%	20%	30%	30%	0%	0%	0%	0%	20%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Arcosa %	8%					10%	10%	31%	8%		31%			
Arcosa	1	0	0	0	0	2	6	5	1	0	5	0		
Southern Grove DRI %								0.7%			0.7%			
Southern Grove DRI								9			11			
Western Grove DRI %								1.1%			1.1%			
Western Grove DRI								6			4			
Wilson Grove DRI %								0.7%			0.7%			
Wilson Grove DRI								7			7			
Riverland DRI %								0.6%			0.6%			
Riverland DRI								8			7			
LTC Ranch %	1.4%							6.3%	1.4%		6.3%			
LTC Ranch	5							25	6		29			
Wawa Midway & Selvitz %	15.0%			49.0%	15.0%						31.0%			
Wawa Midway & Selvitz	12			38	12						25			
Village at Midway %	1.0%					1.0%	1.0%	5.0%	1.0%		5.0%			
Village at Midway	4					2	4	8	2		18			
Ravina %			2.0%	6.0%				16.0%		2.0%	16.0%	6.0%		
Ravina			0	1				4		1	11	4		
Willow Lakes %	3.0%					1.0%	1.0%	19.0%	3.0%		19.0%			
Willow Lakes	10					3	3	51	8		64			
Waste Pro		5		2	5	3	3					2		
Transit		2		2	1	1	3					4		
Total	290	420	95	135	178	123	210	857	132	93	901	104	3072	



Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 3

Energy and Selvitz	Trips In	Trips Out
Arcosa	59	16
Southern Grove DRI	1,555	1,308
Western Grove DRI	338	534
Wilson Grove DRI	969	952
Riverland DRI	1,198	1,392
LTC Ranch	456	406
Wawa Midway & Selvitz	79	78
Village at Midway	363	151
Ravina	22	68
Willow Lakes	339	266

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	52	57	12	24	55	39	31	188	58	35	173	10	732	2810
4:15-4:30	72	56	17	15	66	27	16	158	44	37	154	16	699	2794
4:30-4:45	48	49	22	20	69	21	52	151	74	26	162	8	702	2855
4:45-5:00	57	40	13	16	73	22	35	157	75	29	144	16	677	2762
5:00-5:15	24	48	7	33	86	23	26	190	85	23	157	14	710	2635
5:15-5:30	49	44	18	13	82	25	41	182	90	34	169	16	760	
5:30-5:45	30	46	6	14	55	22	29	159	64	28	148	13	609	
5:45-6:00	44	42	11	11	53	12	25	122	59	29	129	13	550	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	229	202	64	75	263	109	154	653	251	127	633	50	2810	
Season Factor	229	202	64	75	263	109	154	653	251	127	633	50	2810	
Growth	236	208	66	77	271	112	159	673	259	131	652	52	2895	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Percentage	0%	20%	0%	20%	20%	30%	30%	0%	0%	0%	0%	20%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Arcosa %	8%					10%	10%	31%	8%		31%			
Arcosa	3	0	0	0	0	3	2	11	3	0	11	0		
Southern Grove DRI %								0.7%			0.7%			
Southern Grove DRI								18			12			
Western Grove DRI %								1.1%			1.1%			
Western Grove DRI								6			4			
Wilson Grove DRI %								0.7%			0.7%			
Wilson Grove DRI								10			8			
Riverland DRI %								0.6%			0.6%			
Riverland DRI								11			11			
LTC Ranch %	1.4%							6.3%	1.4%		6.3%			
LTC Ranch	8							47	10		37			
Wawa Midway & Selvitz %	15.0%			49.0%	15.0%						31.0%			
Wawa Midway & Selvitz	9			30	9						19			
Village at Midway %	1.0%					1.0%	1.0%	5.0%	1.0%		5.0%			
Village at Midway	2					5	2	23	5		9			
Ravina %			2.0%	6.0%				16.0%		2.0%	16.0%	6.0%		
Ravina			2	5				12		1	7	3		
Willow Lakes %	3.0%					1.0%	1.0%	19.0%	3.0%		19.0%			
Willow Lakes	11					3	4	49	8		69			
Waste Pro		5		2	5	3	3					2		
Transit		1		4	3	3	2					2		
Total	269	214	68	118	288	130	172	853	284	132	839	58	2895	

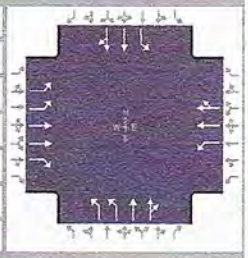


Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 3

Energy and Selvitz	Trips In	Trips Out
Arcosa	21	34
Southern Grove DRI	1,748	2,518
Western Grove DRI	628	515
Wilson Grove DRI	1,136	1,410
Riverland DRI	1,774	1,819
LTC Ranch	580	743
Wawa Midway & Selvitz	62	62
Village at Midway	182	456
Ravina	77	44
Willow Lakes	363	259

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	Kyle Scherer	Analysis Date	Dec 7, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	c1.Midway Rd & Selvitz.AM.2023.with project.xus		
Project Description	Ft. Pierce Commerce Center WITH PROJECT				

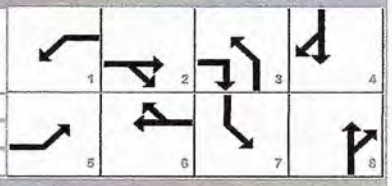


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	262	857	132	93	901	139	290	455	95	145	188	138

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.8	3.8		49.0	12.8	2.6	23.0					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	18.6	58.8	14.8	55.0	19.4	29.6	16.8	27.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	4.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	11.9		8.9		13.0	21.8	12.7	14.0
Green Extension Time (g_e), s	0.6	0.0	0.1	0.0	0.4	1.9	0.1	1.9
Phase Call Probability	1.00		0.97		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.20	0.01	0.86	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	298	974	150	106	604	577	330	321	304	165	194	177
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1809	1610	1810	1900	1811	1757	1900	1786	1810	1900	1638
Queue Service Time (g_s), s	9.9	20.8	5.5	6.9	30.2	31.2	11.0	19.6	19.8	10.7	11.3	12.0
Cycle Queue Clearance Time (g_c), s	9.9	20.8	5.5	6.9	30.2	31.2	11.0	19.6	19.8	10.7	11.3	12.0
Green Ratio (*g/C*)	0.10	0.44	0.55	0.07	0.41	0.41	0.11	0.20	0.20	0.11	0.17	0.17
Capacity (*c*), veh/h	369	1593	889	132	776	740	393	374	352	193	332	287
Volume-to-Capacity Ratio (*X*)	0.808	0.612	0.169	0.799	0.779	0.781	0.839	0.858	0.864	0.855	0.583	0.616
Back of Queue (*Q*), ft/ln (95 th percentile)	197.1	306	92.3	147.3	479.3	492.4	223	364.7	350.9	243.8	227.7	213.1
Back of Queue (*Q*), veh/ln (95 th percentile)	7.9	12.2	3.7	5.9	19.2	19.7	8.9	14.6	14.0	9.8	9.1	8.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	52.5	18.2	13.3	54.8	23.0	25.2	52.2	46.6	46.6	52.7	45.5	45.8
Incremental Delay (d_2), s/veh	1.6	1.8	0.4	4.2	7.6	8.0	6.8	3.7	4.4	18.0	0.6	0.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	54.1	19.9	13.7	58.9	30.6	33.2	59.0	50.3	51.0	70.7	46.1	46.6
Level of Service (LOS)	D	B	B	E	C	C	E	D	D	E	D	D
Approach Delay, s/veh / LOS	26.4	C		34.1	C		53.5	D		53.8	D	
Intersection Delay, s/veh / LOS	38.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.28	B	2.30	B	2.60	C
Bicycle LOS Score / LOS	1.66	B	1.55	B	1.28	A	0.93	A

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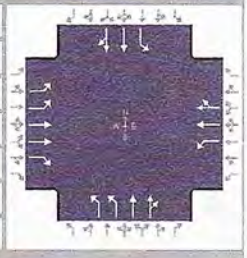
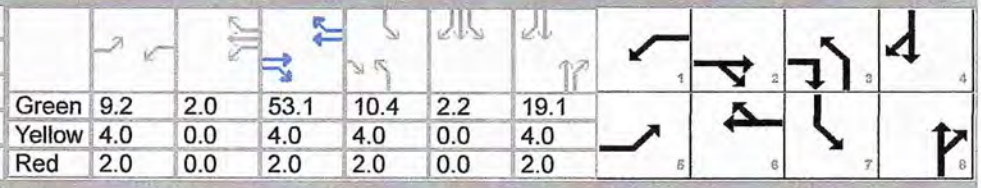
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	Kyle Scherer	Analysis Date	Dec 7, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.94
Urban Street	Midway Rd	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Midway Rd & Selvitz.PM.2023.with project (1).xus		
Project Description	Ft. Pierce Commerce Center WITH PROJECT				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	191	859	284	132	839	71	227	221	68	181	322	181

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.2	2.0		53.1	10.4	2.2	19.1					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	15.2	59.1	17.2	61.1	16.4	25.1	18.6	27.3
Change Period, (*Y+R c*), s	6.0	6.0	6.0	6.0	6.0	6.0	4.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (*g s*), s	8.8		11.2		10.1	11.5	14.6	19.7
Green Extension Time (*g e*), s	0.4	0.0	0.2	0.0	0.3	1.6	0.1	1.6
Phase Call Probability	1.00		0.99		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.01	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	203	914	302	140	517	451	241	157	150	193	281	254
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1809	1610	1810	1900	1660	1757	1900	1748	1810	1900	1672
Queue Service Time (*g s*), s	6.8	18.8	13.1	9.2	19.9	20.7	8.1	9.1	9.5	12.6	17.2	17.7
Cycle Queue Clearance Time (*g c*), s	6.8	18.8	13.1	9.2	19.9	20.7	8.1	9.1	9.5	12.6	17.2	17.7
Green Ratio (*g/C*)	0.08	0.44	0.53	0.09	0.46	0.46	0.09	0.16	0.16	0.12	0.18	0.18
Capacity (*c*), veh/h	270	1600	852	170	872	762	305	302	278	220	337	296
Volume-to-Capacity Ratio (*X*)	0.752	0.571	0.355	0.828	0.592	0.592	0.791	0.520	0.540	0.876	0.836	0.857
Back of Queue (*Q*), ft/ln (95 th percentile)	136.9	279.9	214.9	192.9	311	299.9	162.7	192.8	186.4	289.1	323.5	299.9
Back of Queue (*Q*), veh/ln (95 th percentile)	5.5	11.2	8.6	7.7	12.4	12.0	6.5	7.7	7.5	11.6	12.9	12.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	54.3	17.6	16.4	53.4	16.4	17.7	53.7	46.2	46.4	51.8	47.7	47.9
Incremental Delay (*d 2*), s/veh	1.6	1.5	1.2	3.9	3.0	3.4	1.8	0.5	0.6	25.0	2.1	2.8
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	55.9	19.1	17.5	57.3	19.4	21.1	55.5	46.8	47.0	76.9	49.8	50.7
Level of Service (LOS)	E	B	B	E	B	C	E	D	D	E	D	D
Approach Delay, s/veh / LOS	24.0	C		24.9	C		50.7	D		57.3	E	
Intersection Delay, s/veh / LOS	34.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.27	B	2.31	B	2.60	C
Bicycle LOS Score / LOS	1.66	B	1.40	A	0.94	A	1.09	A

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MIDWAY RD FROM WEST OF JENKINS RD TO SELVITZ RD
2314405 Non-SIS



Prior Year Cost: 77,488,992
Future Year Cost: 0
Total Project Cost: 102,822,264
LRTP: Page 8-11

Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2021 TPO PRIORITY #2 WIDENING FROM 2 TO 4 LANES. BASED ON PD&E COMPLETED UNDER 231440-3 DESIGN AND RIGHT OF WAY ON 231440-3 56-01:UTILITIES RELOCATION
Lead Agency: MANAGED BY FDOT **From:** WEST OF JENKINS RD
Length: 0.785 **To:** SELVITZ RD
Phase Group: CONSTRUCTION, RAILRD & UTILITIES

Phase	Fund Code	2022	2023	2024	2025	2026	Total
CST	TRIP	0	0	0	0	1,231,795	1,231,795
CST	SU	0	0	0	0	3,171,529	3,171,529
CST	SA	0	0	0	0	4,415,004	4,415,004
CST	CIGP	0	0	0	0	6,996,444	6,996,444
CST	LF	0	0	0	0	8,000,000	8,000,000
RRU	SU	0	0	0	50,000	0	50,000
					50,000	**23,814,772**	**23,864,772**

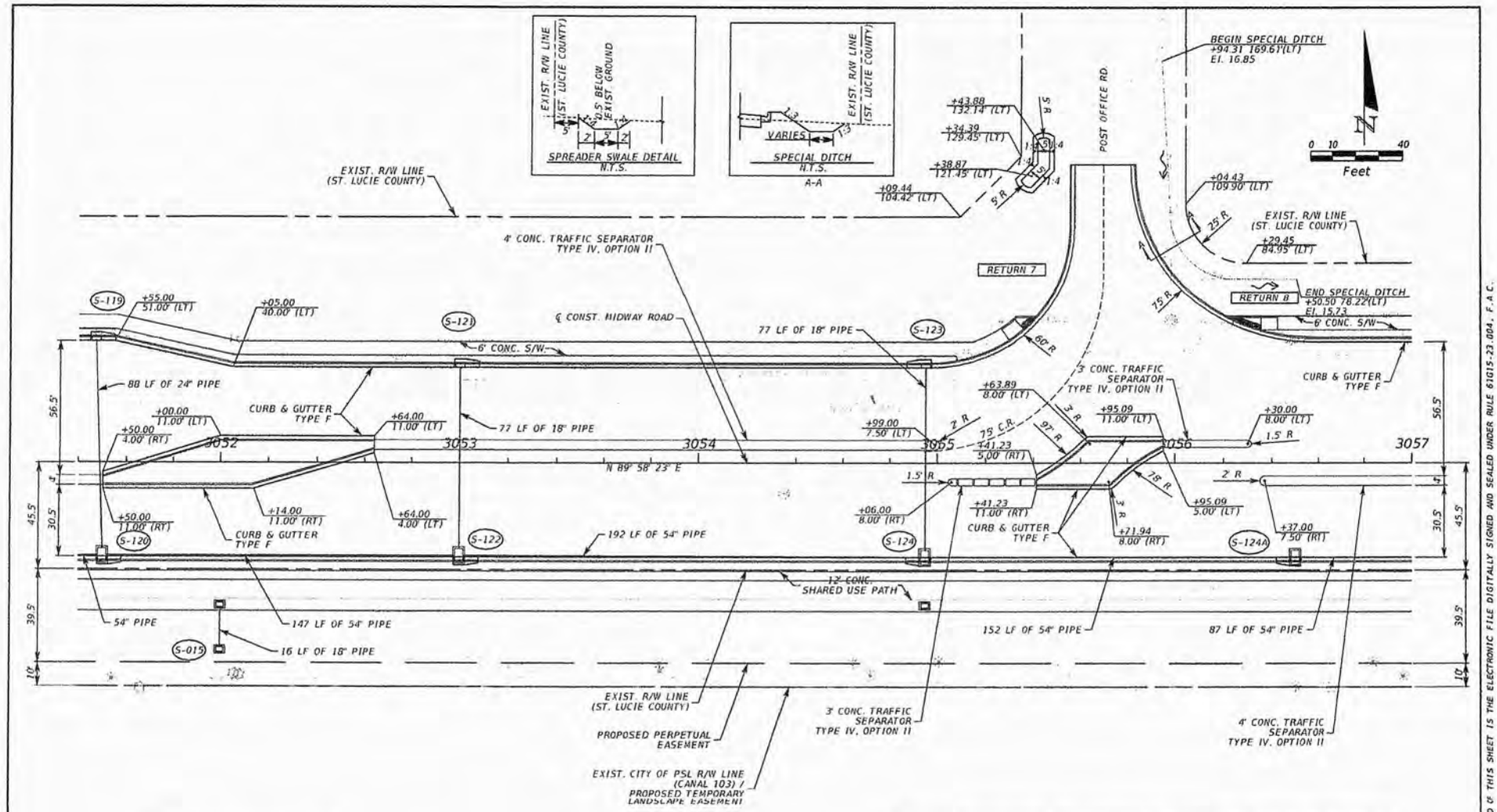
MIDWAY RD FROM GLADES CUT OFF RD TO SELVITZ RD
2314403 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2021 TPO PRIORITY #2 WIDENING FROM 2 TO 4 LANES LFA WITH ST. LUCIE COUNTY FOR PD&E AND DESIGN CK #09828620 RECD FROM ST. LUCIE CO. BCC FOR 1.65M ON 10/7/14 FOR PD&E.THIS IS A CAT2 CHECK RECD 1/25/2017 FROM ST.LUCIE CO. $2,108,000 PH32/37
Lead Agency: MANAGED BY FDOT **From:** GLADES CUT OFF RD
Length: 1.577 **To:** SELVITZ RD
Phase Group: ENVIRONMENTAL, RIGHT OF WAY, RAILRD & UTILITIES, P D & E, PRELIMINARY ENGINEERING

Phase	Fund Code	2022	2023	2024	2025	2026	Total
ROW	SA	0	494,625	0	0	0	494,625
ROW	SU	0	0	973,875	0	0	973,875
			494,625	**973,875**			**1,468,500**

Prior Year Cost: 77,488,992
Future Year Cost: 0
Total Project Cost: 102,822,264
LRTP: Page 8-2



LEGEND

▭ 11' X 5' BOX CULVERT

RETURN NO.	PC			PT			CR TYPE
	STATION	OFFSET	ELEV.	STATION	OFFSET	ELEV.	
7	3054+97.16	40.00' LT	20.18	3055+57.16	100.00' LT	18.45	CR-D
8	3055+81.14	126.00' LT	18.08	3056+56.14	51.00' LT	19.48	CR-F

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
Andrew D. DeWitt, PE
PE No. 40952
Inwood Consulting Engineers, Inc.
3000 Dovera Drive, Suite 200
Oviedo, Florida 32765
Certificate of Authorization No. 7074

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 712	ST. LUCIE	231440-5-52-01

ROADWAY PLAN

SHEET NO. 29

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

HCS7 Two-Way Stop-Control Report

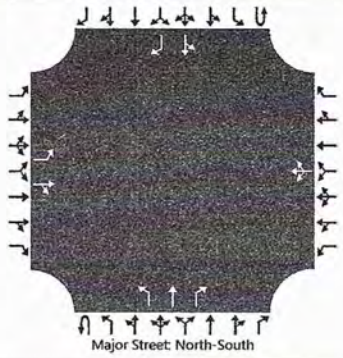
General Information

Analyst	SOR
Agency/Co.	OREP
Date Performed	12/7/2021
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Ft. Pierce Commerce Ctr.

Site Information

Intersection	Energy and Selvitz
Jurisdiction	Stuart
East/West Street	Energy Lane
North/South Street	Selvitz
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		0	1	0	0	1	1	1	0	0	1	1
Configuration		L		TR			LTR			L	T	R		LT		R
Volume (veh/h)		18	0	39		0	0	0		131	602	0		0	395	61
Percent Heavy Vehicles (%)		10	10	10		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		20		42			0			142				0		
Capacity, c (veh/h)		206		609						1063				928		
v/c Ratio		0.09		0.07						0.13				0.00		
95% Queue Length, Q_{95} (veh)		0.3		0.2						0.5				0.0		
Control Delay (s/veh)		24.3		11.4						8.9				8.9		
Level of Service (LOS)		C		B						A				A		
Approach Delay (s/veh)		15.4								1.6				0.0		
Approach LOS		C														

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HCS7 Two-Way Stop-Control Report

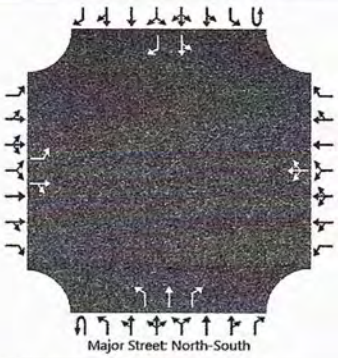
General Information

Analyst	SOR
Agency/Co.	OREP
Date Performed	12/7/2021
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Ft. Pierce Commerce Ctr.

Site Information

Intersection	Energy and Selvitz
Jurisdiction	Stuart
East/West Street	Energy Lane
North/South Street	Selvitz
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		0	1	0	0	1	1	1	0	0	1	1
Configuration		L		TR			LTR			L	T	R		LT		R
Volume (veh/h)		61	0	130		0	0	0		49	395	0		0	406	24
Percent Heavy Vehicles (%)		10	10	10		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		66		141			0			53				0		
Capacity, c (veh/h)		339		600						1089				1125		
v/c Ratio		0.20		0.24						0.05				0.00		
95% Queue Length, Q_{95} (veh)		0.7		0.9						0.2				0.0		
Control Delay (s/veh)		18.2		12.8						8.5				8.2		
Level of Service (LOS)		C		B						A				A		
Approach Delay (s/veh)		14.6								0.9				0.0		
Approach LOS		B														

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Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 ext. 3468

December 2, 2021

Alexandra Chu
Dynamic Engineering Consultants, PC
100 NE 5th Ave
Suite B2
Delray Beach, Florida 33483

SUBJECT: Treasure Coast Business Park- Energy Lane

Dear Mr. Chu,

As requested, Fort Pierce Utilities Authority (FPUA) would like to confirm the availability of water and wastewater services to the above-referenced address. Reuse water is not available at this location. Capacity is currently available at FPUA's Water Treatment Plant.

Availability would be contingent upon the completion of construction of the required infrastructure, payment of the applicable fees and charges. Please visit our website at www.fpua.com to review developer requirements, specifications, details, fees, etc.

Should you have any questions please contact Shane Ostrander at 772 466-1600 ext. 3468.

Sincerely,

Shane Ostrander
Engineer Trainee

Jasmine Penuela

From: Haskett, Danny <Danny.Haskett@crowncastle.com>
Sent: Thursday, December 2, 2021 1:12 PM
To: Jasmine Penuela
Cc: Mann, William; Thompson, John
Subject: FW: URGENT: ATTN: Kelly Will Serve Request
Attachments: 2021.12.01- Crown Castle NG - Will Serve Letter.pdf

Jasmine,

Per our phone conversation this afternoon and, as a follow up to my previous email, I have included some verbiage below in response to your "will serve" request. I also again attached a screen shot of what I believe is the basic vicinity involved for the proposed establishment. The red line on the map depicts the presence of Crown Castle underground fiber.

Crown Castle Fiber LLC, has a history of providing high quality, award-winning telecommunication services, including Internet and Ethernet connections to business establishments. We would be happy to speak with a representative of the proposed establishment regarding the possibility of our company providing telecommunication services. As I explained, Mr. John Thompson will be able to provide you with details regarding the feasibility of providing telecommunication services, as well as the costs and procedures. Should you wish to reach out directly to Mr. Thompson, his email is john.thompson@crowncastle.com and his phone number is 978-268-9339.

Once again, we thank you for your interest. Should you need anything more from me, please do not hesitate to contact me.

Regards, Danny



Regards, Danny

DANNY HASKETT
Operations Manager
T: 786-246-7827 | **M:** 786-246-7827

CROWN CASTLE FIBER
9250 W Flagler Street, Miami, FL 33174
Fiber.CrownCastle.com

From: Haskett, Danny
Sent: Thursday, December 2, 2021 11:27 AM
To: jpenuela@dynamicec.com
Cc: Thompson, John <John.Thompson@crowncastle.com>; Mann, William <William.Mann@crowncastle.com>
Subject: FW: URGENT: ATTN: Kelly Will Serve Request

Jasmine,

Thank you very much for sending over the request for telecommunications services in the Ft. Pierce area of St. Lucie County Florida. I attached a map below of the area I believe is the location referenced on Energy Lane. If I identified the location correctly, it appears we have facilities nearby.

Thank you,

Kelly Klinefelter
Utility Coordinator Fiber Records – 811 Services
T: 724-743-6085

CROWN CASTLE
1500 Corporate Dr, Canonsburg, PA 15317
CrownCastle.com

From: Jasmine Penuela <jpenuela@dynamicec.com>
Sent: Wednesday, December 1, 2021 3:27 PM
To: Fiber Dig Facilities <Fiber.dig@crowncastle.com>
Cc: Jacqueline Parkinson <jparkinson@dynamicec.com>; Alexandra Chu <achu@dynamicec.com>
Subject: URGENT: ATTN: Kelly Will Serve Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Thompson,

Hope all is going great! My team and I are doing due diligence for a property generally located at Energy Lane, Fort Pierce. We requested a 811 Sunshine ticket and the results came back showing that the subject property is within your company's service area. I have attached a "Will Serve" request letter for your use.

We request you please:

1. Please confirm that telecommunications services can be provided to the subject parcel from Crown Castle NG.

2. Please advise if there are connection fees required for new services and/or the reconstruction of existing services. If available, we request you please provide a connection fee schedule.

3. Please advise if there are specific application procedures required to obtain approval from your office for the proposed telecommunication service(s).

Should you have any questions or concerns, please do not hesitate to contact our office.

Best Regards,

Jasmine Penuela
Design Engineer
DYNAMIC ENGINEERING
Licensed Professional Engineers throughout the United States

100 NE 5th Avenue, Suite B2 | Delray Beach, Florida 33483
PH: (561) 921-8570 Ext. 6105

Additional office locations:
New Jersey (Belmar) - 825 8th Avenue | Belmar, NJ 07719 | PH: (732) 974-0198 | Fax: (732) 974-3521
New Jersey (Chester) - 245 Main Street | Suite 110 | Chester, NJ 07930 | PH: (908) 879-9229 | Fax: (908) 879-0222
New Jersey (Lake Como) - 1904 Main Street | Lake Como, NJ 07719 | PH: (732) 974-0198 | Fax: (732) 974-3521
New Jersey (Newark) - 50 Park Place | Mezzanine Level | Newark, NJ 07102 | PH: (973) 755-7200

New Jersey (Toms River) - 40 Main Street | 3rd Floor | Toms River, NJ 08753 | PH: (732) 678-0000
Pennsylvania (Lehigh Valley) - 95 Highland Ave | Suite 170 | Bethlehem, PA 18017 | PH: (610) 598-4400
Pennsylvania (Newtown) - 826 Newtown Yardley Road | Suite 201 | Newtown, PA 18940 | PH: (267) 685-0276 | Fax: (267) 685-0361
Pennsylvania (Philadelphia) - 1515 Market Street | Suite 1920 | Philadelphia, PA 19102 | PH: (215) 253-4888
Texas (Austin) - 901 Mopac Expressway South | Barton Oaks Plaza One | Suite 300 | Austin, TX 78746 | PH: (512) 646-2646
Texas (Dallas) - 714 S. Greenville Avenue | Suite 100 | Allen, TX 75002 | PH: (972) 534-2100
Texas (Houston) - 6925 Portwest Drive | Suite 100 | Houston, TX 77024 | PH: (281) 789-6400

Please visit our websites:

DYNAMIC ENGINEERING DYNAMIC EARTH DYNAMIC SURVEY DYNAMIC TRAFFIC

Connect with us:

Dynamic Engineering News

- Dynamic is hiring! Qualified candidates seeking a position with one of our growing companies should submit their resumes to hr@dynamicec.com . Please see our website for more details.
- Dynamic Engineering is pleased to announce Steve Walsh, P.E. as the Branch Manager of their new location in Lehigh Valley, PA.
- Dynamic Engineering is pleased to announce Katherine Weiss, P.E. as the Branch Manager of their new location in Philadelphia, PA.
- Dynamic Engineering has been placed on NJBIZ's Best Places to Work in 2021 for the 10th year in a row!

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12/3/2021

DYNAMIC ENGINEERING
Attn: Jasmine Penuela

100 NE 5th Avenue, Suite B2

Delray Beach, Florida 33483

RE: Parcel listed on the embedded letter

Dear Jasmine:

This letter is in response to your request for information on the availability of AT&T service at the property, located in Fort Pierce, Florida.

This letter acknowledges that the above referenced property, is located in an area served by AT&T. Any service arrangements for this property will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to this property

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

Steve Oh

Engineering Manager, Wireline Access – Southeast, Florida Engineering

GEO Manager, Fort Pierce & Beachland

AT&T

3300 Okeechobee Rd, Ft Pierce Fl.

M: 904-5218273 | so0386@ATT.COM



2021.12.01 - AT&T-
Will Serve Request.

Fort Pierce Utilities Authority
Electric & Gas Engineering
1701 South 37th Street (PO Box 3191)
Fort Pierce, FL 34947 (34948)

December 7th, 2021

Alexandra Chu
100 NE 5th Ave. Ste B2
Delray Beach, FL 33483

Re: Notice of Service
FPUA Project Number: N/A

Dear Ms. Chu,

Per your request, this letter is to provide you with a notification that Fort Pierce Utilities Authority (FPUA) has the capability to provide gas service to the parcels below:

2431-800-0005-000-1
2431-800-0004-000-4
2431-800-0002-000-0
2431-800-0006-000-8
2431-800-0007-000-5
2431-800-0003-000-7

Please feel free to reach out to me with any questions or concerns you may have.

Sincerely,

Eric Meyer, P.E.
Electric & Gas Engineering

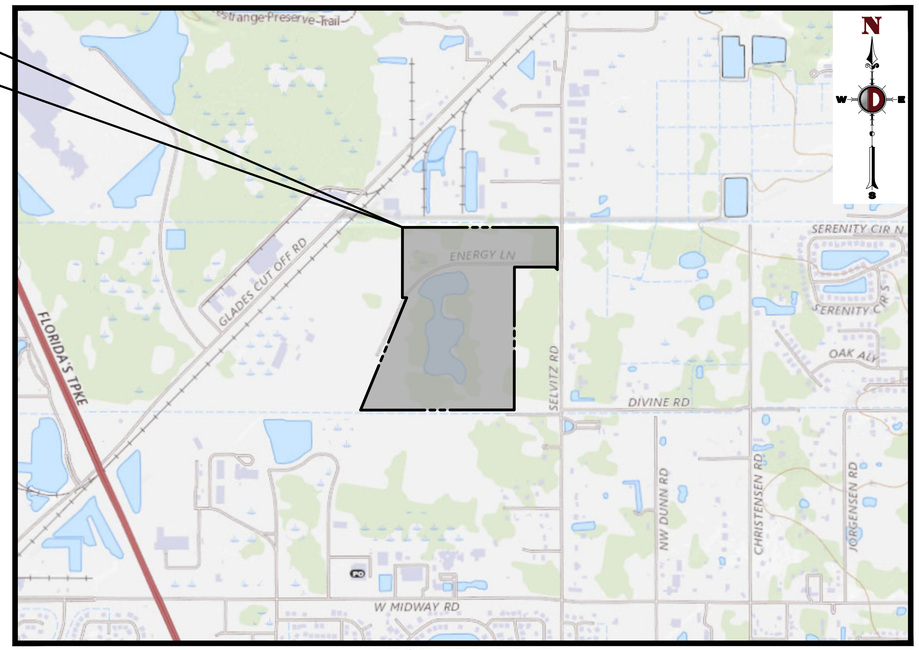
DEVELOPMENT REVIEW PLANS
FOR
FORT PIERCE COMMERCE CENTER



SELVITZ ROAD & ENERGY LANE
FORT PIERCE , FLORIDA 34981

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

PROJECT LOCATION



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

GRAPHIC SCALE
0 500 1000 2000
(IN FEET)

PROJECT CONTACTS:

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

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

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

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

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

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

GEOTECHNICAL ENGINEER:
DYNAMIC EARTH, LLC
100 NE 5TH AVE, SUITE A-1
DELRAY BEACH, FL 33483
(561) 921-8570
CONTACT: HANNA KHOURI

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

AGENCY CONTACTS:

PLANNING AND ZONING:
CITY OF FORT PIERCE PLANNING DEPARTMENT
100 N. US1
FORT PIERCE, FL 34950
(772) 467-3737
CONTACT: VENNIS GILMORE

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

UTILITIES:
FORT PIERCE UTILITY AUTHORITY
206 S 6TH STREET
FORT PIERCE, FL 34950
(772) 466-1600
CONTACT: ANA JOHNSON

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

DRAWING INDEX	
C0.00	COVER SHEET
C1.00	OVERALL SITE PLAN
C1.01 – C1.07	SITE PLAN A – G
C1.08	FIRE TRUCK ROUTING PLAN
C2.00	OVERALL PAVING, GRADING & DRAINAGE PLAN
C2.01 – C2.07	PAVING, GRADING & DRAINAGE PLAN A – G
C3.00	OVERALL UTILITY PLAN
C3.01 – C3.07	UTILITY PLAN A – G
C4.00	OVERALL PHOTOMETRIC PLAN
C4.01 – C4.07	PHOTOMETRIC PLAN A – G
C4.08	PHOTOMETRIC DETAILS
SHEETS BY OTHERS	
L1.00	OVERALL LANDSCAPE PLAN
L1.01–L1.07	LANDSCAPE PLAN A – G
T1.00	OVERALL TREE DISPOSITION PLAN
T1.01–T1.07	TREE DISPOSITION PLAN A – G
1–11	ALTA/NSPS SURVEY
01	CONCEPTUAL FLLOR PLAN
02	CONCEPTUAL ELEVATIONS

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

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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Plotted: 12/09/21 – 2:29 PM, By: smcdermott
File: P:\DECPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\U3342990055K0.dwg, ---> COVER SHEET

DYNAMIC ENGINEERING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

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

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

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

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T: 561.921.8570
Offices conveniently located at:
Lake Forest, New Jersey • T: 732.974.0198
Orlando, New Jersey • T: 908.879.9229
Newark, New Jersey • T: 973.753.7200
Toms River, New Jersey • T: 732.678.0000
Newtown, Pennsylvania • T: 267.685.0276
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: COVER SHEET

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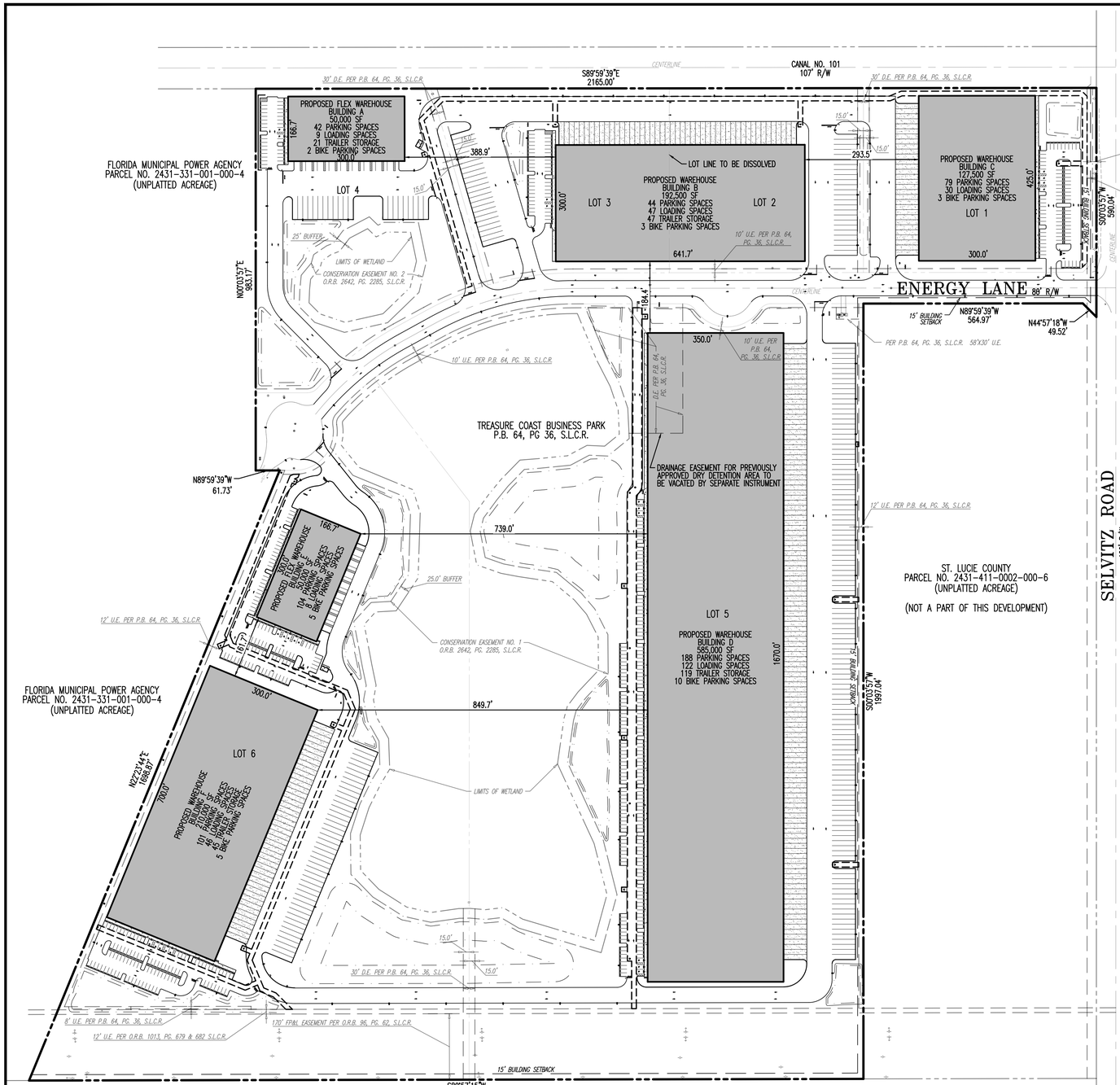
SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

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



N

W D E

S

GRAPHIC SCALE

0 75 150 300

(IN FEET)

A B C
E D
F G

HORIZONTAL CONTROL & STRIPING NOTES

1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
2. TYPE "D" CURB SHALL BE CONSTRUCTED PER THE LATEST FDOT STANDARD PLANS & INDEXES.
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4. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT STANDARD PLANS & INDEXES.
5. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

SITE DATA

PARCEL NO.:	2431-800-0005-000-1
	2431-800-0004-000-4
	2431-800-0002-000-0
	2431-800-0006-000-8
	2431-800-0007-000-5
	2431-800-0003-000-7
ADDRESS:	ENERGY LANE, FT. PIERCE, FL 34981
OWNER:	TAHOE 1212, LLC
CONTRACT PURCHASER:	ST. LUCIE COMMERCE CENTER, LLC
PROJECT NAME:	FORT PIERCE COMMERCE CENTER
APPLICANT NAME:	ST. LUCIE COMMERCE CENTER, LLC
EXISTING ZONING:	I-1 (LIGHT INDUSTRIAL)
EXISTING USE:	VACANT
PROPOSED ZONING:	I-1 (LIGHT INDUSTRIAL)
FUTURE LAND USE:	INDUSTRIAL
DEVELOPMENT TYPE:	INDUSTRIAL
LEGAL DESCRIPTION:	LOTS 1 THROUGH 6, TREASURE COAST BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 36 THROUGH 42, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ADJACENT ZONING:	NORTH: I-1 (LIGHT INDUSTRIAL) AND I-3 (HEAVY INDUSTRIAL)
	SOUTH: IND (INDUSTRIAL) AND MXD (MIXED USE) UNINCORPORATED
	EAST: I (INSTITUTIONAL) UNINCORPORATED
	WEST: I-1 (LIGHT INDUSTRIAL)
ADJACENT FUTURE LAND USE:	NORTH: I (INDUSTRIAL) AND HI (HEAVY INDUSTRIAL)
	SOUTH: AR-1 (AGRICULTURE RESIDENTIAL) UNINCORPORATED
	EAST: PIF (PUBLIC FACILITY) UNINCORPORATED
	WEST: I (INDUSTRIAL) AND INST. (INSTITUTIONAL)

DEVELOPMENT DATA

LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
PROJECT SITE AREA:	4,738,491	4,738,491	108.78	100.00%
BUILDING GFA:	0	1,215,000	27.89	25.64%
PAVEMENT AREA:	79,182	1,207,021	27.71	25.47%
SIDEWALKS:	0	28,096	0.64	0.59%
WET STORMWATER MANAGEMENT AREA:	0	159,657	3.67	3.37%
WETLAND SURFACE AREA:	763,607	763,607	17.53	16.11%
TOTAL IMPERVIOUS (INCLUDES BUILDING):	842,789	3,373,381	77.44	71.19%
DRY STORMWATER MANAGEMENT AREA:	0	152,399	3.50	3.22%
LANDSCAPING/OPEN SPACE:	3,895,702	1,212,711	27.84	25.59%
TOTAL PERVIOUS:	3,895,702	1,365,110	31.34	28.81%

BUILDING SETBACKS

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

PARKING

PARKING RATIO:	REQUIRED (PER ITE)	TYPE	EXISTING	PROPOSED
0.39 SPACES/1,000 SF GFA	474 SPACES	STANDARD	0	534
		ADA	0	24
BICYCLE RACKS:		TOTAL	0	558
1 BIKE RACK SPACE/20 PARKING SPACES	28 BIKE RACK SPACES			28

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REV.	DATE	COMMENTS	BY

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

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TITLE: **OVERALL SITE PLAN**

SCALE: (H) AS (V) NOTED | DATE: 12/03/2021

PROJECT No: 3342-99-005

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

Plotted: 12/09/21 – 2:29 PM By: smcdermott
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990055D.dwg, ----> C1.00 OVERALL SITE PLAN

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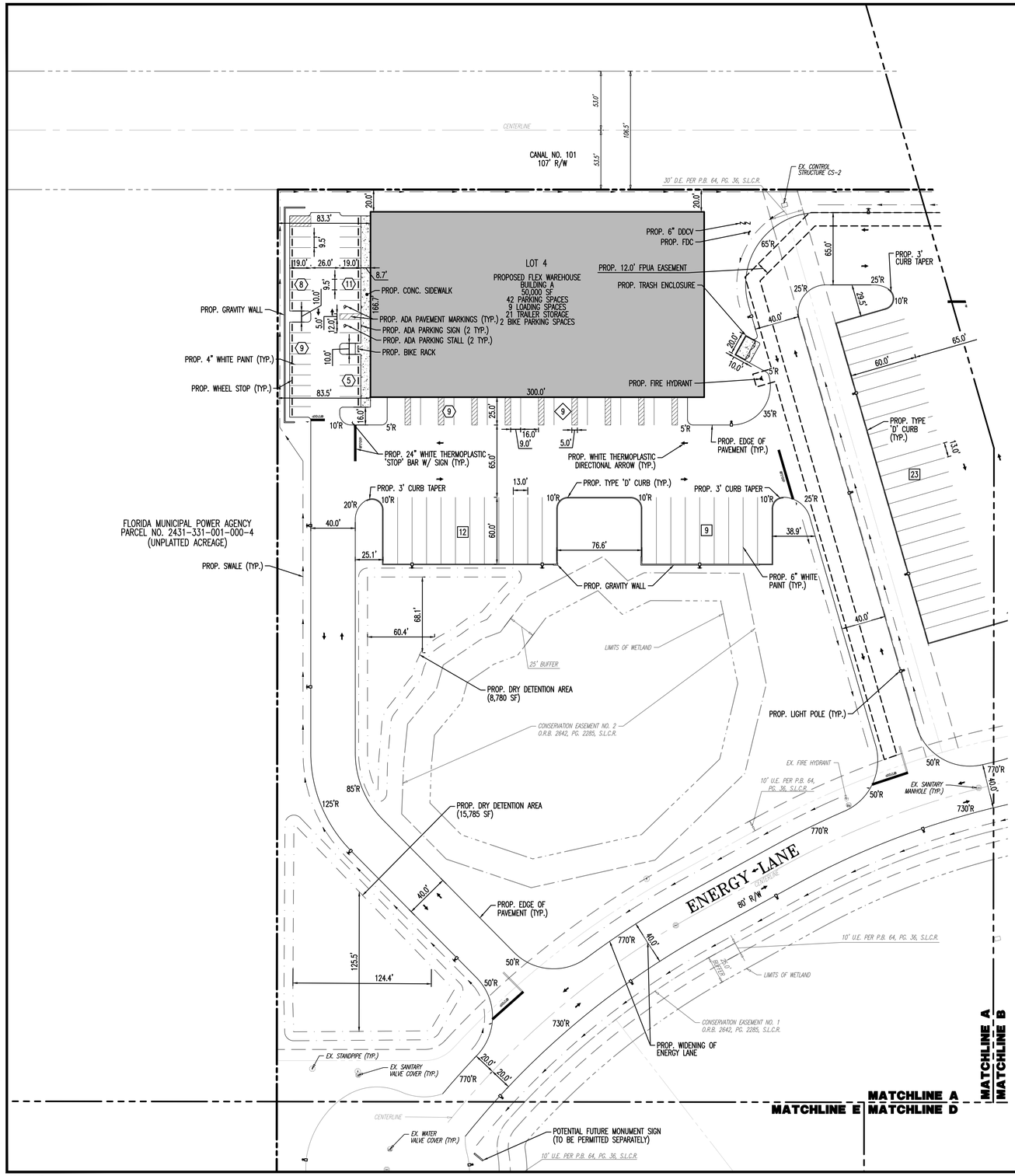

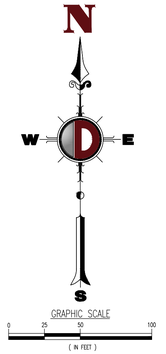

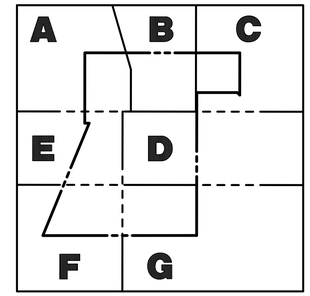

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PARKING LEGEND

(X) PROPOSED CAR PARKING

◇X◇ PROPOSED LOADING DOCK

[X] PROPOSED TRAILER STORAGE

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PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
PARCEL ID: 2431-331-001-000-4
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TITLE: SITE PLAN A

SCALE: (H) AS (V) NOTED | DATE: 12/03/2021

PROJECT No: 3342-99-005

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

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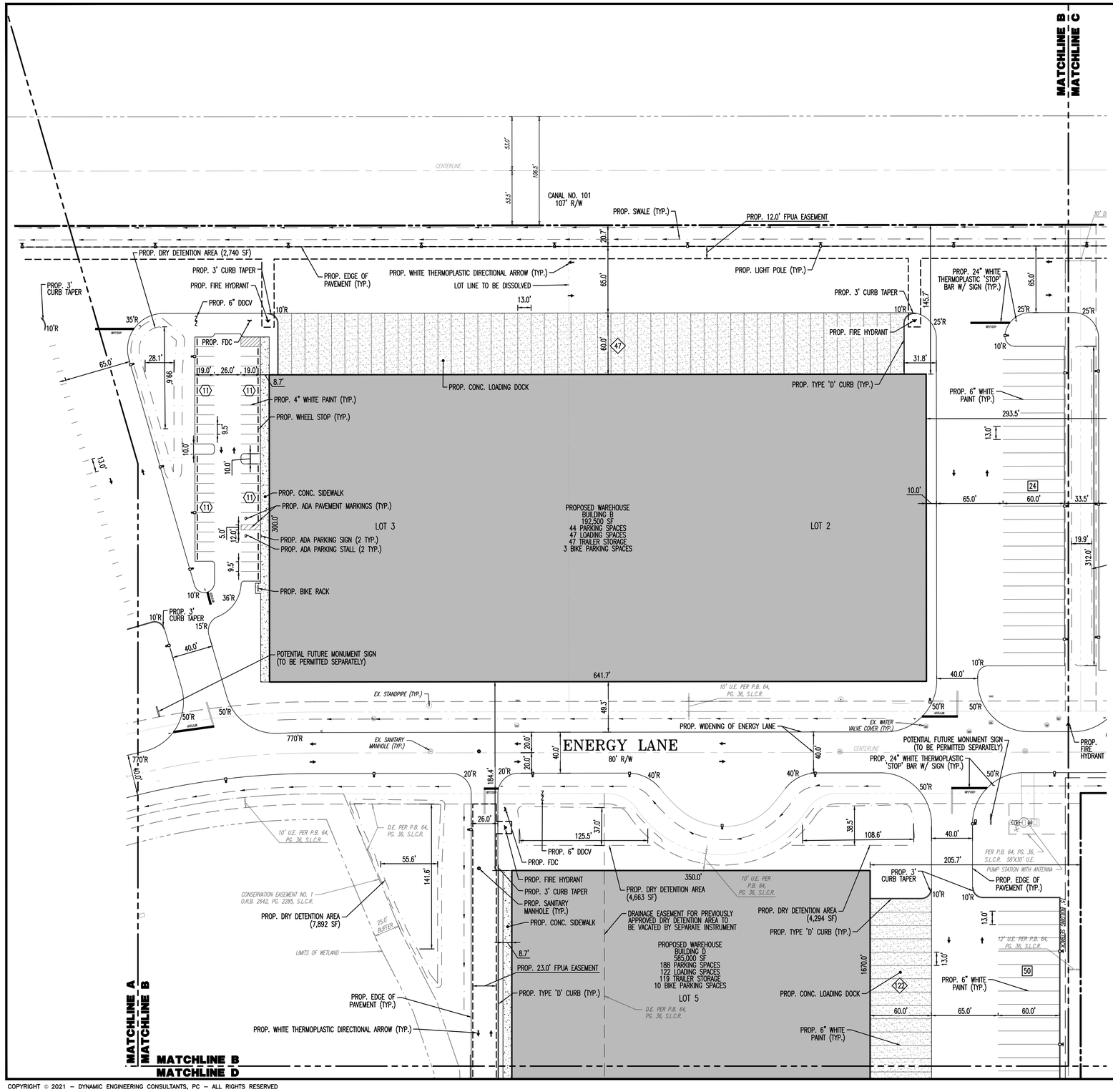

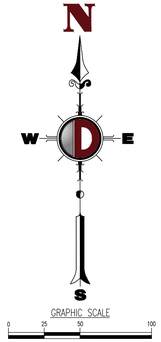

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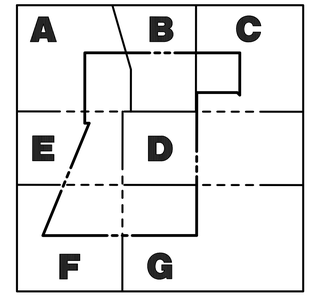
PARKING LEGEND

- (X) PROPOSED CAR PARKING
- <X> PROPOSED LOADING DOCK
- [X] PROPOSED TRAILER STORAGE



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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
FT. PIERCE, ST. LUCIE COUNTY, FL 34981
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MICHAEL D. MILES
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FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
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TITLE: SITE PLAN B

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

SHEET No: C1.02 | Rev. #: .

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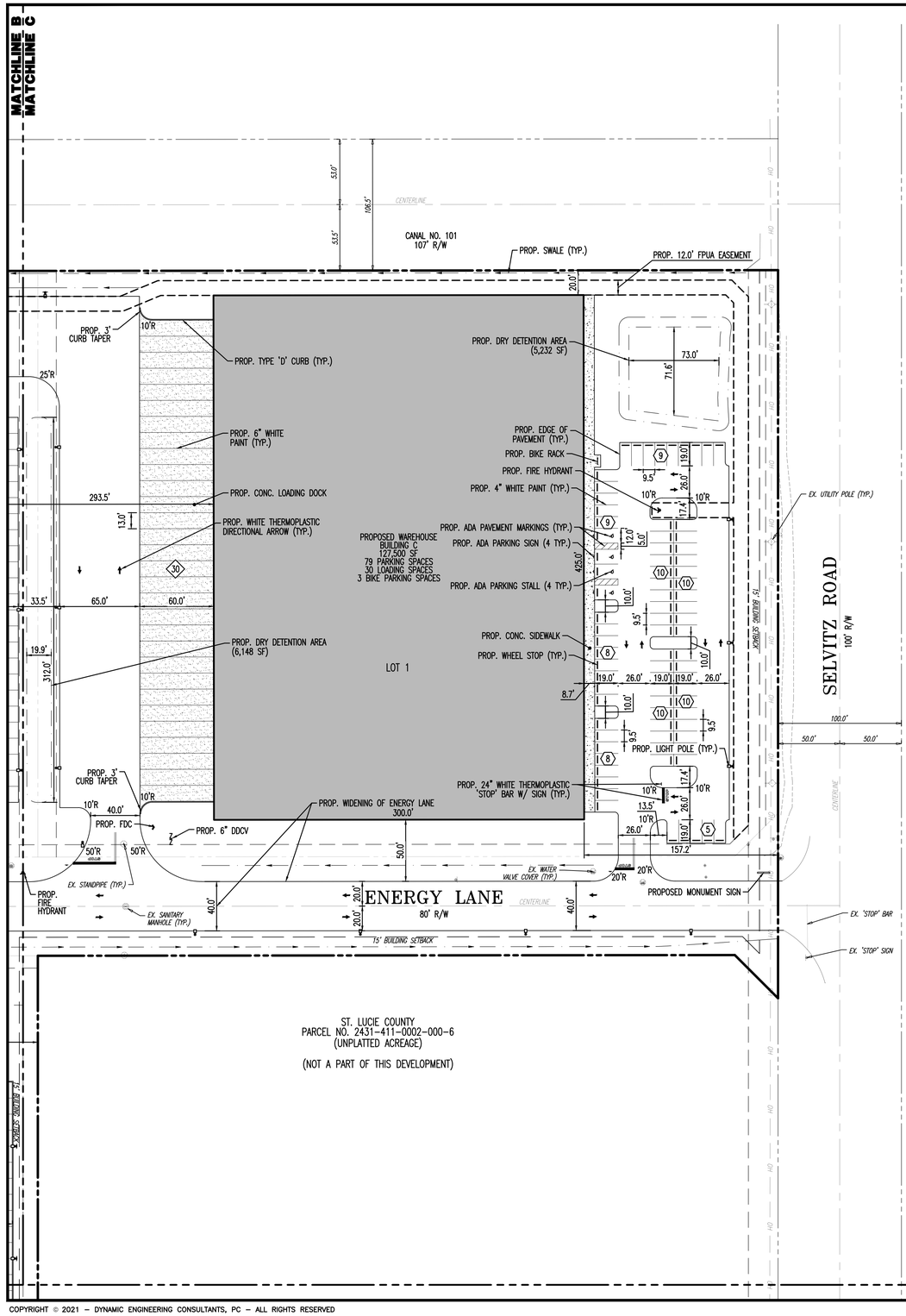

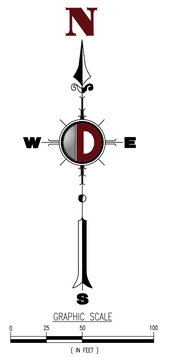

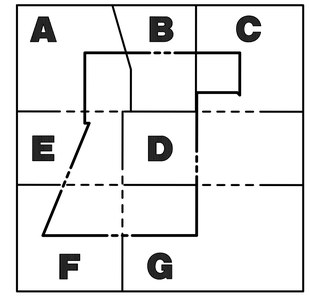

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PARKING LEGEND

(X) PROPOSED CAR PARKING

<X> PROPOSED LOADING DOCK

[X] PROPOSED TRAILER STORAGE

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

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

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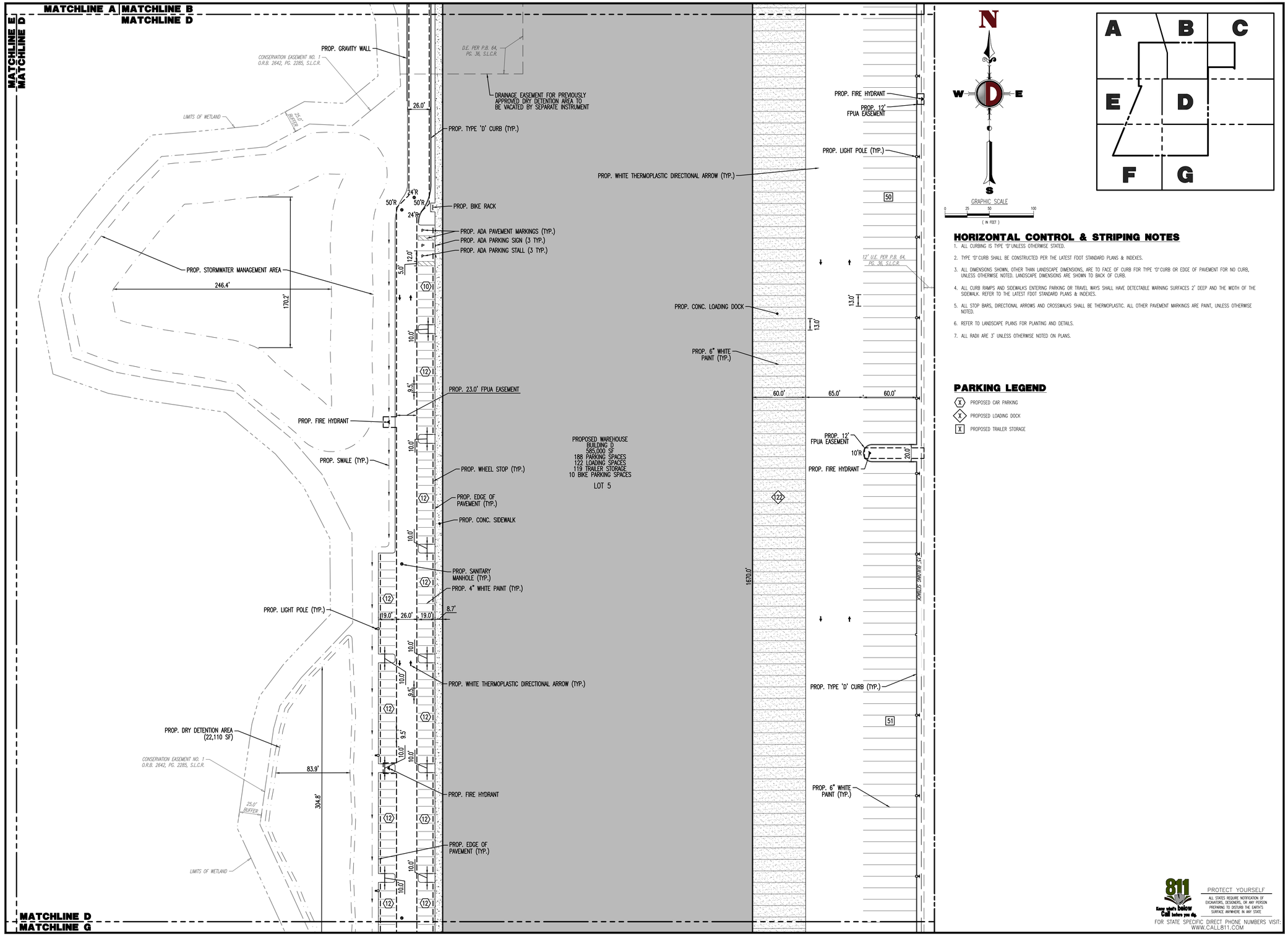
TITLE: SITE PLAN C

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

SHEET No: C1.03
Rev. #: .



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4. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT STANDARD PLANS & INDEXES.
5. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

PARKING LEGEND

(X) PROPOSED CAR PARKING
(X) PROPOSED LOADING DOCK
[X] PROPOSED TRAILER STORAGE

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CHECKED BY: MDM
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SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL 34981
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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TITLE: SITE PLAN D

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

SHEET No: C1.04
Rev. #: .

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Plotted: 12/09/21 – 2:29 PM, By: smcdermott
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\U3342990055S0.dwg, ----> C1.04 SITE PLAN D

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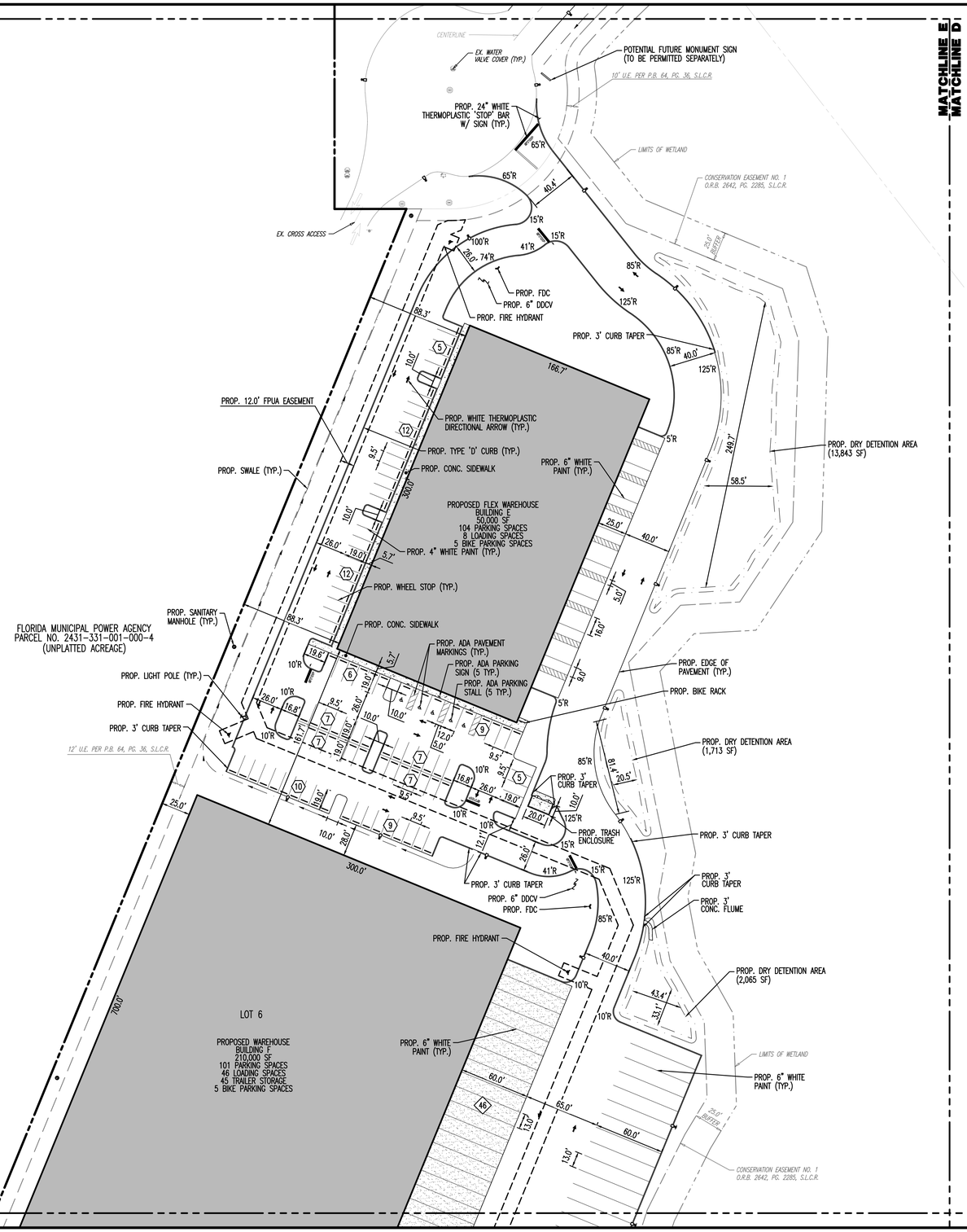
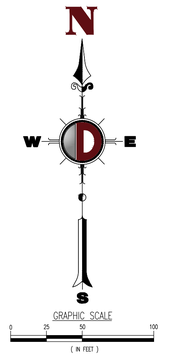
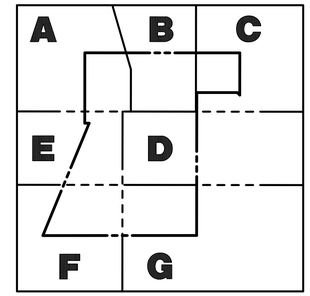
MATCHLINE A
MATCHLINE E

MATCHLINE E
MATCHLINE D



MATCHLINE E
MATCHLINE F





HORIZONTAL CONTROL & STRIPING NOTES

1. ALL CURBING IS TYPE 'D' UNLESS OTHERWISE STATED.
2. TYPE 'D' CURB SHALL BE CONSTRUCTED PER THE LATEST FDOT STANDARD PLANS & INDEXES.
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PARKING LEGEND

(X) PROPOSED CAR PARKING
<X> PROPOSED LOADING DOCK
[X] PROPOSED TRAILER STORAGE

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CHECKED BY: MDM
CHECKED BY: –

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SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: SITE PLAN E

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

SHEET No: C1.05
Rev. #: .

Plotted: 12/09/21 – 2:29 PM By: emadermott
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990005S50.dwg, ----> C1.05 SITE PLAN E

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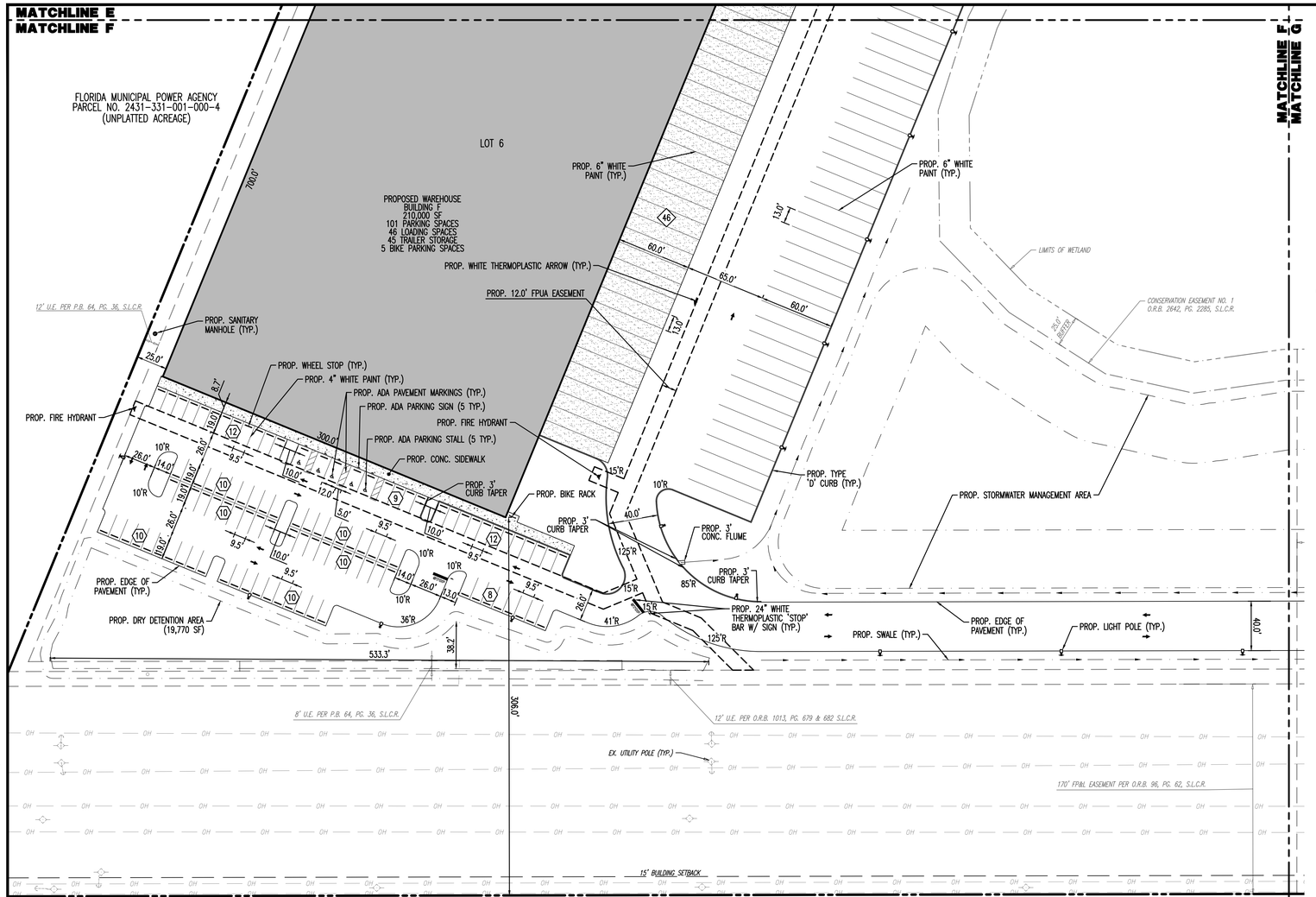

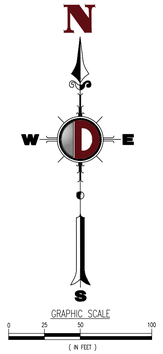

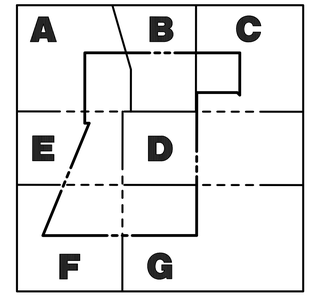

HORIZONTAL CONTROL & STRIPING NOTES

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◇X◇ PROPOSED LOADING DOCK

[X] PROPOSED TRAILER STORAGE

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CHECKED BY: –

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PARCEL 1, PLAT OF ST. LUCIE COMMERCE CENTER
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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TITLE: SITE PLAN F

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

SHEET No: C1.06
Rev. #: .

Plotted: 12/09/21 – 2:30 PM By: amcdermott
File: P:\DEDPC PROJECTS\3342 Sterling Education Group, LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055SD.dwg, ----> C1.06 SITE PLAN F

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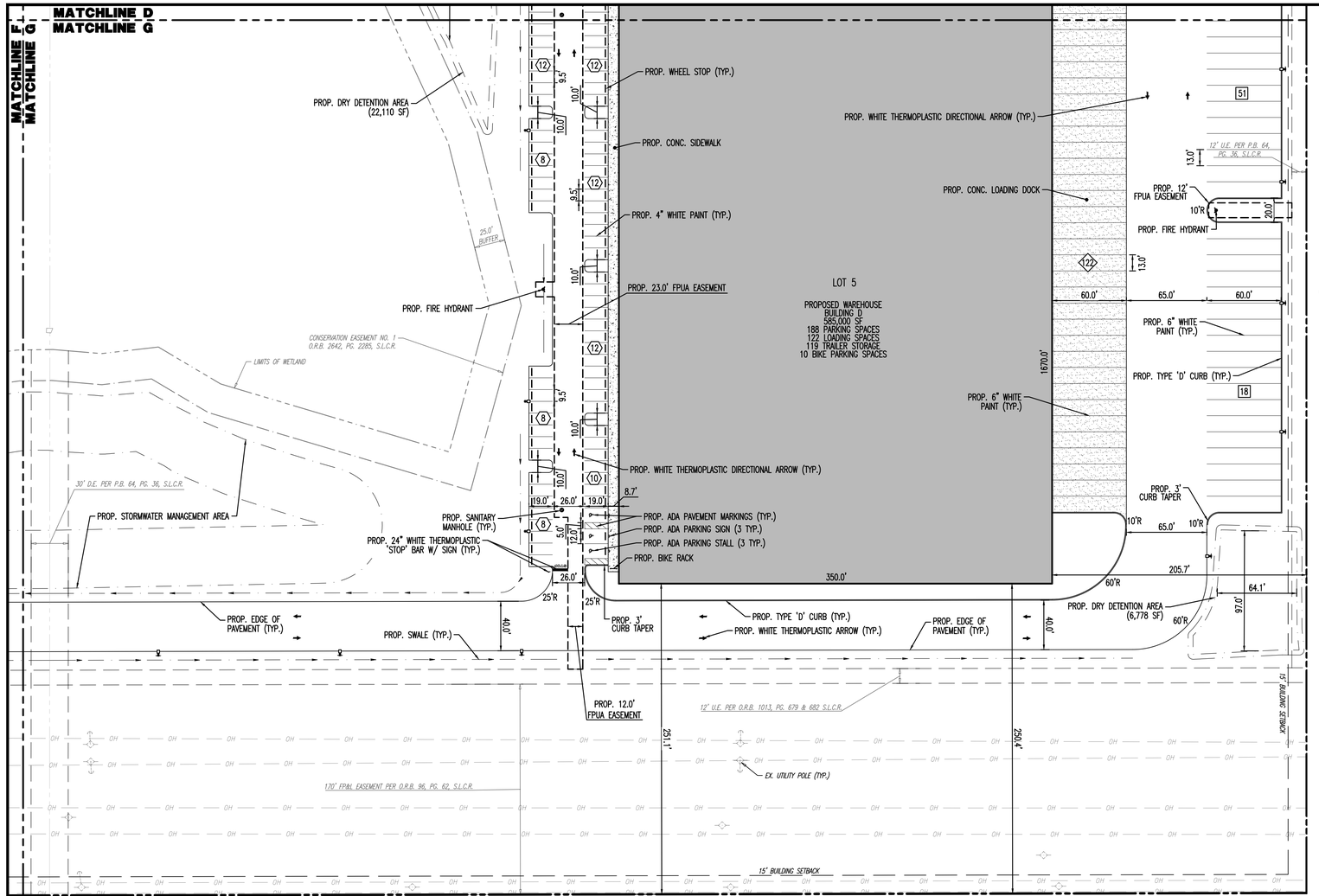

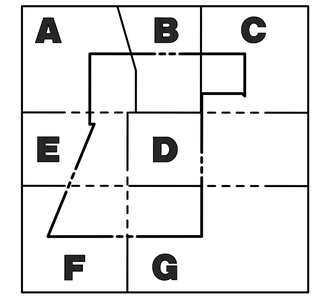

HORIZONTAL CONTROL & STRIPING NOTES

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PARKING LEGEND

(X) PROPOSED CAR PARKING
(X) PROPOSED LOADING DOCK
[X] PROPOSED TRAILER STORAGE

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File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\U3342990055S0.dwg, ----> C1.07 SITE PLAN G

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SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
PARCEL ID: 2435-501-0001-000-5
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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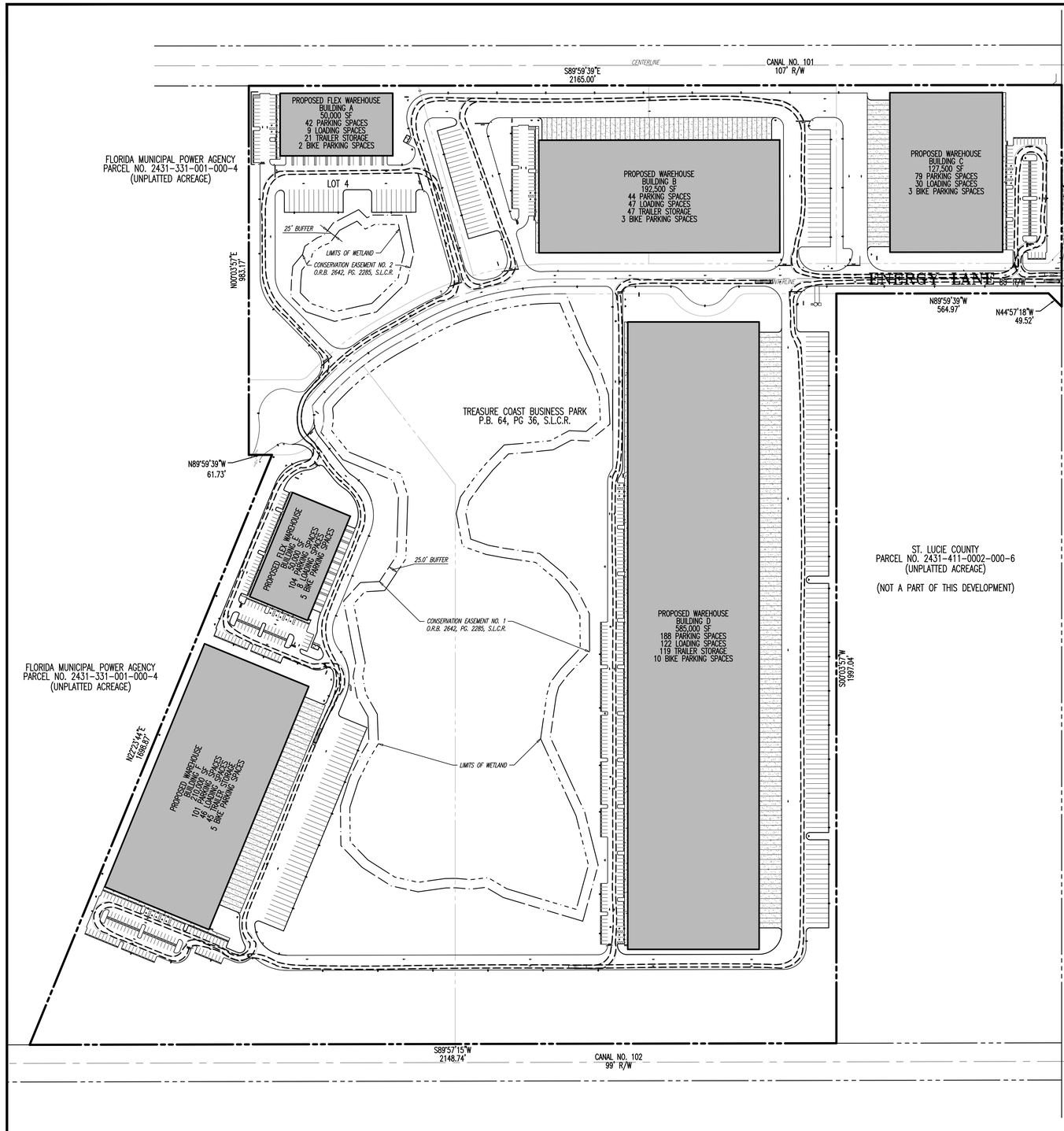
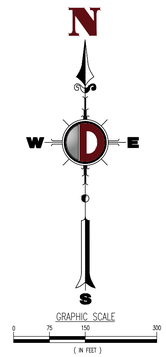
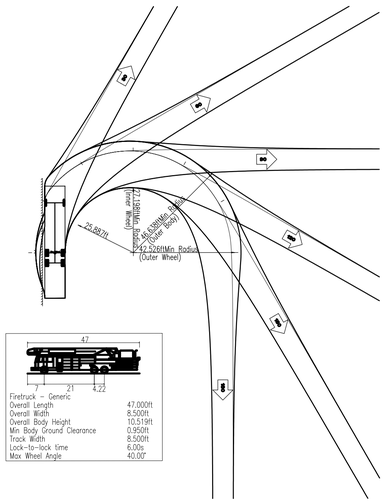
TITLE: SITE PLAN G

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

SHEET No: C1.07 | Rev. #: .







VEHICLE LEGEND:

CHASSIS ENVELOPE

VEHICLE BODY ENVELOPE

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
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TITLE: **FIRE TRUCK ROUTING PLAN**

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

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

Plotted: 12/09/21 – 2:50 PM, By: smcdermott
File: P:\DECPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\3342990005SV0.dwg, ---> C1.08 FIRE TRUCK ROUTING PLAN

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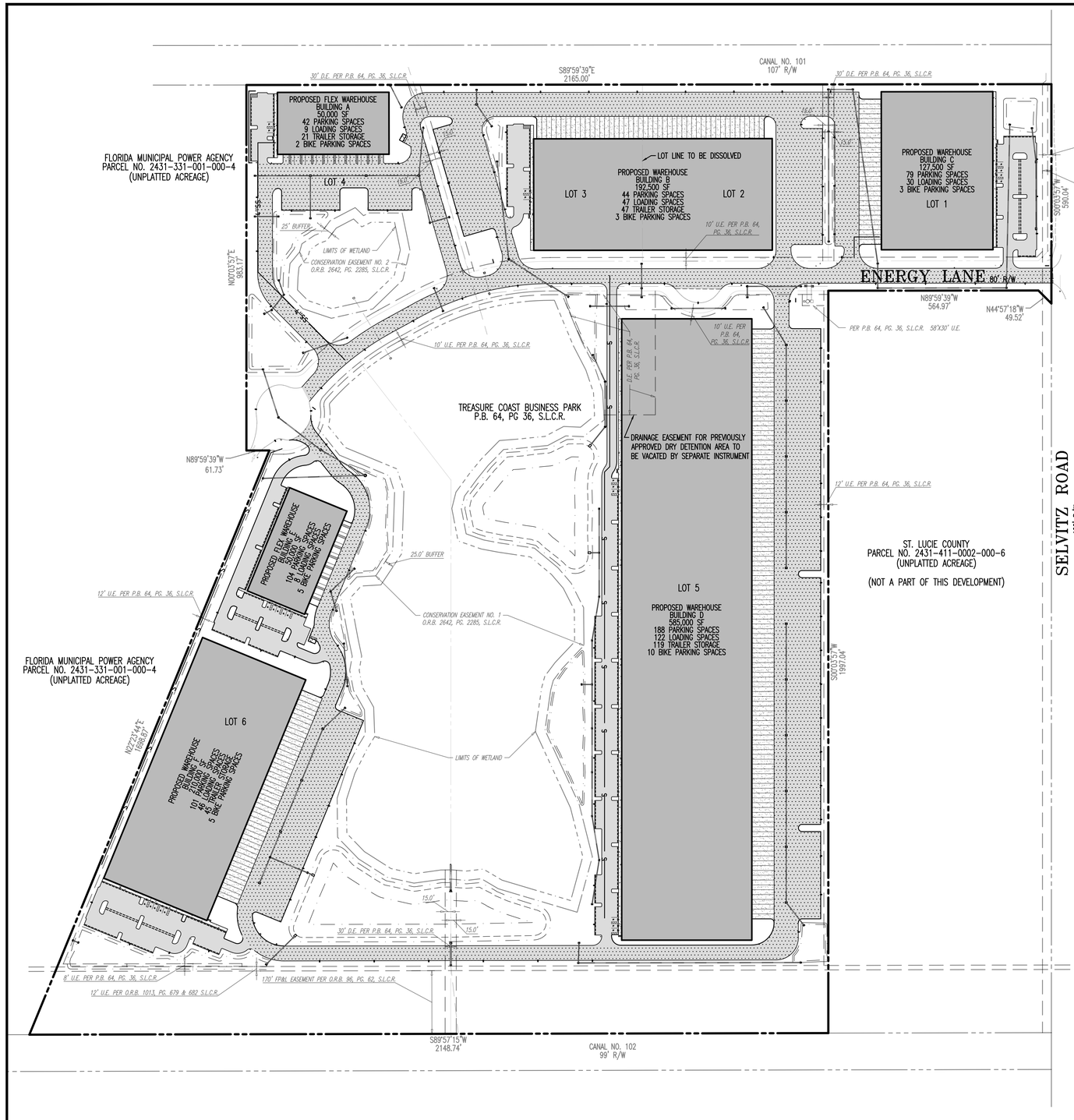

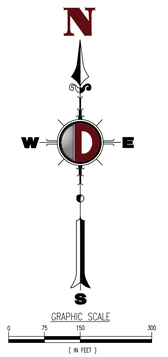

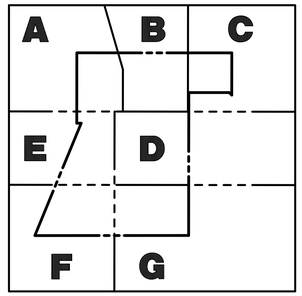

PAVING, GRADING & DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FDOT REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN TWENTY-FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.
5. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USF) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER
   b. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 430-001, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
7. ALL RAMPS SHALL COMPLY WITH THE LATEST FDOT INDEX STANDARDS.
8. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   a. RCP CLASS III PER ASTM C-76
   b. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 2⅔"x½" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 5"x1" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294. JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
9. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
10. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
12. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ALL STRIPING IS TO BE PAINTED IN ACCORDANCE WITH FDOT REQUIREMENTS UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
15. INLETS CONSTRUCTED ON-SITE IN PAVEMENT OR GRASS AREAS SHALL BE USF (OR APPROVED EQUAL) FRAME 4132 AND GRATE 6429 UNLESS OTHERWISE SPECIFIED.
16. INLETS CONSTRUCTED ON-SITE IN TYPE "D" OR TYPE "F" CURB SHALL BE USF (OR APPROVED EQUAL) FRAME 5130 AND GRATE 6168.
17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
18. GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE & HAVE A CONCRETE APRON.
19. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
20. ALL EXISTING AND PROPOSED RIM ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.
21. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 & 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

LEGEND

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- TOP/BOTTOM OF WET POND/DRY DETENTION
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- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE

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

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Delray Beach, Florida • T: 561.921.8570
Florida Certificate of Authorization No. 32535
www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

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

Plotted: 12/09/21 – 2:50 PM, By: smcdermott
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\3342990050502.dwg, ----> C2.00 OVERALL PAVING GRADING & DRAINAGE PLAN

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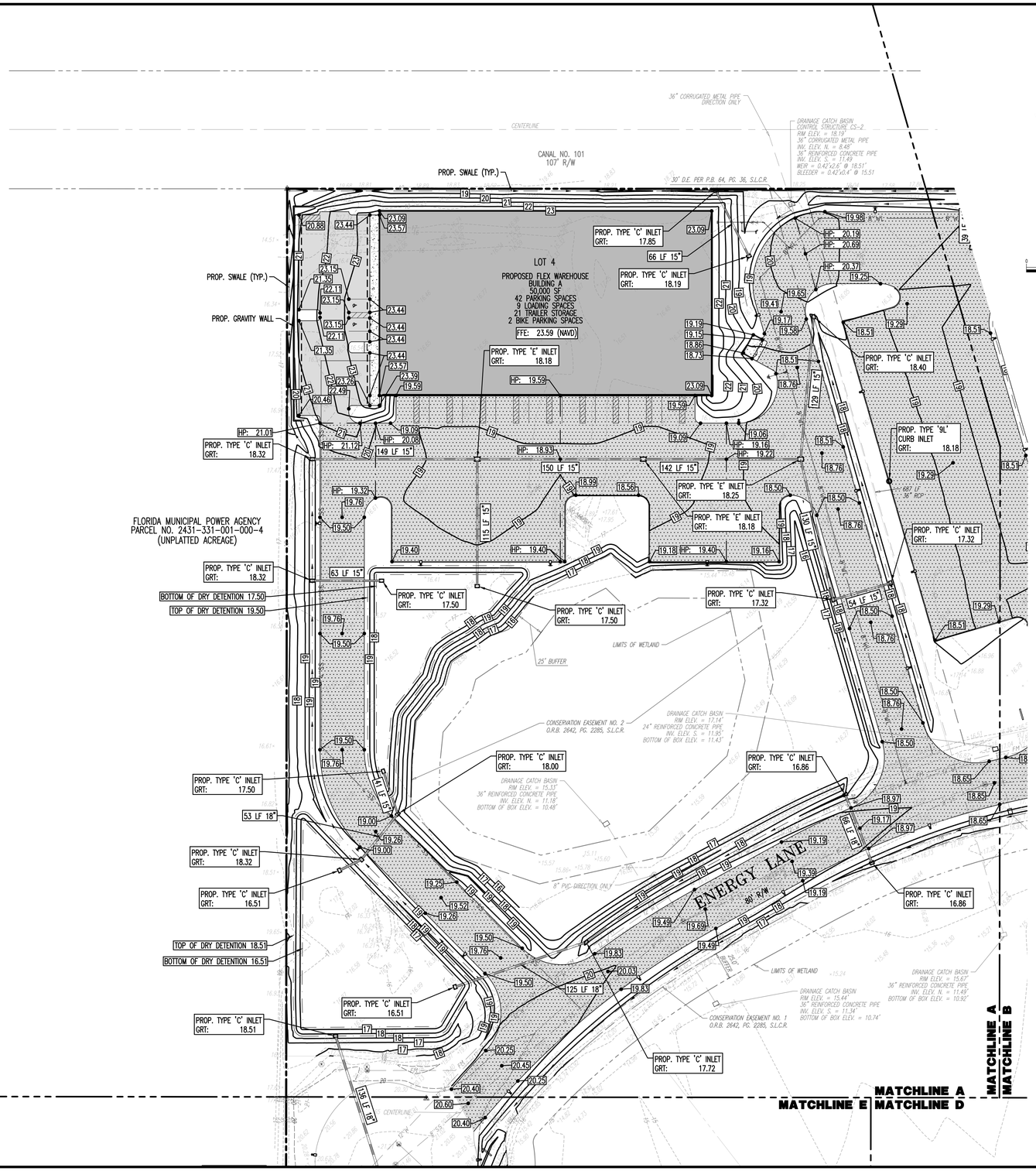

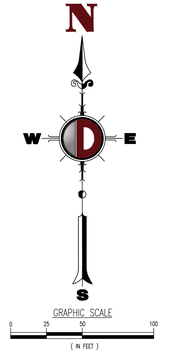

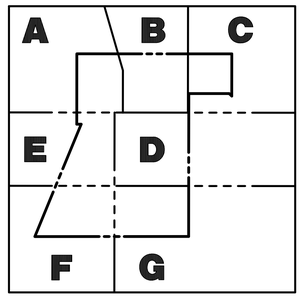

PAVING, GRADING & DRAINAGE NOTES

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4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN TWENTY-FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.
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   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
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17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
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- PROPOSED SWALE
- X14.15 — EXISTING GRADES
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE

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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
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FLORIDA LICENSE No. 88047

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

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

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

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File: P:\[DEPC PROJECTS]\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055SG0.dwg, ----> C2.01 PAVING GRADING & DRAINAGE PLAN A

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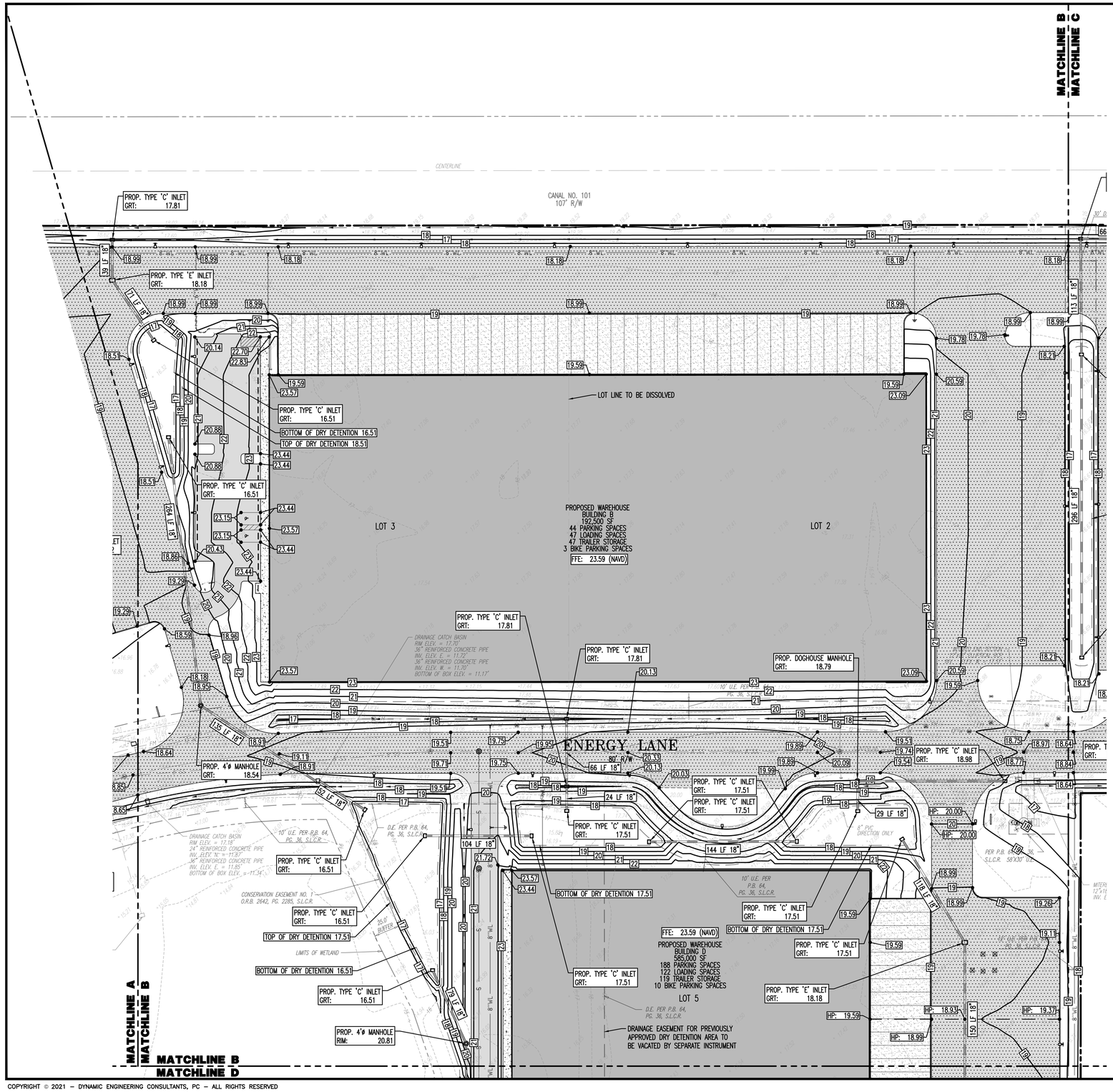

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(IN FEET)

A B C
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PAVING, GRADING & DRAINAGE NOTES

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File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055G0.dwg, ----> C2.02 PAVING GRADING & DRAINAGE PLAN B

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

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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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

MICHAEL D. MILES, STATE OF FL FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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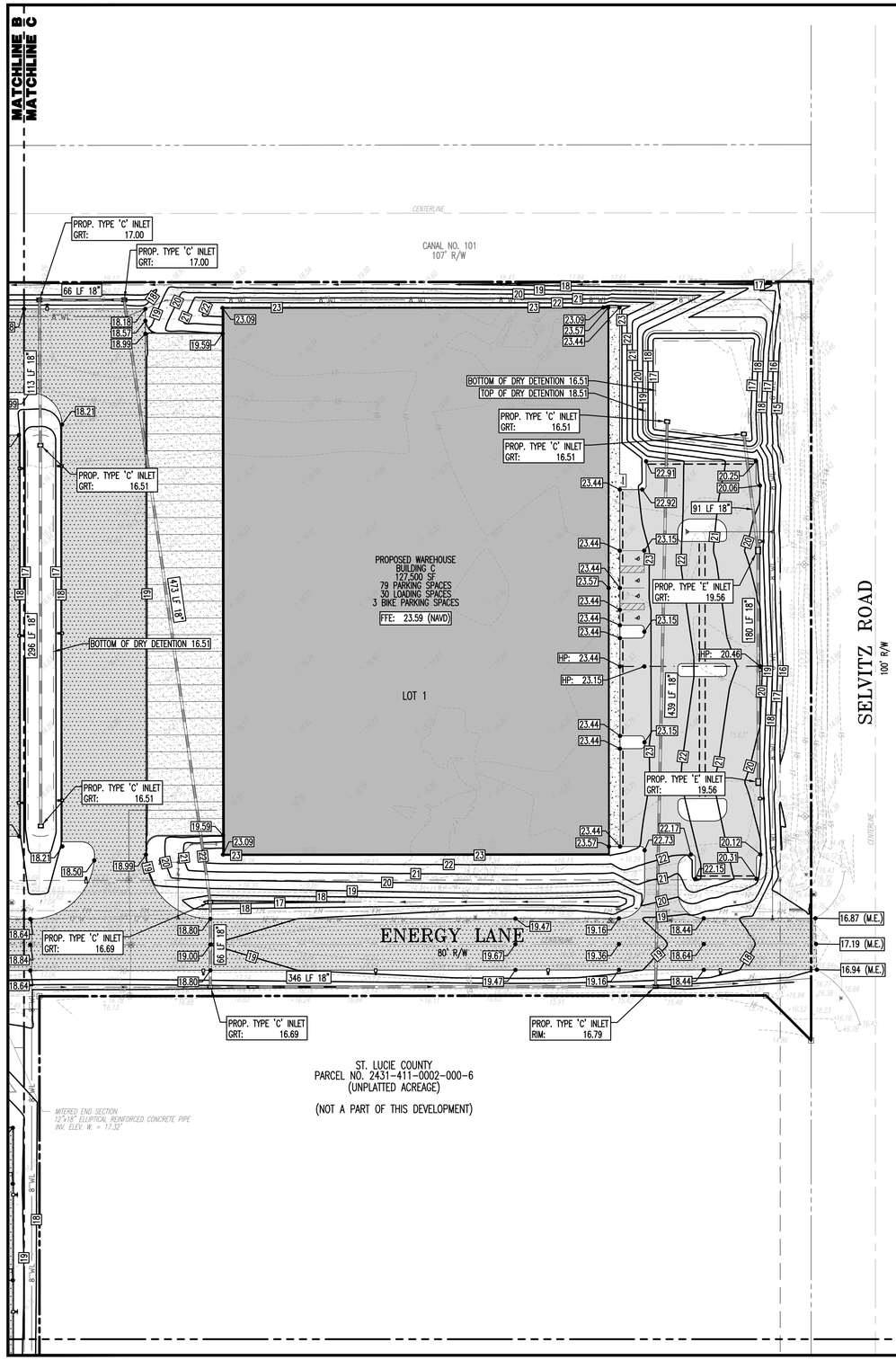
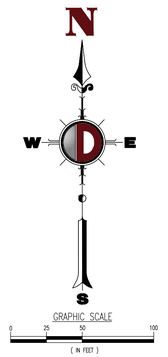
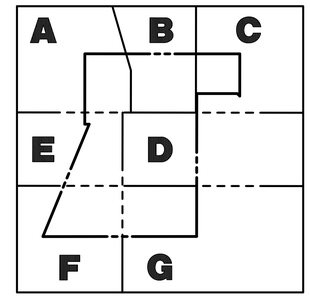
PROJECT No: 3342-99-005

SHEET No: **C2.02** | Rev. #: .







PAVING, GRADING & DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FDOT REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN TWENTY-FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.
5. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USF) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24 " DIAMETER
   b. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 430-001, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
7. ALL RAMPS SHALL COMPLY WITH THE LATEST FDOT INDEX STANDARDS.
8. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   a. RCP CLASS III PER ASTM C-76
   b. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 2-2⅔"x½" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 5"x1" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294. JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
9. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
10. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
12. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ALL STRIPING IS TO BE PAINTED IN ACCORDANCE WITH FDOT REQUIREMENTS UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
15. INLETS CONSTRUCTED ON-SITE IN PAVEMENT OR GRASS AREAS SHALL BE USF (OR APPROVED EQUAL) FRAME 4132 AND GRATE 6429 UNLESS OTHERWISE SPECIFIED.
16. INLETS CONSTRUCTED ON-SITE IN TYPE "D " OR TYPE "F " CURB SHALL BE USF (OR APPROVED EQUAL) FRAME 5130 AND GRATE 6168.
17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
18. GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE & HAVE A CONCRETE APRON.
19. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
20. ALL EXISTING AND PROPOSED RIM ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.
21. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 & 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

LEGEND

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

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File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055SO.dwg, ----> C2.03 PAVING GRADING & DRAINAGE PLAN C

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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
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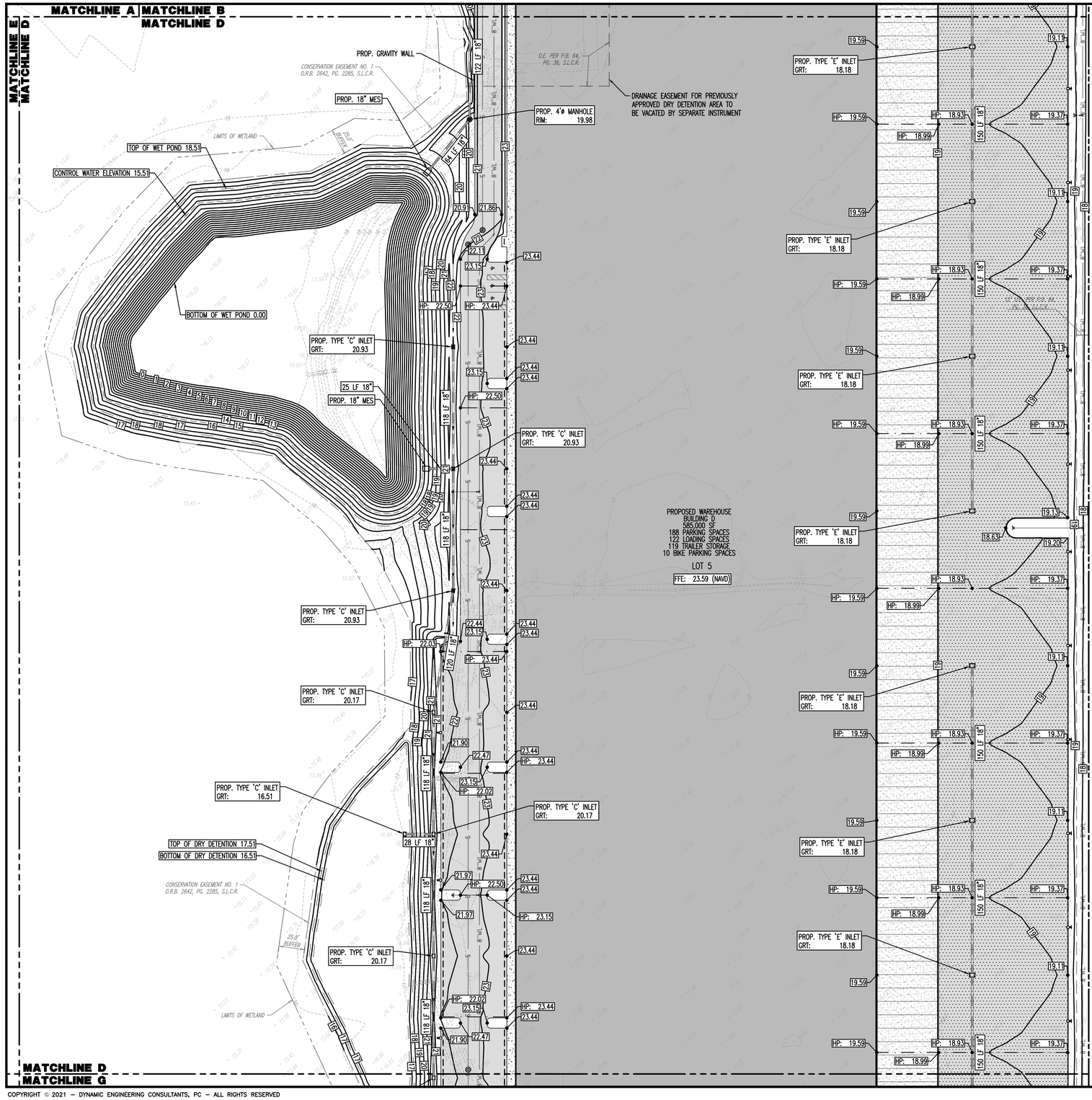
FLORIDA LICENSE No. 88047

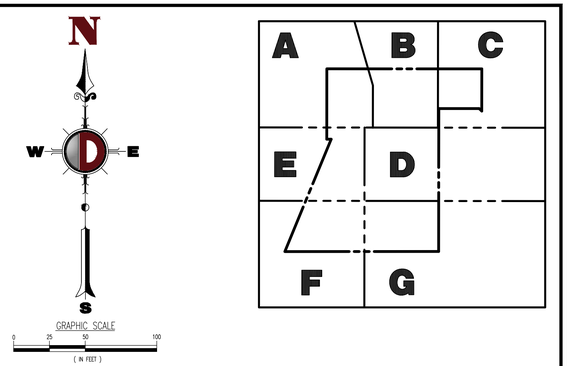
MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

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

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





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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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PROJECT No: 3342-99-005

SHEET No: **C2.04** | Rev. #: .

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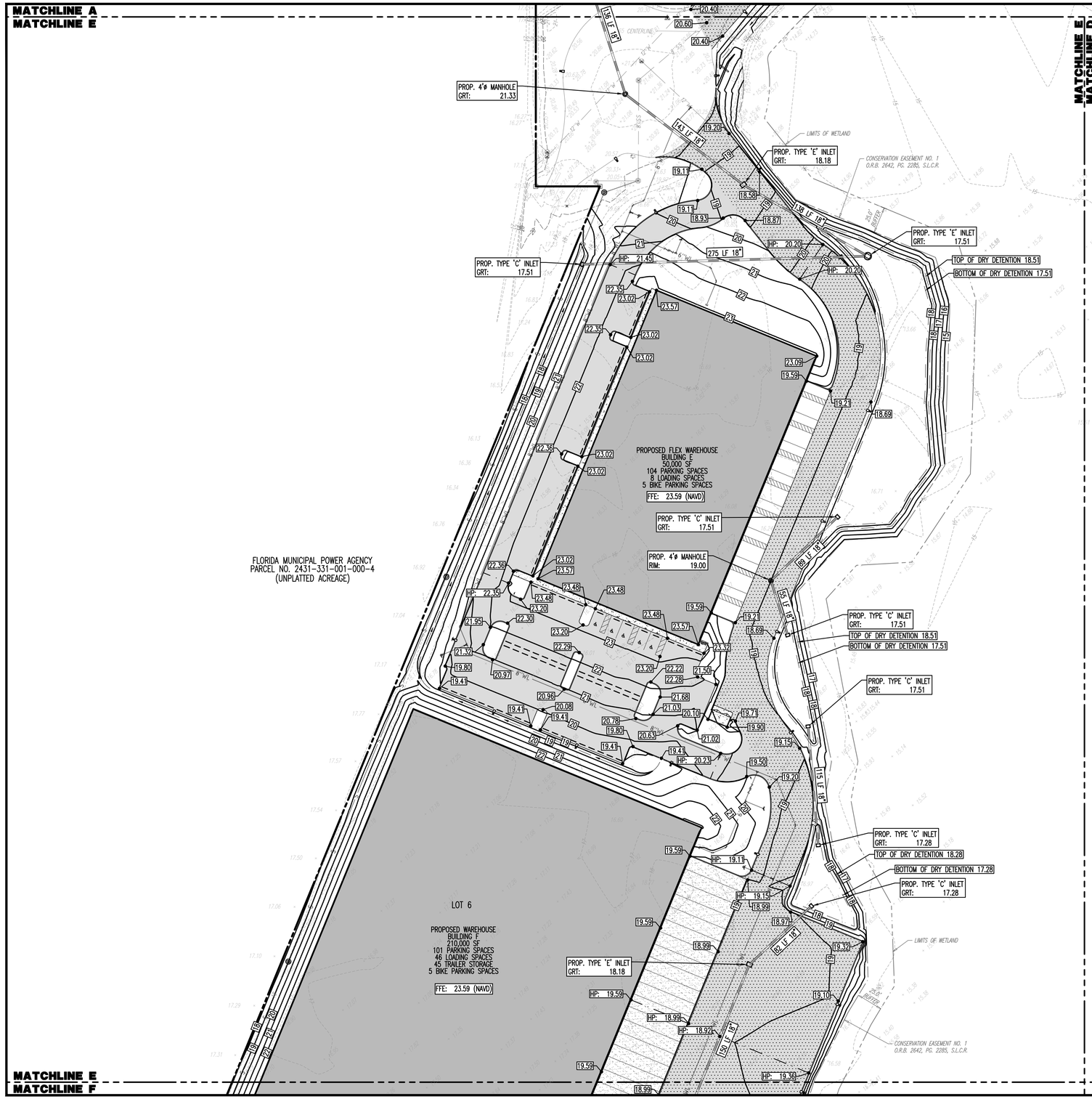

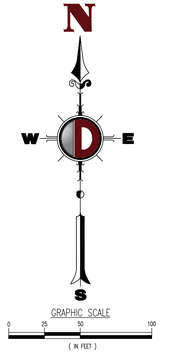

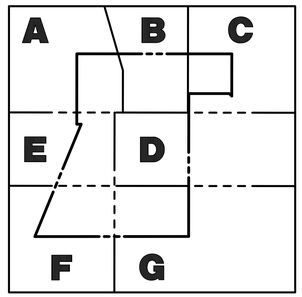

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11. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
12. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER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

LEGEND

- = STANDARD DUTY ASPHALT PAVEMENT
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- = HEAVY DUTY CONCRETE PAVEMENT
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- HP: 18.50 — PROPOSED HIGH POINT GRADES
- GRADE BREAK
- 14 — PROPOSED CONTOUR
- 15 OR 14 — EXISTING CONTOUR
- TOP/BOTTOM OF WET POND/DRY DETENTION
- CONTROL WATER ELEVATION (15.51)
- PROPOSED SWALE
- X 44.45 — EXISTING GRADES
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE

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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TITLE: PAVING, GRADING & DRAINAGE PLAN E

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

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

Plotted: 12/09/21 – 2:31 PM, By: smcdermott
File: P:\DECPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\U3342990050500.dwg, ----> C2.05 PAVING GRADING & DRAINAGE PLAN E

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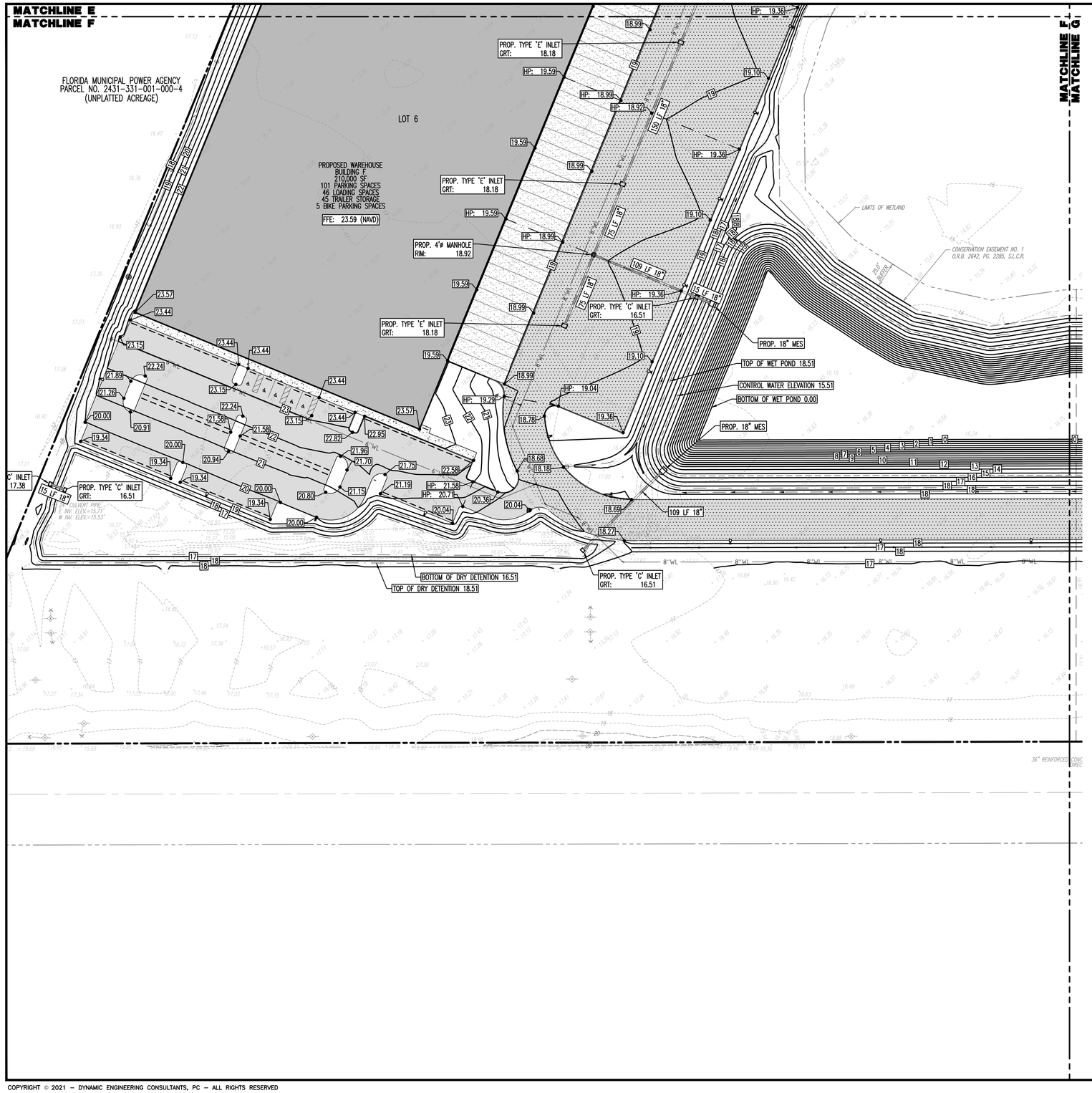

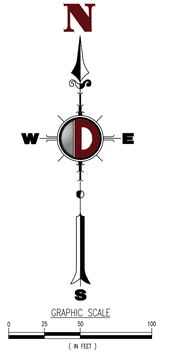

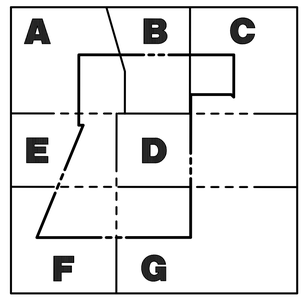

PAVING, GRADING & DRAINAGE NOTES

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

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- PROPOSED SWALE
- x 14.5 — EXISTING GRADES
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE

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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
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TITLE: PAVING, GRADING & DRAINAGE PLAN F

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

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

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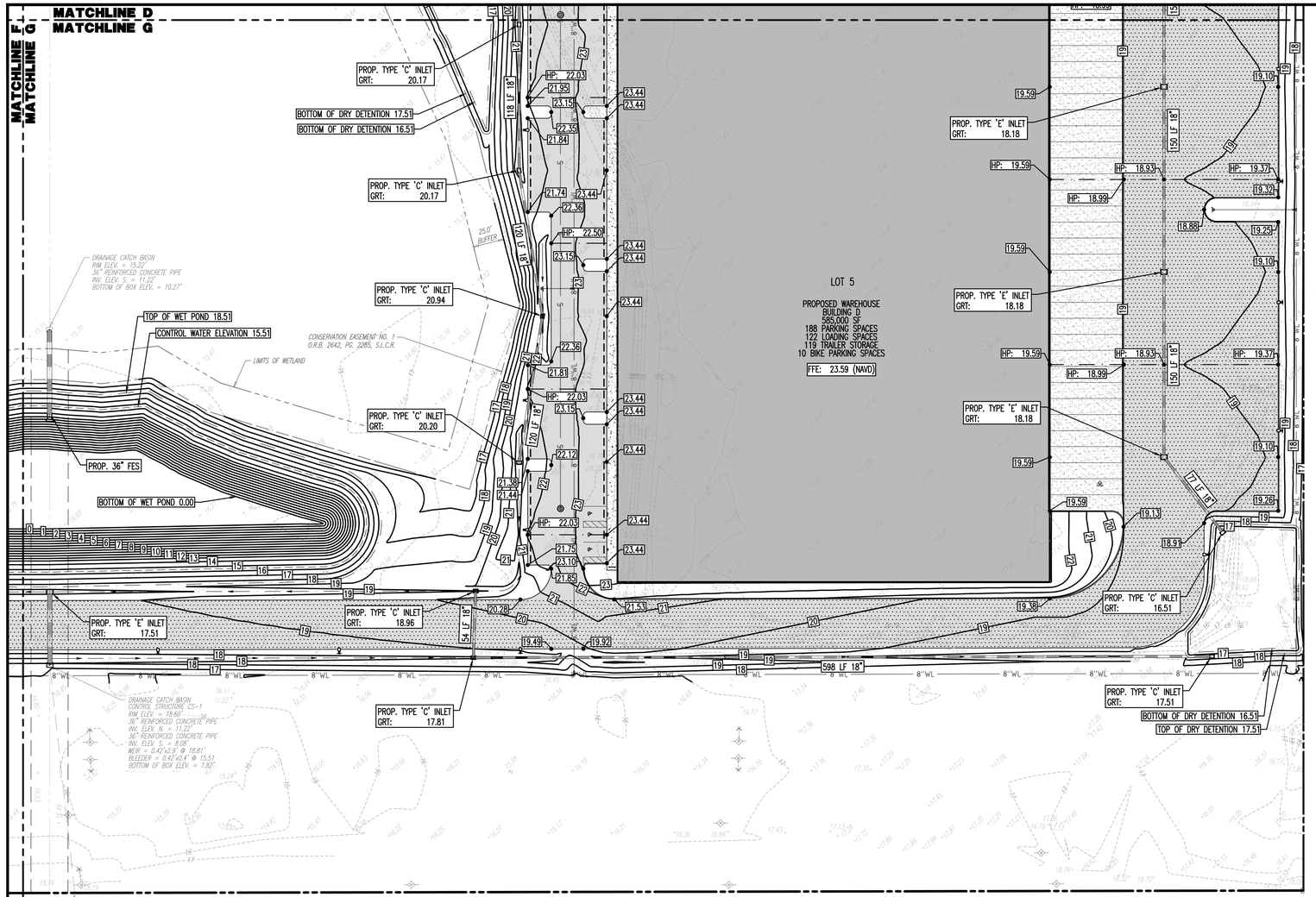

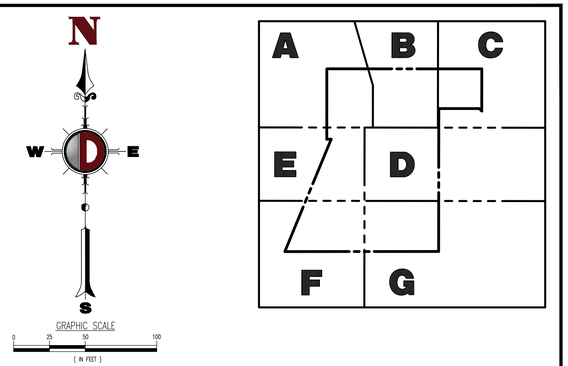

PAVING, GRADING & DRAINAGE NOTES

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      14 GA WITH A MINIMUM THICKNESS OF 0.079"
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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL. 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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DATE: 12/09/2021

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

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

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

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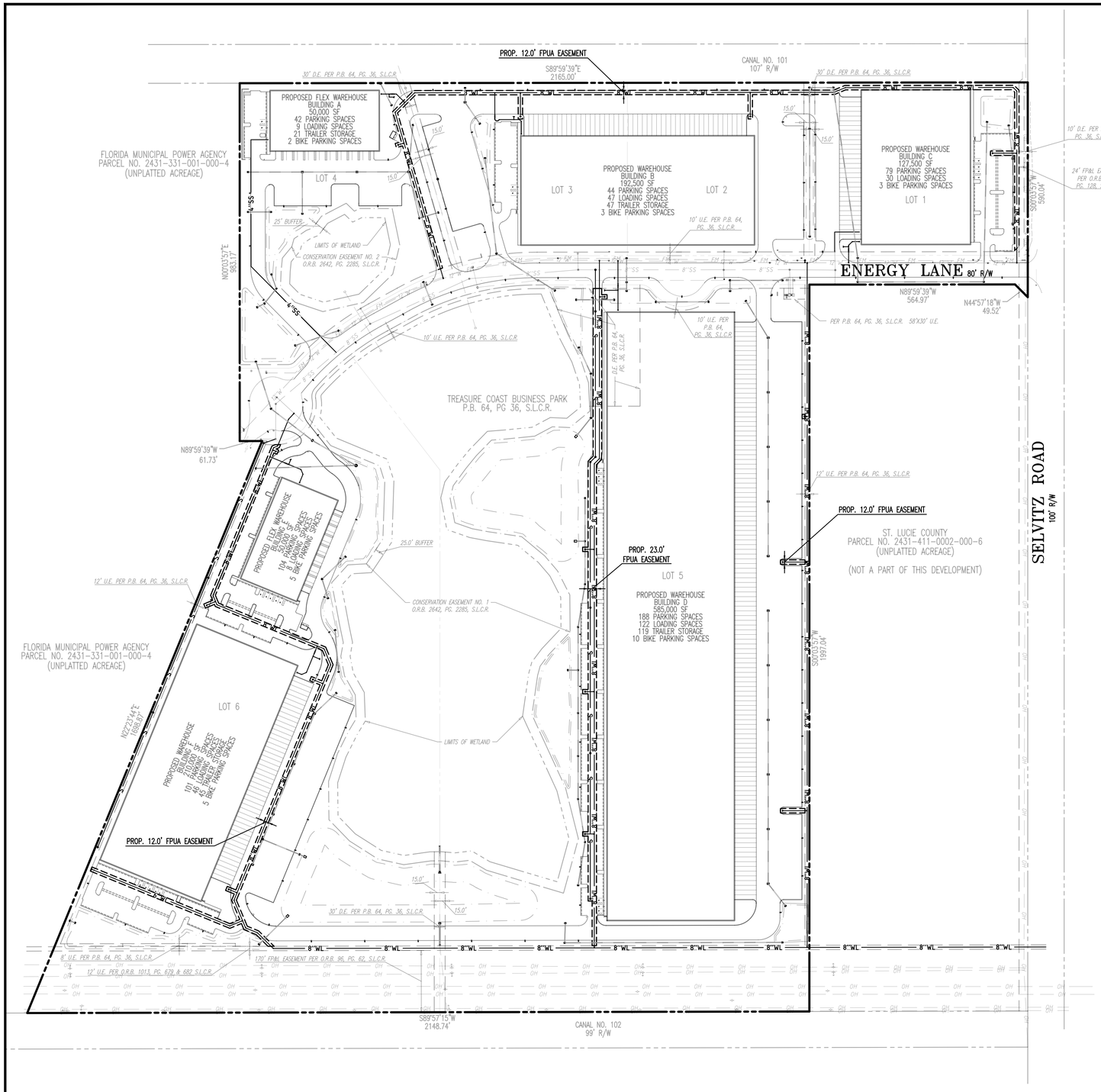

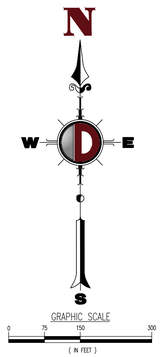

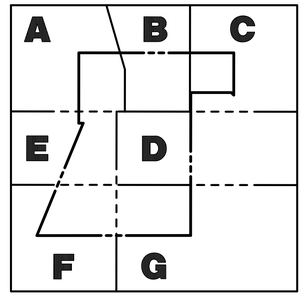

KEY MAP

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
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15. THE FT. PIERCE UTILITIES AUTHORITY MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES.
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LEGEND:

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- 8"SS — 8"SS — EXISTING 8" PVC SANITARY MAIN
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- PROPOSED DRAINAGE PIPE

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SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL. 34981
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: **OVERALL UTILITY PLAN**

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

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

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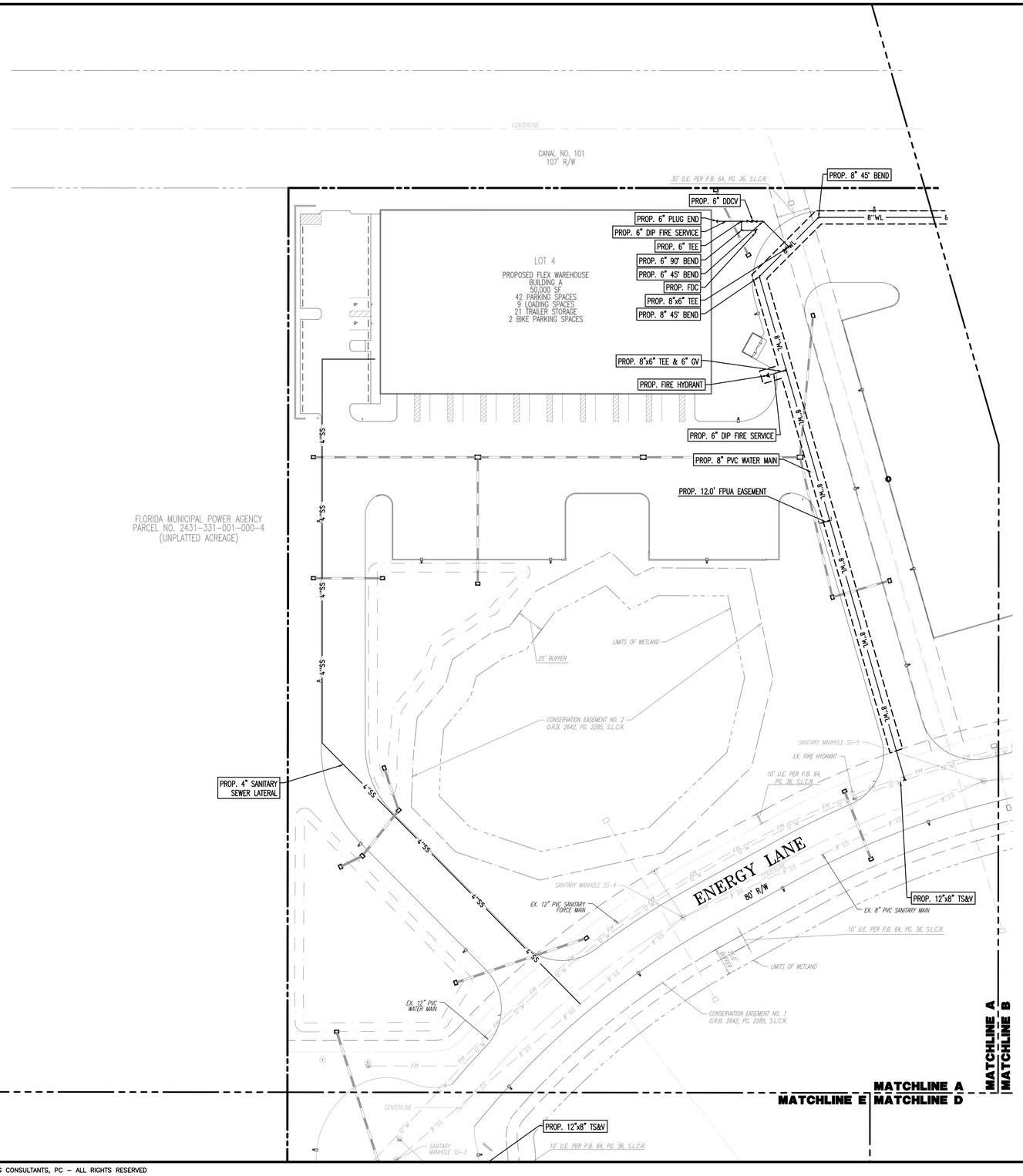

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GRAPHIC SCALE
0 25 50 100
(IN FEET)

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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

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TITLE: UTILITY PLAN A

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

SHEET No: C3.01
Rev. #: .

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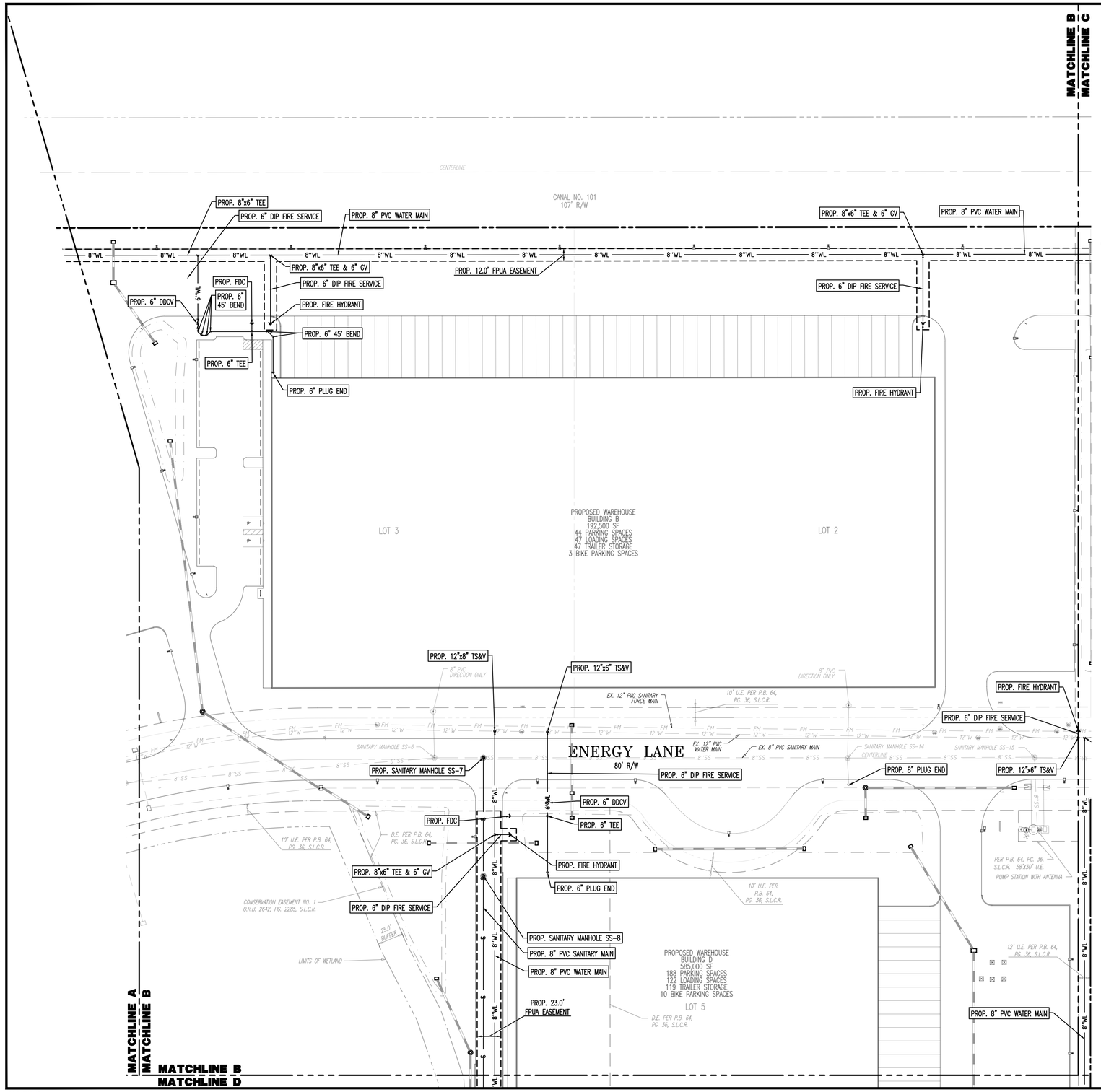

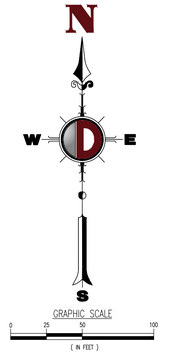

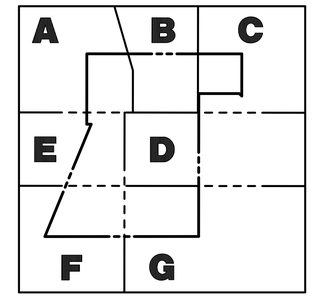

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DATE: 12/09/2021

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TITLE: **UTILITY PLAN B**

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

SHEET No: **C3.02**
Rev. #: .

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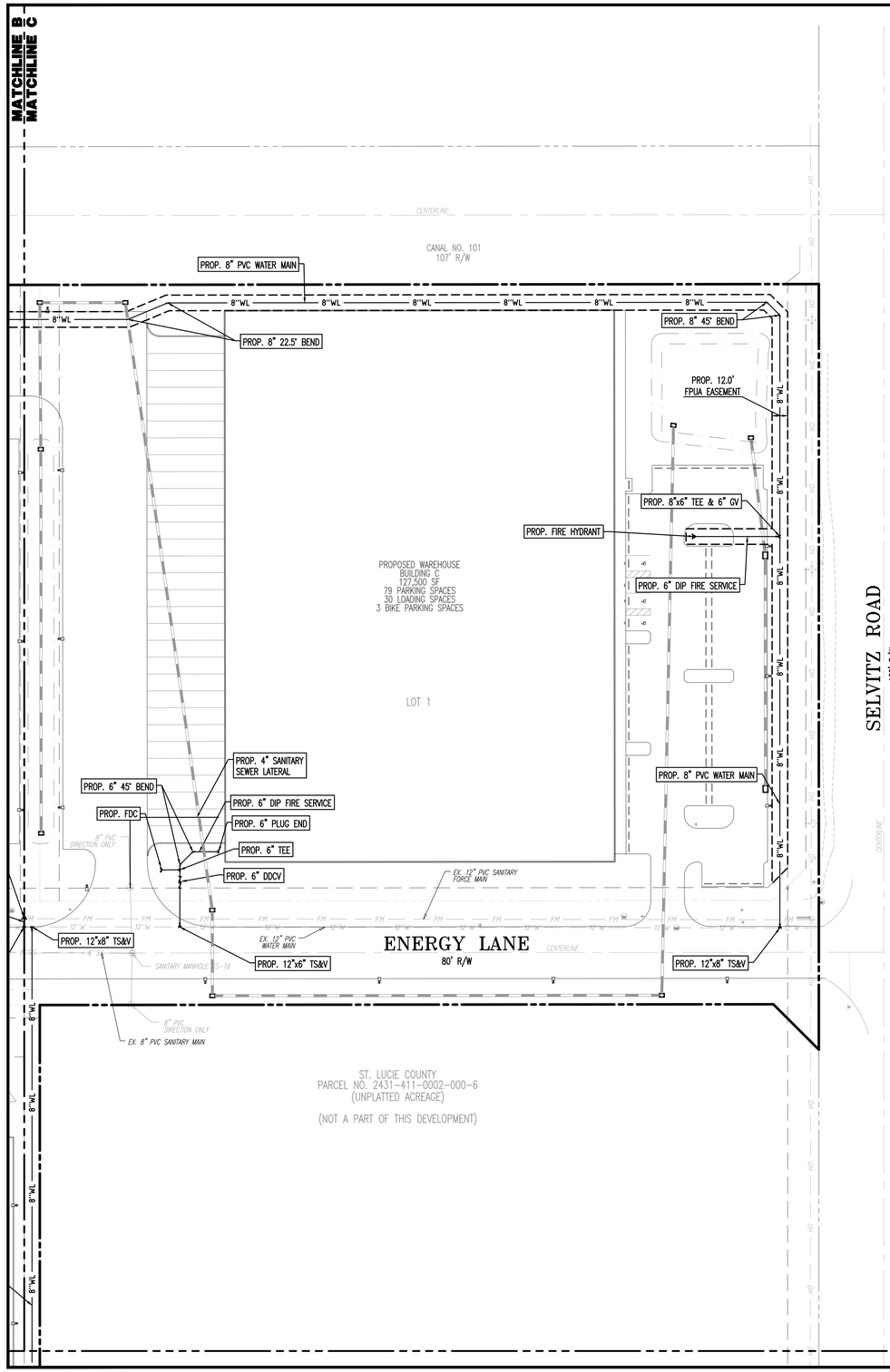

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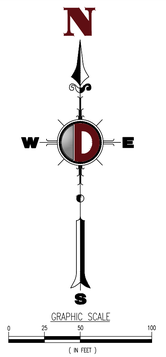

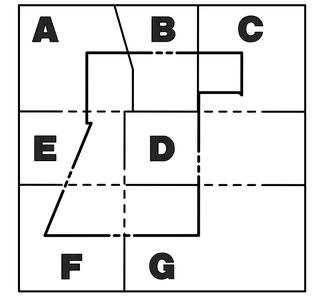

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6. ALL WATER MAIN (WM) SPECIFIED TO BE PVC SHALL BE AWWA C-900 DR-18 OR C-900 DR-18 UNLESS OTHERWISE NOTED. ALL WATER MAIN (WM) SPECIFIED TO BE PE SHALL BE AWWA C-901 OR C-906 W/ STANDARD CODE DESIGNATION AS PE 408 PIPE, CLASS 200 DR-17.
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13. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY THE FT. PIERCE UTILITIES AUTHORITY.
14. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
15. THE FT. PIERCE UTILITIES AUTHORITY MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES.
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17. PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVISED AND CD SUBMITTED TO THE FT. PIERCE UTILITIES AUTHORITY.
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LEGEND:

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

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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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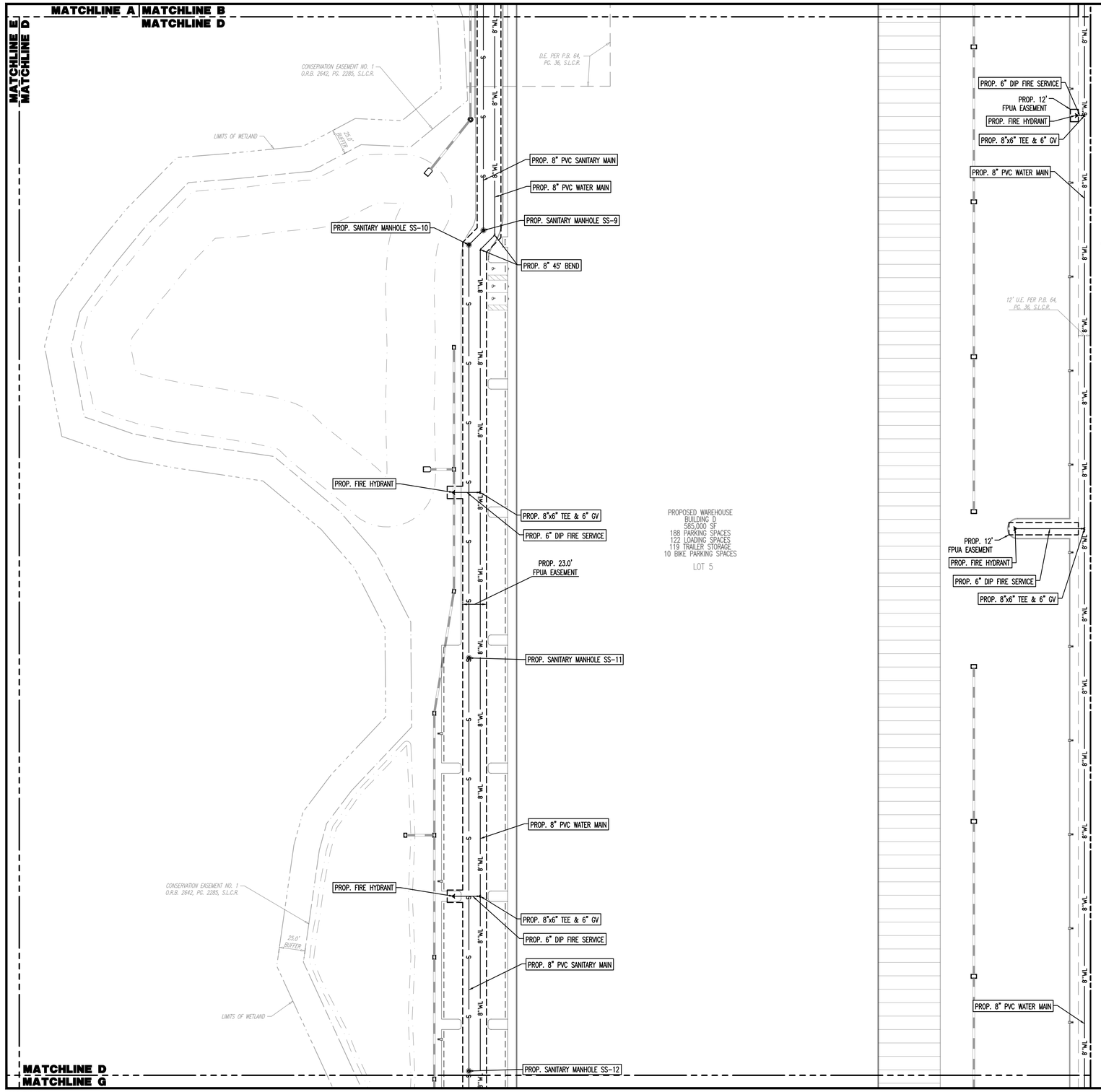
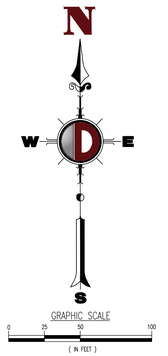
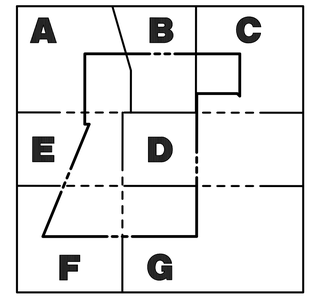
TITLE: UTILITY PLAN C

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

SHEET No: C3.03 | Rev. #: .







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FM FM	– EXISTING 12" PVC SANITARY FORCE MAIN
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CHECKED BY: MDM
CHECKED BY: –

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SELVITZ ROAD & ENERGY LANE, ST. LUCIE COUNTY, FL 34981
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE:
UTILITY PLAN D

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

SHEET No: C3.04
Rev. #: .

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File: P:\VECPC PROJECTS\3342 Sterling Education Group, LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990005SU0.dwg, ----> C3.04 UTILITY PLAN D

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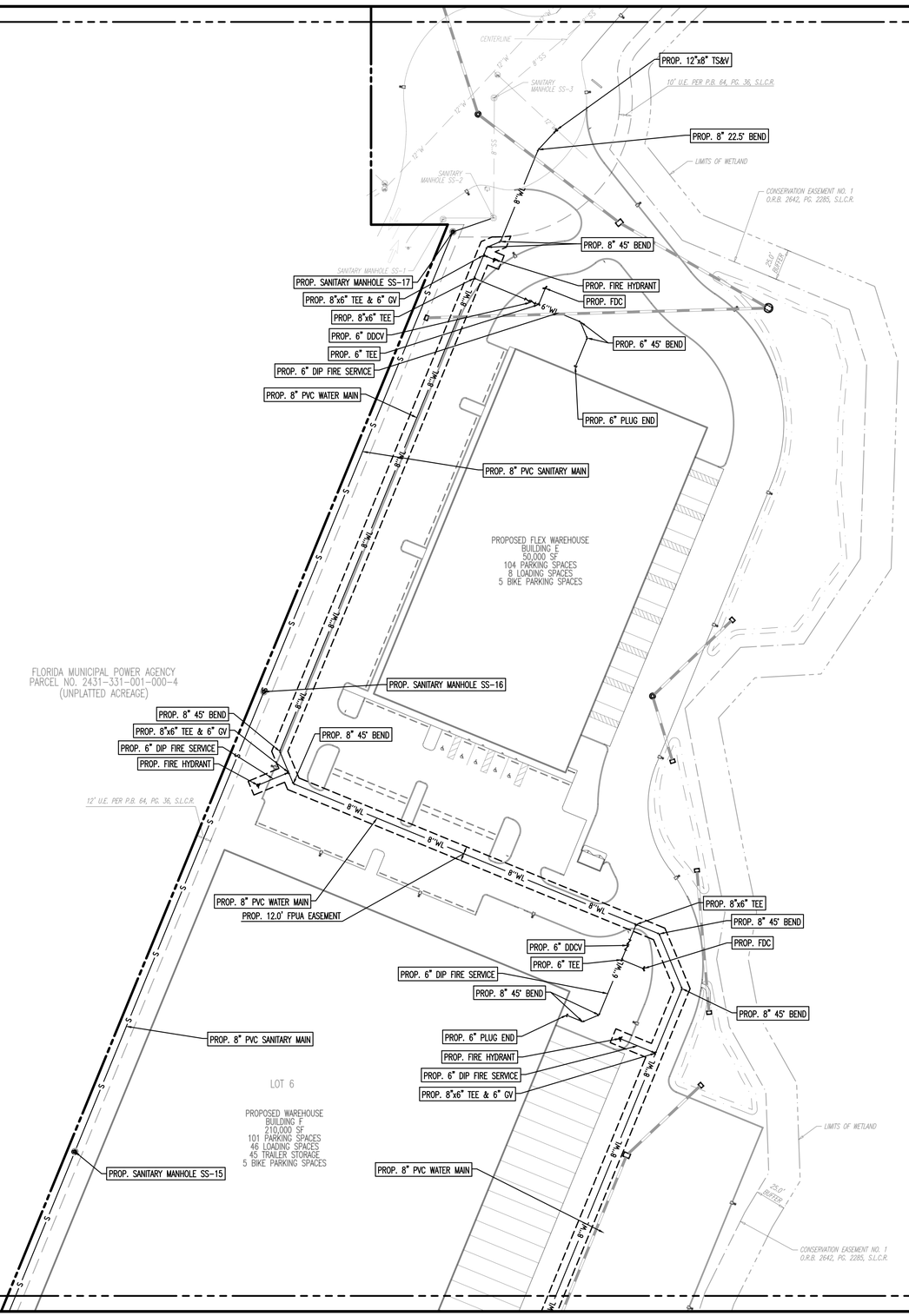
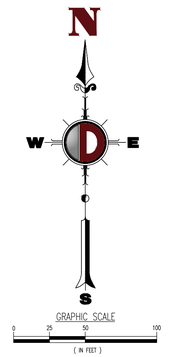
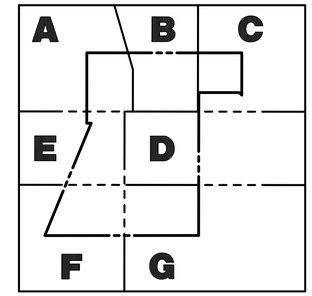
MATCHLINE E



MATCHLINE E
MATCHLINE F

MATCHLINE E
MATCHLINE D





KEY MAP

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DATE: 12/09/2021

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TITLE: UTILITY PLAN E

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

SHEET No: C3.05
Rev. #: .

Plotted: 12/09/21 – 2:33 PM By: emcdermott
File: P:\DESPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990005SU0.dwg, ----> C3.05 UTILITY PLAN E

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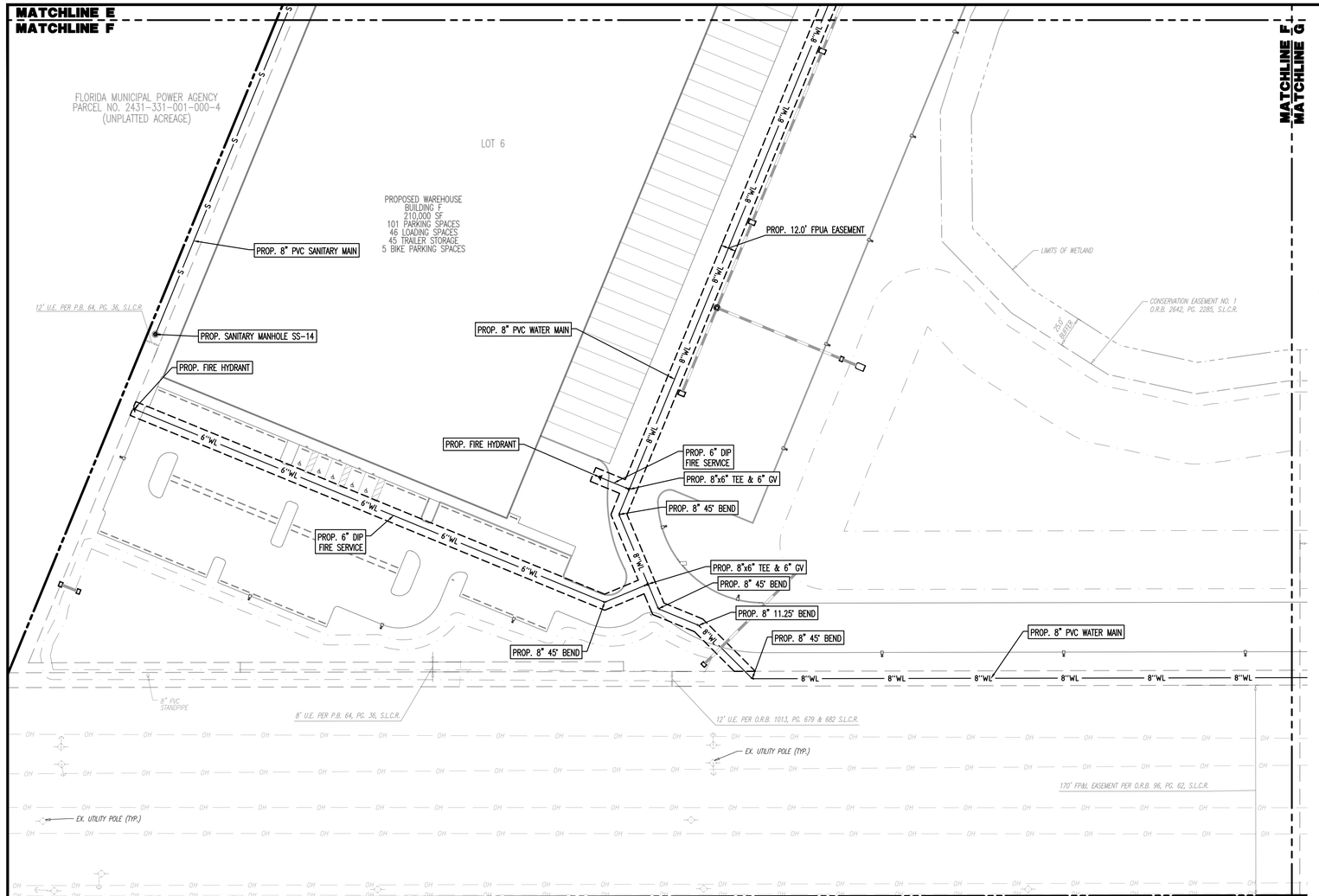

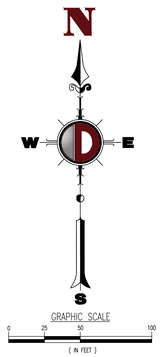

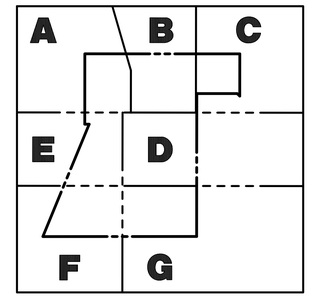

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15. THE FT. PIERCE UTILITIES AUTHORITY MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES.
16. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
17. PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVISED AND CD SUBMITTED TO THE FT. PIERCE UTILITIES AUTHORITY.
18. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET ST. LUCIE COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY
19. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

LEGEND:

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

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SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

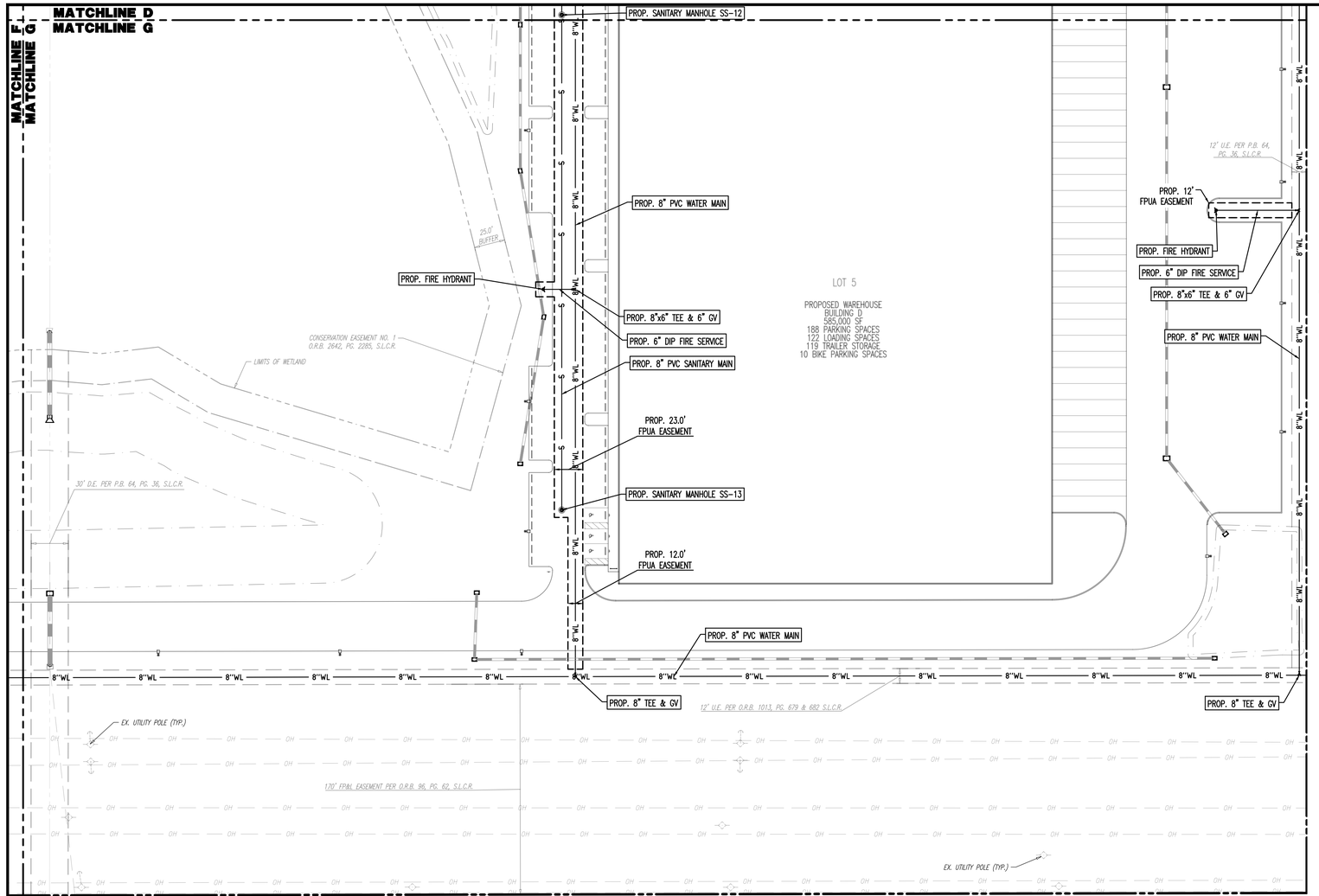
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

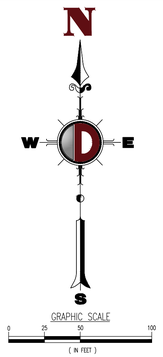
MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

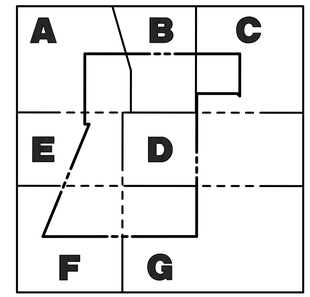
TITLE: UTILITY PLAN F

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

SHEET No: C3.06
Rev. #: .







KEY MAP

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
3. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE FT. PIERCE UTILITIES AUTHORITY STANDARD DETAILS.
4. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF FT. PIERCE CITY ENGINEER.
5. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE FT. PIERCE UTILITIES AUTHORITY ENGINEER.
6. ALL WATER MAIN (WM) SPECIFIED TO BE PVC SHALL BE AWWA C-900 DR-18 OR C-900 DR-18 UNLESS OTHERWISE NOTED. ALL WATER MAIN (WM) SPECIFIED TO BE PE SHALL BE AWWA C-901 OR C-906 W/ STANDARD CODE DESIGNATION AS PE 408 PIPE, CLASS 200 DR-17.
7. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
8. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
10. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED
11. ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPUA FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
13. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY THE FT. PIERCE UTILITIES AUTHORITY.
14. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
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FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
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FLORIDA LICENSE No. 88047

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TITLE: UTILITY PLAN G

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

SHEET No: C3.07
Rev. #: .

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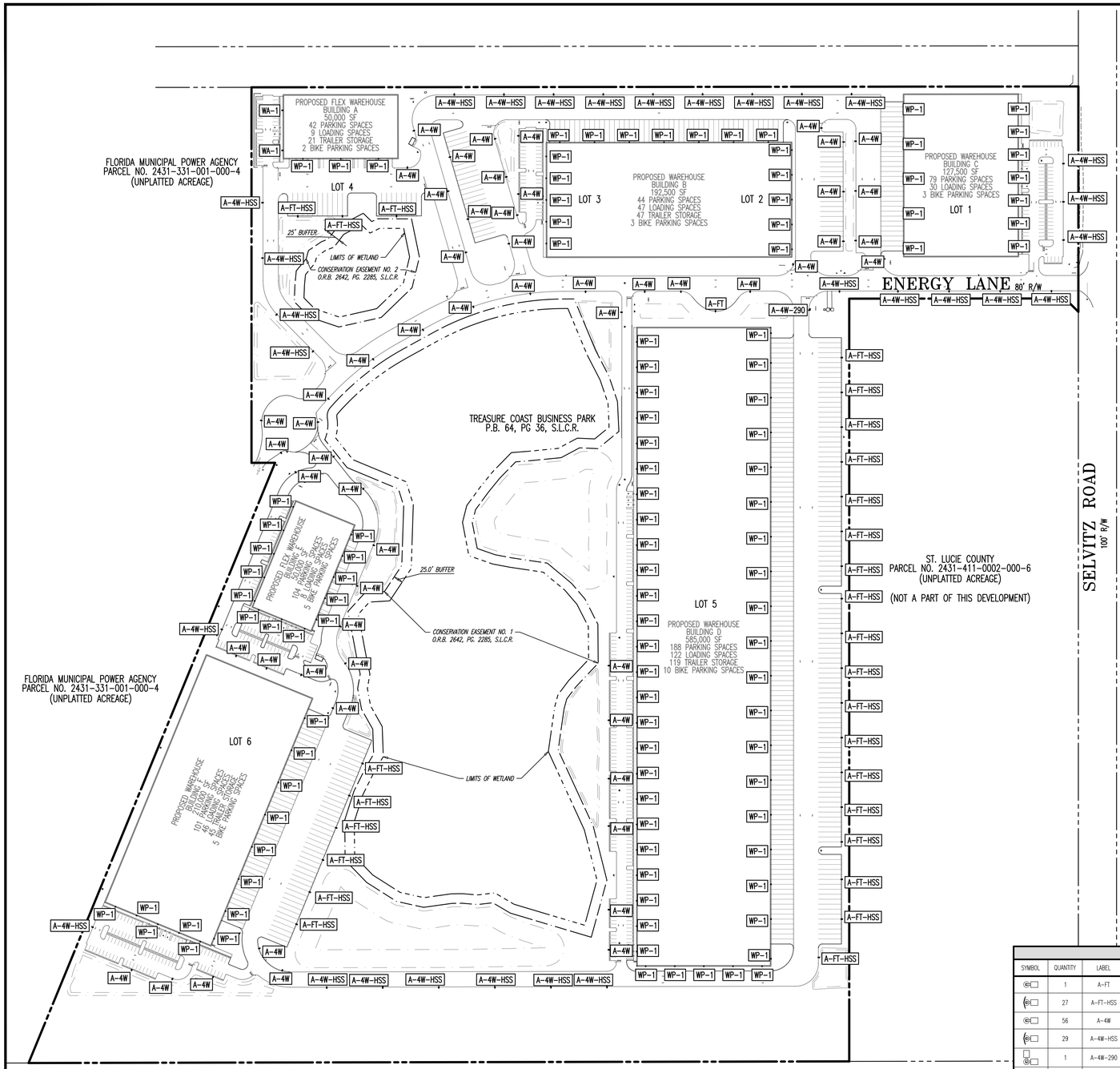

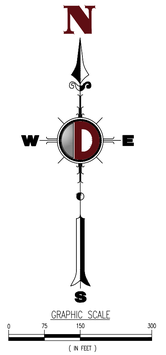

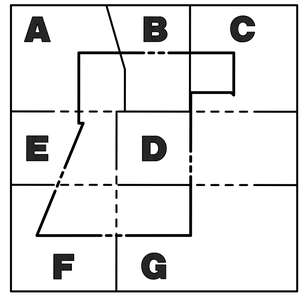

GENERAL NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDERAIL POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

LIGHTING LUMINAIRE SCHEDULE

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

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

STATISTICAL AREA SUMMARY

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

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TITLE: **OVERALL PHOTOMETRIC PLAN**

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

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

Plotted: 12/09/21 – 2:33 PM, By: smcdermott
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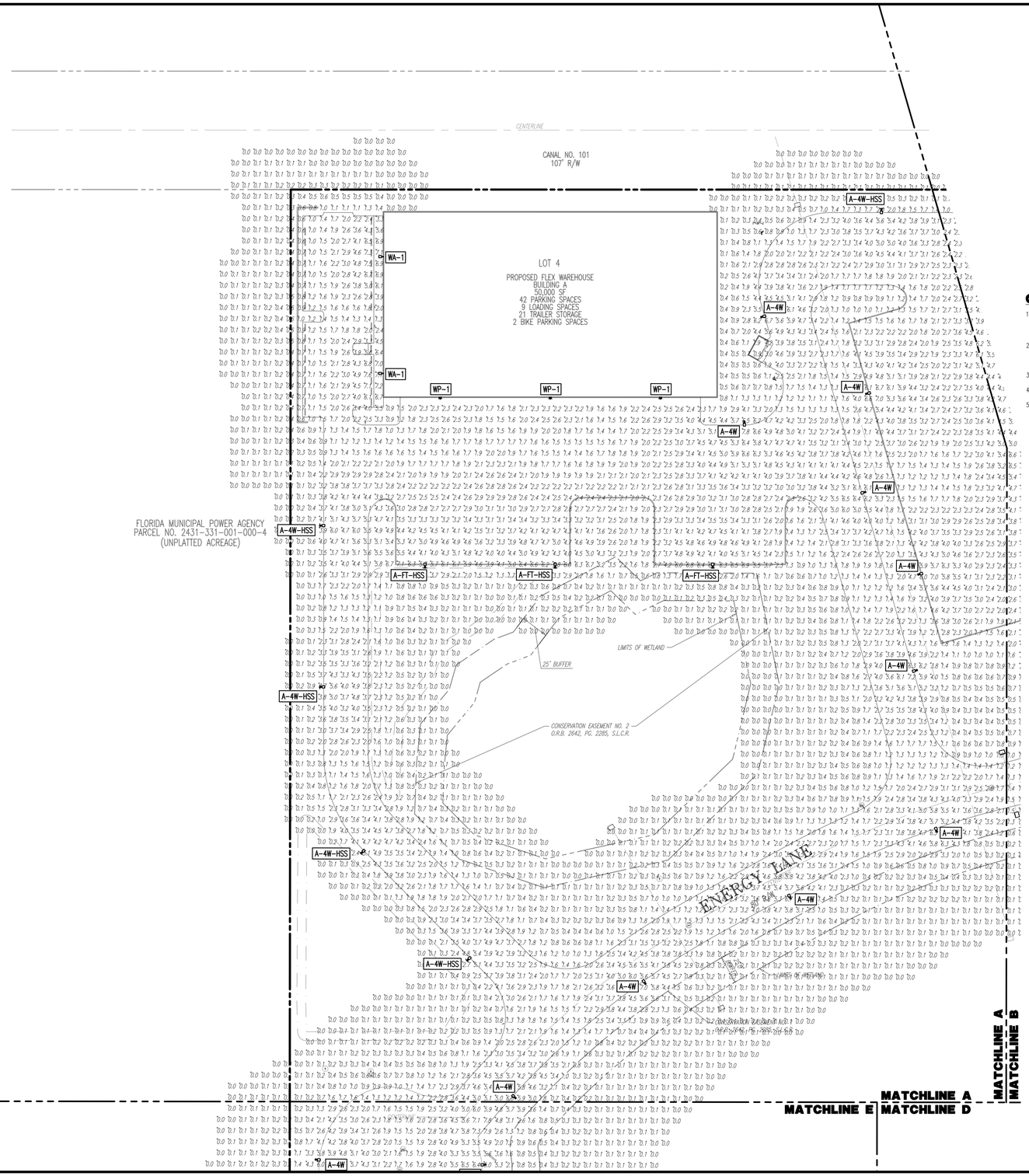

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SEE SHEET C4.00 FOR LUMINAIRE SCHEDULE & CALCULATION SUMMARY

SEE SHEET C4.08 FOR PHOTOMETRIC DETAILS

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TITLE: PHOTOMETRIC PLAN A

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PROJECT No: 3342-99-005

SHEET No: C4.01 | Rev. #: .

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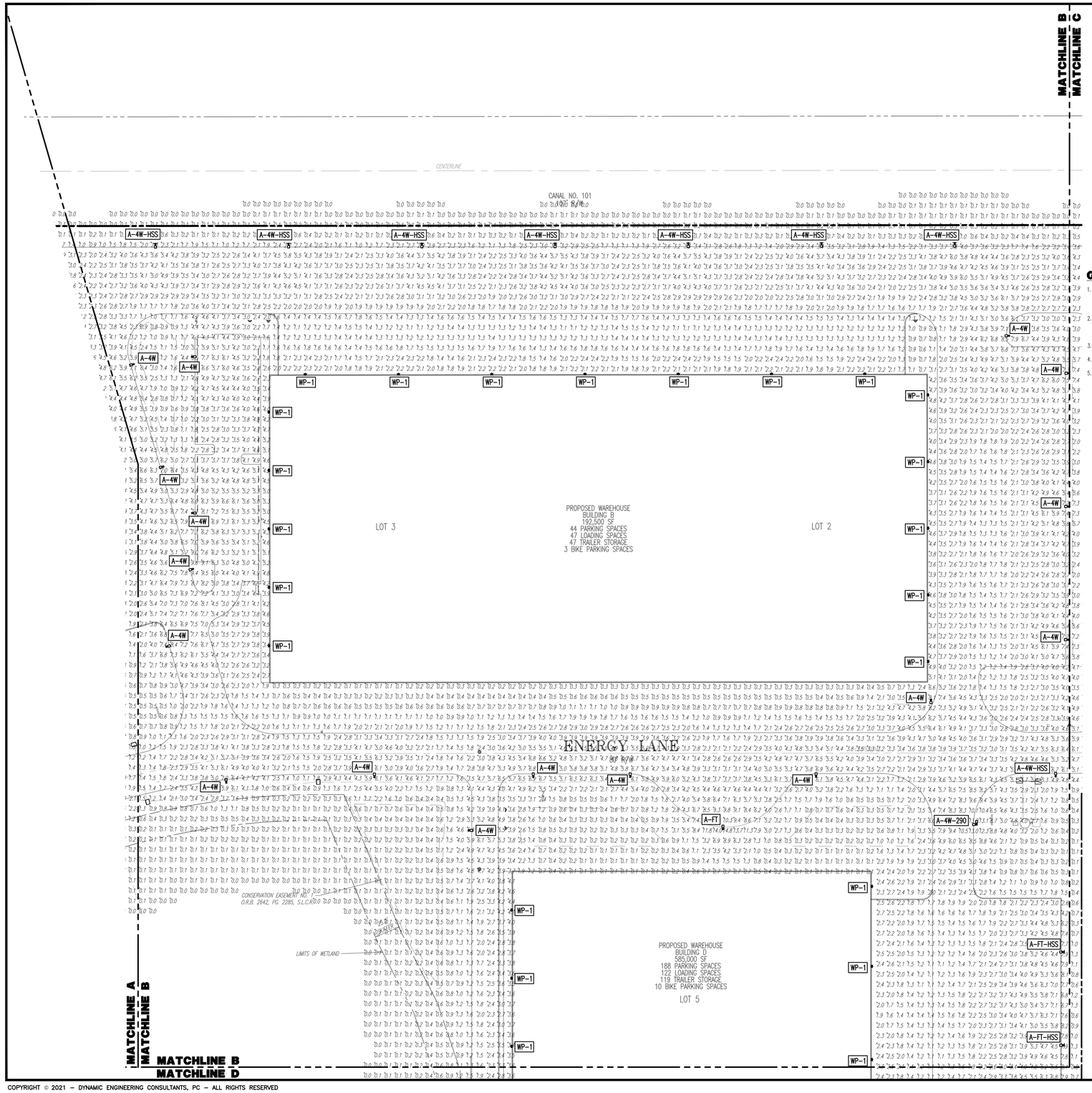

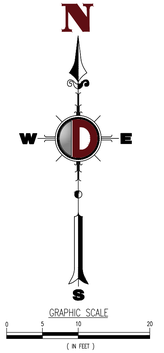

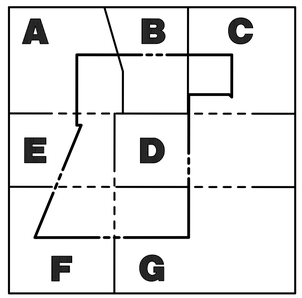

GENERAL NOTES

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5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

SEE SHEET C4.00 FOR LUMINAIRE SCHEDULE & CALCULATION SUMMARY

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CHECKED BY: MDM
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: PHOTOMETRIC PLAN B

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PROJECT No: 3342-99-005

SHEET No: C4.02
Rev. #: .

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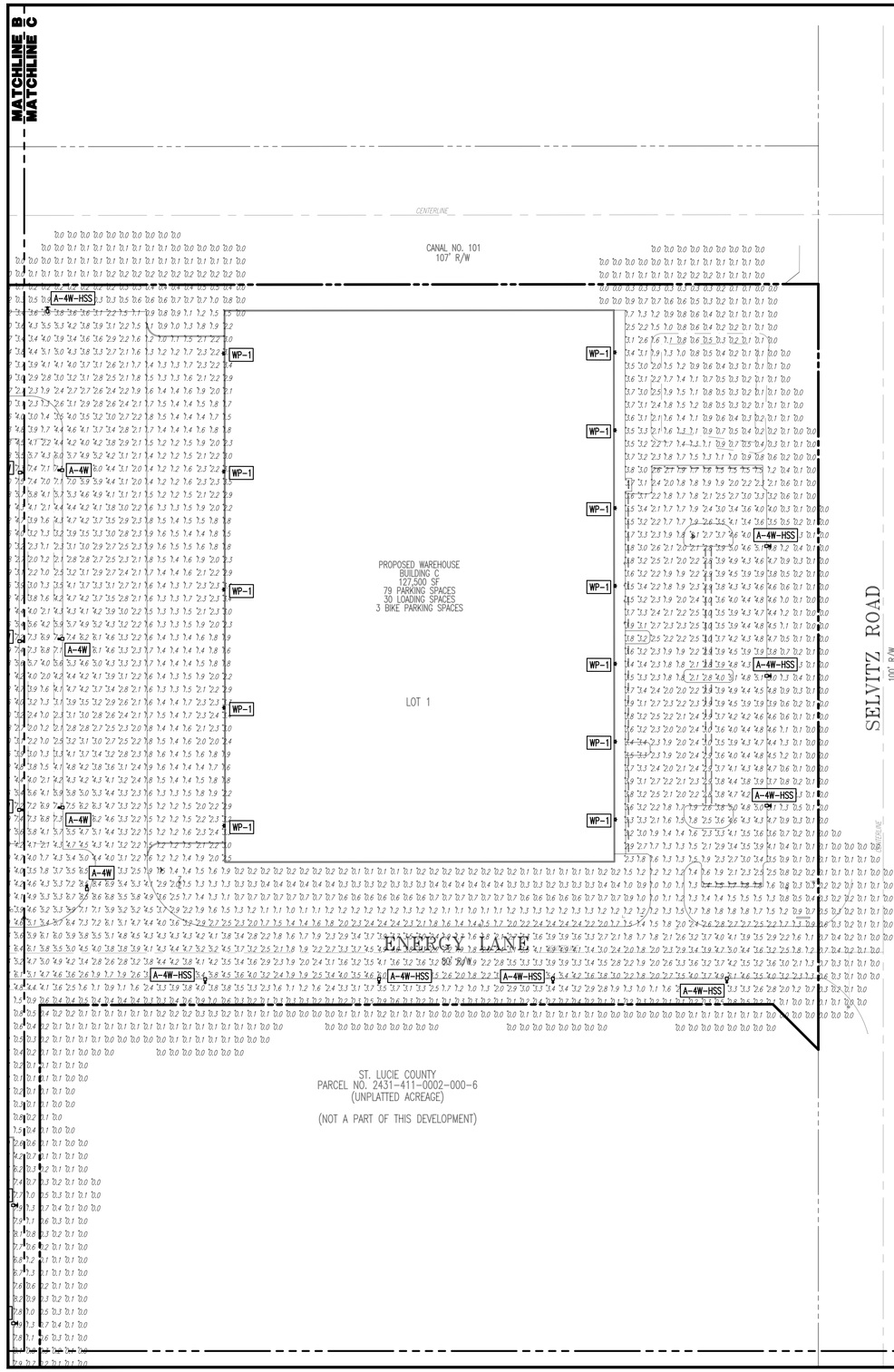

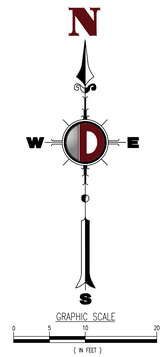

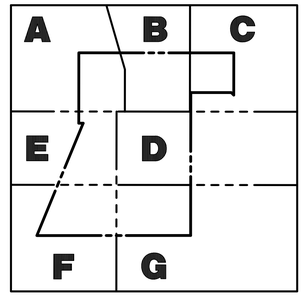

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: PHOTOMETRIC PLAN C

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SHEET No: C4.03 | Rev. #: .

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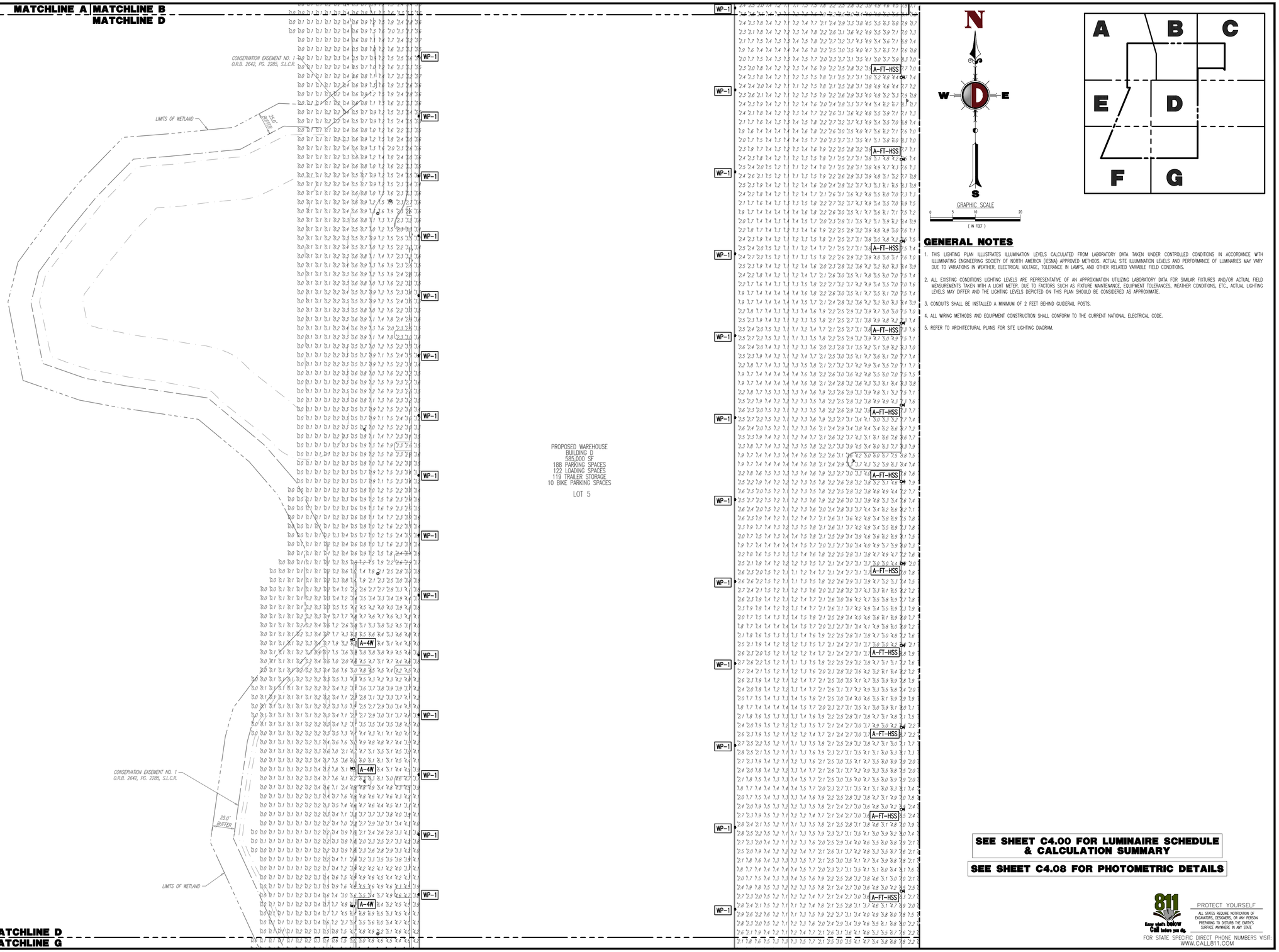

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GENERAL NOTES

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: PHOTOMETRIC PLAN D

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PROJECT No: 3342-99-005

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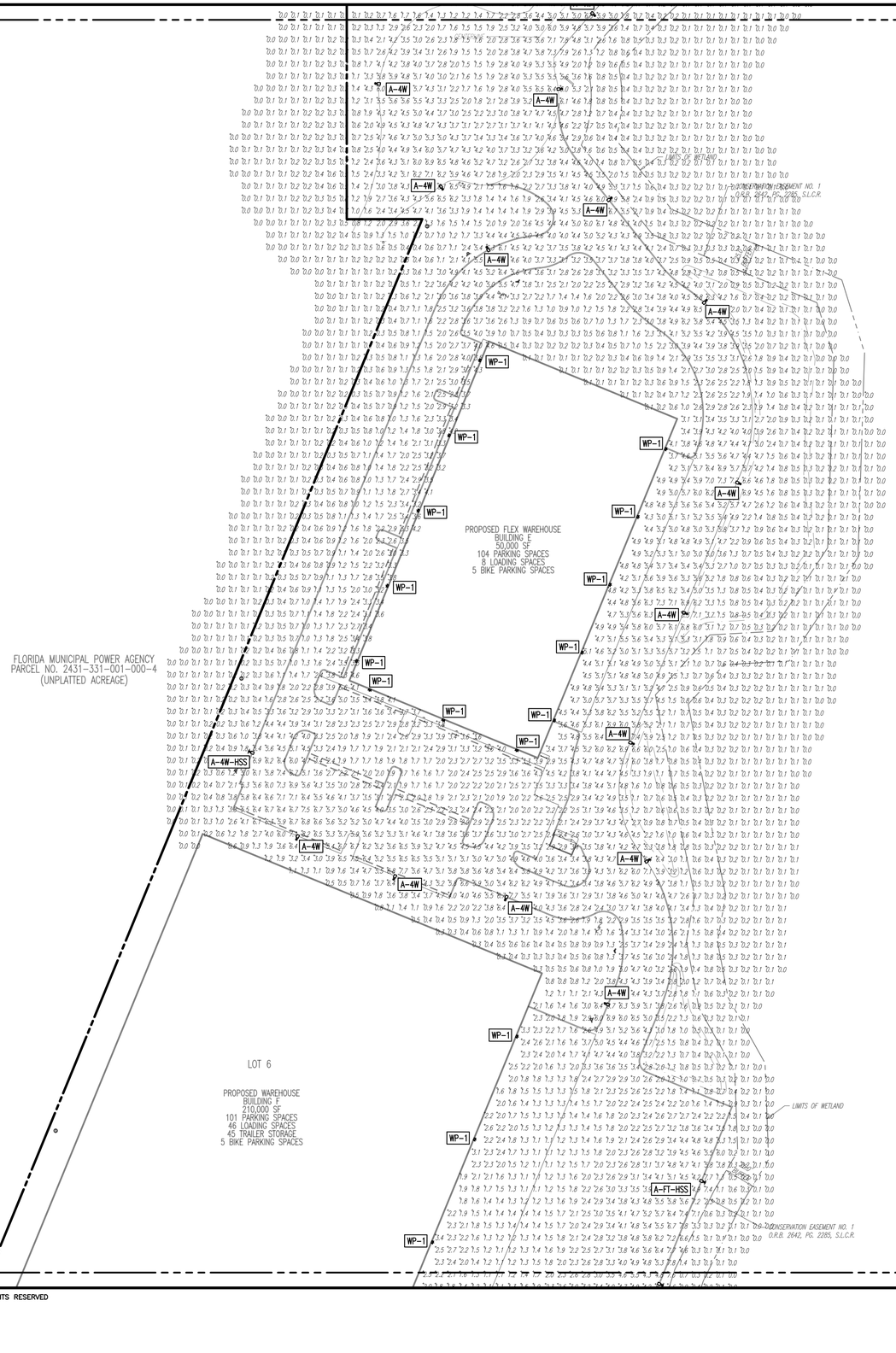
MATCHLINE A
MATCHLINE E



MATCHLINE E
MATCHLINE F

MATCHLINE E
MATCHLINE D

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GRAPHIC SCALE
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(IN FEET)

A B C
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GENERAL NOTES

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PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
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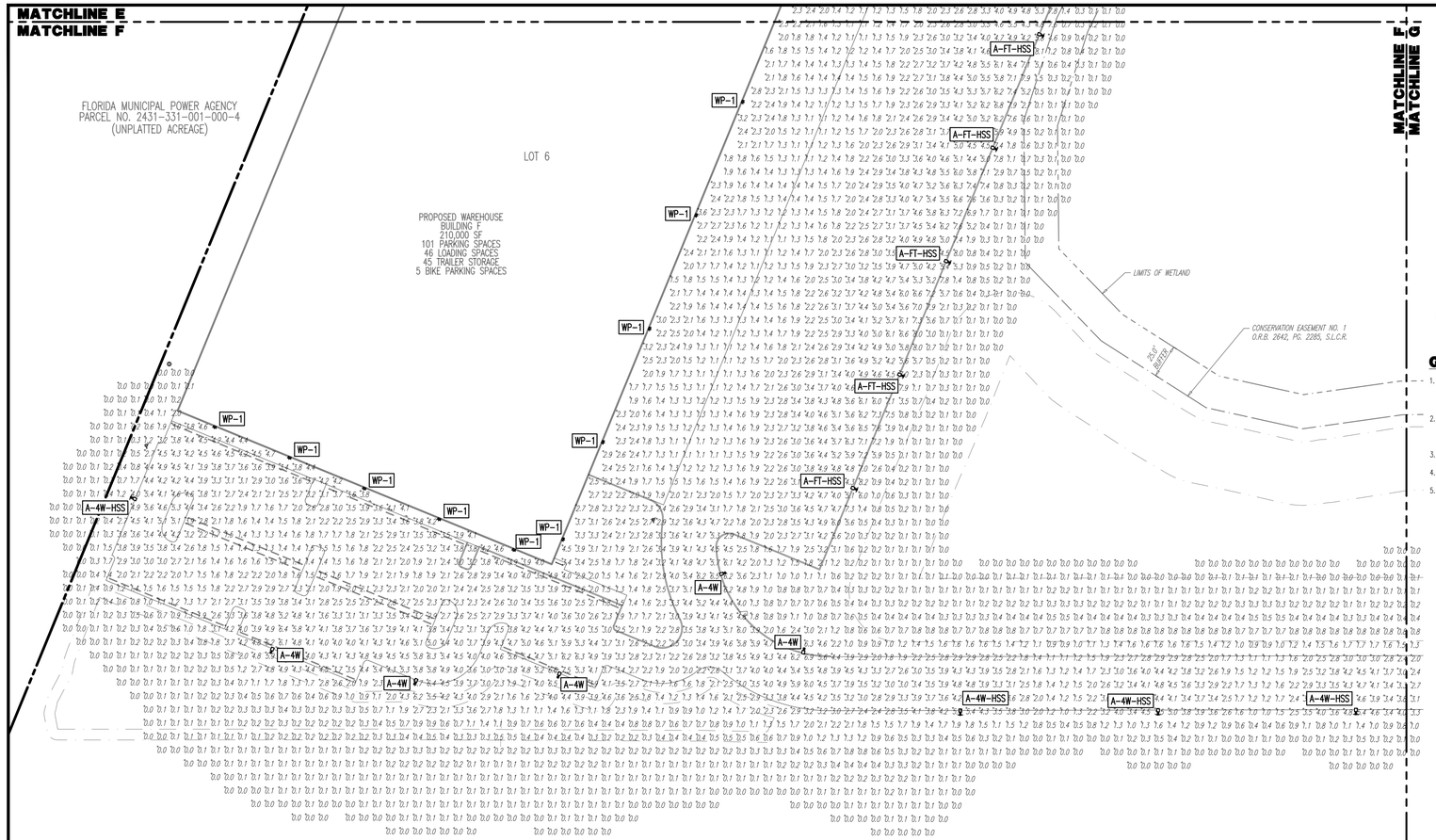
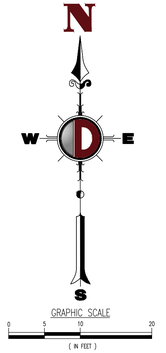
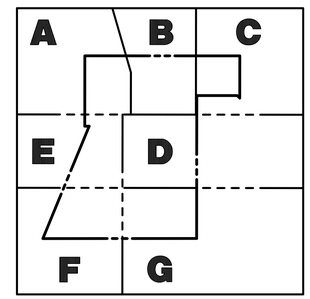
PROJECT No: 3342-99-005

SHEET No: C4.05
Rev. #: .







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CHECKED BY: MDM
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MICHAEL D. MILES
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FLORIDA LICENSE No. 81313
DATE: 12/09/2021

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FLORIDA LICENSE No. 88047

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TITLE: PHOTOMETRIC PLAN F

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

SHEET No: C4.06
Rev. #: .

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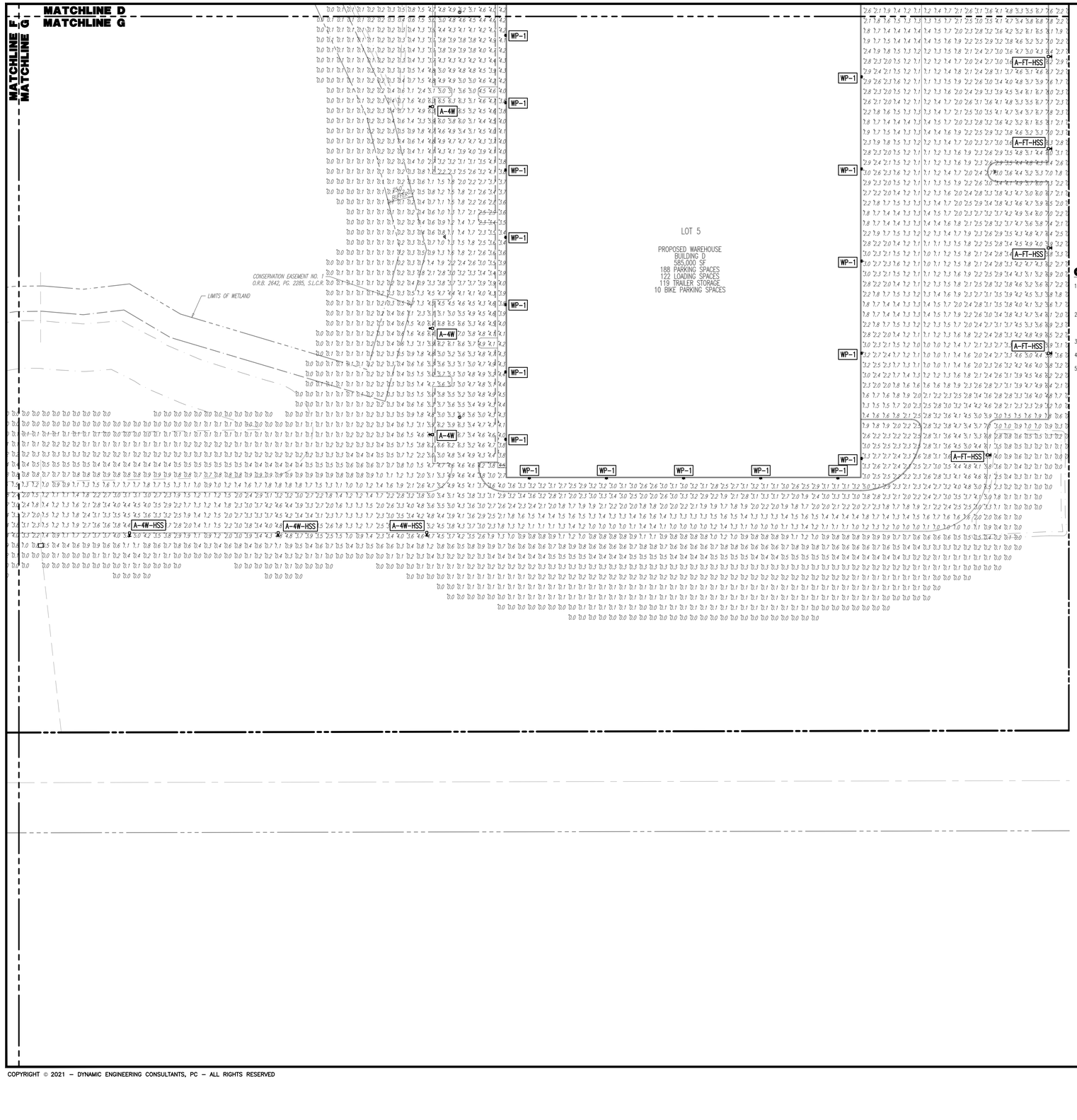
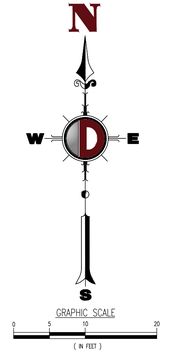
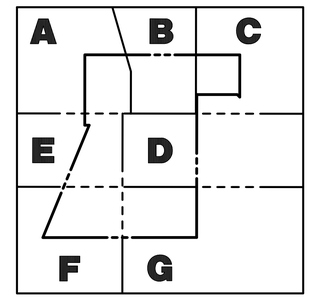
File: P:\DEC'PC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990005S0.dwg, ---> C4.06 PHOTOMETRIC PLAN F







GENERAL NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPPESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDERAIL POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

SEE SHEET C4.00 FOR LUMINAIRE SCHEDULE & CALCULATION SUMMARY

SEE SHEET C4.08 FOR PHOTOMETRIC DETAILS

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

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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File: P:\DECPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\3334299005S0.dwg, ----> C4.07 PHOTOMETRIC PLAN G

DYNAMIC ENGINEERING
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• ENVIRONMENTAL • EARTH
• SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

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

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

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

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Florida Certificate of Authorization No. 32535
www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

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FLORIDA LICENSE No. 88047

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TITLE: PHOTOMETRIC PLAN G

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PROJECT No: 3342-99-005

SHEET No: C4.07
Rev. #: .

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

LumenSafe Technology · Light Ahhchieve™

Product Certifications

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

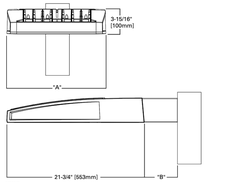
Interactive Menu

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

Quick Facts

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

Dimensional Details



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

Connected Systems

- WaveLinx
- Enlighted

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

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

McGraw-Edison

GLEON Galleon

Ordering Information

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

Product Family [1, 2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON=Galleon **BAA-GLEON**=Galleon, Buy American Act Compliant [36] **TAA-GLEON**=Galleon, Trade Agreements Act Compliant [36]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [3] **SA6**=6 Squares **SA7**=7 Squares [3] **SA8**=8 Squares [3] **SA9**=9 Squares [3] **SA9**=10 Squares [3]	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [5, 6]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Narrow **SNQW**=Type V Square Medium **SLQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QML**=Quick Mount Arm (Standard Length, Large) [9] **QMEA**=Quick Mount Arm (Extended Length) [9]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [12]
DIM=External 0-10V Dimming Leads [14, 28] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **20K**=Series 20kV UL 1449 Surge Protective Device **DL**=Two Circuits [14, 28] **HA**=50°C High Ambient [15] **HSS**=Installed House Side Shield [16] **GBSBK**=Glare Reducing Shield, Black [16] **GBSWH**=Glare Reducing Shield, White [16] **LCF**=Light Square Trim Painted to Match Housing [17] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **RTA**=Factory Installed Terminal Block [18] **LSS**=Factory Installed Glare Shield, SLX [17] **GBSWH**=Factory Installed Glare Shield, WH [17] **UPL**=Uplight Housing [19] **HA**=50°C High Ambient [20] **LCF**=Light Square Trim Plate Painted to Match Housing [20] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [21] **ERCS**=Marking and Small Terminal Block [20] **AHD145**=After Hours Dim, 5 Hours [20] **AHD245**=After Hours Dim, 6 Hours [20] **AHD255**=After Hours Dim, 7 Hours [20] **AHD355**=After Hours Dim, 8 Hours [20] **DALI**=DALI Drivers [22]	**BPC**=Button Type Photocontrol **PR**=NEMA 3-Prong Photocontrol Receptacle **PR7**=NEMA 7-Prong Photocontrol Receptacle [23] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [24] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [24] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 8' - 20' Mounting Height [24] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 25] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [26, 27] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [26, 28] **SWPD4XX-MS**=WaveLinx Sensor Only, 7'-15' [26, 28, 29] **WOBXX**=WaveLinx Sensor with Bluetooth, 15'-40' [26, 28] **WOFXX**=WaveLinx Sensor with Bluetooth, 7'-15' [26, 28] **LWB-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [26, 30] **LWN-LW**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [26, 30, 31]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1313**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1027-XX**=Single Tenon Mast Arm Adapter [32] **MA1028-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=Dpl180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=Aq90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=Dpl90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=Sq90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=Dpl180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=Dpl120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=Aq90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=Dpl90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=Sq90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [33] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit **GLEON-QMEA**=Quick Mount Extended Arm Kit [11] **LSXHSS**=Field Installed House Side Shield [16, 34] **LS/GBSBK**=Glare Reducing Shield, Black [16, 34] **LS/GBSWH**=Glare Reducing Shield, White [16, 34] **LS/RTA**=Terminal Block [18, 34] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [33] **WOLC-7P-10A**=WireLinx Outdoor Control Module (7-pin) [26, 28] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' - 15' Mounting Height [26, 28, 35, 36] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' - 40' Mounting Height [26, 28, 30, 36]

NOTES:
1. Qualifier is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP013001EN for additional support information.
2. Part of "Sustainable Consortium" Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 6,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Available with SNQ, SNQW, SLQ, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V not to be used with ungrounded or impedance grounded systems.
8. DuroVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.eaton.com/durovolt for more information.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, LPS or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, SL, LWB, LWN or RTA.
14. Not for use in ambient temperatures above 40°C or below -30°C or below +40°C. Backbox is non-UP-rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LX with L38 (16' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with SNQ, SNQ, SWQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 120S, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
28. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
29. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
30. Requires ZW or ZD receptacle.
31. Replace XX with sensor color (BK, BZ or BK).
32. Specify 120V or 277V.
33. The FSIR-100 configuration mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Available in 7-10 squares.
37. Not available in 1 square configuration at 800mA or below.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light Ahhchieve™

Product Certifications

DLC · DLC Premium · ISH · CERTIFIED · FC · IP66 · IDA CERTIFIED · 5 YEAR · BAA

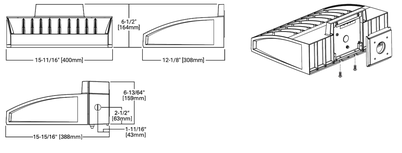
Interactive Menu

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

Quick Facts

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

Dimensional Details



NOTES:
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2. IDA Certified for 3000K CCT and warmer only.

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- Enlighted

McGraw-Edison

GWC Galleon Wall

Ordering Information

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

Product Family [1]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Finish
GWC=Galleon Wall **BAA-GWC**=Galleon Wall, Buy American Act Compliant [34] **TAA-GWC**=Galleon Wall, Trade Agreements Act Compliant [34]	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [3]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [4, 5]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6, 7] **9**=347V [6] **DV**=277-480V DuroVolt Drivers [5, 6, 7]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **SNQ**=Type V Square Narrow **SNQW**=Type V Square Medium **SNQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [10]
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **DL**=Two Circuit Light Engine **DIM**=External 0-10V Dimming Leads [8, 9] **CBP**=Battery Pack with Back Box, Cold Weather Rated [3, 8, 10, 11] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [3, 8, 9] **LPO**=Optics Rotated 90° Left **RPO**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [12] **LSS**=Factory Installed Glare Shield, SLX [13] **GBSWH**=Factory Installed Glare Shield, WH [13] **UPL**=Uplight Housing [14] **HA**=50°C High Ambient [15] **LCF**=Light Square Trim Plate Painted to Match Housing [16] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [17] **ERCS**=Marking and Small Terminal Block [16] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [18]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle [19] **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [19] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19, 20] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [19, 20] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [19, 20] **MS-L20W**=Motion Sensor for ON/OFF Operation, 8' - 20' Mounting Height [19, 20] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [19, 20] **MS/X-L20W**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [19, 20, 21] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [19, 20, 21] **MS/DIM-L20W**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [19, 20] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [19, 20] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [19, 22] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [19, 20, 23] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [19, 20, 23] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [19, 20, 23] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [19, 20, 23] **LWB-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 24] **LWN-LW**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 24]	**OA/RA1013**=Photocontrol Shorting Cap [19] **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V [19] **OA/RA1027**=NEMA Photocontrol - 480V [19] **OA/RA1201**=NEMA Photocontrol - 347V [19] **OA/RA1014**=120V Photocontrol [19] **MA1027-XX**=Single Tenon Mast Arm Adapter [25] **MA1028-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=Dpl180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=Aq90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=Dpl90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=Sq90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=Dpl180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=Dpl120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=Aq90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=Dpl90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=Sq90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [26] **WOLC-7P-10A**=WireLinx Outdoor Control Module (7-pin) [19, 20] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' - 15' Mounting Height [19, 20, 23, 27] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' - 40' Mounting Height [19, 20, 23, 24]

NOTES:
1. Qualifier is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP013001EN for additional support information.
2. Part of "Sustainable Consortium" Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 6,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
4. Narrow-based 590nm +/- 5nm for wildlife and observatory use. Choose drive current A, supplied at 560mA drive current only. Available with SWQ, SNQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
5. Not available with HA option.
6. 480V not to be used with ungrounded or impedance grounded systems.
7. DuroVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.eaton.com/durovolt for more information.
8. Cannot be used with other control options.
9. Low voltage control leads extended 18" from fixture.
10. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
11. Not available in 1200mA, LPS or CBP options. Available with single light square.
12. Not available with SL2, SL3, SL4, SL, LWB, LWN or RTA.
13. Not for use in ambient temperatures above 40°C or below -30°C or below +40°C. Backbox is non-UP-rated. Control option limited to BPC.
14. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
15. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
16. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
17. Replace LX with L38 (16' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
18. Includes integral photosensor.
19. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
20. White sensor shipped on all housing color options.
21. Not available with HSS or GRS options.
22. Not for use with SNQ, SNQ, SWQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
23. CE is not available with the 120S, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
24. One required for each light square.
25. Requires PR7.
26. Not for use with T4FT, T4W or SL4 optics.
27. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
28. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
29. Requires ZW or ZD receptacle.
30. Replace XX with sensor color (BK, BZ, or BK).
31. Specify 120V or 277V.
32. The FSIR-100 configuration mobile application required to change system defaults. See controls section for details.
33. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
34. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
35. Not available in 1 square configuration at 800mA or below.

Product Specifications

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

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

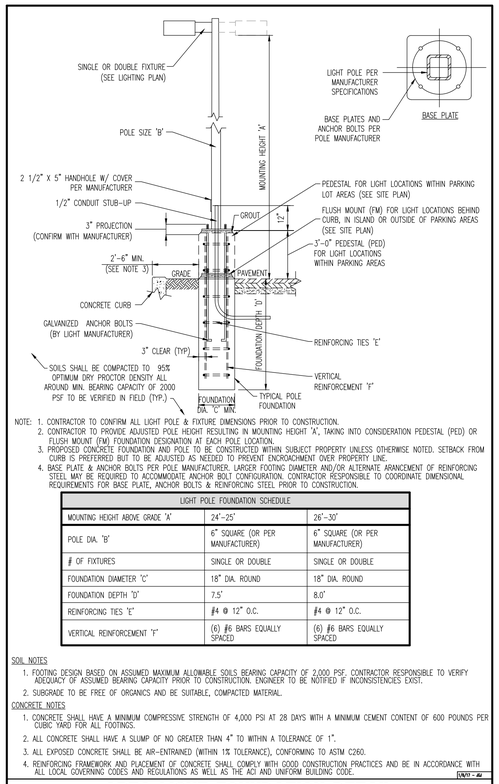
Electrical
- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

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

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

Typical Applications
- Exterior Wall, Walkway

Warranty
- Five-year warranty



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

LIGHT POLE FOUNDATION SCHEDULE

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

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

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

AREA LIGHT FOUNDATION DETAIL

NOT TO SCALE

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BY	COMMENTS	DATE	REV.

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

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

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Honesdale, Pennsylvania • T: 347.485.0276
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MICHAEL D. MILES
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DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: PHOTOMETRIC DETAILS

SCALE: (H) NOT TO (V) SCALE
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C4.08
Rev. #: .

MICHAEL D. MILES, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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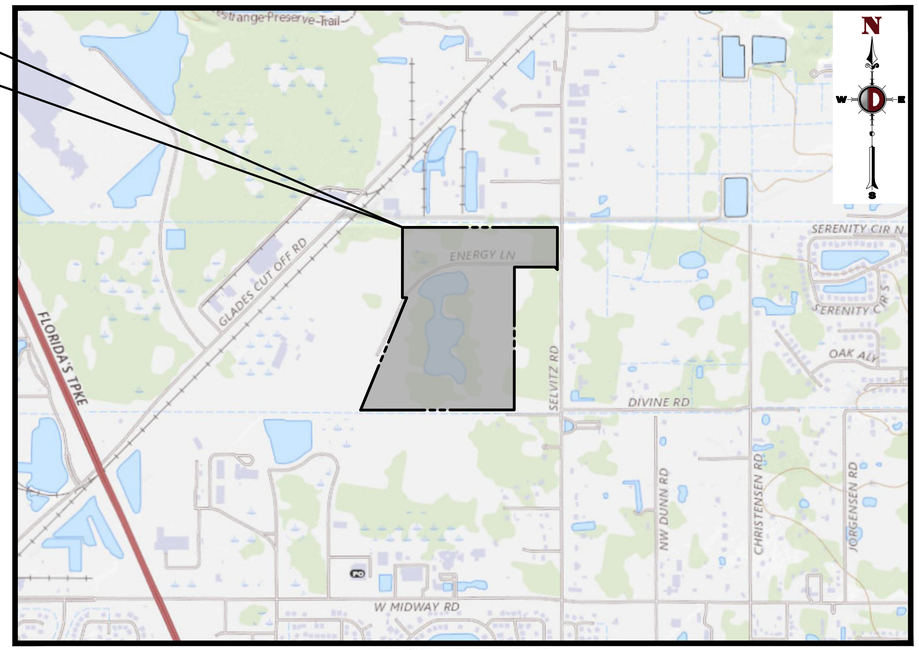
DEVELOPMENT REVIEW PLANS
FOR
FORT PIERCE COMMERCE CENTER



SELVITZ ROAD & ENERGY LANE
FORT PIERCE , FLORIDA 34981

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

PROJECT LOCATION



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

GRAPHIC SCALE
0 500 1000 2000
(IN FEET)

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

UTILITIES:
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CONTACT: ANA JOHNSON

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

DRAWING INDEX	
C0.00	COVER SHEET
C1.00	OVERALL SITE PLAN
C1.01 – C1.07	SITE PLAN A – G
C1.08	FIRE TRUCK ROUTING PLAN
C2.00	OVERALL PAVING, GRADING & DRAINAGE PLAN
C2.01 – C2.07	PAVING, GRADING & DRAINAGE PLAN A – G
C3.00	OVERALL UTILITY PLAN
C3.01 – C3.07	UTILITY PLAN A – G
C4.00	OVERALL PHOTOMETRIC PLAN
C4.01 – C4.07	PHOTOMETRIC PLAN A – G
C4.08	PHOTOMETRIC DETAILS
SHEETS BY OTHERS	
L1.00	OVERALL LANDSCAPE PLAN
L1.01–L1.07	LANDSCAPE PLAN A – G
T1.00	OVERALL TREE DISPOSITION PLAN
T1.01–T1.07	TREE DISPOSITION PLAN A – G
1–11	ALTA/NSPS SURVEY
01	CONCEPTUAL FLLOR PLAN
02	CONCEPTUAL ELEVATIONS

PREPARED BY
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REV.	DATE	COMMENTS	BY

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

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Austin, Texas • T: 512.646.2646
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Florida Certificate of Authorization No. 32535
www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: COVER SHEET

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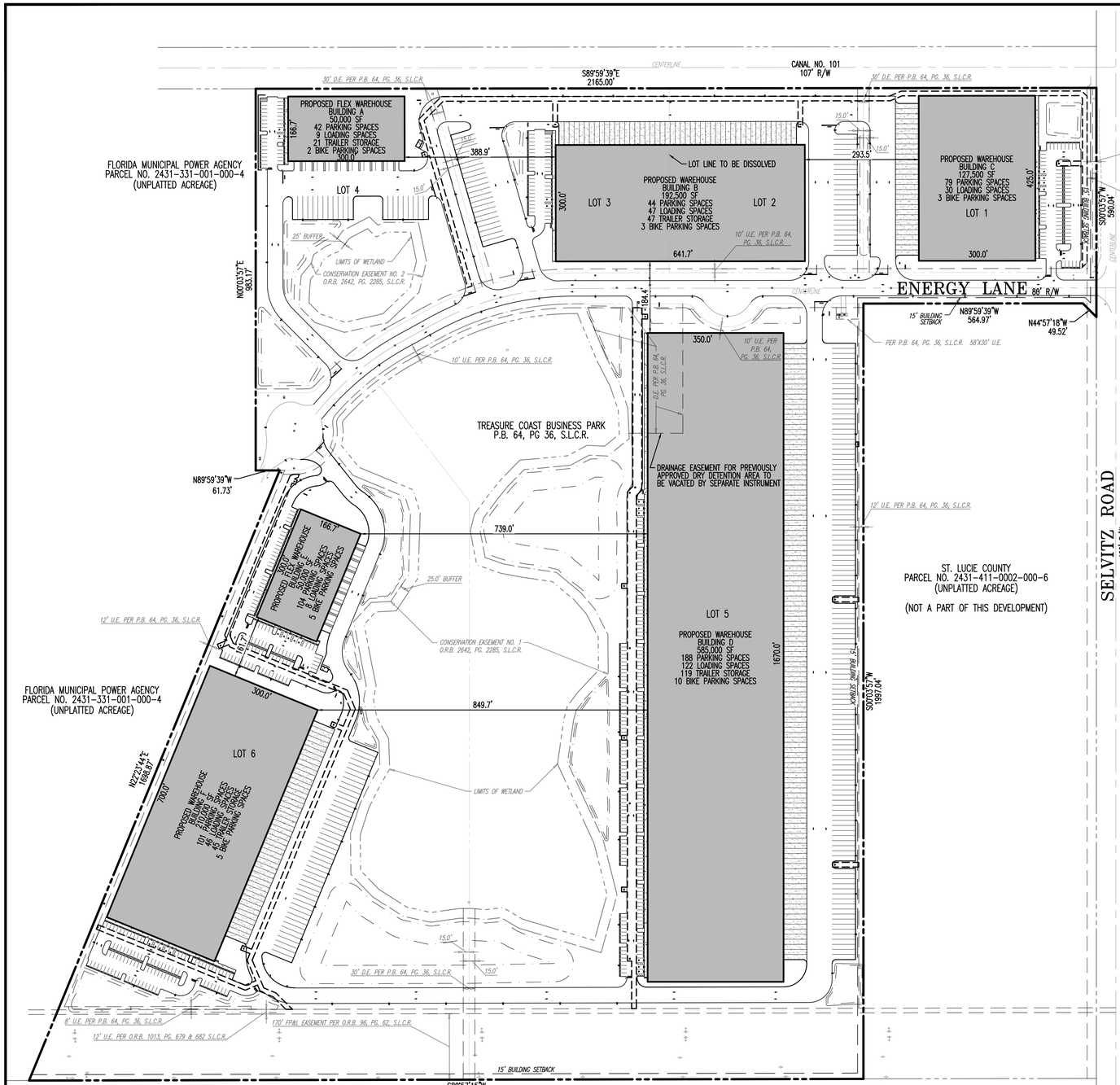
PROJECT No: 3342-99-005

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



N

W D E

S

GRAPHIC SCALE

0 75 150 300

(IN FEET)

A B C
E D
F G

HORIZONTAL CONTROL & STRIPING NOTES

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

SITE DATA

PARCEL NO.:	2431-800-0005-000-1
	2431-800-0004-000-4
	2431-800-0002-000-0
	2431-800-0006-000-8
	2431-800-0007-000-5
	2431-800-0003-000-7
ADDRESS:	ENERGY LANE, FT. PIERCE, FL 34981
OWNER:	TAHOE 1212, LLC
CONTRACT PURCHASER:	ST. LUCIE COMMERCE CENTER, LLC
PROJECT NAME:	FORT PIERCE COMMERCE CENTER
APPLICANT NAME:	ST. LUCIE COMMERCE CENTER, LLC
EXISTING ZONING:	I-1 (LIGHT INDUSTRIAL)
EXISTING USE:	VACANT
PROPOSED ZONING:	I-1 (LIGHT INDUSTRIAL)
FUTURE LAND USE:	INDUSTRIAL
DEVELOPMENT TYPE:	INDUSTRIAL
LEGAL DESCRIPTION:	LOTS 1 THROUGH 6, TREASURE COAST BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 36 THROUGH 42, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ADJACENT ZONING:	NORTH: I-1 (LIGHT INDUSTRIAL) AND I-3 (HEAVY INDUSTRIAL)
	SOUTH: IND (INDUSTRIAL) AND MXD (MIXED USE) UNINCORPORATED
	EAST: I (INSTITUTIONAL) UNINCORPORATED
	WEST: I-1 (LIGHT INDUSTRIAL)
ADJACENT FUTURE LAND USE:	NORTH: I (INDUSTRIAL) AND HI (HEAVY INDUSTRIAL)
	SOUTH: AR-1 (AGRICULTURE RESIDENTIAL) UNINCORPORATED
	EAST: PIF (PUBLIC FACILITY) UNINCORPORATED
	WEST: I (INDUSTRIAL) AND INST. (INSTITUTIONAL)

DEVELOPMENT DATA

LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
PROJECT SITE AREA:	4,738,491	4,738,491	108.78	100.00%
BUILDING GFA:	0	1,215,000	27.89	25.64%
PAVEMENT AREA:	79,182	1,207,021	27.71	25.47%
SIDEWALKS:	0	28,096	0.64	0.59%
WET STORMWATER MANAGEMENT AREA:	0	159,657	3.67	3.37%
WETLAND SURFACE AREA:	763,607	763,607	17.53	16.11%
TOTAL IMPERVIOUS (INCLUDES BUILDING):	842,789	3,373,381	77.44	71.19%
DRY STORMWATER MANAGEMENT AREA:	0	152,399	3.50	3.22%
LANDSCAPING/OPEN SPACE:	3,895,702	1,212,711	27.84	25.59%
TOTAL PERVIOUS:	3,895,702	1,365,110	31.34	28.81%

BUILDING SETBACKS

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

PARKING

PARKING RATIO:	REQUIRED (PER ITE)	TYPE	EXISTING	PROPOSED
0.39 SPACES/1,000 SF GFA	474 SPACES	STANDARD	0	534
		ADA	0	24
BICYCLE RACKS:		TOTAL	0	558
1 BIKE RACK SPACE/20 PARKING SPACES	28 BIKE RACK SPACES			28

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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, FT. PIERCE, ST. LUCIE COUNTY, FL 34981
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Florida Certificate of Authorization No. 32535

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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TITLE: **OVERALL SITE PLAN**

SCALE: (H) AS (V) NOTED | DATE: 12/03/2021

PROJECT No: 3342-99-005

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

Plotted: 12/09/21 – 2:29 PM By: smcdermott
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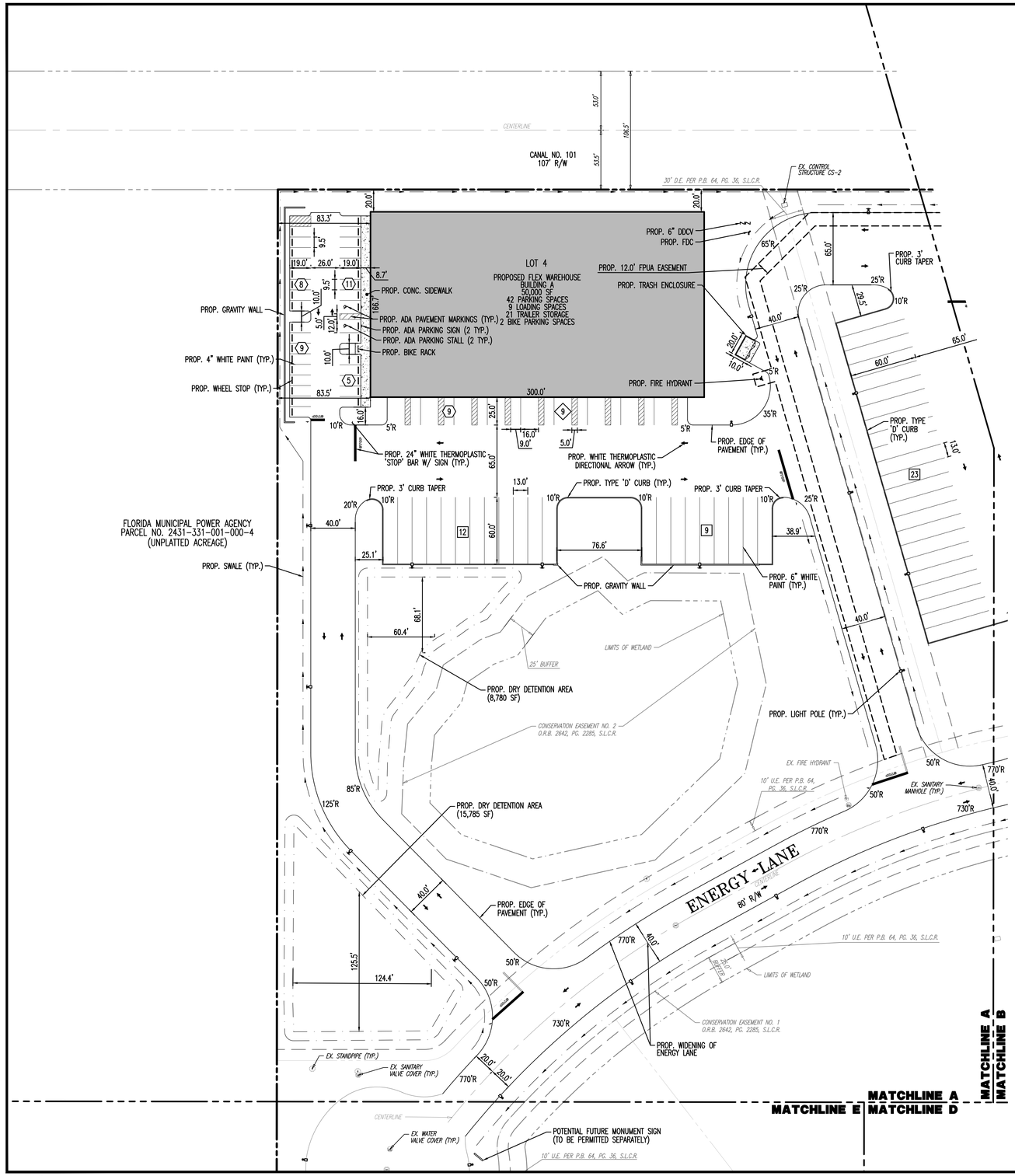

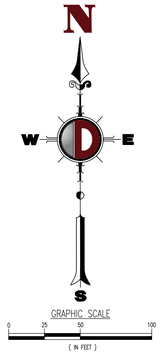

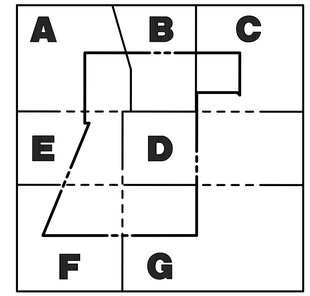

HORIZONTAL CONTROL & STRIPING NOTES

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7. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

PARKING LEGEND

(X) PROPOSED CAR PARKING

◇X◇ PROPOSED LOADING DOCK

[X] PROPOSED TRAILER STORAGE

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PARCEL ID: 2431-331-001-000-4
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DATE: 12/09/2021

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TITLE: SITE PLAN A

SCALE: (H) AS (V) NOTED | DATE: 12/03/2021

PROJECT No: 3342-99-005

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

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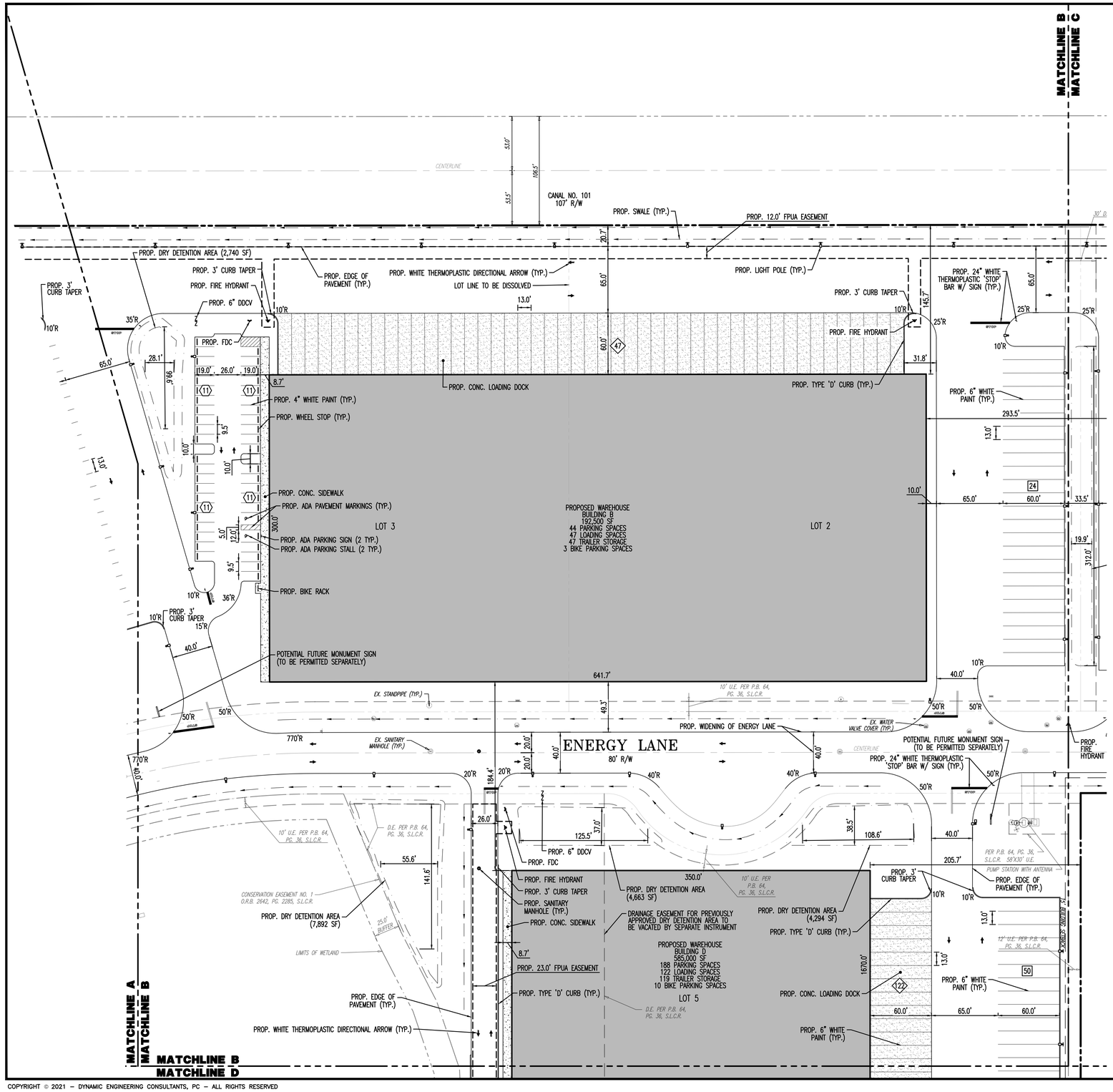

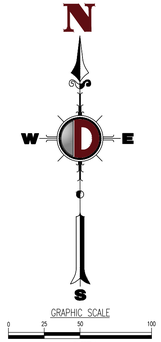

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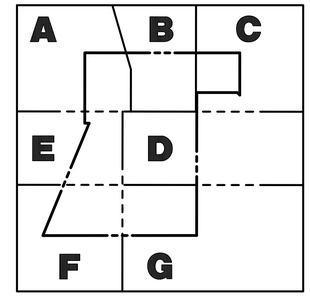
PARKING LEGEND

- (X) PROPOSED CAR PARKING
- <X> PROPOSED LOADING DOCK
- [X] PROPOSED TRAILER STORAGE



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FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
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TITLE: SITE PLAN B

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

SHEET No: C1.02 | Rev. #: .

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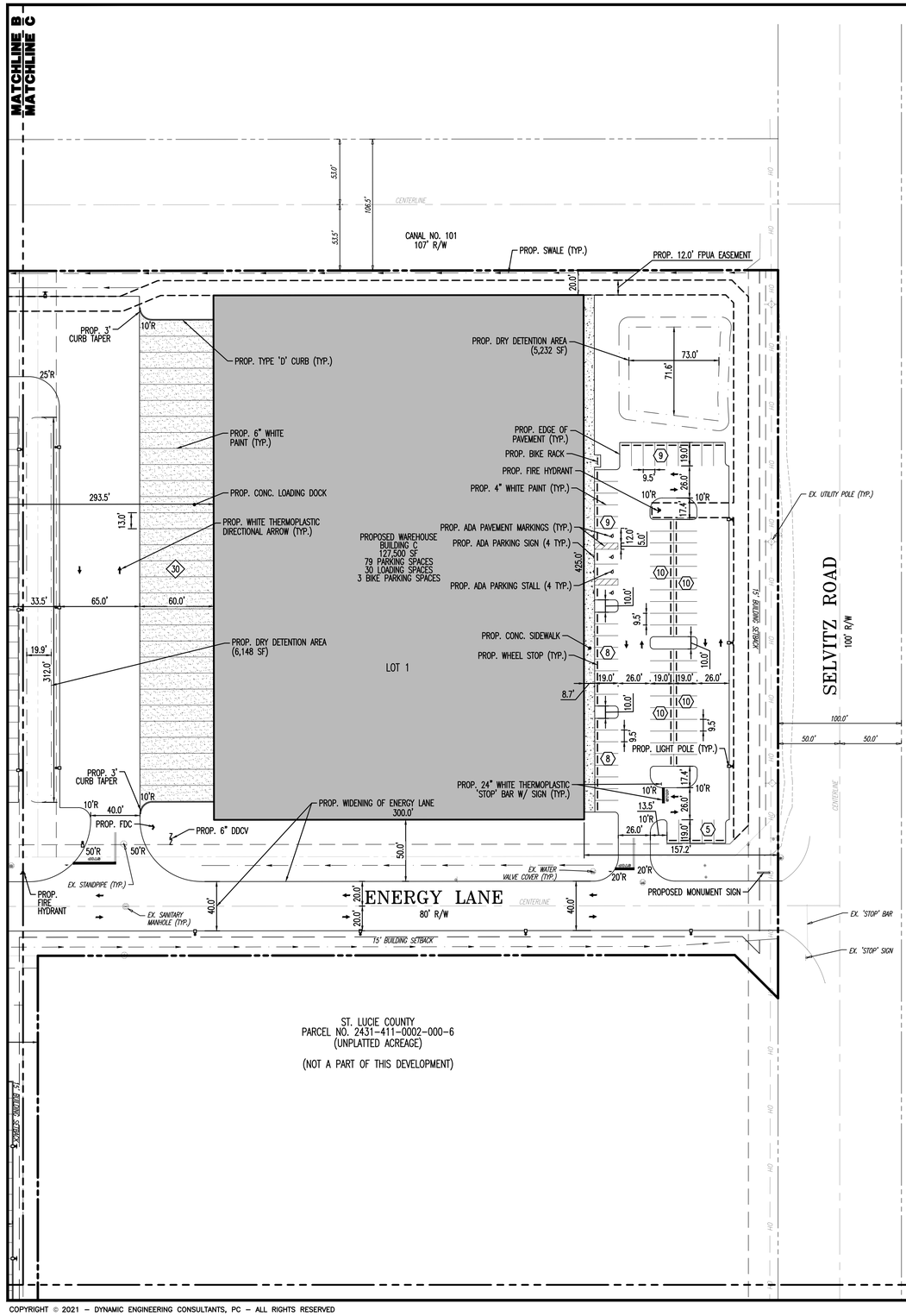

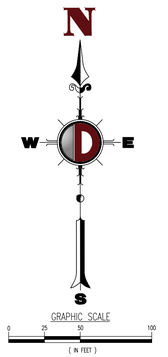

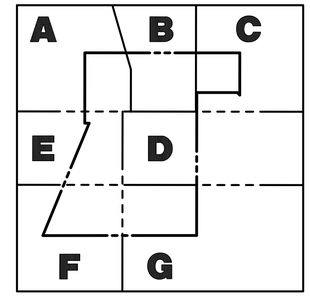

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PARKING LEGEND

(X) PROPOSED CAR PARKING

◇X◇ PROPOSED LOADING DOCK

[X] PROPOSED TRAILER STORAGE

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

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ST. LUCIE COMMERCE CENTER, LLC

SELVITZ ROAD & ENERGY LANE COUNTY OF ST. LUCIE, FL 34981
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

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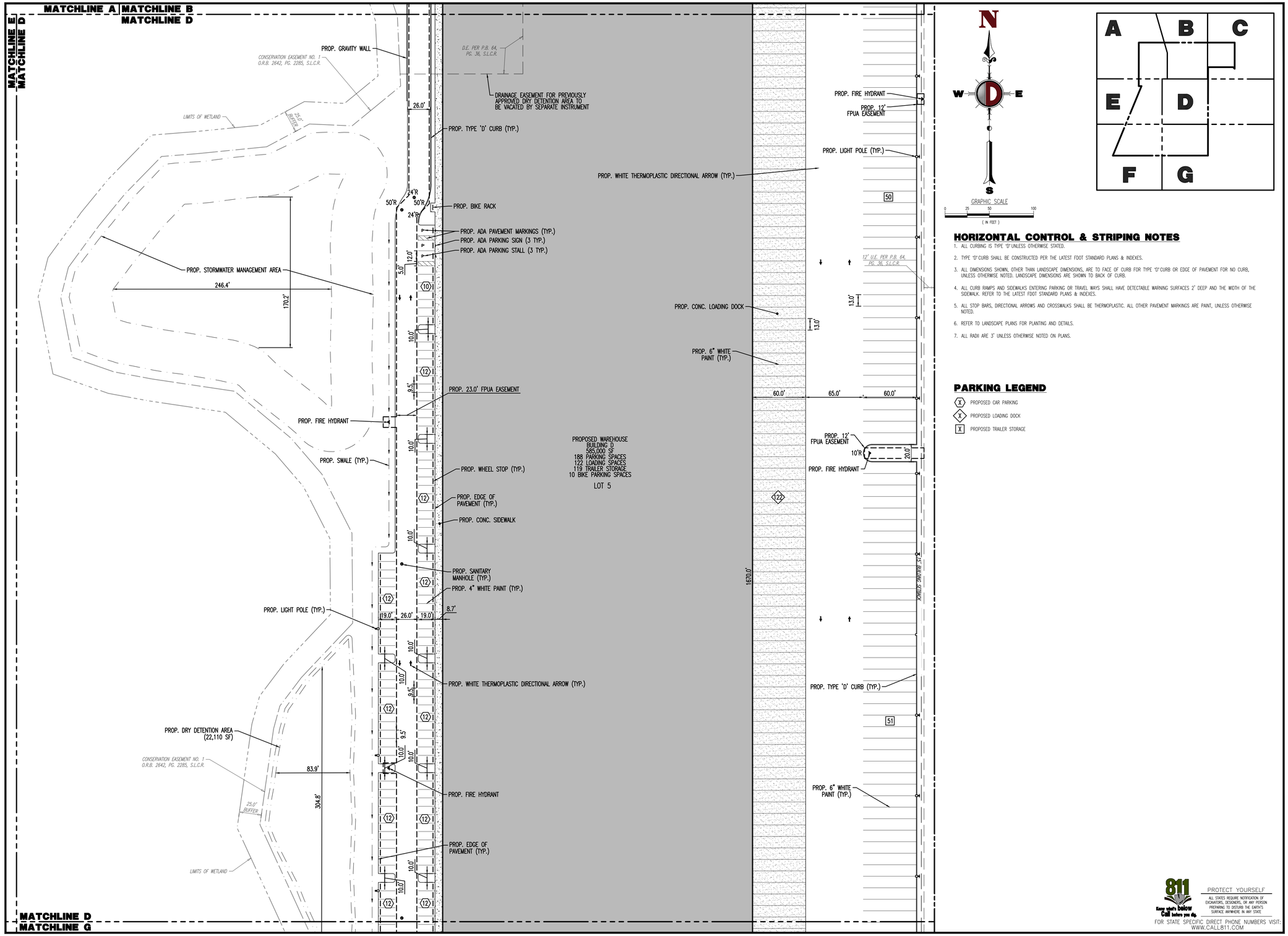
TITLE: SITE PLAN C

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

SHEET No: C1.03
Rev. #: .



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PARKING LEGEND

(X) PROPOSED CAR PARKING
(X) PROPOSED LOADING DOCK
[X] PROPOSED TRAILER STORAGE

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CHECKED BY: MDM
CHECKED BY: –

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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL 34981
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
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FLORIDA LICENSE No. 88047

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TITLE: SITE PLAN D

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

SHEET No: C1.04
Rev. #: .

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Plotted: 12/09/21 – 2:29 PM, By: smcdermott
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\U3342990055S0.dwg, ----> C1.04 SITE PLAN D

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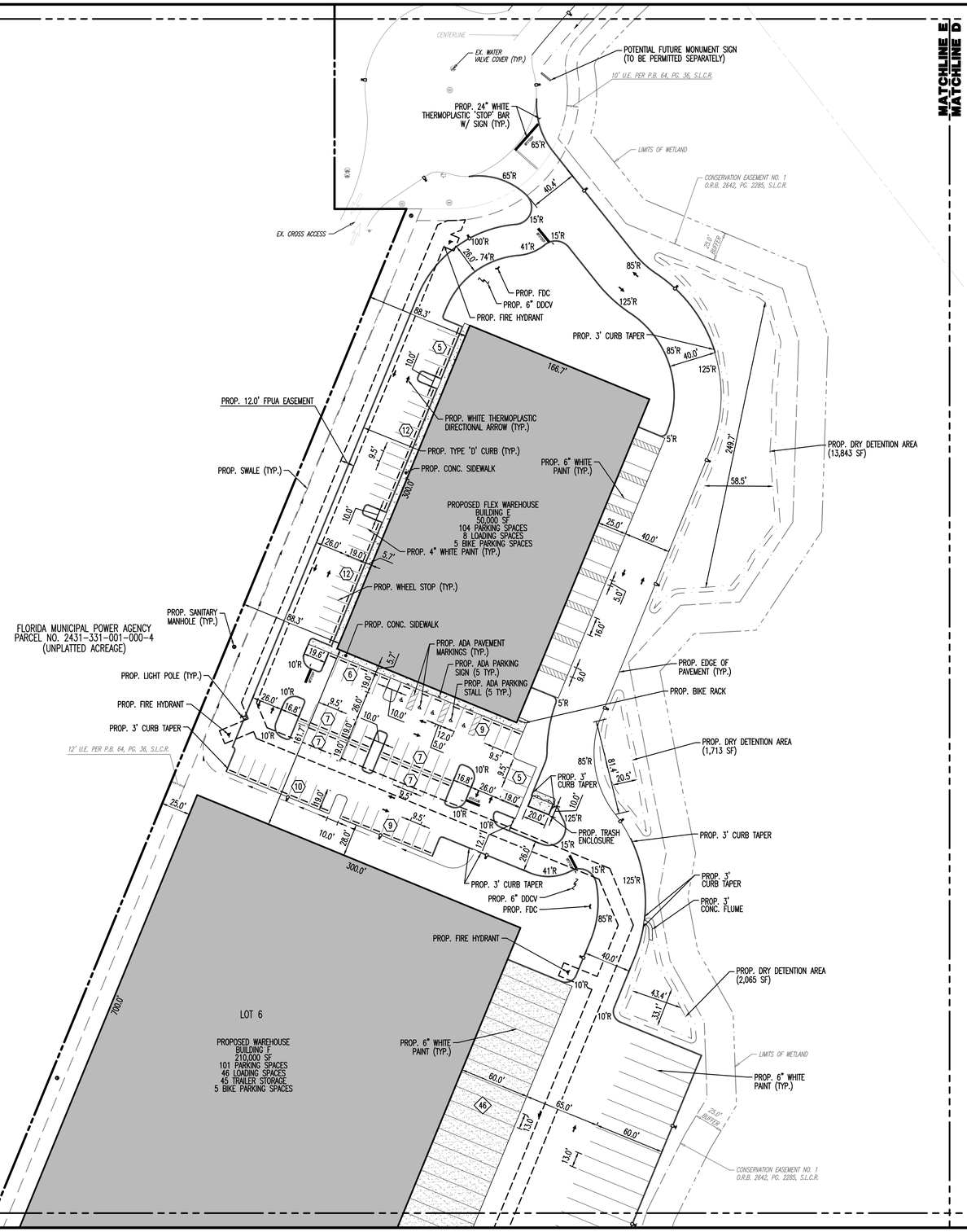
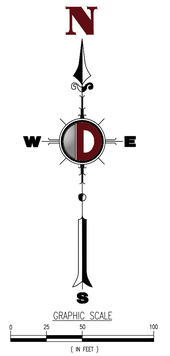
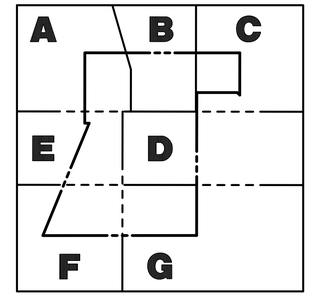
MATCHLINE A
MATCHLINE E

MATCHLINE E
MATCHLINE D



MATCHLINE E
MATCHLINE F





HORIZONTAL CONTROL & STRIPING NOTES

1. ALL CURBING IS TYPE 'D' UNLESS OTHERWISE STATED.
2. TYPE 'D' CURB SHALL BE CONSTRUCTED PER THE LATEST FDOT STANDARD PLANS & INDEXES.
3. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE 'D' CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
4. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT STANDARD PLANS & INDEXES.
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6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

PARKING LEGEND

(X) PROPOSED CAR PARKING
<X> PROPOSED LOADING DOCK
[X] PROPOSED TRAILER STORAGE

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

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

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www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: SITE PLAN E

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

SHEET No: C1.05
Rev. #: .

Plotted: 12/09/21 – 2:29 PM By: emadermott
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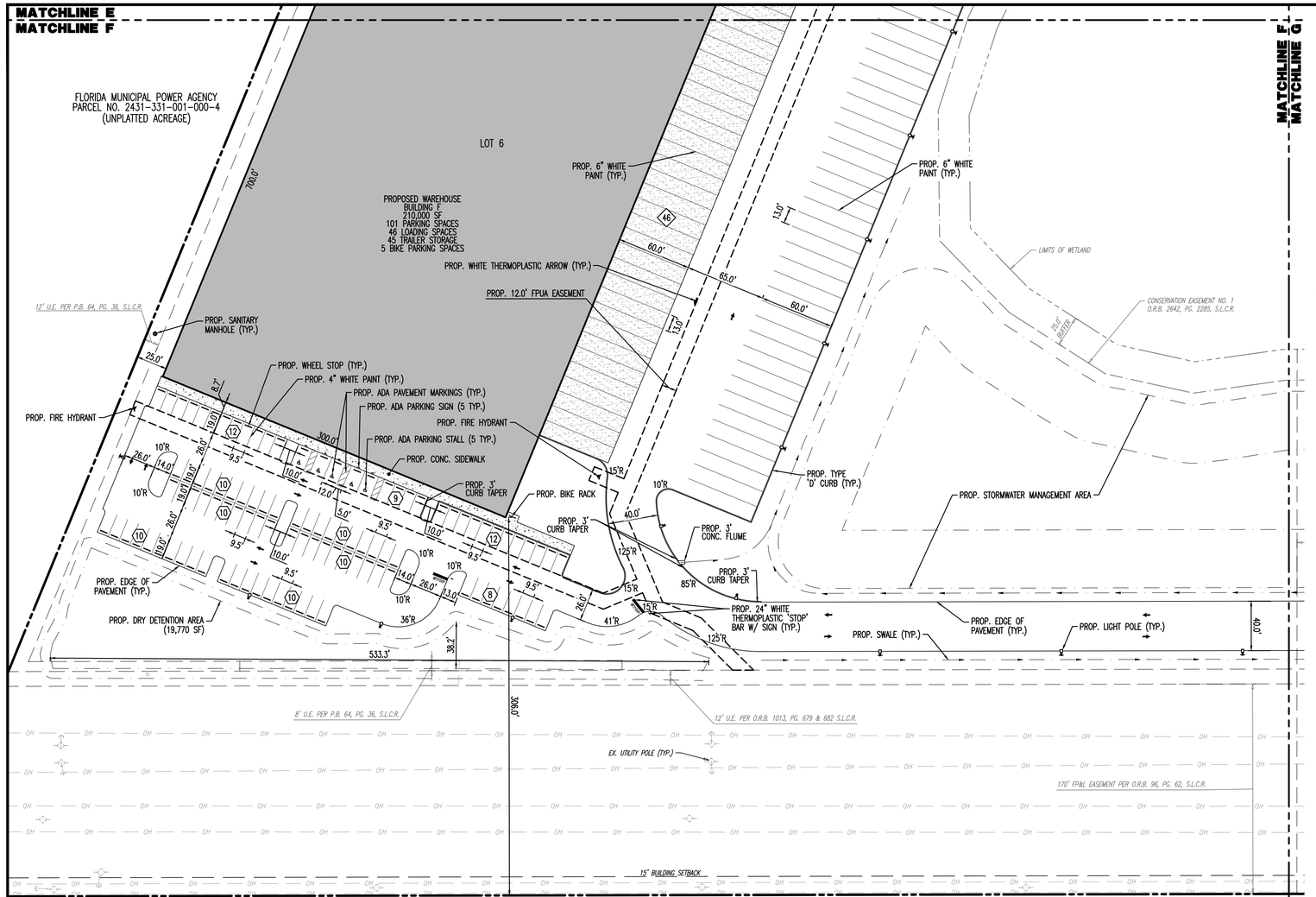

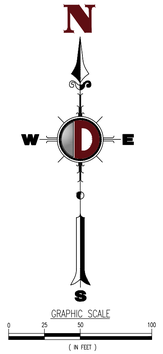

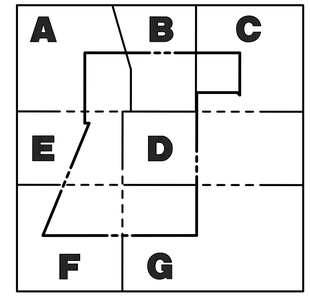

HORIZONTAL CONTROL & STRIPING NOTES

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2. TYPE "D" CURB SHALL BE CONSTRUCTED PER THE LATEST FDOT STANDARD PLANS & INDEXES.
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PARKING LEGEND

(X) PROPOSED CAR PARKING

◇X◇ PROPOSED LOADING DOCK

[X] PROPOSED TRAILER STORAGE

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CHECKED BY: MDM
CHECKED BY: –

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SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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TITLE: SITE PLAN F

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

SHEET No: C1.06
Rev. #: .

Plotted: 12/09/21 – 2:30 PM By: amcdermott
File: P:\DEDPC PROJECTS\3342 Sterling Education Group, LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055SD.dwg, ----> C1.06 SITE PLAN F

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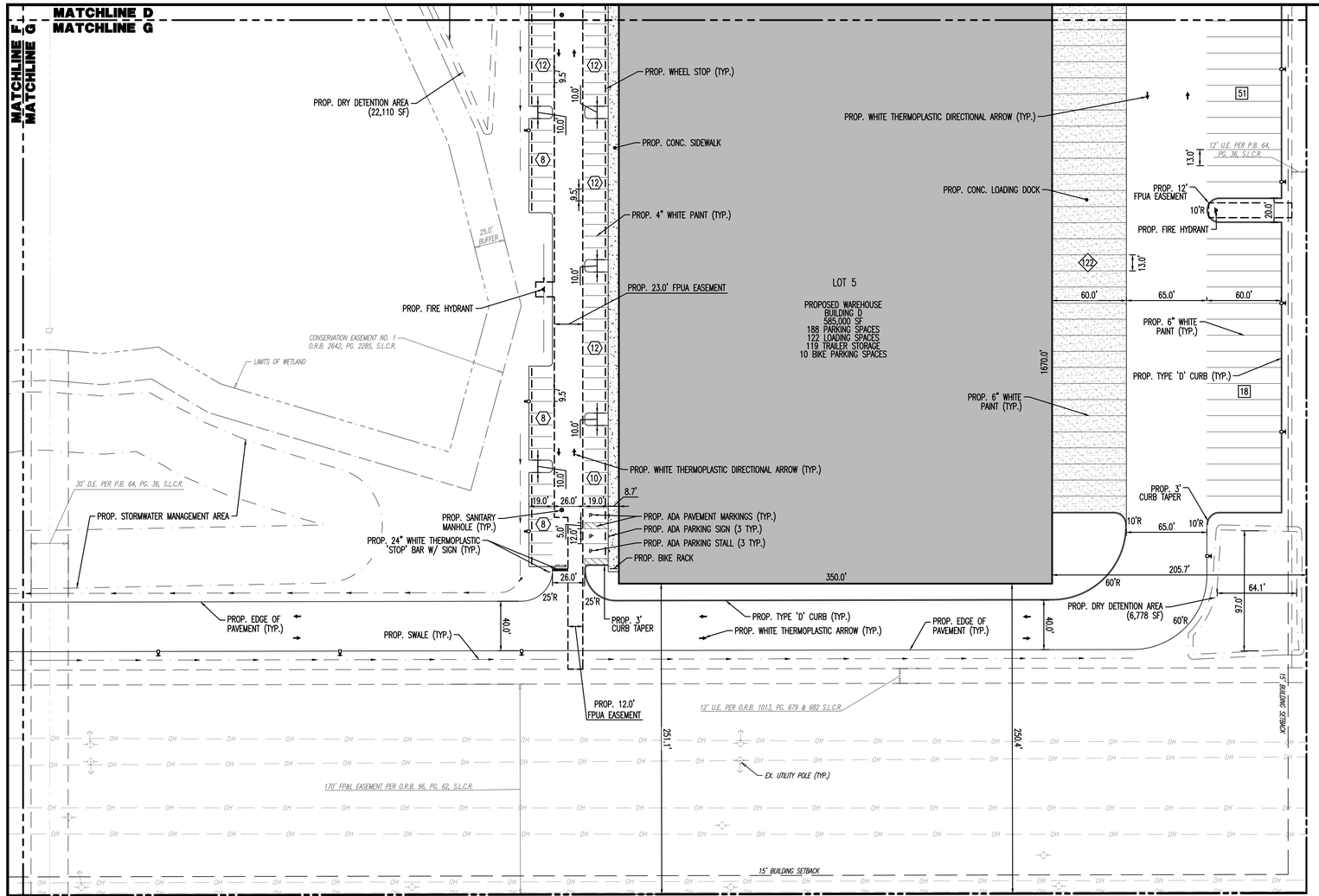

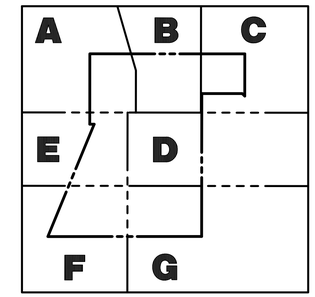

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PARKING LEGEND

(X) PROPOSED CAR PARKING
(X) PROPOSED LOADING DOCK
[X] PROPOSED TRAILER STORAGE

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File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\U3342990055S0.dwg, ----> C1.07 SITE PLAN G

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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE COUNTY, FL 34981
PARCEL ID: 2435-501-0001-000-5
SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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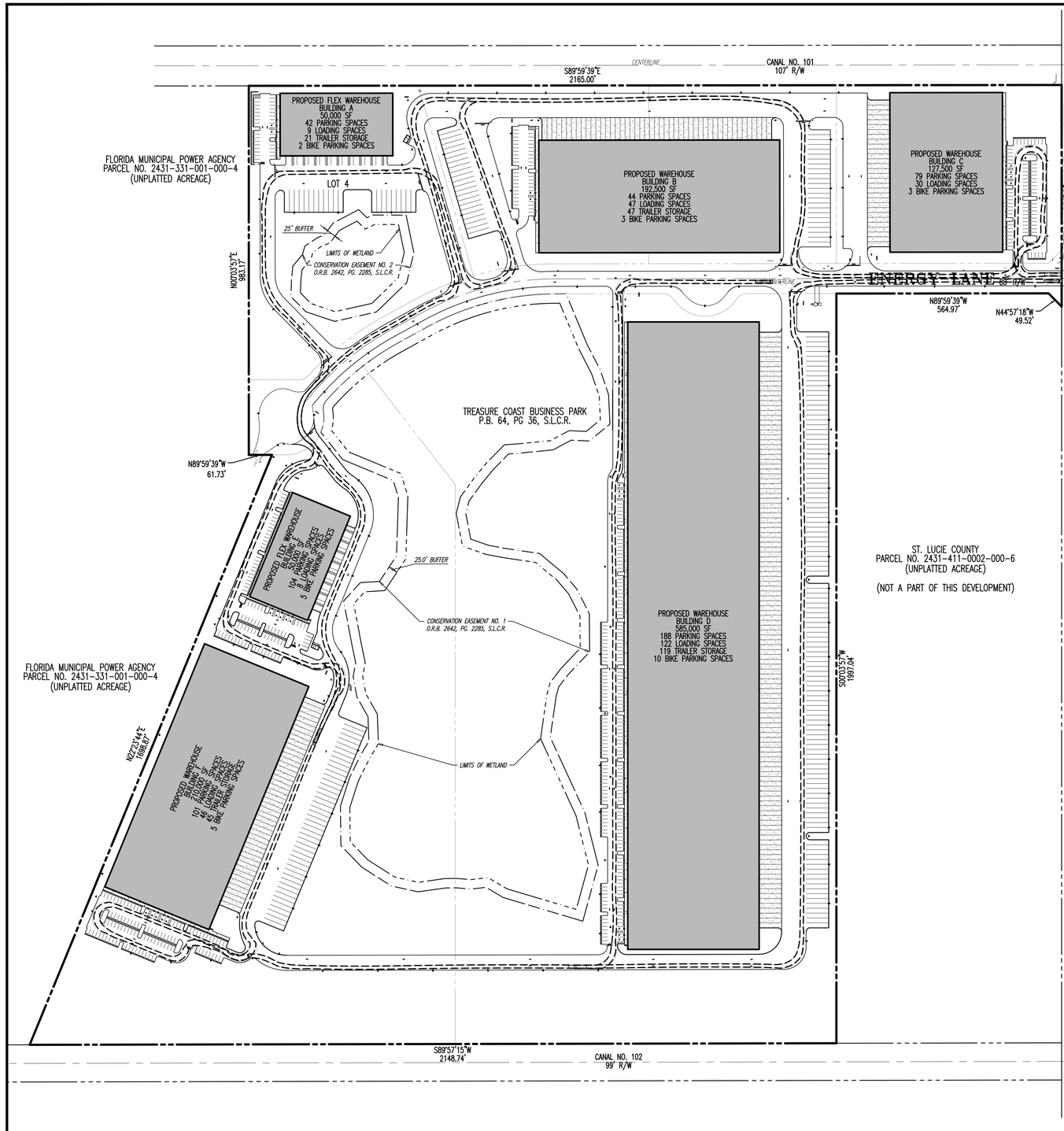
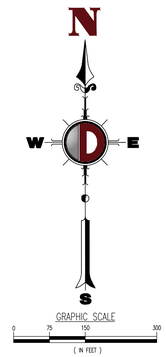
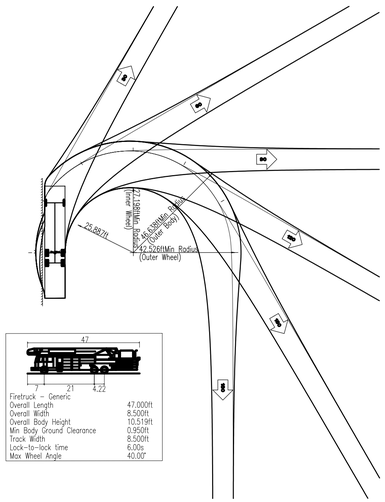
TITLE: SITE PLAN G

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

SHEET No: C1.07 | Rev. #: .







VEHICLE LEGEND:

CHASSIS ENVELOPE

VEHICLE BODY ENVELOPE

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PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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TITLE: **FIRE TRUCK ROUTING PLAN**

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

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

Plotted: 12/09/21 – 2:50 PM, By: smcdermott
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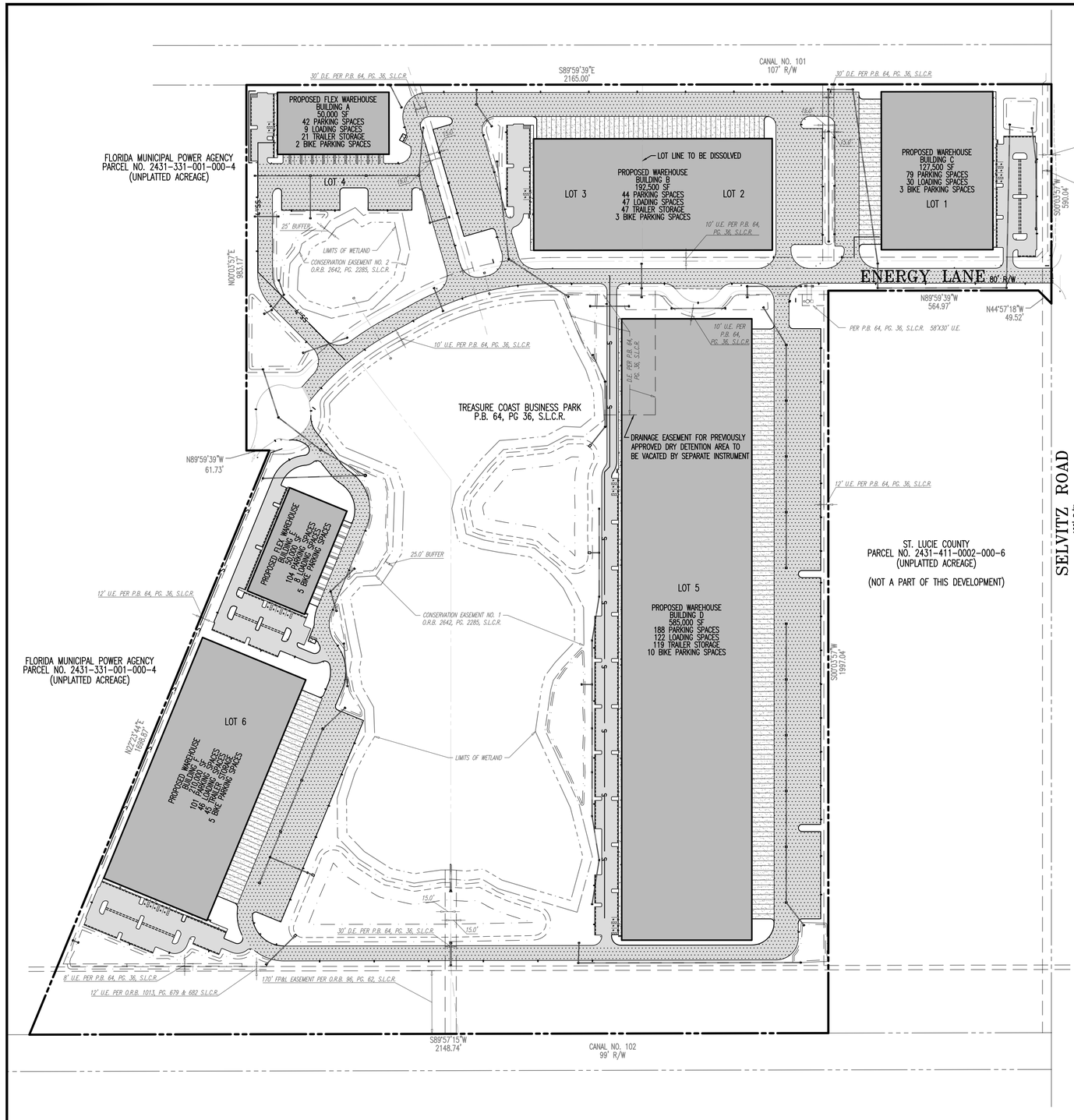

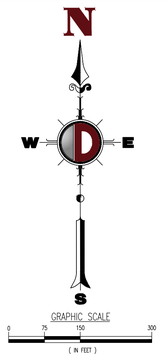

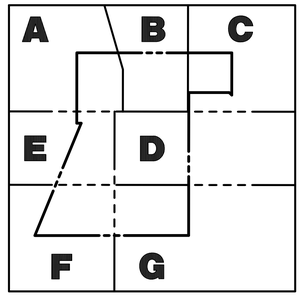

PAVING, GRADING & DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FDOT REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN TWENTY-FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.
5. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USF) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER
   b. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 430-001, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
7. ALL RAMPS SHALL COMPLY WITH THE LATEST FDOT INDEX STANDARDS.
8. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   a. RCP CLASS III PER ASTM C-76
   b. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 2⅔"x½" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 5"x1" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294. JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
9. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
10. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
12. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ALL STRIPING IS TO BE PAINTED IN ACCORDANCE WITH FDOT REQUIREMENTS UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
15. INLETS CONSTRUCTED ON-SITE IN PAVEMENT OR GRASS AREAS SHALL BE USF (OR APPROVED EQUAL) FRAME 4132 AND GRATE 6429 UNLESS OTHERWISE SPECIFIED.
16. INLETS CONSTRUCTED ON-SITE IN TYPE "D" OR TYPE "F" CURB SHALL BE USF (OR APPROVED EQUAL) FRAME 5130 AND GRATE 6168.
17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
18. GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE & HAVE A CONCRETE APRON.
19. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
20. ALL EXISTING AND PROPOSED RIM ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.
21. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 & 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

LEGEND

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

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PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, ST. LUCIE COUNTY, FL. 34981
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www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

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

Plotted: 12/09/21 – 2:50 PM, By: smcdermott
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\3342990050502.dwg, ----> C2.00 OVERALL PAVING GRADING & DRAINAGE PLAN

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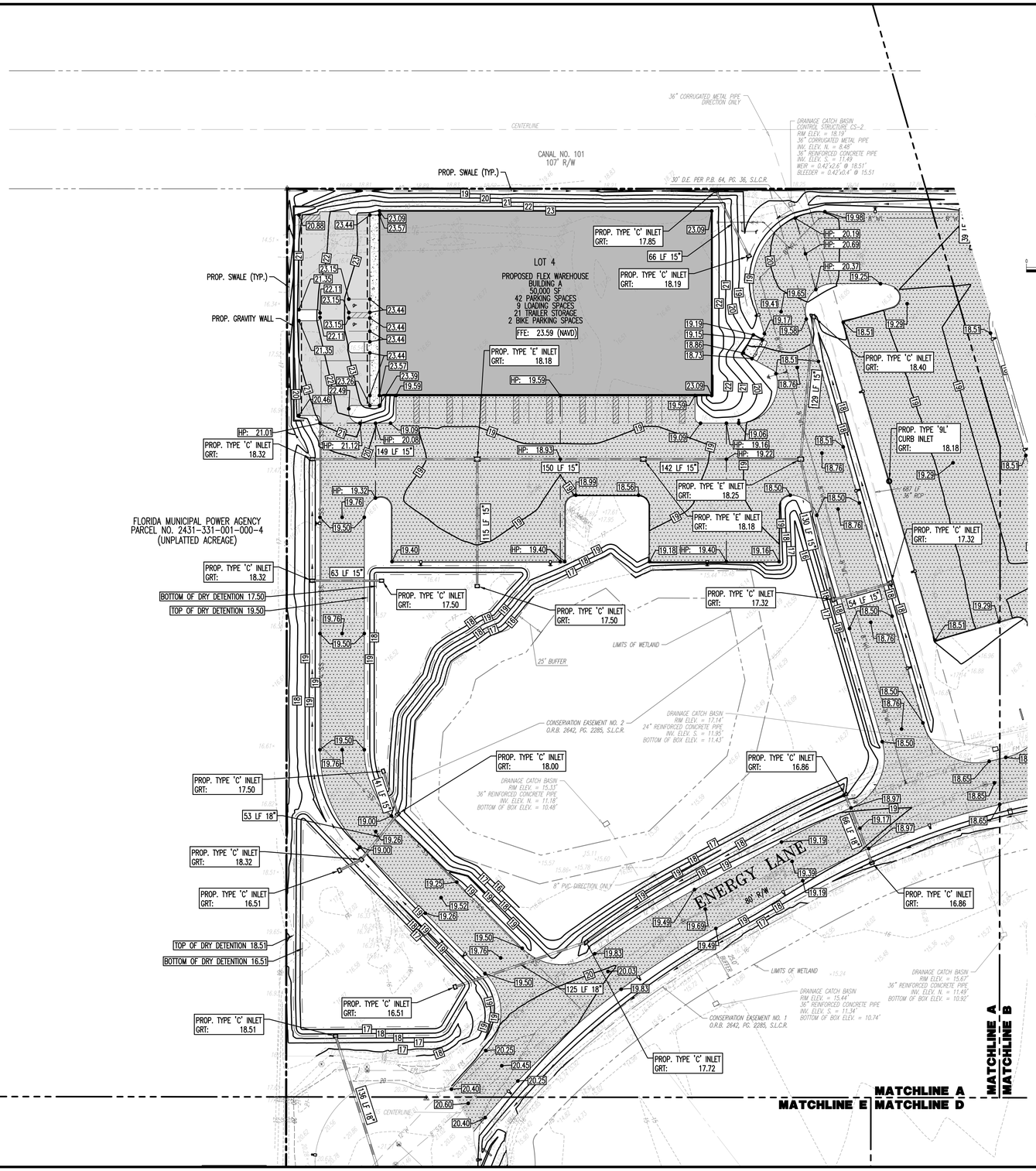

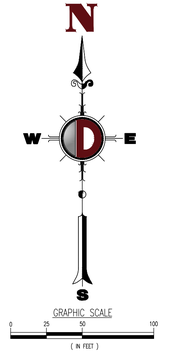

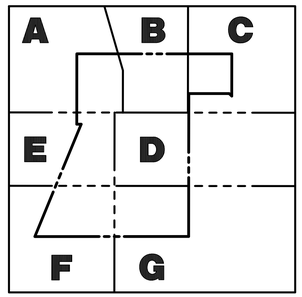

PAVING, GRADING & DRAINAGE NOTES

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

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- PROPOSED SWALE
- X14.15 — EXISTING GRADES
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURE

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PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
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SECTION 31, TOWNSHIP 35S, RANGE 40E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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

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

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

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File: P:\[DEPC PROJECTS]\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055SG0.dwg, ----> C2.01 PAVING GRADING & DRAINAGE PLAN A

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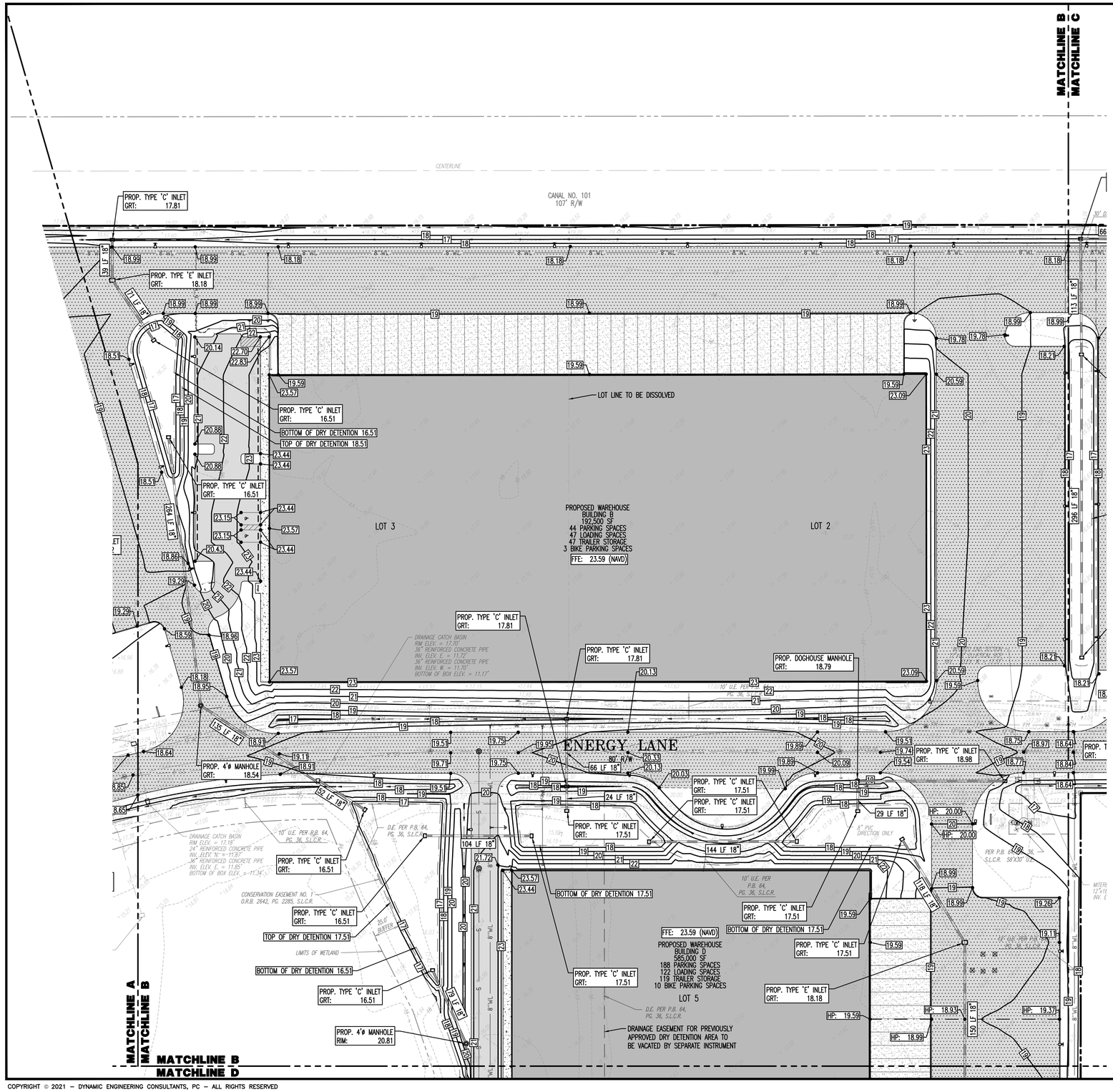

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(IN FEET)

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PAVING, GRADING & DRAINAGE NOTES

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17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
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File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055G0.dwg, ----> C2.02 PAVING GRADING & DRAINAGE PLAN B

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

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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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

MICHAEL D. MILES, STATE OF FL FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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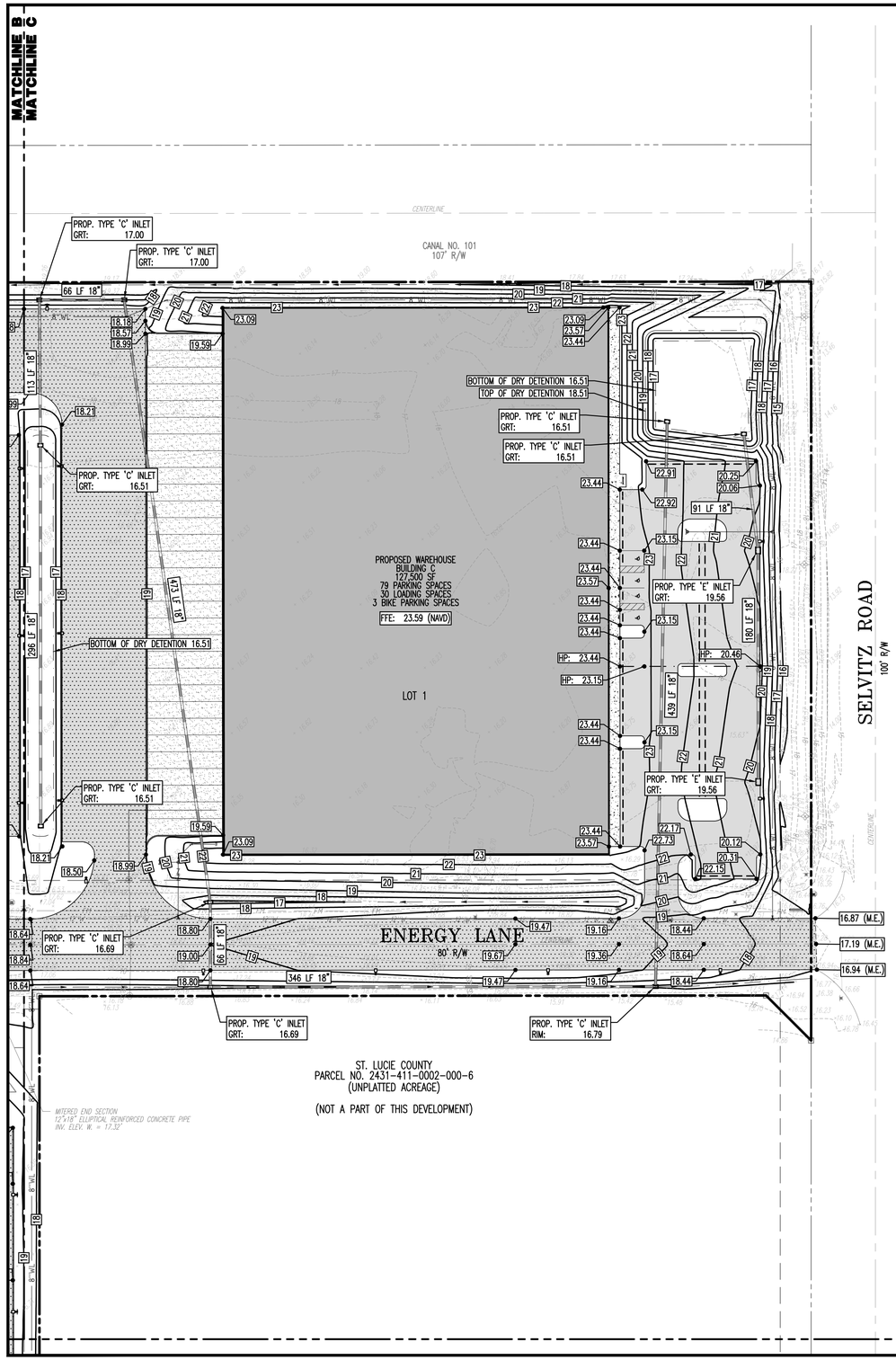

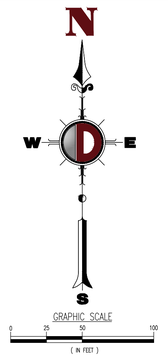

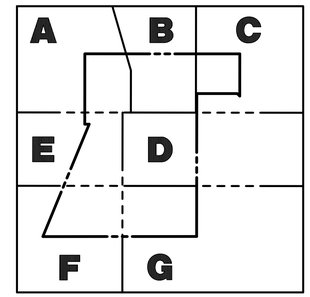

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3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN TWENTY-FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.
5. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USF) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.
6. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24 " DIAMETER
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   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
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   b. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 2-2⅔"x½" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 5"x1" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294. JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
9. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
10. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
11. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
12. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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15. INLETS CONSTRUCTED ON-SITE IN PAVEMENT OR GRASS AREAS SHALL BE USF (OR APPROVED EQUAL) FRAME 4132 AND GRATE 6429 UNLESS OTHERWISE SPECIFIED.
16. INLETS CONSTRUCTED ON-SITE IN TYPE "D " OR TYPE "F " CURB SHALL BE USF (OR APPROVED EQUAL) FRAME 5130 AND GRATE 6168.
17. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
18. GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE & HAVE A CONCRETE APRON.
19. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
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21. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 & 121 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

LEGEND

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- 18.50 (M.E.) — MATCH EXISTING GRADES
- HP: 18.50 — PROPOSED HIGH POINT GRADES
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- X 14.15 — EXISTING GRADES
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- PROPOSED DRAINAGE STRUCTURE

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Plotted: 12/09/21 – 2:31 PM, By: smcdermott
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\03342990055SO.dwg, ----> C2.03 PAVING GRADING & DRAINAGE PLAN C

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

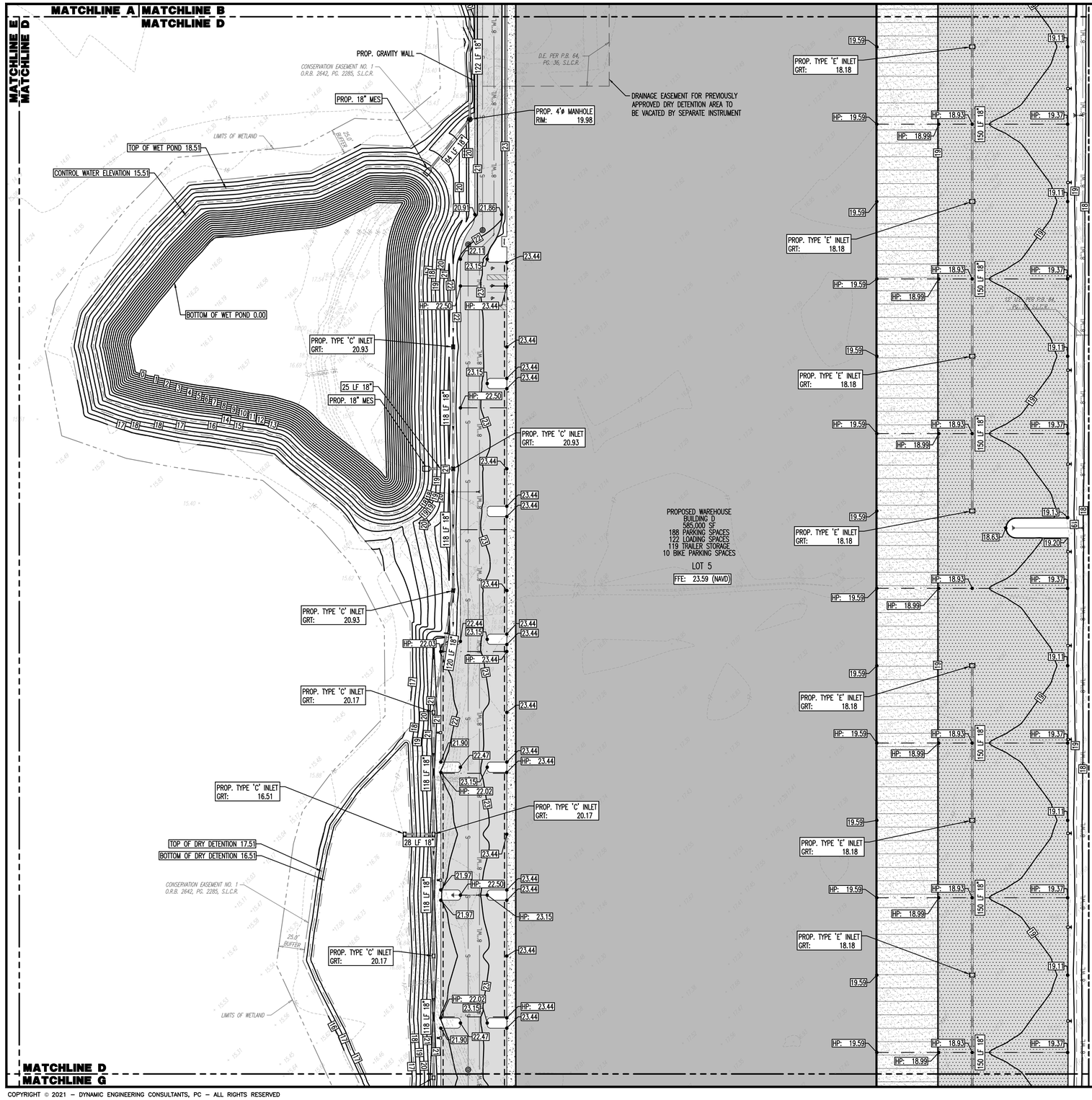
ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

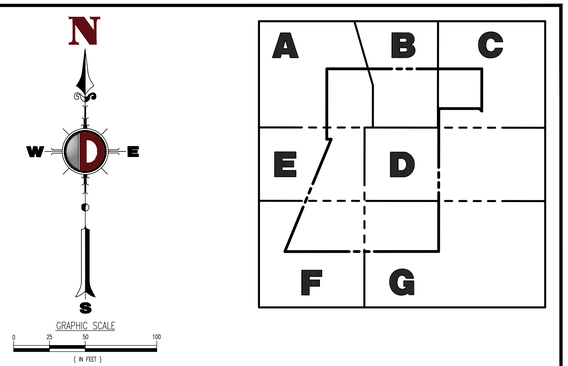
MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

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

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





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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

SHEET No: **C2.04** | Rev. #: .

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File: P:\DEC'PC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990005SC0.dwg, ---> C2.04 PAVING GRADING & DRAINAGE PLAN D

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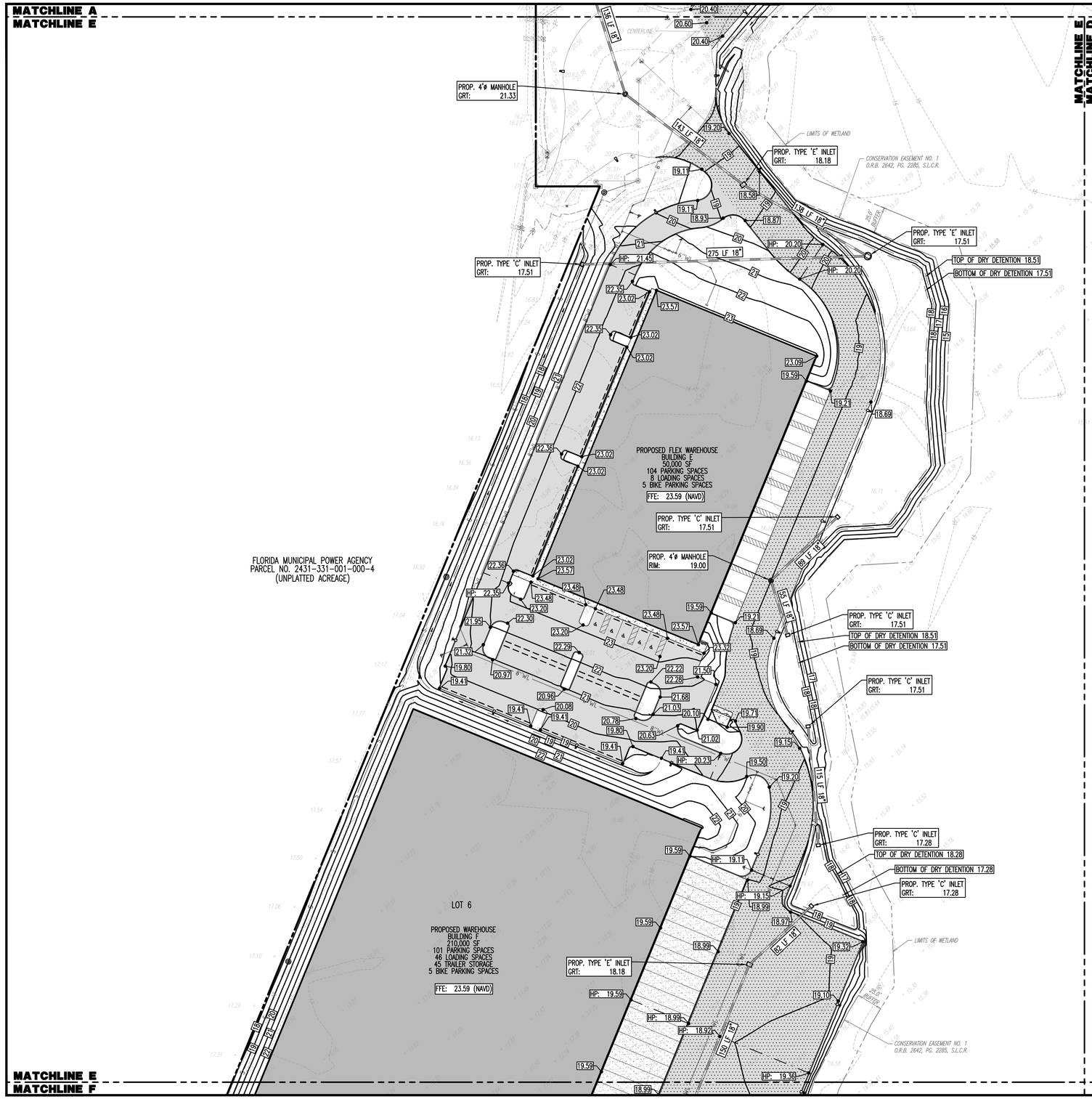

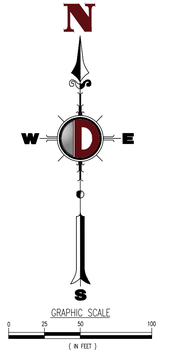

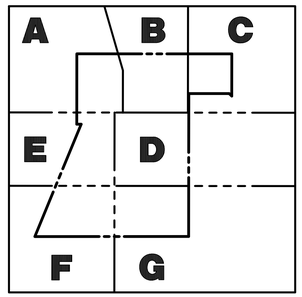

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ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL 34981
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TITLE: PAVING, GRADING & DRAINAGE PLAN E

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

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

Plotted: 12/09/21 – 2:31 PM, By: smcdermott
File: P:\DECPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\U3342990050500.dwg, ----> C2.05 PAVING GRADING & DRAINAGE PLAN E

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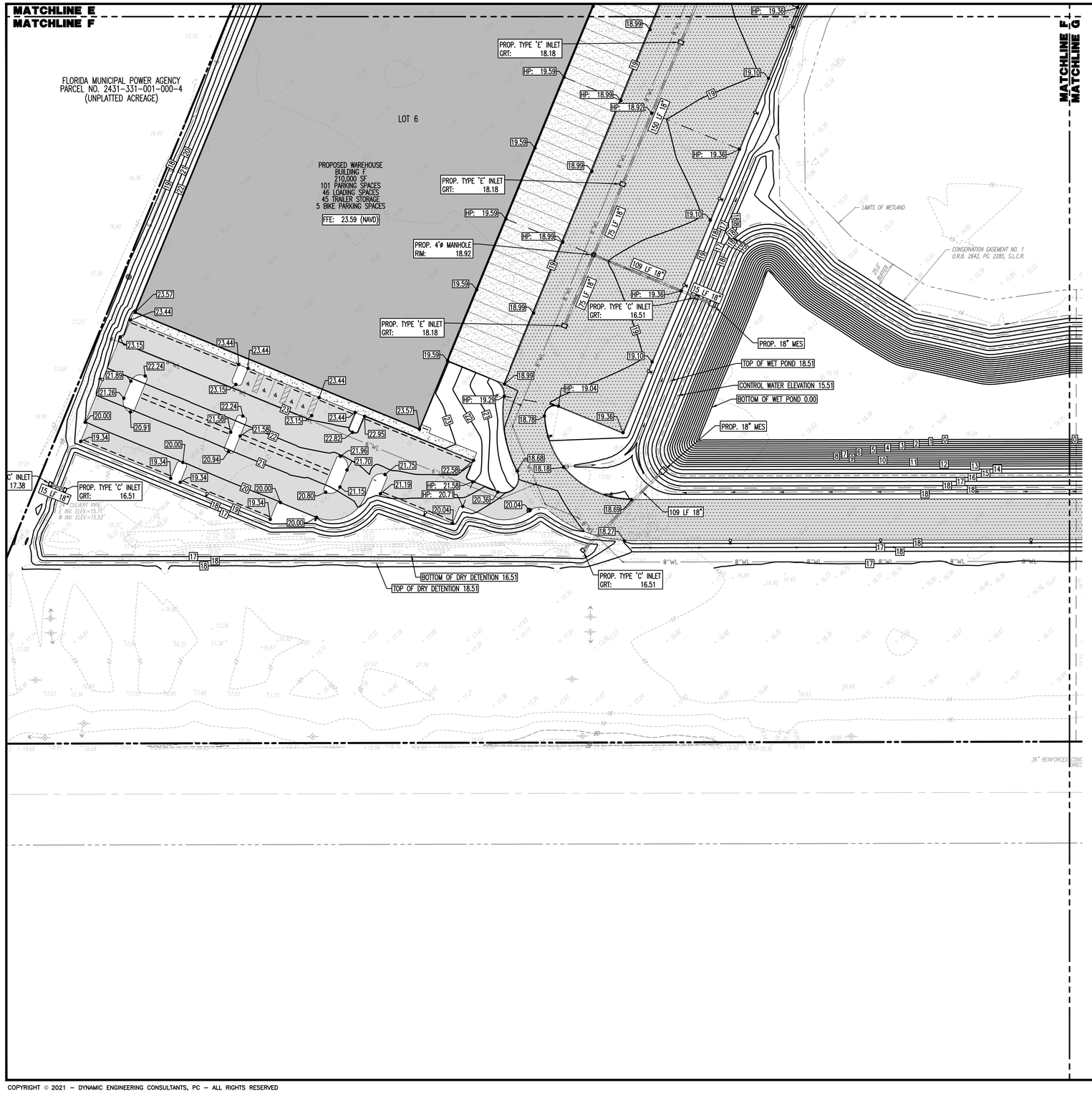

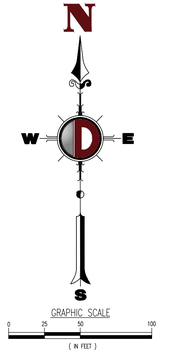

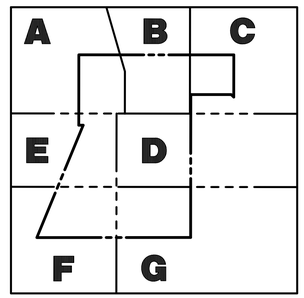

PAVING, GRADING & DRAINAGE NOTES

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

LEGEND

- = STANDARD DUTY ASPHALT PAVEMENT
- = HEAVY DUTY ASPHALT PAVEMENT
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- TOP/BOTTOM OF WET POND/DRY DETENTION
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- PROPOSED DRAINAGE STRUCTURE

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

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FLORIDA LICENSE No. 81313
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TITLE: PAVING, GRADING & DRAINAGE PLAN F

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

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

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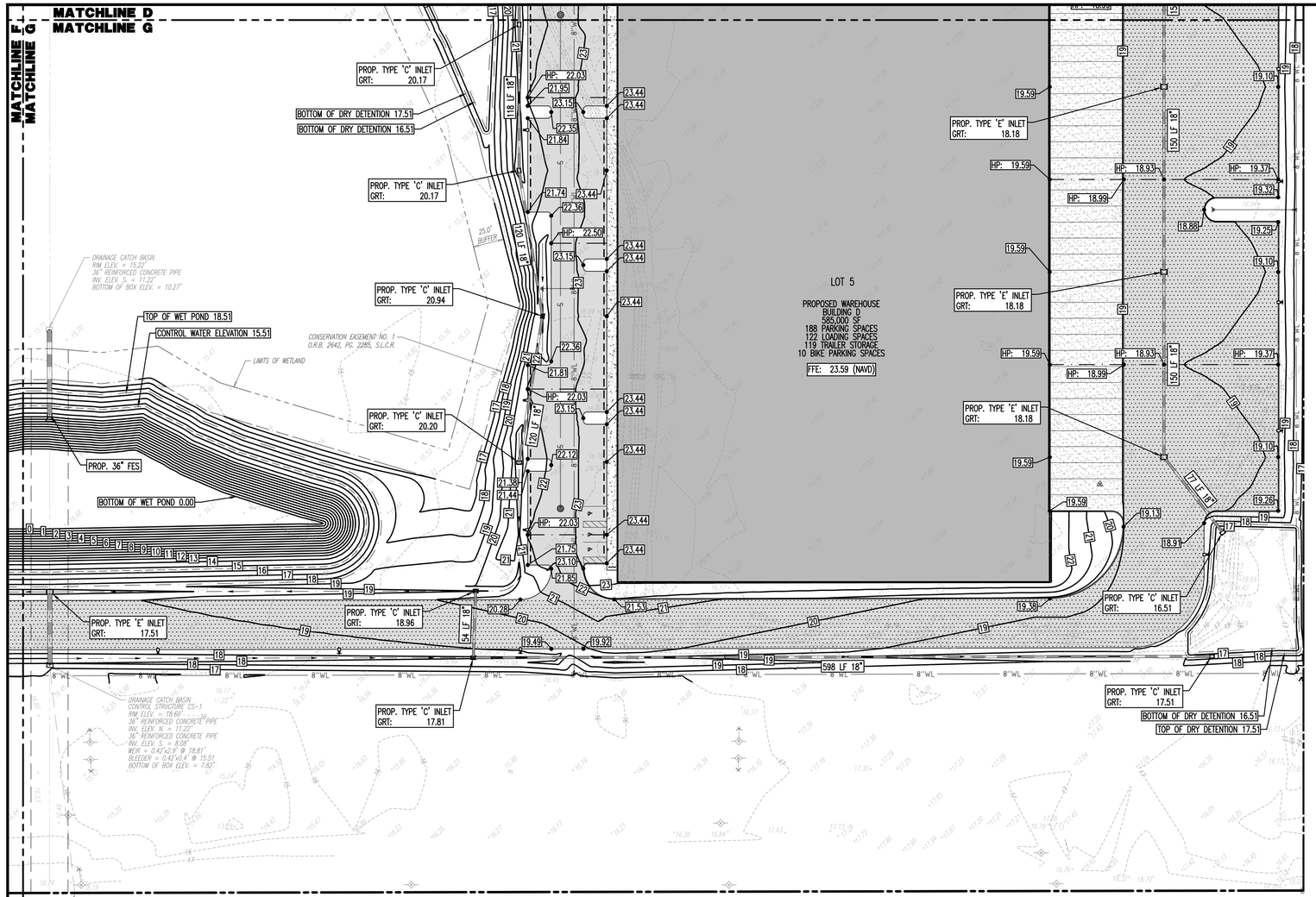

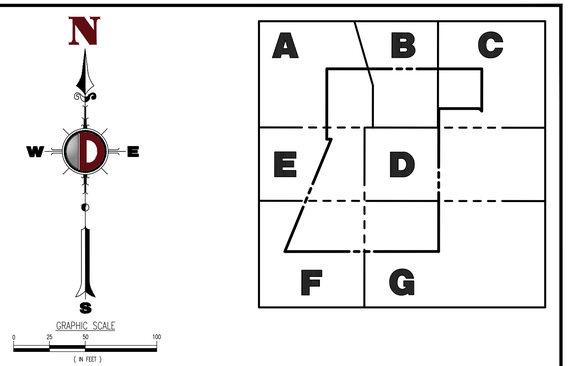

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PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL. 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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

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

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

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

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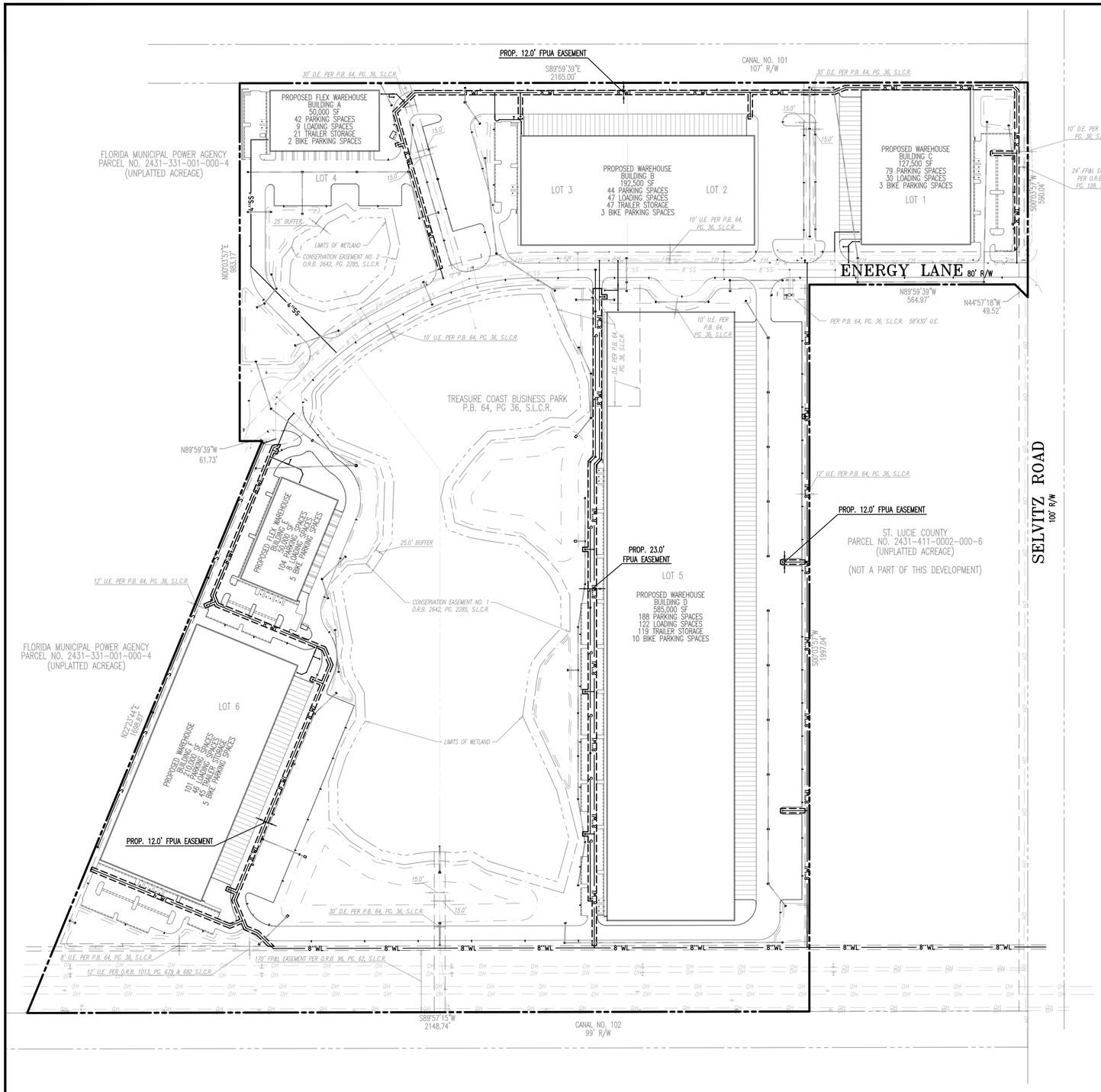

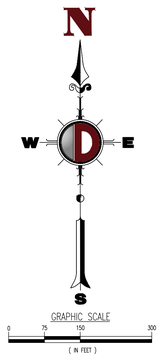

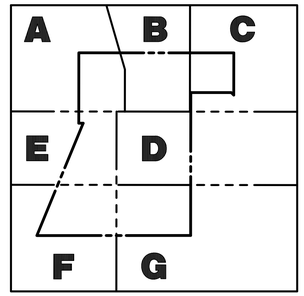

KEY MAP

UTILITY NOTES

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

LEGEND:

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

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: **OVERALL UTILITY PLAN**

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

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

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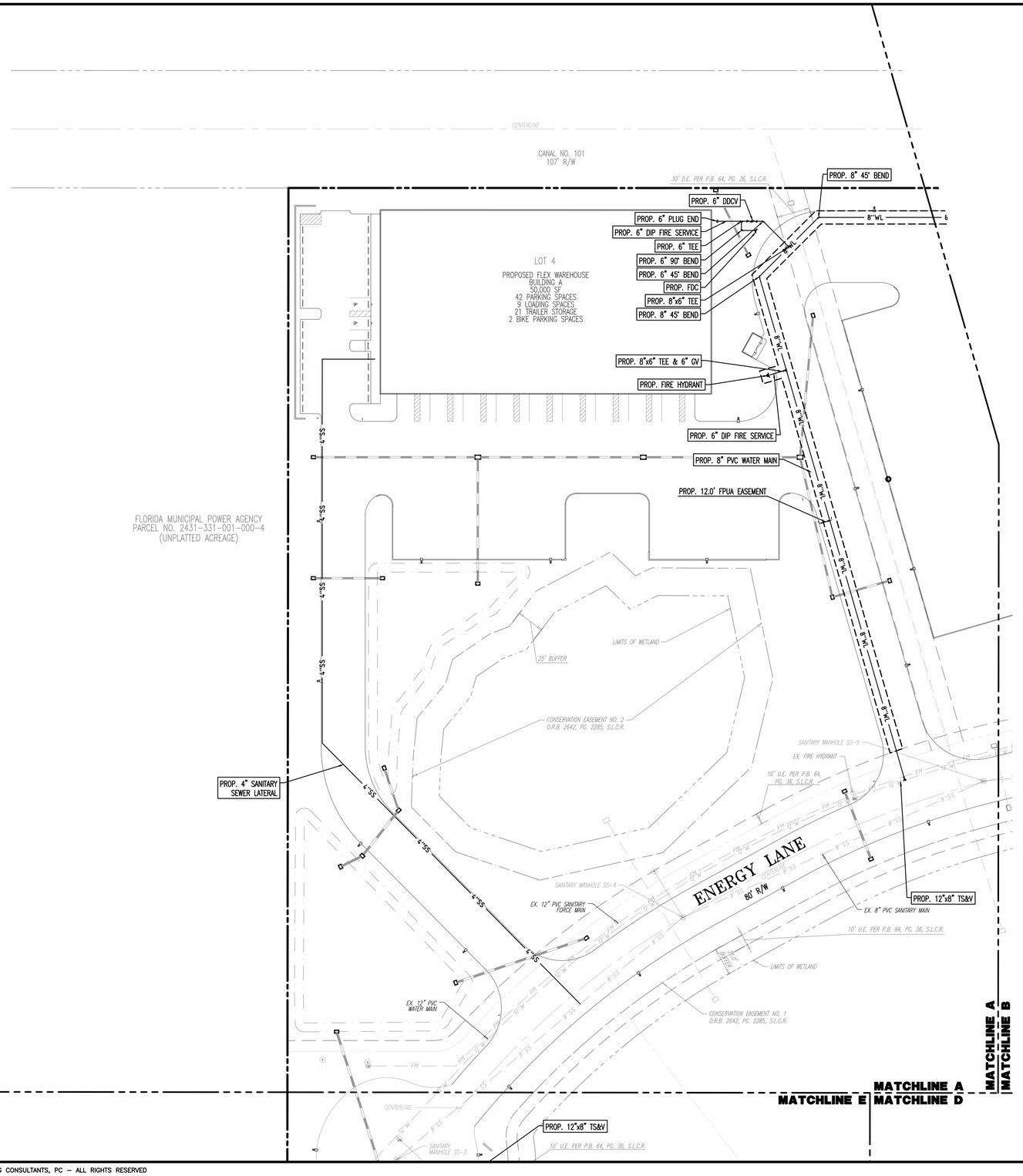
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\P3342990055U0.dwg, ----> C3.00 OVERALL UTILITY PLAN



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GRAPHIC SCALE
0 25 50 100
(IN FEET)

A B C
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F G

KEY MAP

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
3. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE FT. PIERCE UTILITIES AUTHORITY STANDARD DETAILS.
4. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF FT. PIERCE CITY ENGINEER.
5. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE FT. PIERCE UTILITIES AUTHORITY ENGINEER.
6. ALL WATER MAIN (WM) SPECIFIED TO BE PVC SHALL BE AWWA C-900 DR-18 OR C-900 DR-18 UNLESS OTHERWISE NOTED. ALL WATER MAIN (WM) SPECIFIED TO BE PE SHALL BE AWWA C-901 OR C-906 W/ STANDARD CODE DESIGNATION AS PE 408 PIPE, CLASS 200 DR-17.
7. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
8. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
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11. ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPUA FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
13. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY THE FT. PIERCE UTILITIES AUTHORITY.
14. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
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FLORIDA LICENSE No. 88047

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TITLE: UTILITY PLAN A

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

SHEET No: C3.01
Rev. #: .

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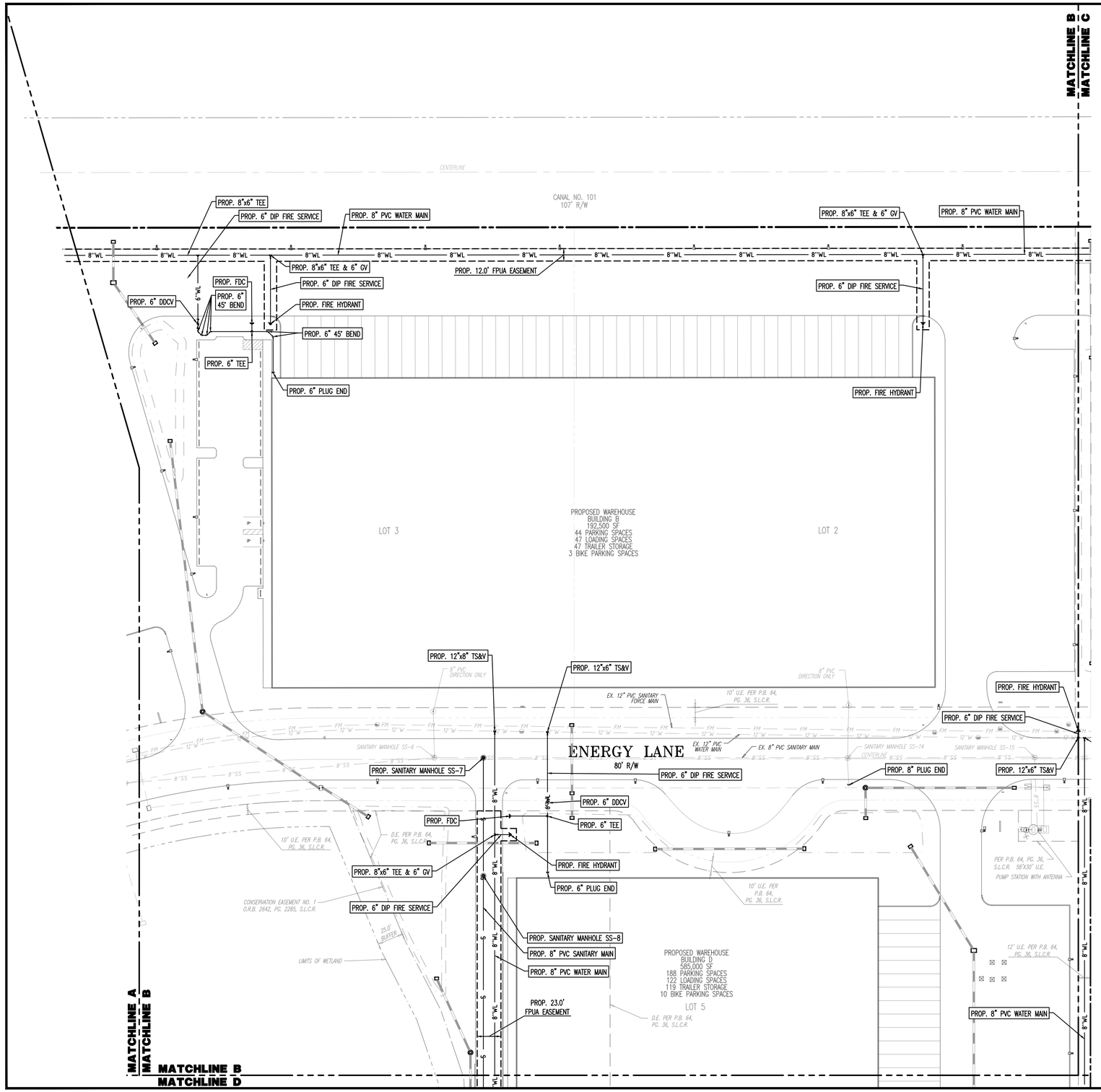

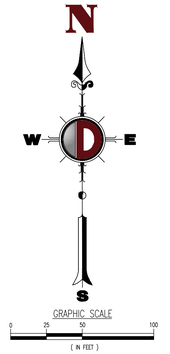

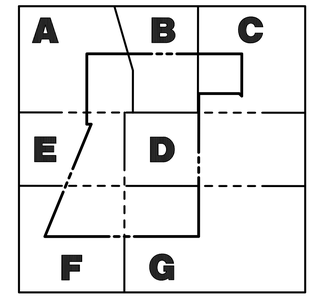

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MICHAEL D. MILES
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FLORIDA LICENSE No. 81313
DATE: 12/09/2021

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TITLE: **UTILITY PLAN B**

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

SHEET No: **C3.02**
Rev. #: .

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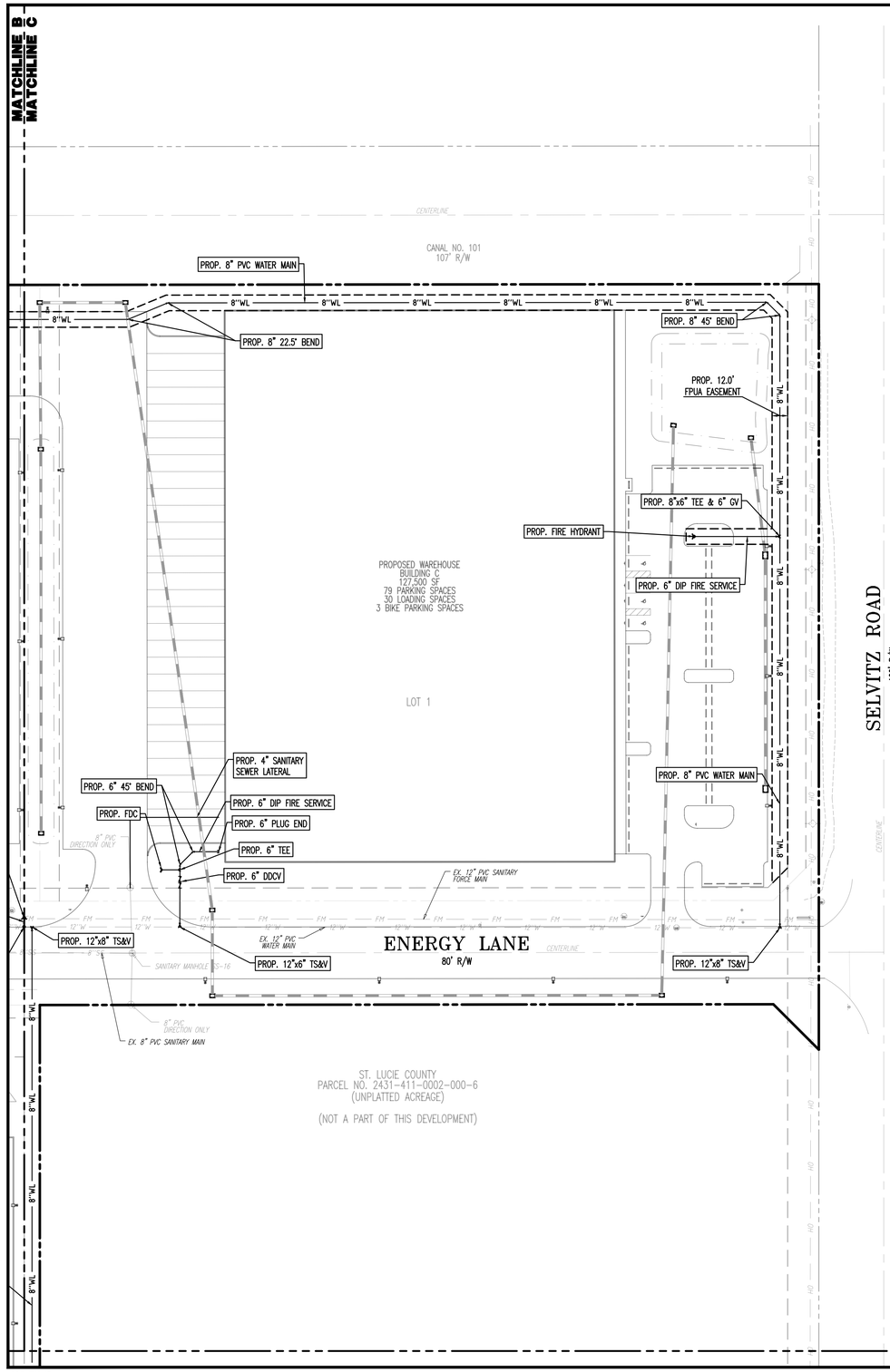

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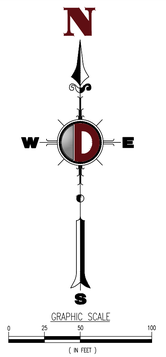

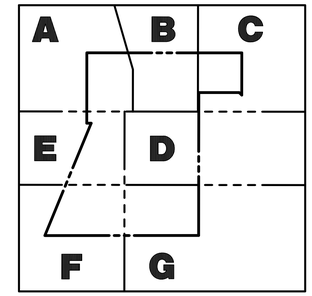

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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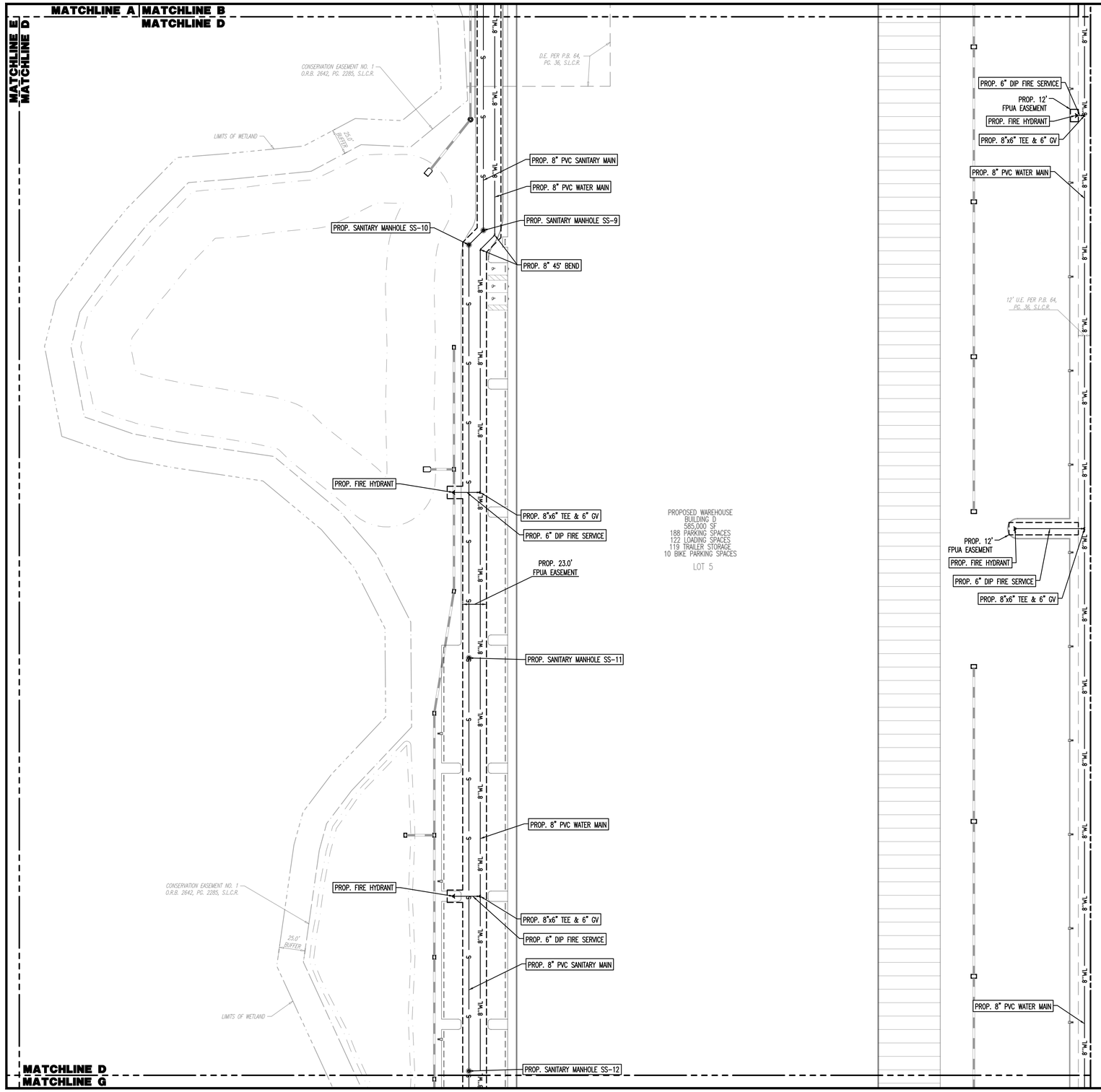
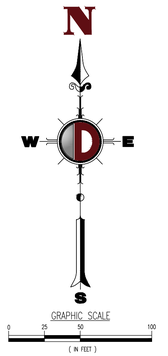
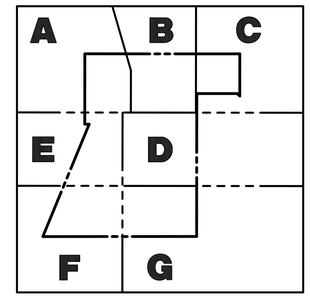
TITLE: UTILITY PLAN C

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

SHEET No: C3.03 | Rev. #: .







KEY MAP

UTILITY NOTES

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

LEGEND:

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

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PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE:
UTILITY PLAN D

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

SHEET No: C3.04
Rev. #: .

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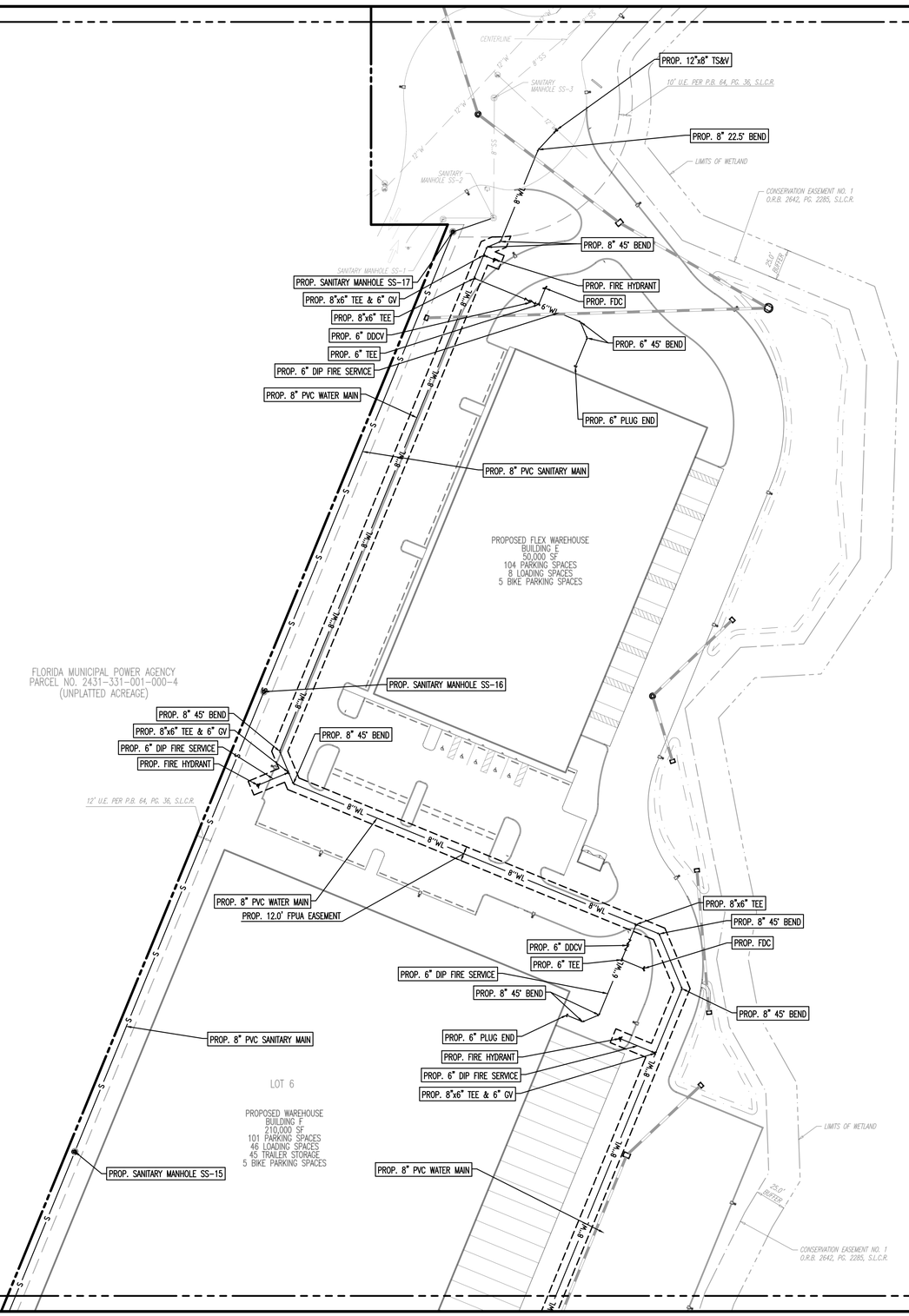
MATCHLINE E



MATCHLINE E
MATCHLINE F

MATCHLINE E
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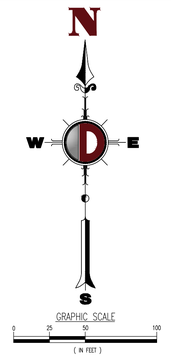

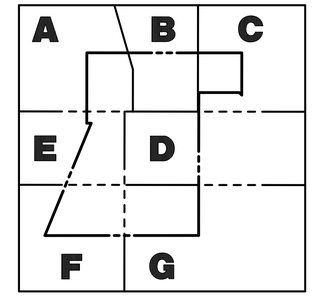

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FLORIDA LICENSE No. 81313
DATE: 12/09/2021

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

SHEET No: C3.05
Rev. #: .

Plotted: 12/09/21 – 2:33 PM By: emcdermott
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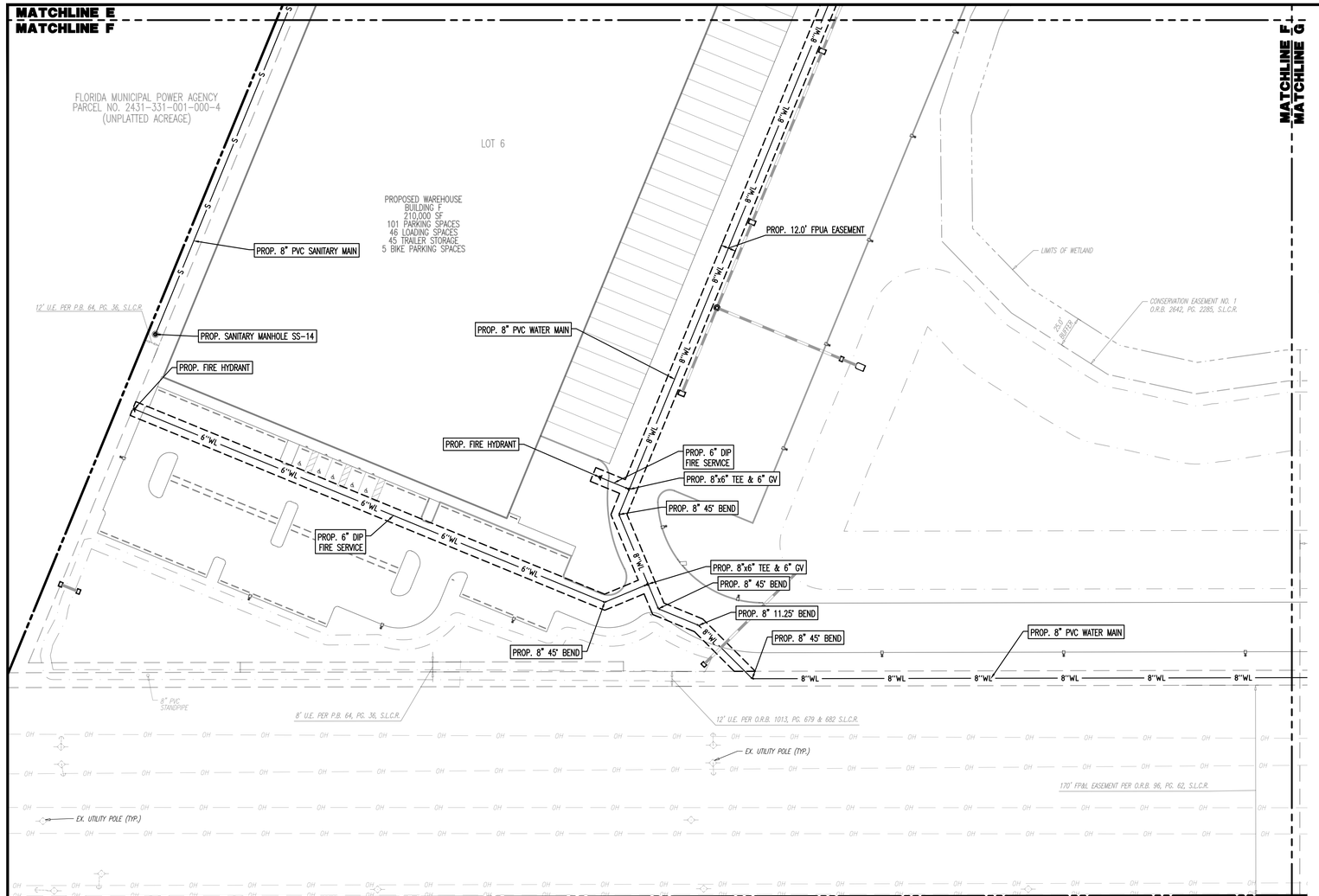

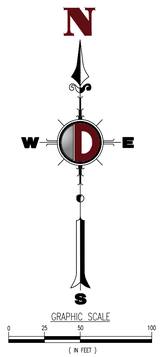

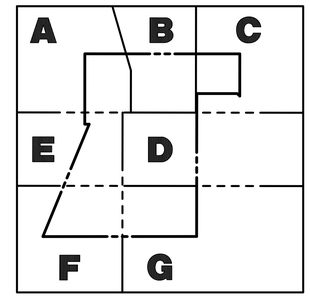

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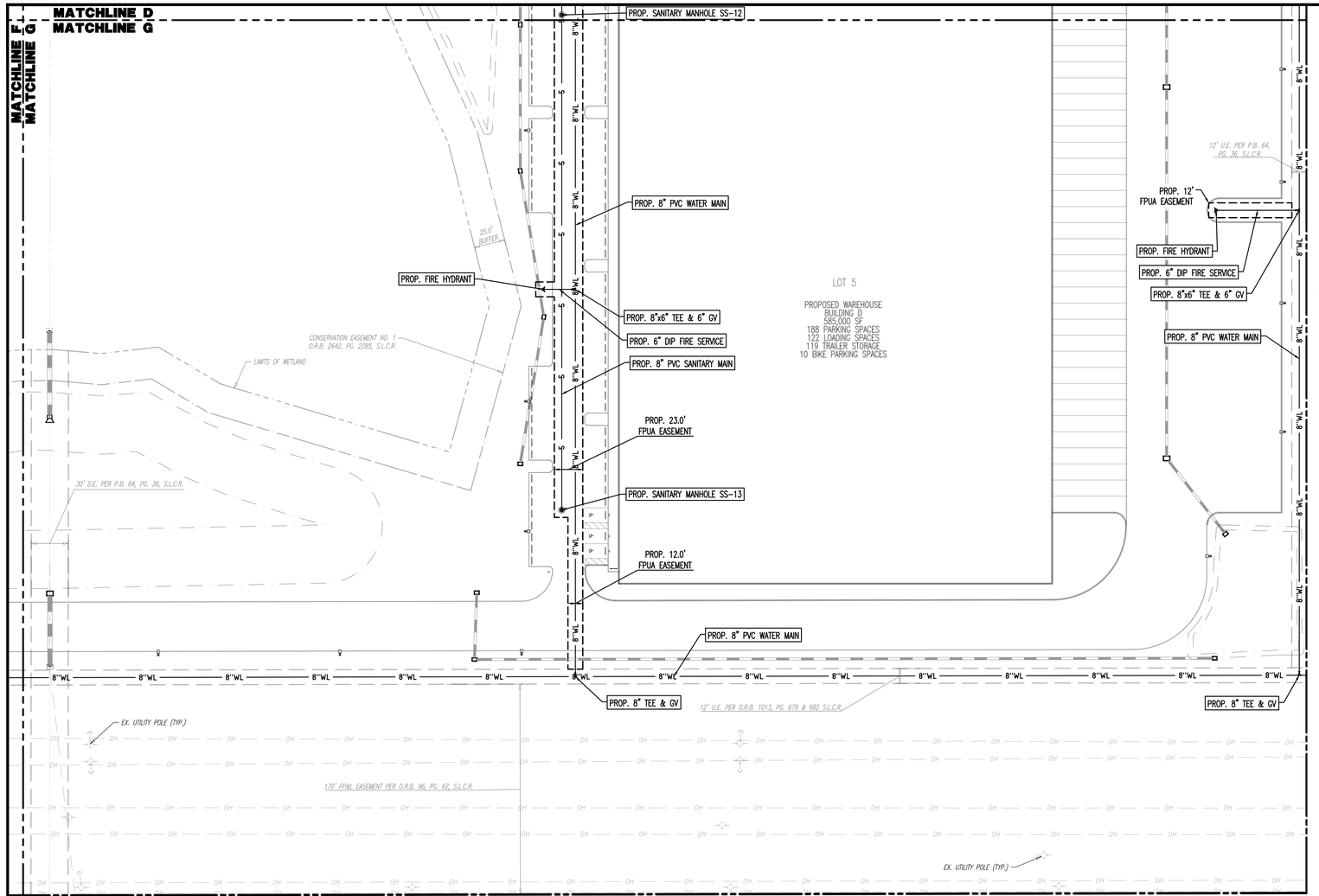
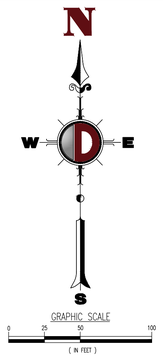
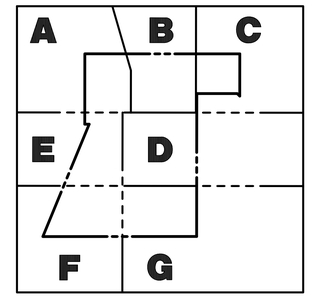
TITLE: UTILITY PLAN F

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

SHEET No: C3.06
Rev. #: .







KEY MAP

UTILITY NOTES

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

LEGEND:

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

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PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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TITLE: UTILITY PLAN G

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

SHEET No: C3.07
Rev. #: .

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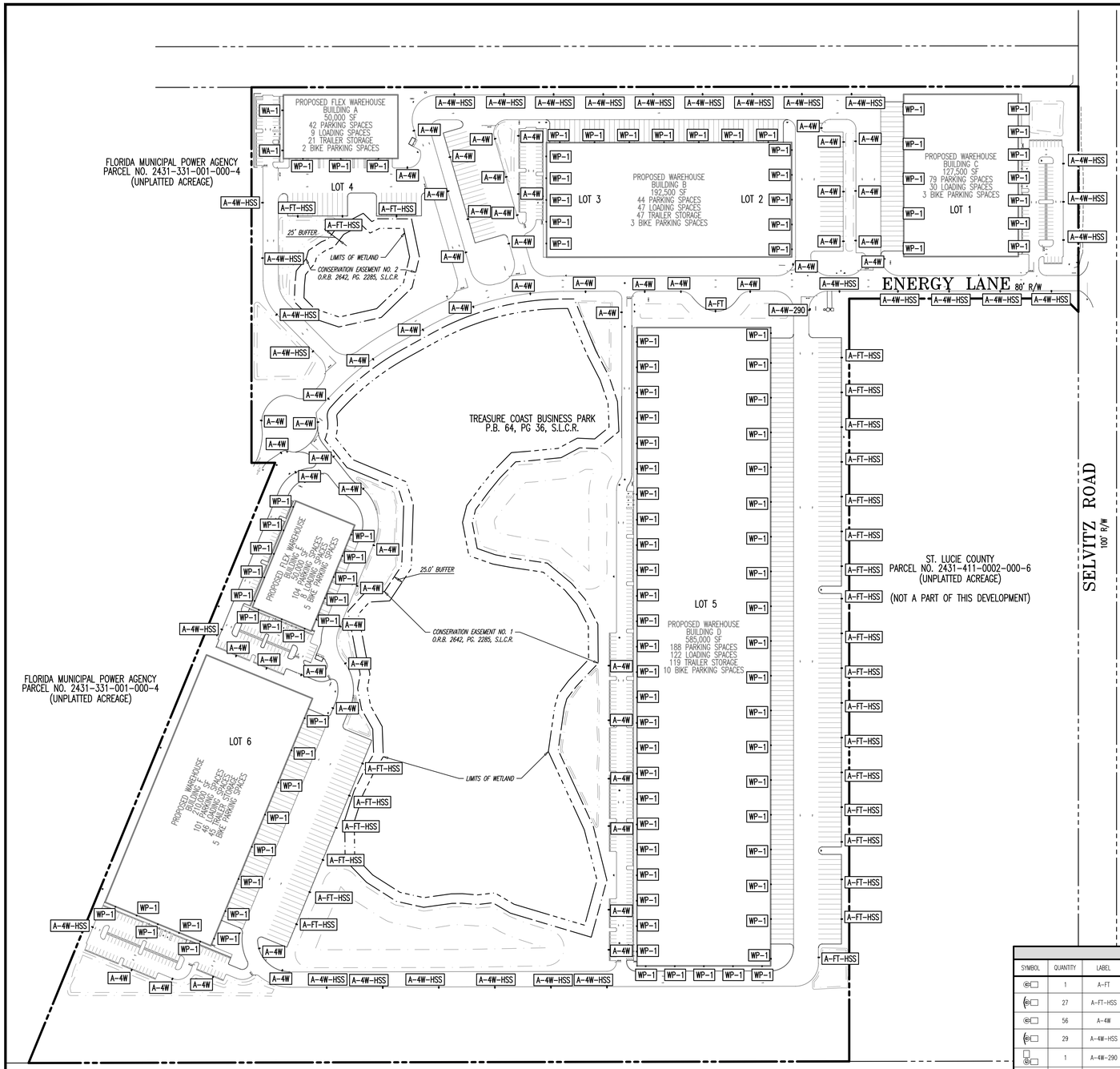

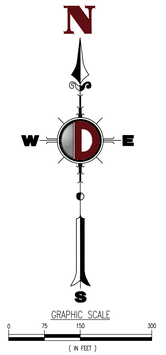

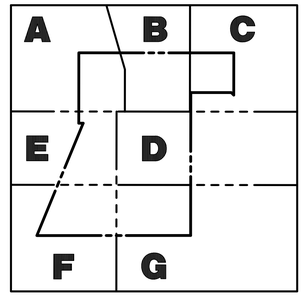

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5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

LIGHTING LUMINAIRE SCHEDULE

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

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

STATISTICAL AREA SUMMARY

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

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PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

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TITLE: **OVERALL PHOTOMETRIC PLAN**

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

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

Plotted: 12/09/21 – 2:33 PM, By: smcdermott
File: P:\DEC/PC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\3342990005S0.dwg, ----> C4.00 OVERALL PHOTOMETRIC PLAN

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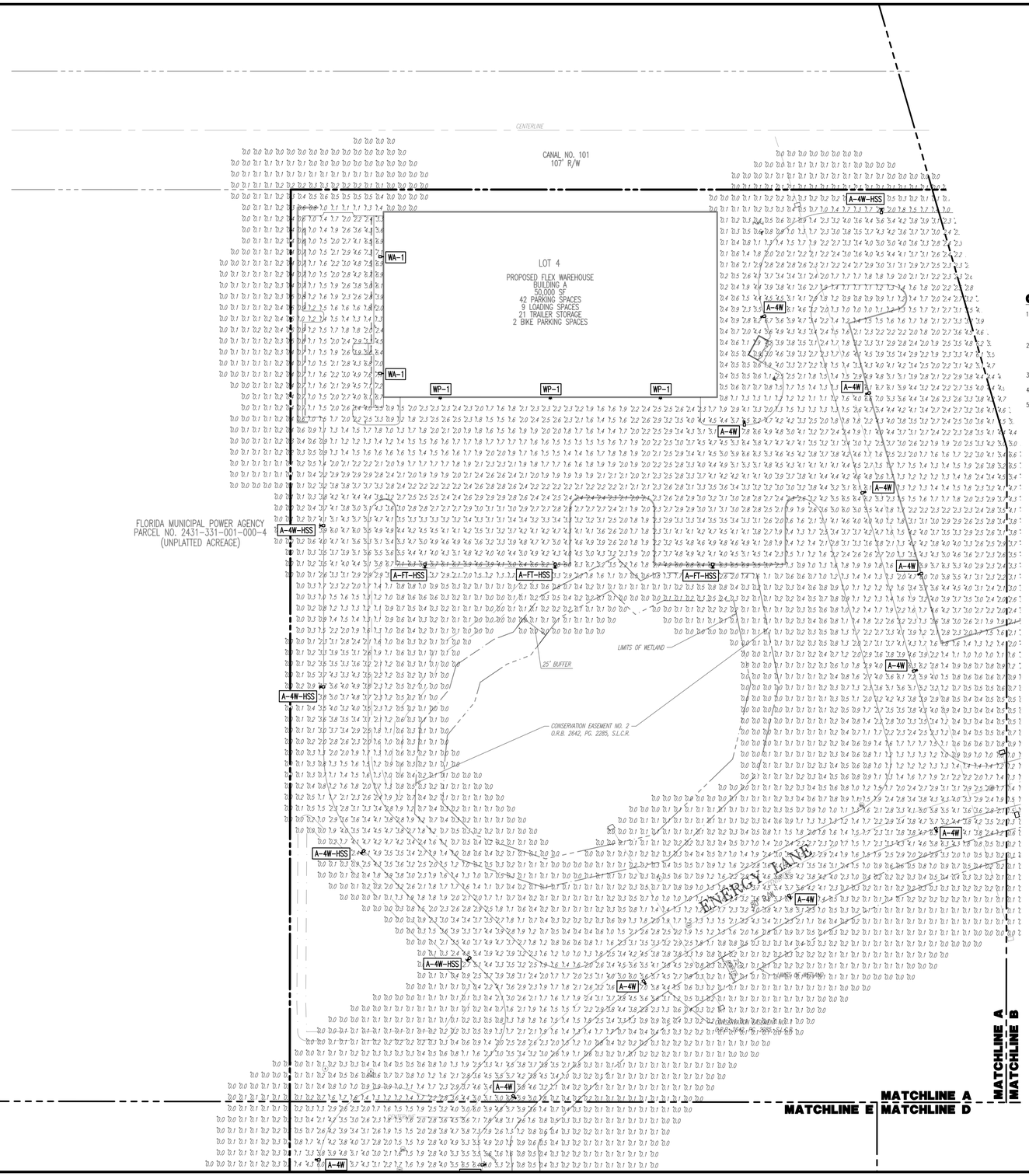

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SEE SHEET C4.00 FOR LUMINAIRE SCHEDULE & CALCULATION SUMMARY

SEE SHEET C4.08 FOR PHOTOMETRIC DETAILS

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TITLE: PHOTOMETRIC PLAN A

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PROJECT No: 3342-99-005

SHEET No: C4.01 | Rev. #: .

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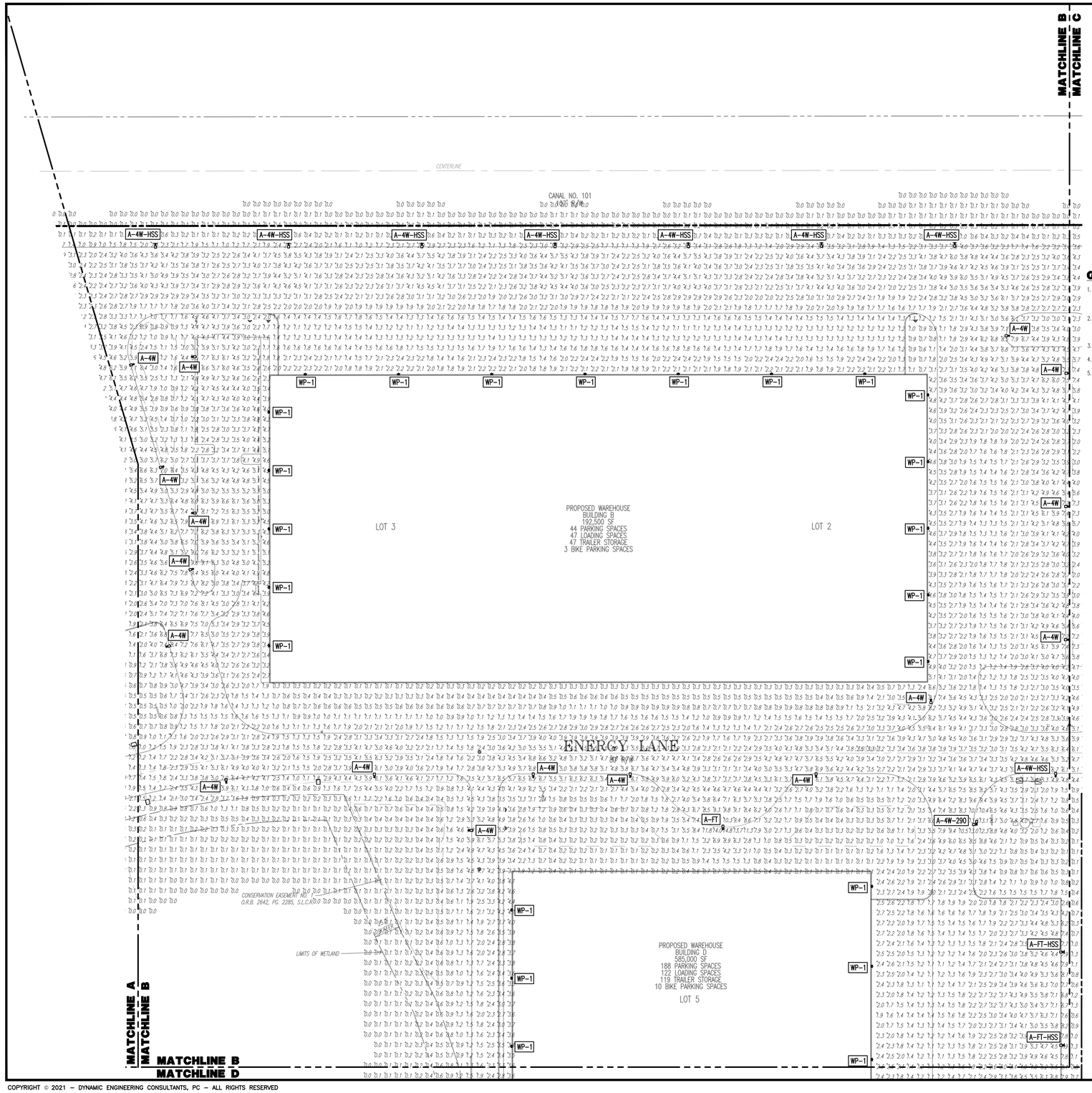

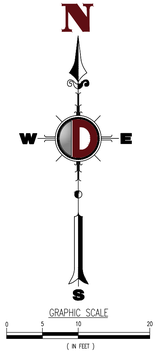

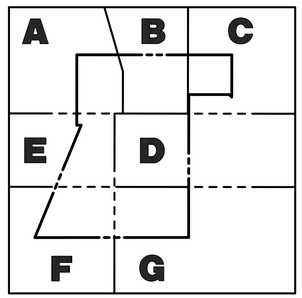

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: PHOTOMETRIC PLAN B

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

SHEET No: C4.02
Rev. #: .

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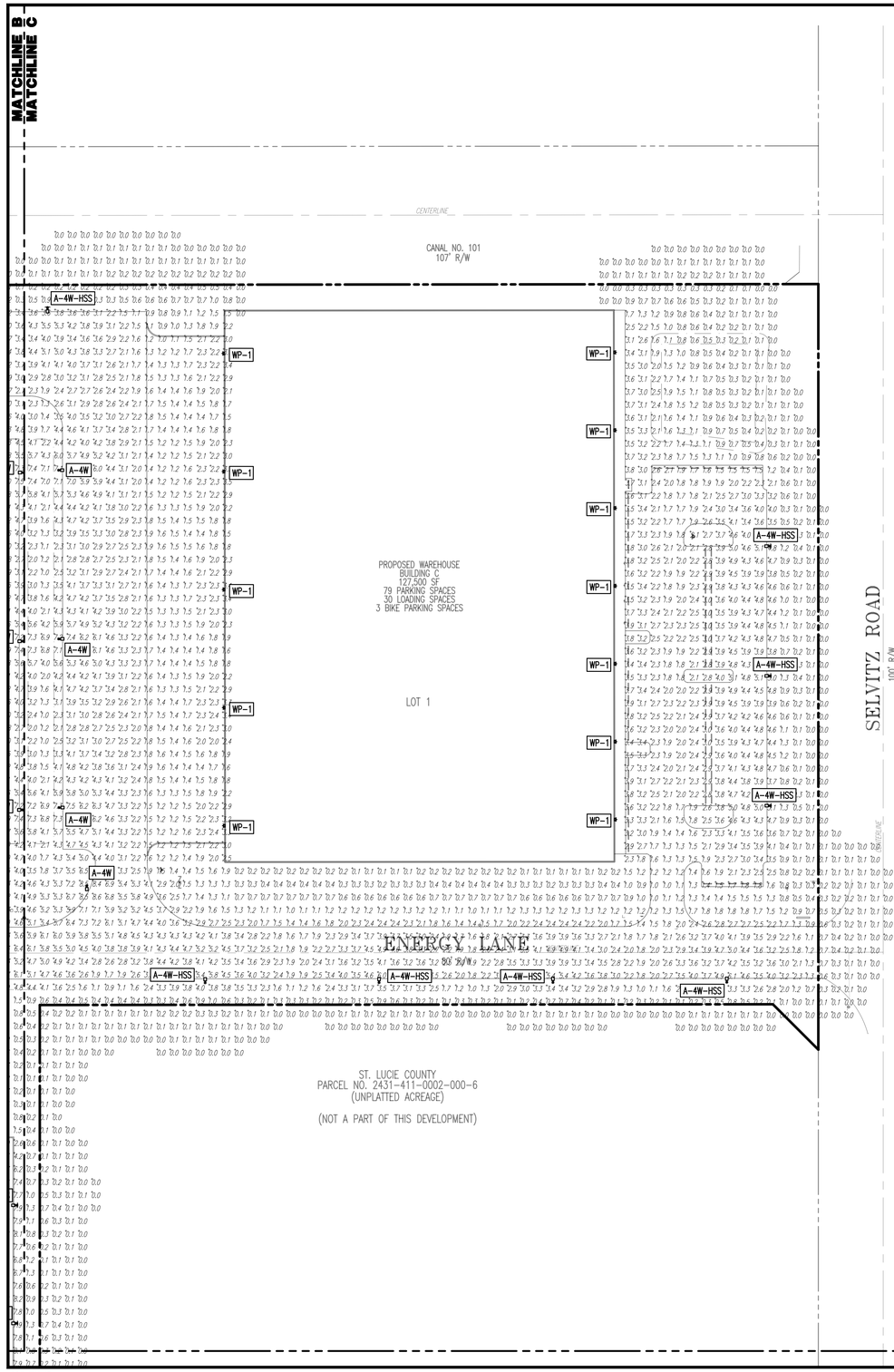

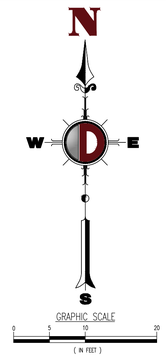

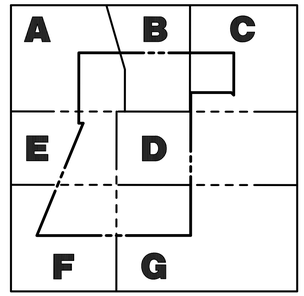

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3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDERAIL POSTS.

4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.

5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

SEE SHEET C4.00 FOR LUMINAIRE SCHEDULE & CALCULATION SUMMARY

SEE SHEET C4.08 FOR PHOTOMETRIC DETAILS

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: PHOTOMETRIC PLAN C

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SHEET No: C4.03 | Rev. #: .

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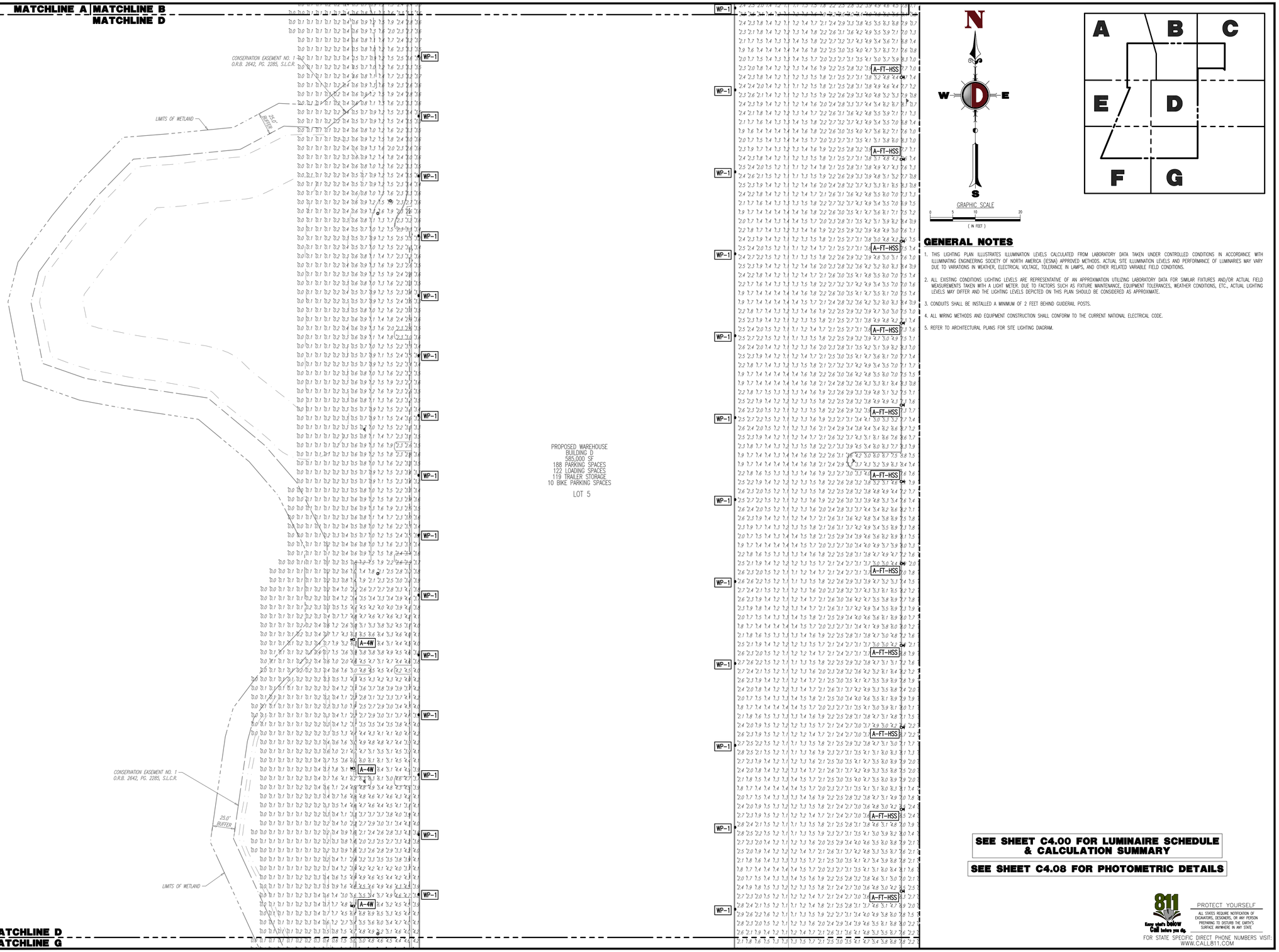

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5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: PHOTOMETRIC PLAN D

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PROJECT No: 3342-99-005

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

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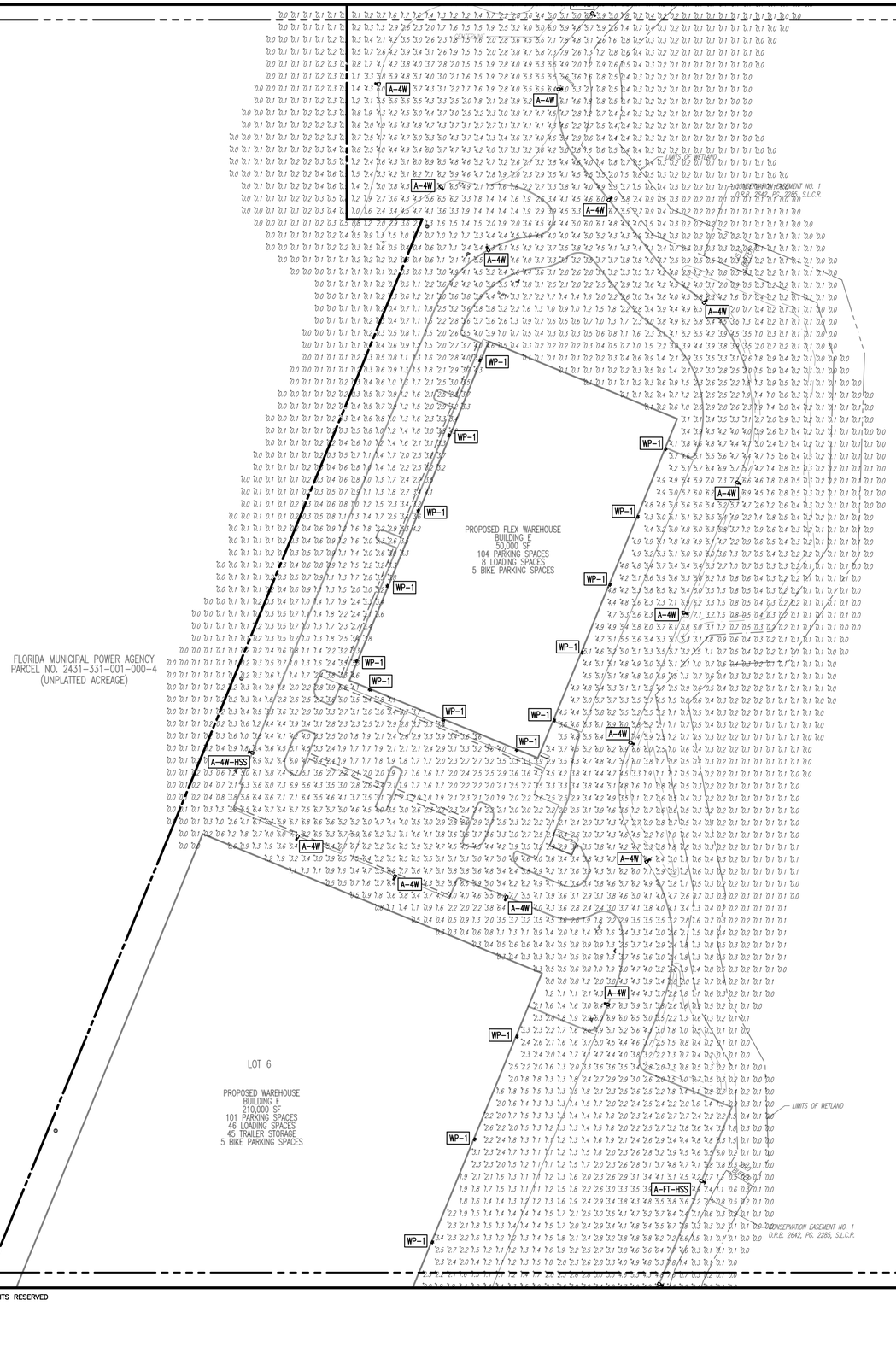

MATCHLINE E
MATCHLINE F

MATCHLINE E
MATCHLINE D

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GENERAL NOTES

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5. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.

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SEE SHEET C4.08 FOR PHOTOMETRIC DETAILS

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

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TITLE: PHOTOMETRIC PLAN E

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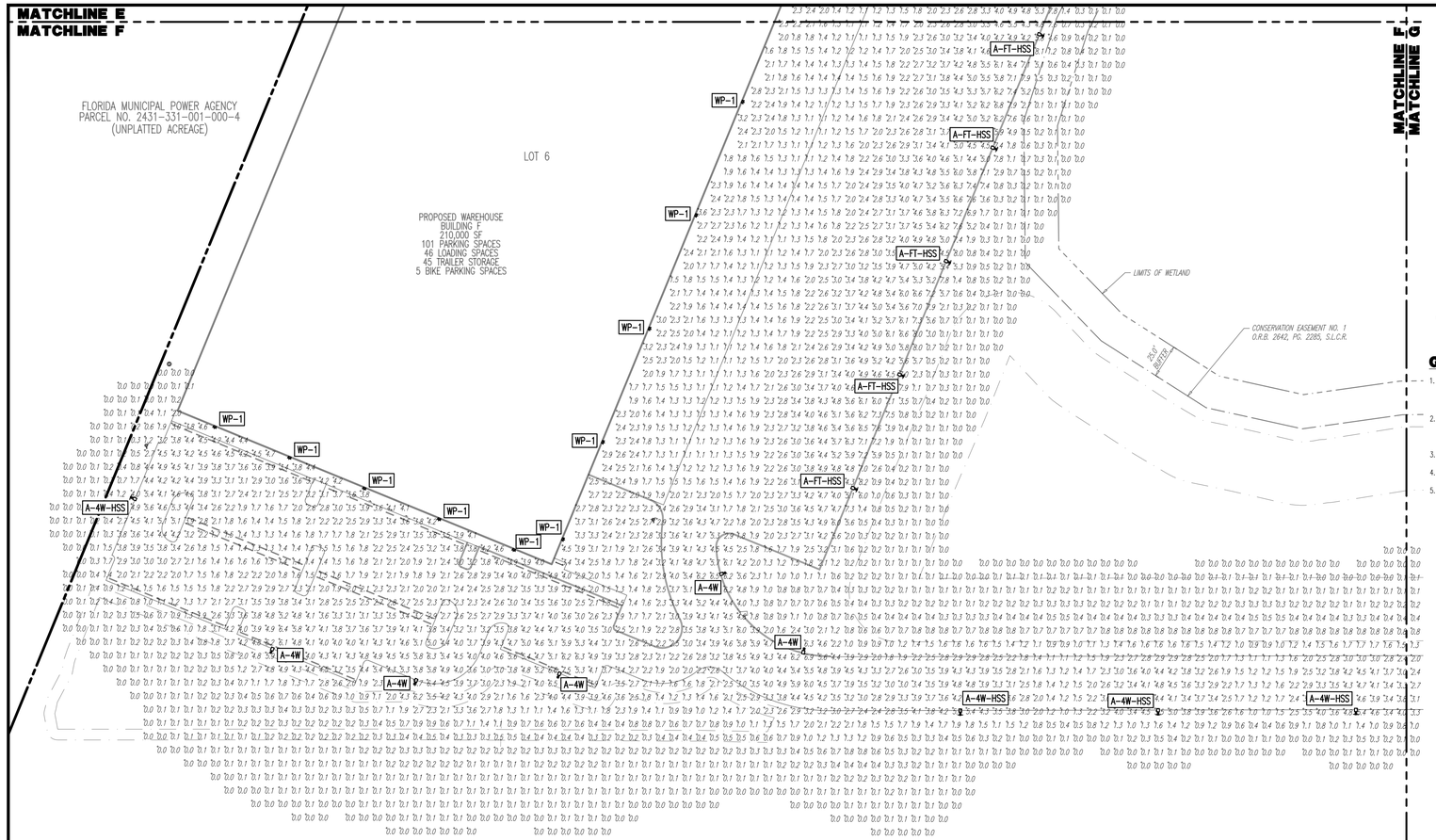
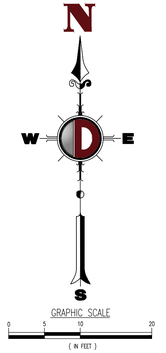
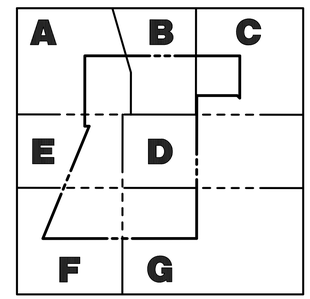
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C4.05
Rev. #: .







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PROJECT No: 3342-99-005

SHEET No: C4.06
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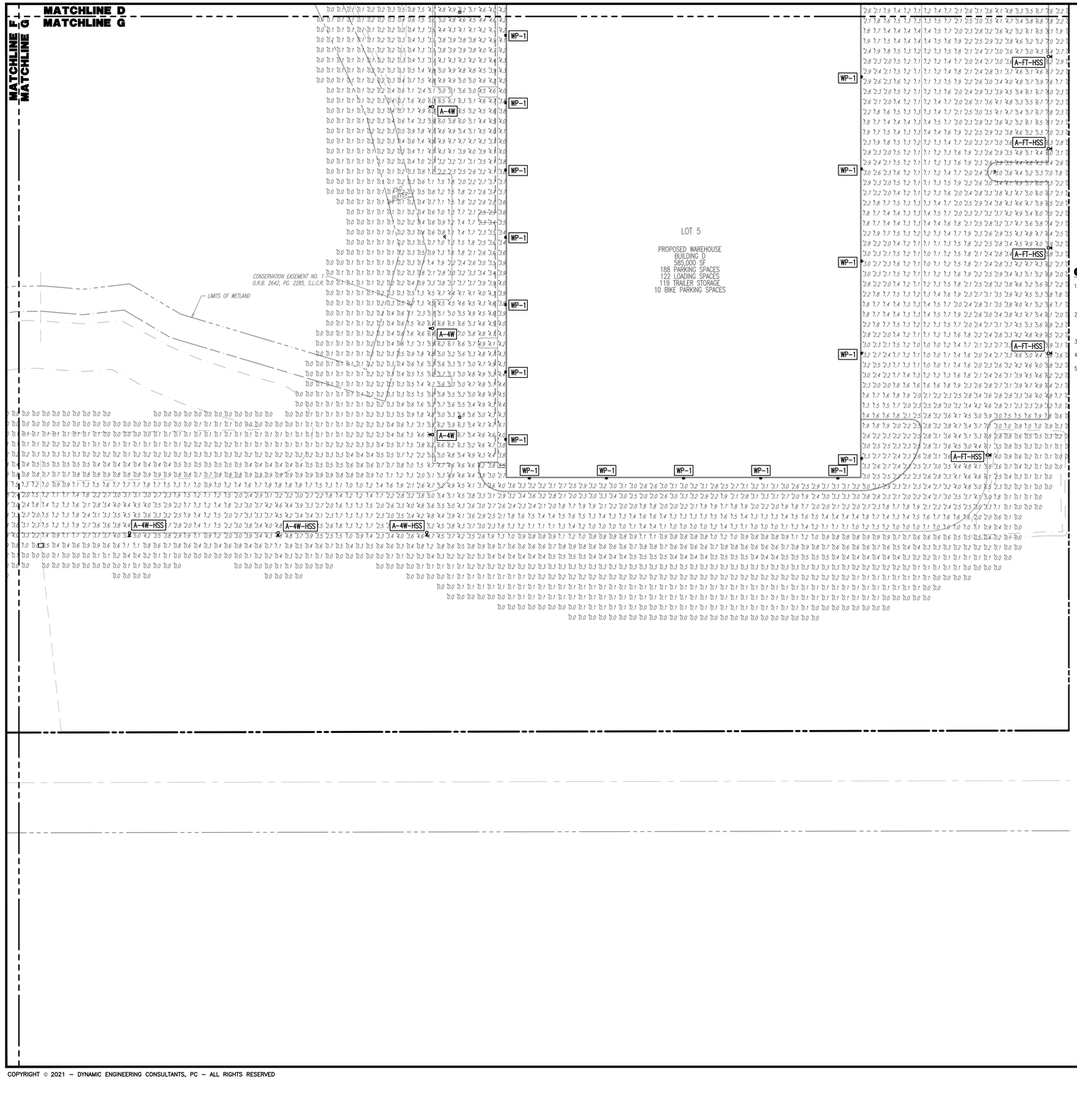

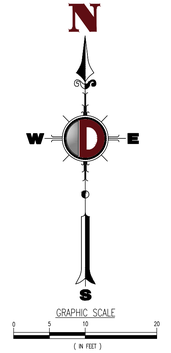

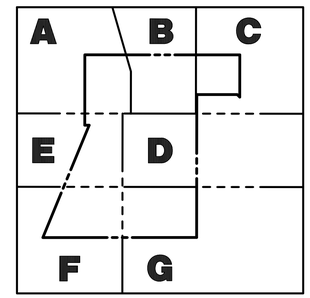

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SELVITZ ROAD & ENERGY LANE, FORT PIERCE, ST. LUCIE COUNTY, FL. 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

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DATE: 12/09/2021

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TITLE: PHOTOMETRIC PLAN G

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

SHEET No: C4.07
Rev. #: .

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

LumenSafe Technology · Light Ahhchieve™

Product Certifications

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

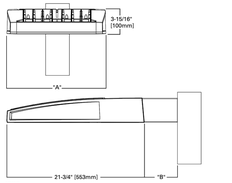
Interactive Menu

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

Quick Facts

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

Dimensional Details



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

Connected Systems

- WaveLinx
- Enlighted

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

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

McGraw-Edison

GLEON Galleon

Ordering Information

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

Product Family [1, 2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON=Galleon **BAA-GLEON**=Galleon, Buy American Act Compliant [36] **TAA-GLEON**=Galleon, Trade Agreements Act Compliant [36]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [3] **SA6**=6 Squares **SA7**=7 Squares [3] **SA8**=8 Squares [3] **SA9**=9 Squares [3] **SA9**=10 Squares [3]	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [5, 6]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Narrow **SNQW**=Type V Square Medium **SLQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QML**=Quick Mount Arm (Standard Length, Large) [9] **QMEA**=Quick Mount Arm (Extended Length) [9]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [12]
DIM=External 0-10V Dimming Leads [14, 28] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **20K**=Series 20kV UL 1449 Surge Protective Device **DL**=Two Circuits [14, 28] **HA**=50°C High Ambient [15] **HSS**=Installed House Side Shield [16] **GBSBK**=Glare Reducing Shield, Black [16] **GBSWH**=Glare Reducing Shield, White [16] **LCF**=Light Square Trim Painted to Match Housing [17] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **RTA**=Factory Installed Terminal Block [18] **LSS**=Factory Installed Glare Shield, SLX [17] **GBSWH**=Factory Installed Glare Shield, WH [17] **UPL**=Uplight Housing [19] **HA**=50°C High Ambient [20] **LCF**=Light Square Trim Plate Painted to Match Housing [20] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [21] **ERCS**=Marking and Small Terminal Block [20] **AHD145**=After Hours Dim, 5 Hours [20] **AHD245**=After Hours Dim, 6 Hours [20] **AHD255**=After Hours Dim, 7 Hours [20] **AHD355**=After Hours Dim, 8 Hours [20] **DALI**=DALI Drivers [22]	**BPC**=Button Type Photocontrol **PR**=NEMA 3-Prong Photocontrol Receptacle **PR7**=NEMA 7-Prong Photocontrol Receptacle [23] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [24] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [24] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 8' - 20' Mounting Height [24] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 25] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [26, 27] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [26, 28] **SWPD4XX-MS**=WaveLinx Sensor Only, 7'-15' [26, 28, 29] **WOBXX**=WaveLinx Sensor with Bluetooth, 15'-40' [26, 28] **WOFXX**=WaveLinx Sensor with Bluetooth, 7'-15' [26, 28] **LWB-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [26, 30] **LWN-LW**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [26, 30, 31]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1313**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1027-XX**=Single Tenon Mast Arm Adapter [32] **MA1028-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=Dpl180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=Aq90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=Dpl90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=Sq90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=Dpl180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=Dpl120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=Aq90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=Dpl90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=Sq90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [33] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit **GLEON-QMEA**=Quick Mount Extended Arm Kit [11] **LSXHSS**=Field Installed House Side Shield [16, 34] **LS/GBSBK**=Glare Reducing Shield, Black [16, 34] **LS/GBSWH**=Glare Reducing Shield, White [16, 34] **LS/RTA**=Terminal Block [18, 34] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [33] **WOLC-7P-10A**=WireLinx Outdoor Control Module (7-pin) [26, 28] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' - 15' Mounting Height [26, 28, 35, 36] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' - 40' Mounting Height [26, 28, 30, 36]

NOTES:
1. Qualifier is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP013001EN for additional support information.
2. Part of "Sustainable Consortium" Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 6,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Available with SNQ, SNQW, SLQ, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V not to be used with ungrounded or impedance grounded systems.
8. DuroVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.eaton.com/durovolt for more information.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, LPS or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, SL, LWB, LWN or RTA.
14. Not for use in ambient temperatures above 40°C or below -30°C or below +40°C. Backbox is non-UP-rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LX with L38 (16' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with SNQ, SNQ, SWQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 120S, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
28. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
29. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
30. Requires ZW or ZD receptacle.
31. Replace XX with sensor color (BK, BZ or BK).
32. Specify 120V or 277V.
33. The FSIR-100 configuration mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Available in 7-10 squares.
37. Not available in 1 square configuration at 800mA or below.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features

Light Ahhchieve™

Product Certifications

DLC · DLC Premium · ISH · CERTIFIED · FC · IP66 · IDA CERTIFIED · 5 YEAR · BAA

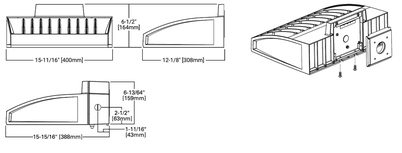
Interactive Menu

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

Quick Facts

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

Dimensional Details



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

Connected Systems

- WaveLinx
- Enlighted

McGraw-Edison

GWC Galleon Wall

Ordering Information

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

Product Family [1]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Finish
GWC=Galleon Wall **BAA-GWC**=Galleon Wall, Buy American Act Compliant [34] **TAA-GWC**=Galleon Wall, Trade Agreements Act Compliant [34]	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [3]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [4, 5]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6, 7] **9**=347V [6] **DV**=277-480V DuroVolt Drivers [5, 6, 7]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **SNQ**=Type V Square Narrow **SNQW**=Type V Square Medium **SNQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [10]
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **DL**=Two Circuit Light Engine **DIM**=External 0-10V Dimming Leads [8, 9] **CBP**=Battery Pack with Back Box, Cold Weather Rated [3, 8, 10, 11] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [3, 8, 9] **LPO**=Optics Rotated 90° Left **RPO**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [12] **LSS**=Factory Installed Glare Shield, SLX [13] **GBSWH**=Factory Installed Glare Shield, WH [13] **UPL**=Uplight Housing [14] **HA**=50°C High Ambient [15] **LCF**=Light Square Trim Plate Painted to Match Housing [16] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [17] **ERCS**=Marking and Small Terminal Block [16] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [18]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle [19] **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [19] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19, 20] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [19, 20] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [19, 20] **MS-L20W**=Motion Sensor for ON/OFF Operation, 8' - 20' Mounting Height [19, 20] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [19, 20] **MS/X-L20W**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [19, 20, 21] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [19, 20, 21] **MS/DIM-L20W**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [19, 20] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [19, 20] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [19, 22] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [19, 20, 23] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [19, 20, 23] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [19, 20, 23] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [19, 20, 23] **LWB-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 24] **LWN-LW**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 24]	**OA/RA1013**=Photocontrol Shorting Cap [19] **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V [19] **OA/RA1027**=NEMA Photocontrol - 480V [19] **OA/RA1201**=NEMA Photocontrol - 347V [19] **OA/RA1014**=120V Photocontrol [19] **MA1027-XX**=Single Tenon Mast Arm Adapter [25] **MA1028-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=Dpl180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=Aq90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=Dpl90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=Sq90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=Dpl120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=Dpl180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=Dpl120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=Aq90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=Dpl90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=Sq90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [26] **WOLC-7P-10A**=WireLinx Outdoor Control Module (7-pin) [19, 20] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' - 15' Mounting Height [19, 20, 23, 27] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' - 40' Mounting Height [19, 20, 23, 24]

NOTES:
1. Qualifier is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP013001EN for additional support information.
2. Part of "Sustainable Consortium" Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 6,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
4. Narrow-based 590nm +/- 5nm for wildlife and observatory use. Choose drive current A, supplied at 560mA drive current only. Available with SWQ, SNQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
5. Not available with HA option.
6. 480V not to be used with ungrounded or impedance grounded systems.
7. DuroVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.eaton.com/durovolt for more information.
8. Cannot be used with other control options.
9. Low voltage control leads extended 18" from fixture.
10. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
11. Not available in 1200mA, LPS or CBP options. Available with single light square.
12. Not available with SL2, SL3, SL4, SL, LWB, LWN or RTA.
13. Not for use in ambient temperatures above 40°C or below -30°C or below +40°C. Backbox is non-UP-rated. Control option limited to BPC.
14. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
15. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
16. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
17. Replace LX with L38 (16' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
18. Includes integral photosensor.
19. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
20. White sensor shipped on all housing color options.
21. Not available with HSS or GRS options.
22. Not for use with SNQ, SNQ, SWQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
23. CE is not available with the 120S, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
24. One required for each light square.
25. Requires PR7.
26. Not for use with T4FT, T4W or SL4 optics.
27. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
28. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
29. Requires ZW or ZD receptacle.
30. Replace XX with sensor color (BK, BZ, or BK).
31. Specify 120V or 277V.
32. The FSIR-100 configuration mobile application required to change system defaults. See controls section for details.
33. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
34. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
35. Not available in 1 square configuration at 800mA or below.

Product Specifications

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

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

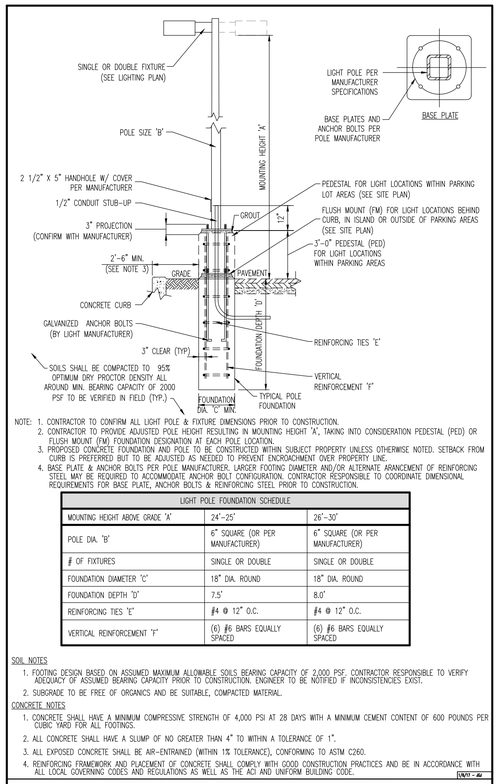
Electrical
- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

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

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

Typical Applications
- Exterior Wall, Walkway

Warranty
- Five-year warranty



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

LIGHT POLE FOUNDATION SCHEDULE

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

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

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

AREA LIGHT FOUNDATION DETAIL

NOT TO SCALE

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BY	COMMENTS	DATE	REV.

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DRAWN BY: KAK
CHECKED BY: MDM
CHECKED BY: --

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

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www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 12/09/2021

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047

TITLE: PHOTOMETRIC DETAILS

SCALE: (H) NOT TO (V) SCALE
DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C4.08
Rev. #: .

MICHAEL D. MILES, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 12/09/2021. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Plotted: 12/09/21 – 2:34 PM By: smcdermott
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990050SD0.dwg, ---> C4.08 PHOTOMETRIC DETAILS

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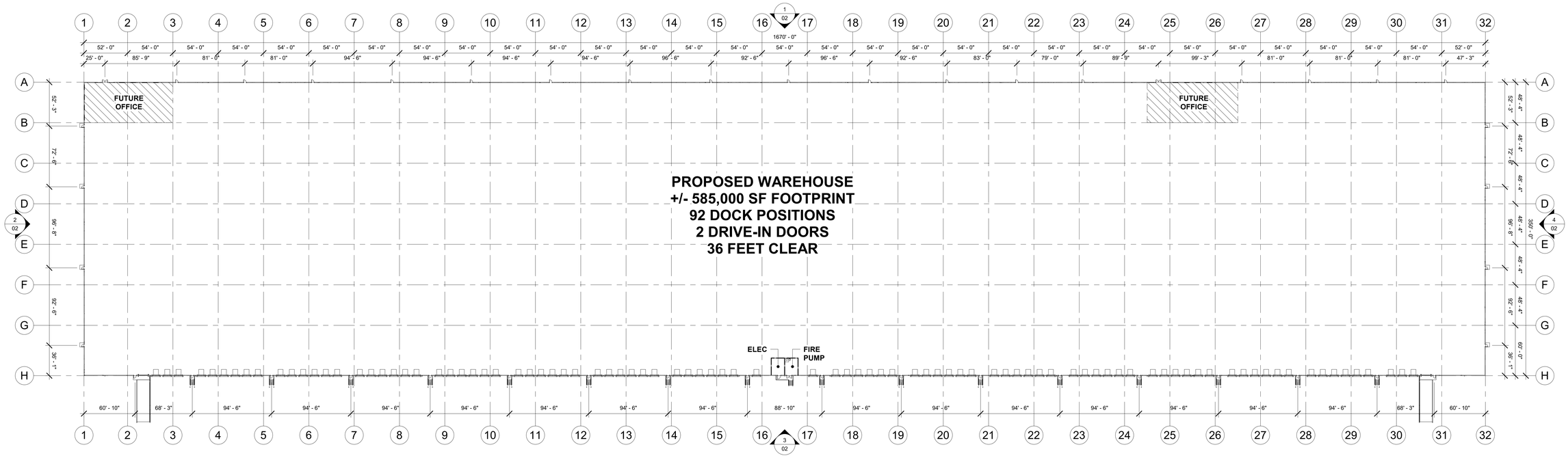


This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 1" = 50'

0 25 50 100 250

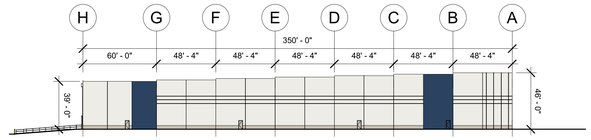
N

ADBI / DESIGN SERVICES

CONCEPTUAL FLOOR PLAN

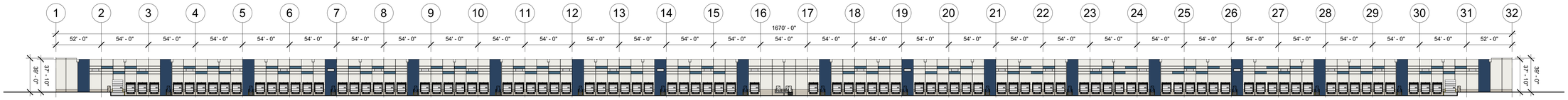
TREASURE COAST BUSINESS PARK | BUILDING A
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 12/07/2021

ARCO DESIGN/BUILD INDUSTRIAL



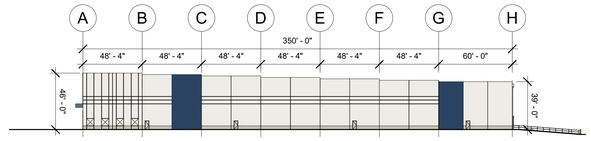
NORTH ELEVATION 4

SCALE: 1" = 50'-0"



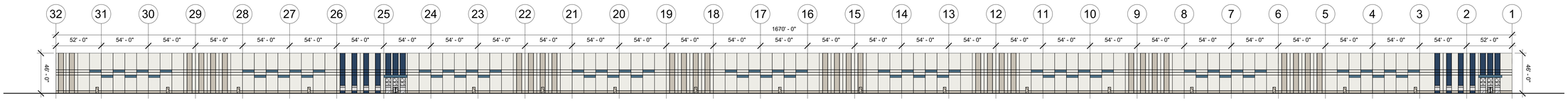
EAST ELEVATION 3

SCALE: 1" = 50'-0"



SOUTH ELEVATION 2

SCALE: 1" = 50'-0"



WEST ELEVATION 1

SCALE: 1" = 50'-0"

MATERIAL NOTES

DOWNSPOUT GUARDS - TO MATCH ADJACENT WALL COLOR

DOWNSPOUT & SCUPPER BOXES - TO MATCH ADJACENT WALL COLOR

METAL COPING - TO MATCH ADJACENT WALL COLOR

GLAZING LEGEND

GL-01
INSULATED GLAZING UNIT

GL-02
TEMPERED SAFETY GLASS

GL-03
SPANDREL GLASS

PAINT SCHEME COLORS:

P1 - BASE COLOR (LIGHT): SW 7005 PURE WHITE

P2 - ACCENT COLOR (MEDIUM): SW 1015 SKYLINE STEEL

P3 - ACCENT COLOR (DARK): SW 9176 DRESS BLUES

P4 - ACCENT COLOR: SW 9149 INKY BLUE

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SCALE 1" = 50'

0 25 50 100 250

ADBI / DESIGN SERVICES

CONCEPTUAL ELEVATIONS

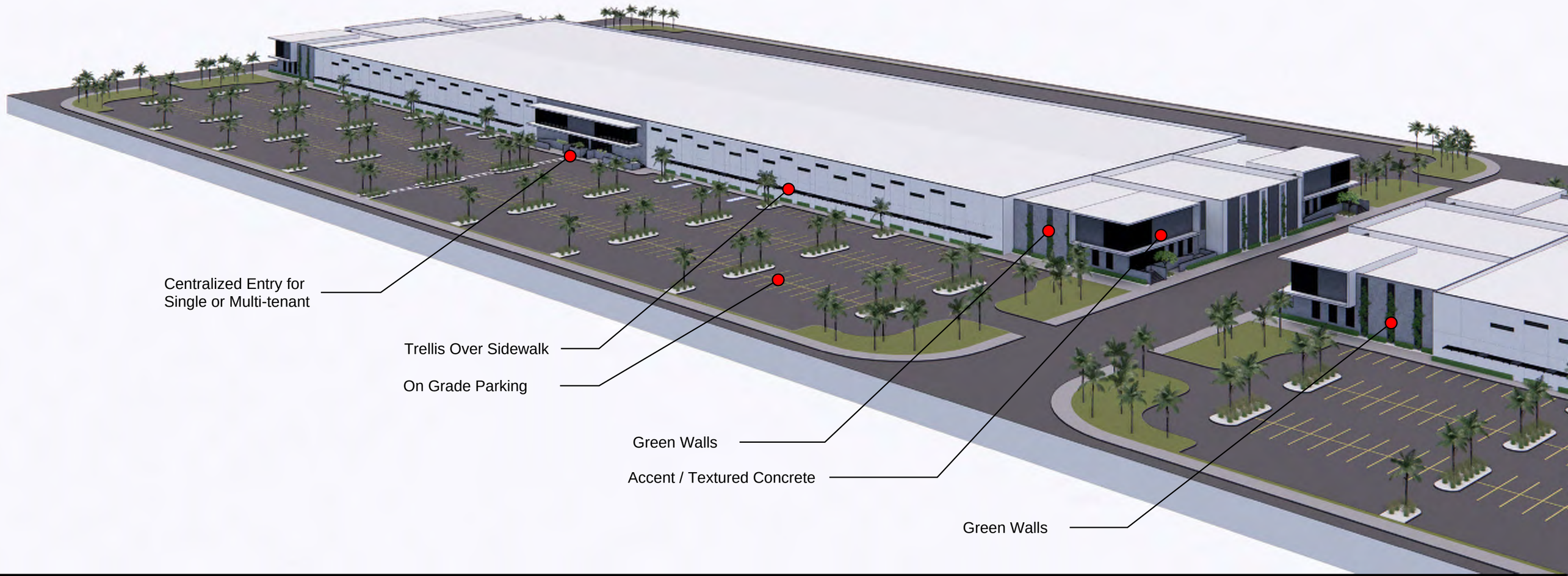
TREASURE COAST BUSINESS PARK | BUILDING A
SELVITZ RD. & ENERGY LN. FORT PIERCE, FL
AS364-21 | NEP826 | 12/07/2021

ARCO DESIGN/BUILD INDUSTRIAL

Kings Highway Commerce Park

Schematic Design Package


Loading Area
Access
Overhead Weather Protection
Clerestory Windows
Green Walls
Accent / Textured Concrete
Green Walls
Screen Wall
Van Access Ramp


Centralized Entry for
Single or Multi-tenant
Trellis Over Sidewalk
On Grade Parking
Green Walls
Accent / Textured Concrete
Green Walls



Kings Highway Commerce Park
Schematic Design Package



Kings Highway Commerce Park
Schematic Design Package

Kings Highway Commerce Park
Schematic Design Package



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Kings Highway Commerce Park
Schematic Design Package

Kings Highway Commerce Park
Schematic Design Package

The proposed design looks to integrate non-typical warehouse/tilt building architectural features to reduce the scale of the buildings and create an office building scale and asethetic.



Kings Highway Commerce Park
Schematic Design Package

The proposed design looks to integrate non-typical warehouse/tilt building architectural features to reduce the scale of the buildings and create an office building scale and asethetic.

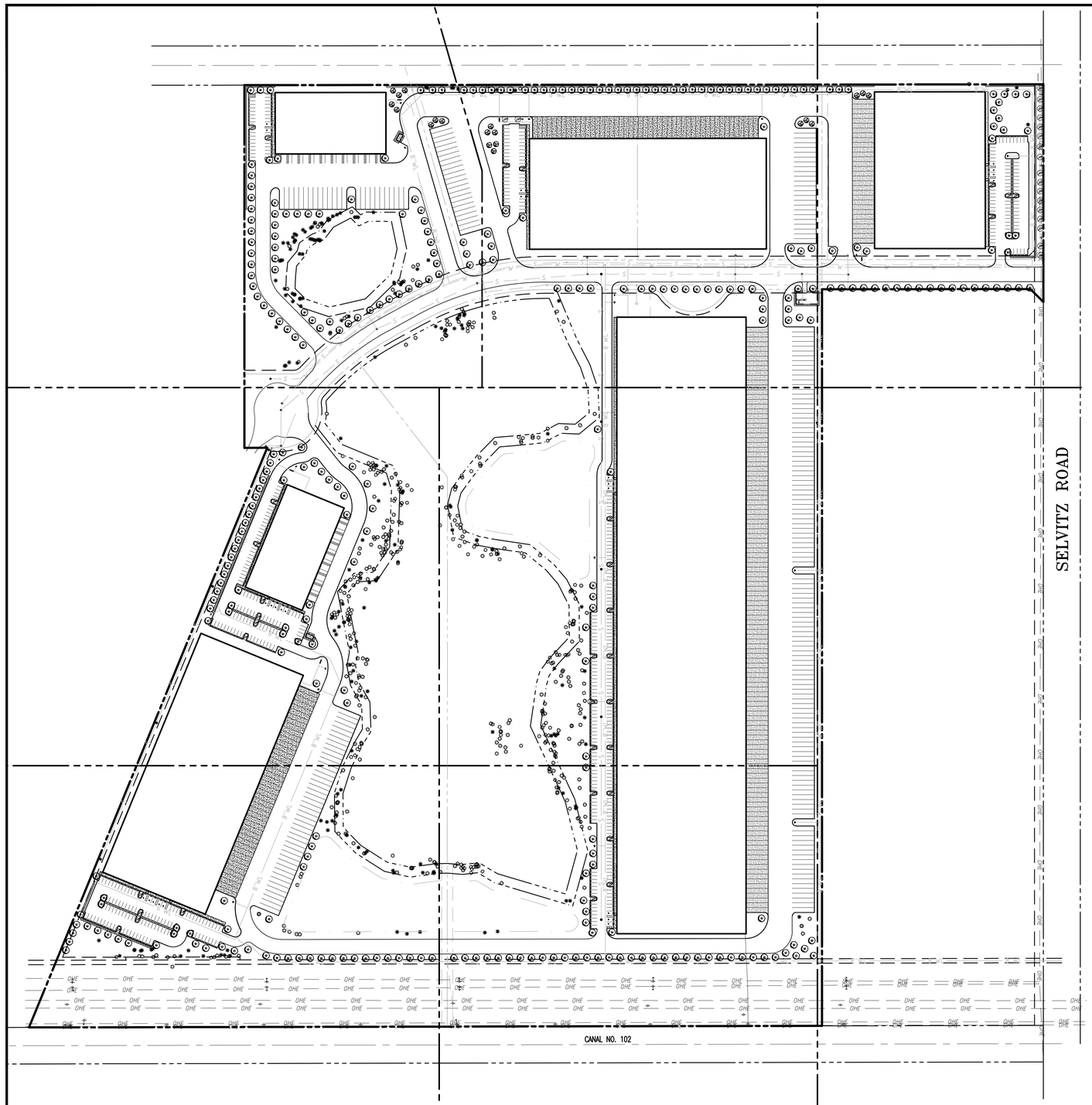
Sherwin Williams Pure White SW 7005

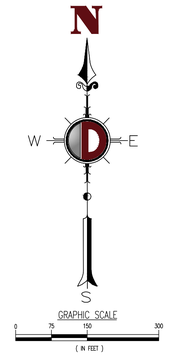
Sherwin Williams Cyberspace SW 7076

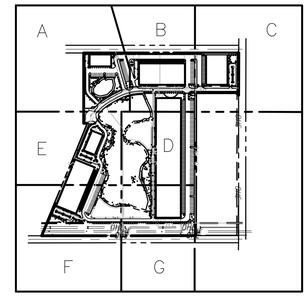


Precast board formed concrete-exposed

Kings Highway Commerce Park
Schematic Design Package







LANDSCAPE CALCULATIONS:

- VEHICULAR USE AREA (VUA) LANDSCAPE (1,207,021 SF):
  REQUIRED - 1 SF LANDSCAPE AREA / 30 SF VUA = 40,234 SF
  REQUIRED - 1 TREE PER 100 SF OF REQUIRED AREA = 402 TREES
  INCLUDES 1 TREE PER PARKING ISLAND (98 ISLANDS) = 98 TREES
  REQUIRED - GRASS, GROUNDCOVER OR SHRUBS
  PROPOSED - 153 EXISTING TREES, 243 NEW TREES, LAWN GRASS
- PERIMETER BUFFERS:
  NORTH - 10' (INTERIOR PARKING BUFFER) (1,535 LF)
  REQUIRED - 1 TREE / 200 SF + 36" CONTINUOUS HEDGE AT INSTALL = 77 TREES
  PROPOSED - 6 EXISTING TREES, 71 NEW TREES, 36" TALL CONTINUOUS HEDGE
  EAST - 10' (ROADWAY BUFFER) (495 LF)
  REQUIRED - 1 TREE / 300 SF + 36" CONTINUOUS HEDGE AT INSTALL = 17 TREES
  PROPOSED - 17 NEW TREES, 36" TALL CONTINUOUS HEDGE
  SOUTH - 10' (INTERIOR PARKING BUFFER) (582 LF)
  REQUIRED - 1 SHADE TREE / 200 SF + 36" CONTINUOUS HEDGE AT INSTALL = 30 TREES
  PROPOSED - 19 EXISTING TREE CREDITS, 11 NEW TREES, 36" TALL CONTINUOUS HEDGE
  WEST (LOT 4) - 10' (INTERIOR PARKING BUFFER) (318 LF)
  REQUIRED - 1 SHADE TREE / 200 SF + 24" CONTINUOUS HEDGE AT INSTALL = 16 TREES
  PROPOSED - 18 NEW TREES, 36" TALL CONTINUOUS HEDGE
  WEST (LOT 6) - 10' (INTERIOR PARKING BUFFER) (579 LF)
  REQUIRED - 1 SHADE TREE / 200 SF + 24" CONTINUOUS HEDGE AT INSTALL = 29 TREES
  PROPOSED - 29 NEW TREES, 36" TALL CONTINUOUS HEDGE
- DROUGHT TOLERANT PLANT MATERIALS
  PROPOSED - 100% NATIVE

PLANT KEY LEGEND:

BU - BUFFER
BL - BUILDING FOUNDATION
VUA - PARKING

SITE DATA:

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

IRRIGATION PERFORMANCE NOTES:

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

PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS (Minimum)	NATIVE	DROUGHT TOLL.
TREES (100% NATIVE MIN)						
ILE	52	Ilex x attenuata 'Eagleston'	Eagleston Holly	12' Ht x 5' Spr, 2.5" DBH, 4.5' CT	Y	High
QV	321	Quercus virginiana	Live Oak	12' Ht x 5' Spr, 2.5" DBH, 4.5' CT	Y	High
PE	20	Pinus elliottii 'Densa'	Densa Slash Pine	12' Ht x 5' Spr, 2.5" DBH, 4.5' CT	Y	High
SHRUBS (25% NATIVE MIN)						
CHR	1060	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	10G, 36" Ht x 24", 36" On Center, Hedge	Y	High
SOD (DROUGHT TOLERANT SPECIES)						
SOD/SEED	*	Paspalum notatum	Argentine Bahia	Tight Joints, Neat, Level	N	High
MULCH						
MULCH	TBD**	3" Florimulch - 100% Melaleuca - No Cypress Used				

CONTRACTOR TO VERIFY PLANT QUANTITIES
* CONTRACTOR TO VERIFY SQUARE FOOTAGE
** CONTRACTOR TO VERIFY CUBIC YARDS
*** MITIGATION INCHES PROVIDED BY INCREASING DBH ABOVE 2.5" CODE TREE REQUIREMENTS

LANDSCAPE AND ROOT BARRIER NOTES:

SEE DETAIL 4 ON SHEET LP-108 FOR ROOT BARRIER REQUIREMENTS

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

SCOTT BARBER DESIGNS P.A.
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DESIGNED BY: ACM
CHECKED BY: MDM
CHECKED BY: —

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

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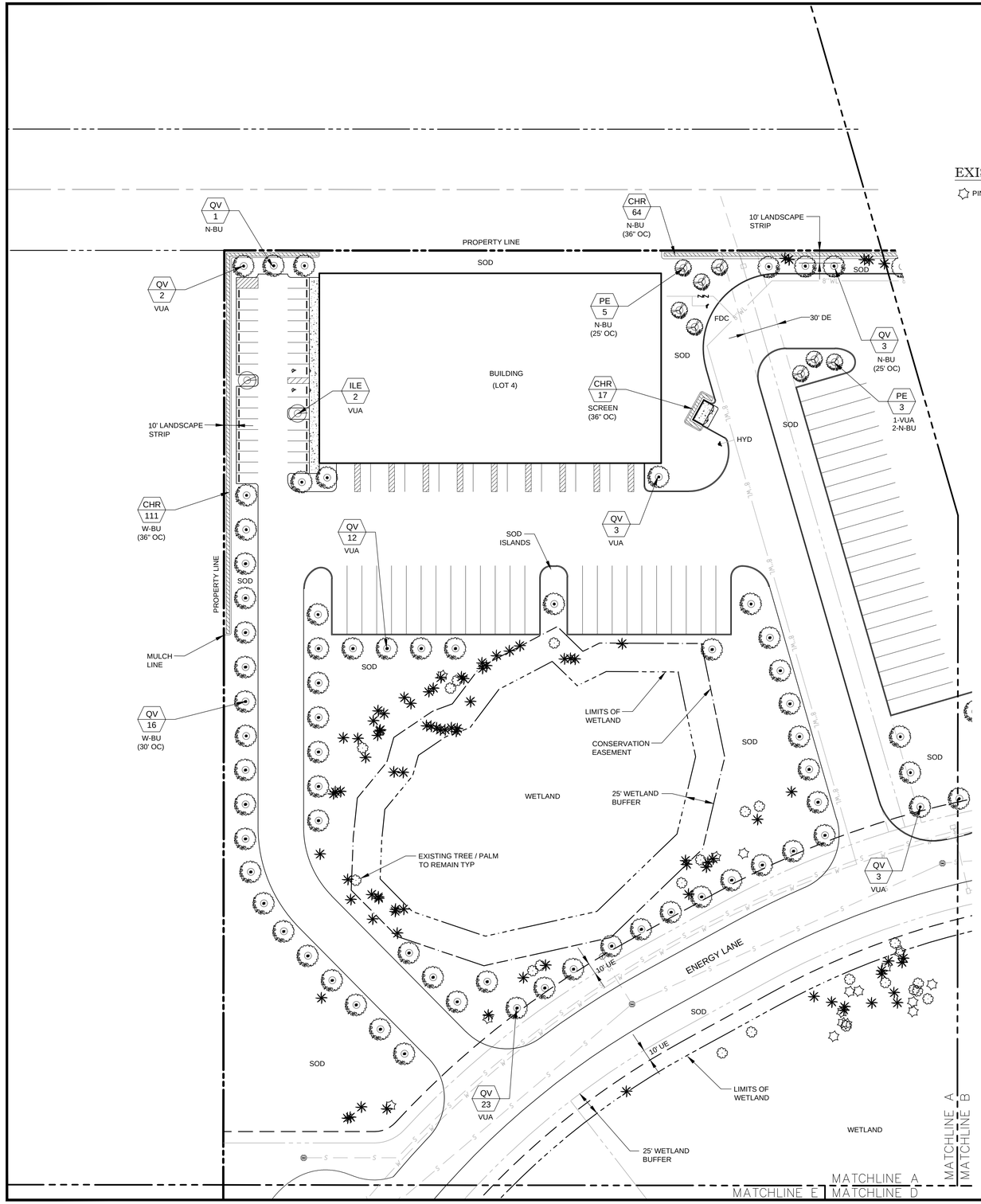
TITLE: OVERALL LANDSCAPE PLAN

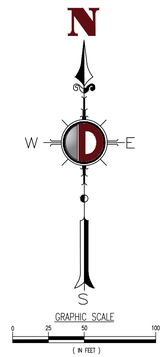
SCALE: (H) AS (V) NOTED
DATE: 11/12/2021
PROJECT No: 3342-99-005

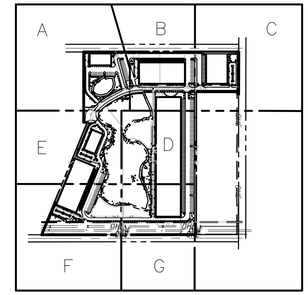
SHEET No: L1.00
Rev. #: 0



EXISTIGN TREE LEGEND

PINE PALM OAK





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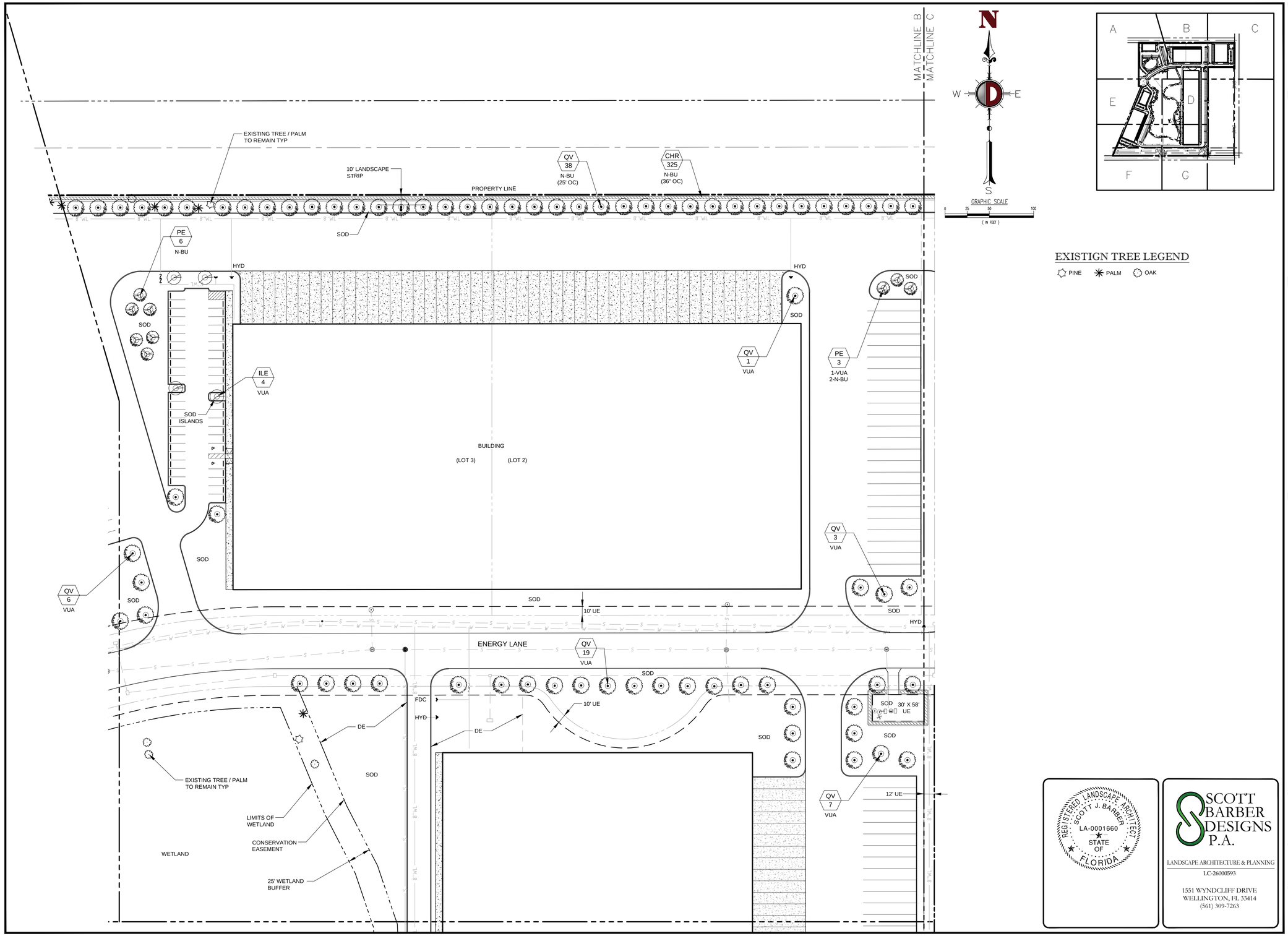
TITLE:
LANDSCAPE PLAN SHEET 'A'

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

SHEET No: L1.01
Rev. #: 0



EXISTIGN TREE LEGEND

PINE PALM OAK

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LA-0001660
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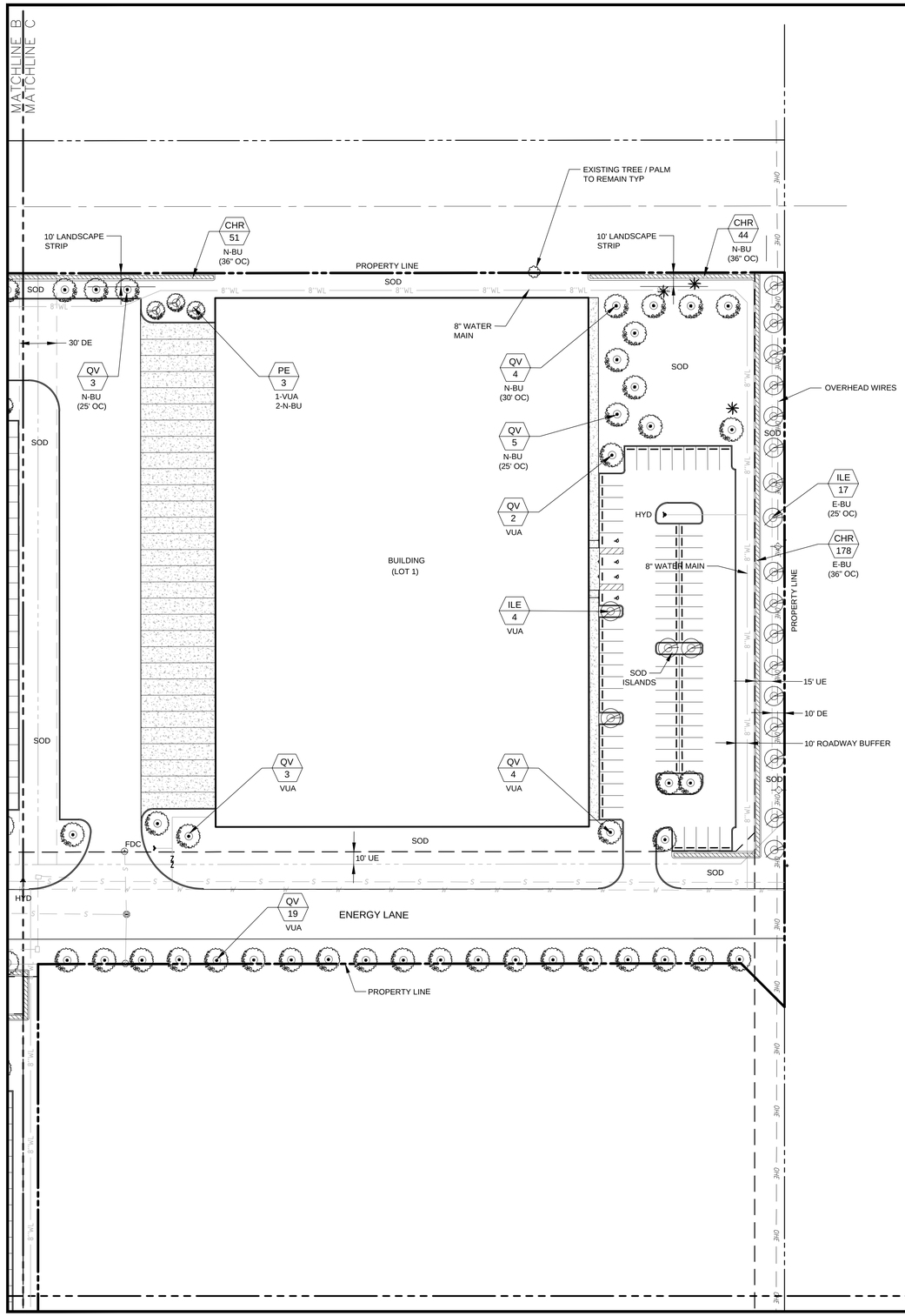
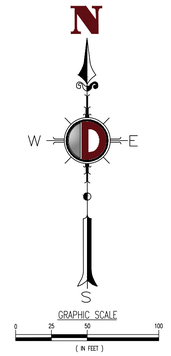
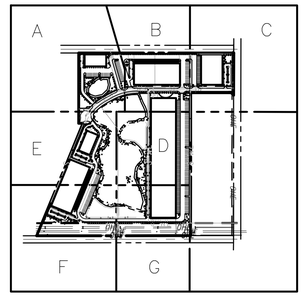
TITLE:
LANDSCAPE PLAN SHEET 'B'

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

SHEET No: L1.02
Rev. #: 0







EXISTIGN TREE LEGEND

PINE PALM OAK

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

SCOTT BARBER DESIGNS P.A.

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PROJECT: TREASURE COAST BUSINESS PARK
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SELVITZ ROAD & ENERGY LANE
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SCALE: (H) AS (V) NOTED
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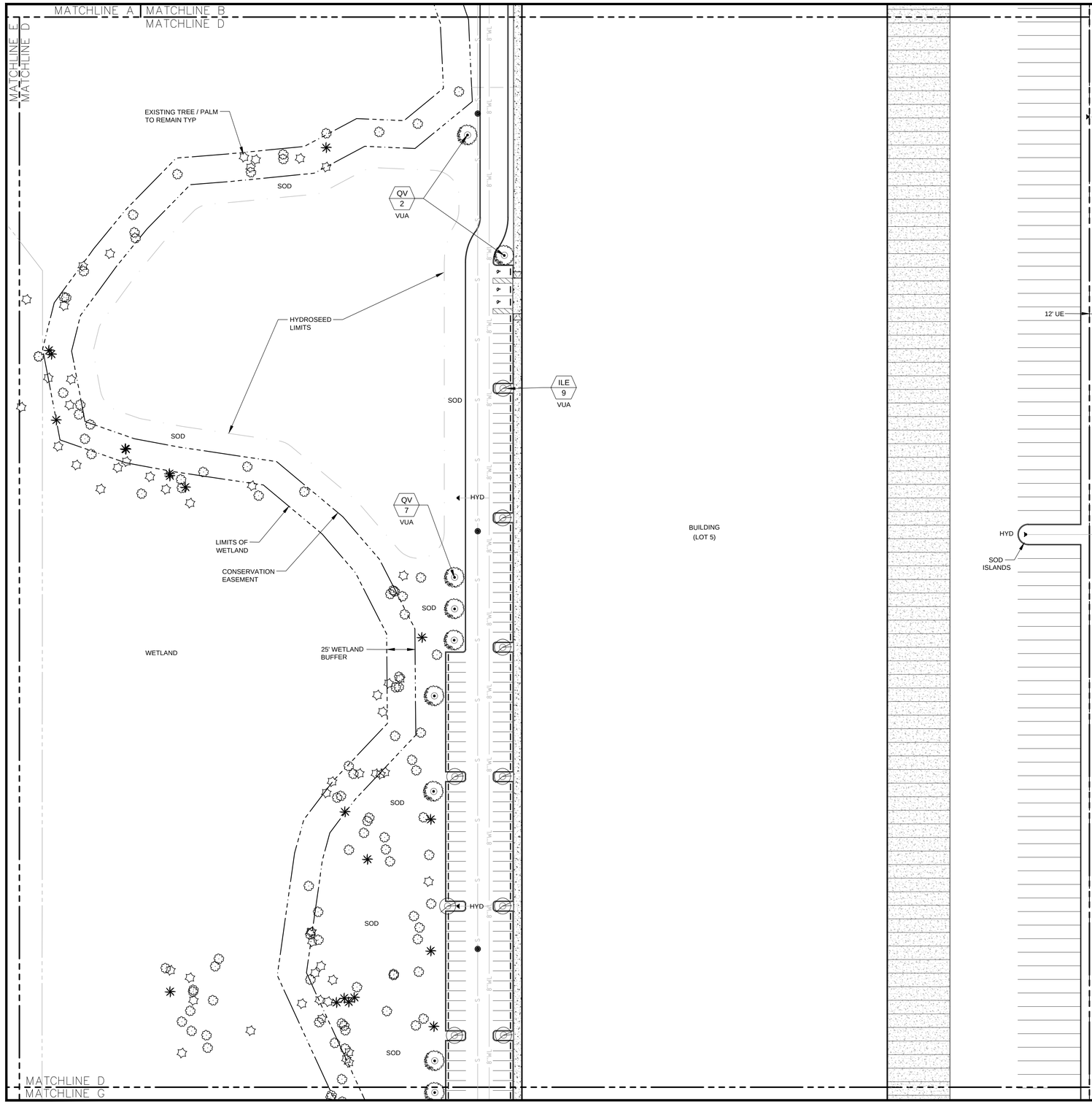
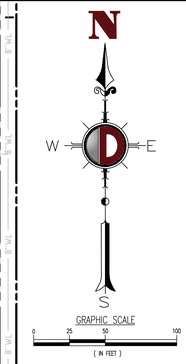
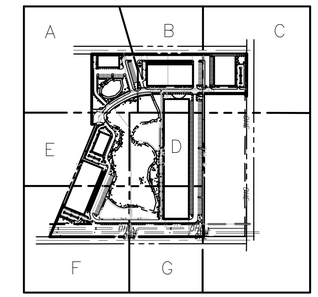
PROJECT No: 3342-99-005

SHEET No: L1.03
Rev. #: 0







EXISTIGN TREE LEGEND

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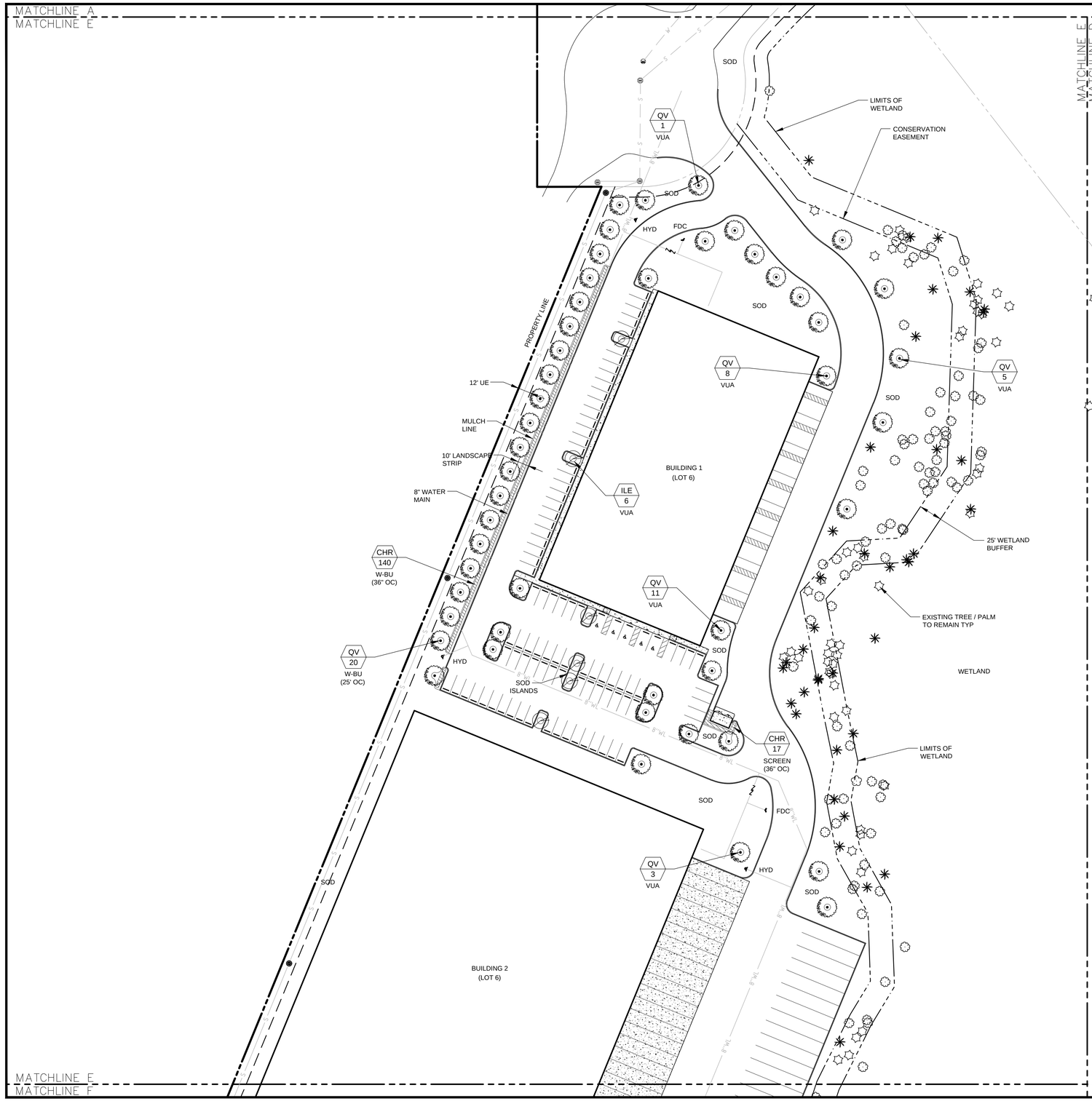
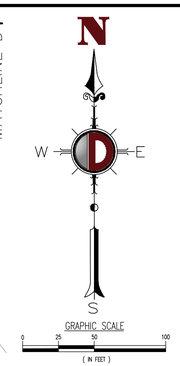
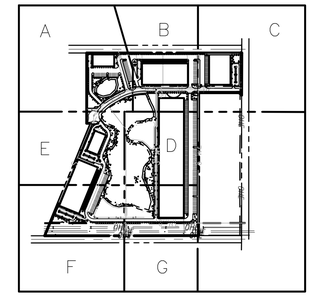
TITLE:
LANDSCAPE PLAN SHEET 'D'

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

SHEET No: L1.04
Rev. #: 0







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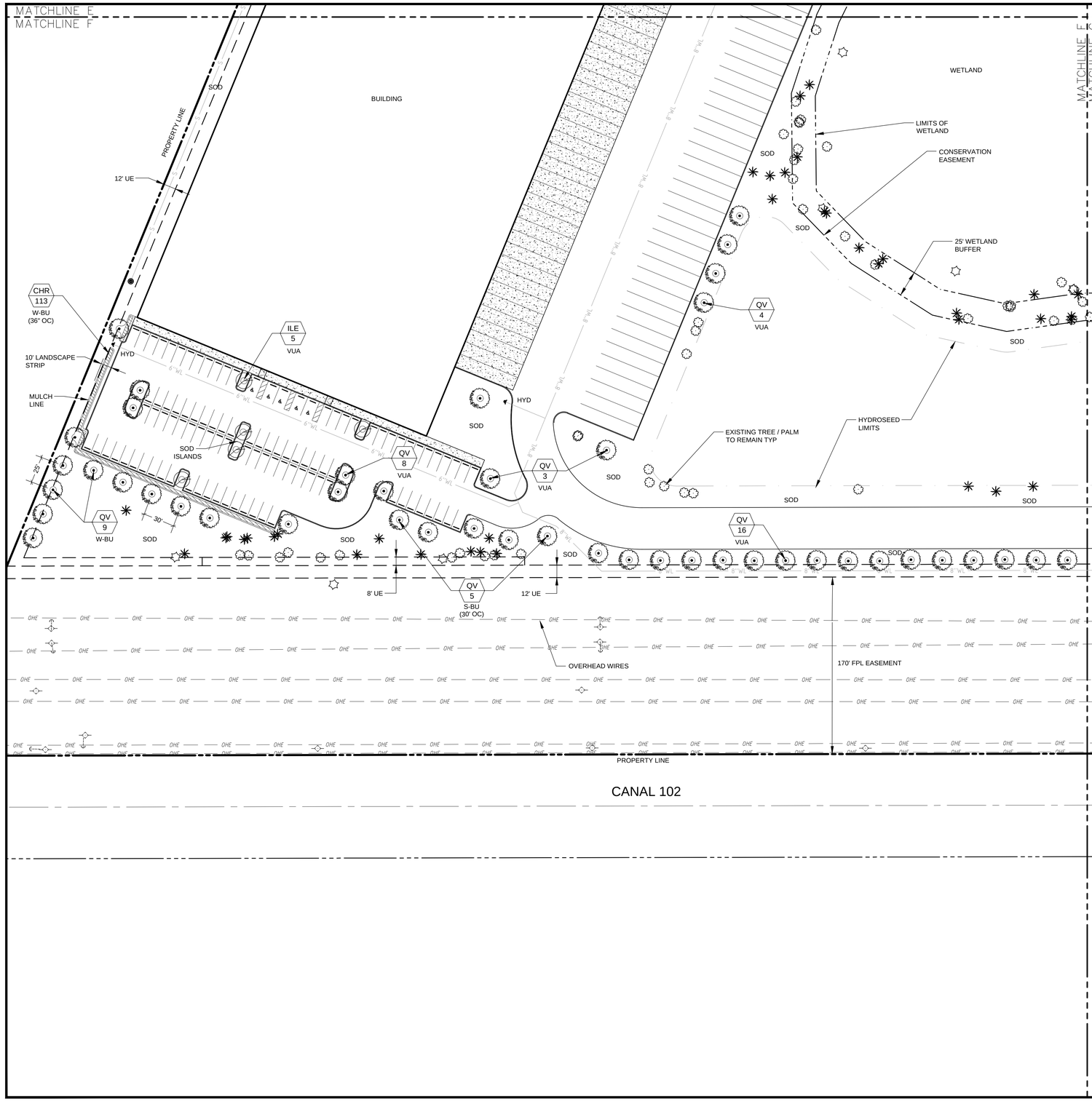
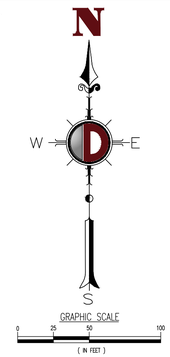
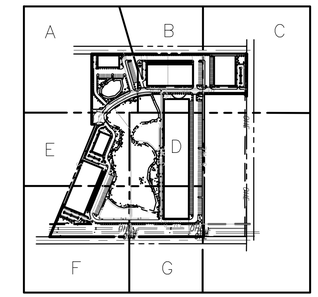
TITLE:
LANDSCAPE PLAN SHEET 'E'

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

SHEET No: L1.05
Rev. #: 0







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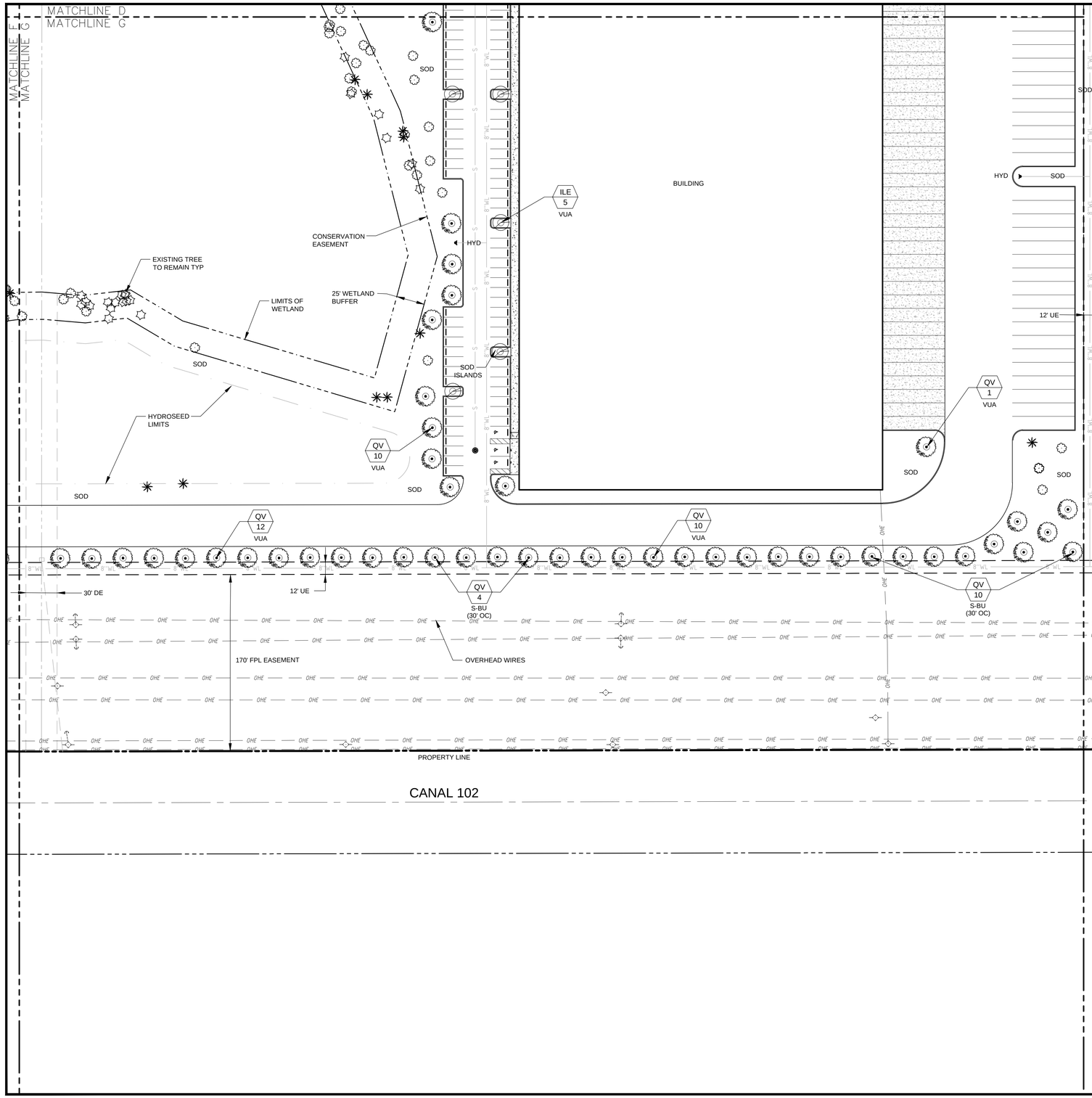
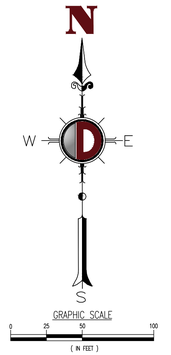
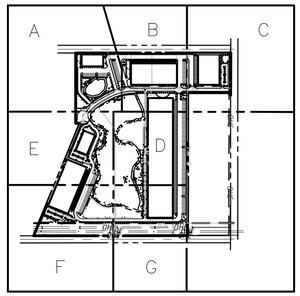
TITLE:
LANDSCAPE PLAN SHEET 'F'

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

SHEET No: L1.06
Rev. #: 0







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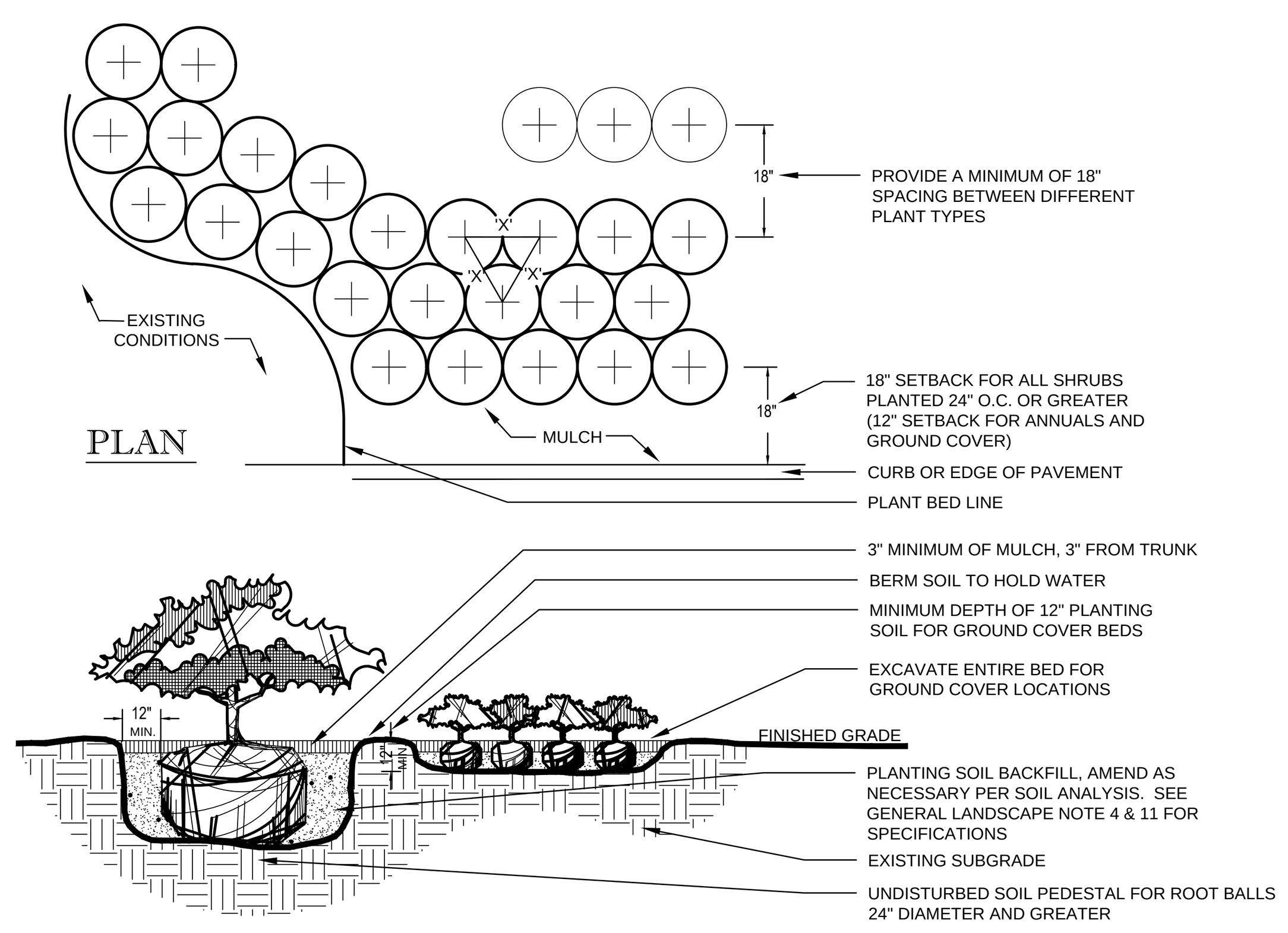
TITLE:
LANDSCAPE PLAN SHEET 'G'

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

SHEET No: L1.07
Rev. #: 0

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



1 SHRUB AND GROUND COVER
SCALE: NTS

GENERAL LANDSCAPE NOTES:

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

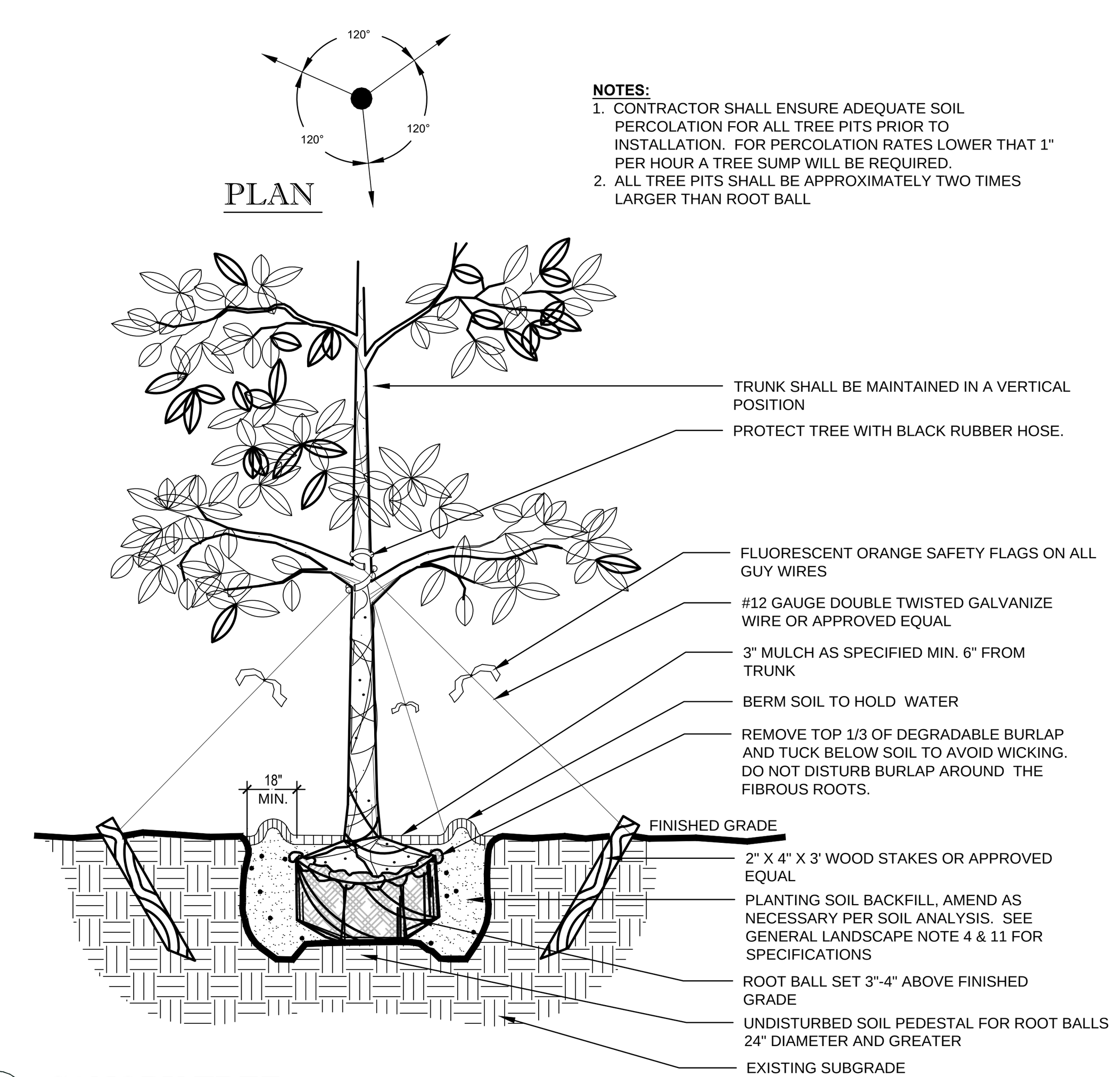
TREE RELOCATION PROCEDURES:

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

CANOPY TREE PLANTING NOTES:

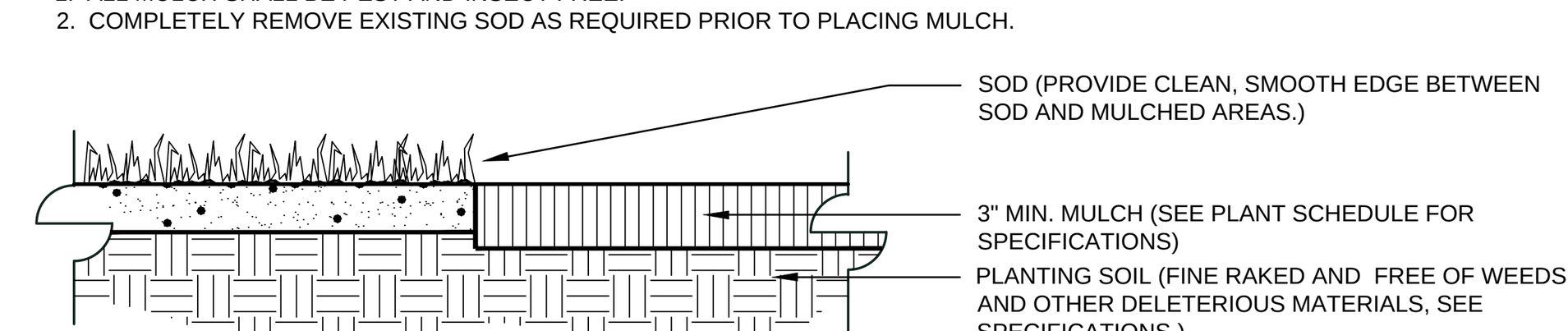
1. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
2. ALL TREES SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM LIGHT POLES, AND SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITIES OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN.
3. ALL TREE TRIMMING SHALL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

NOTES:
1. CONTRACTOR SHALL ENSURE ADEQUATE SOIL PERCOLATION FOR ALL TREE PITS PRIOR TO INSTALLATION. FOR PERCOLATION RATES LOWER THAT 1" PER HOUR A TREE SUMP WILL BE REQUIRED.
2. ALL TREE PITS SHALL BE APPROXIMATELY TWO TIMES LARGER THAN ROOT BALL

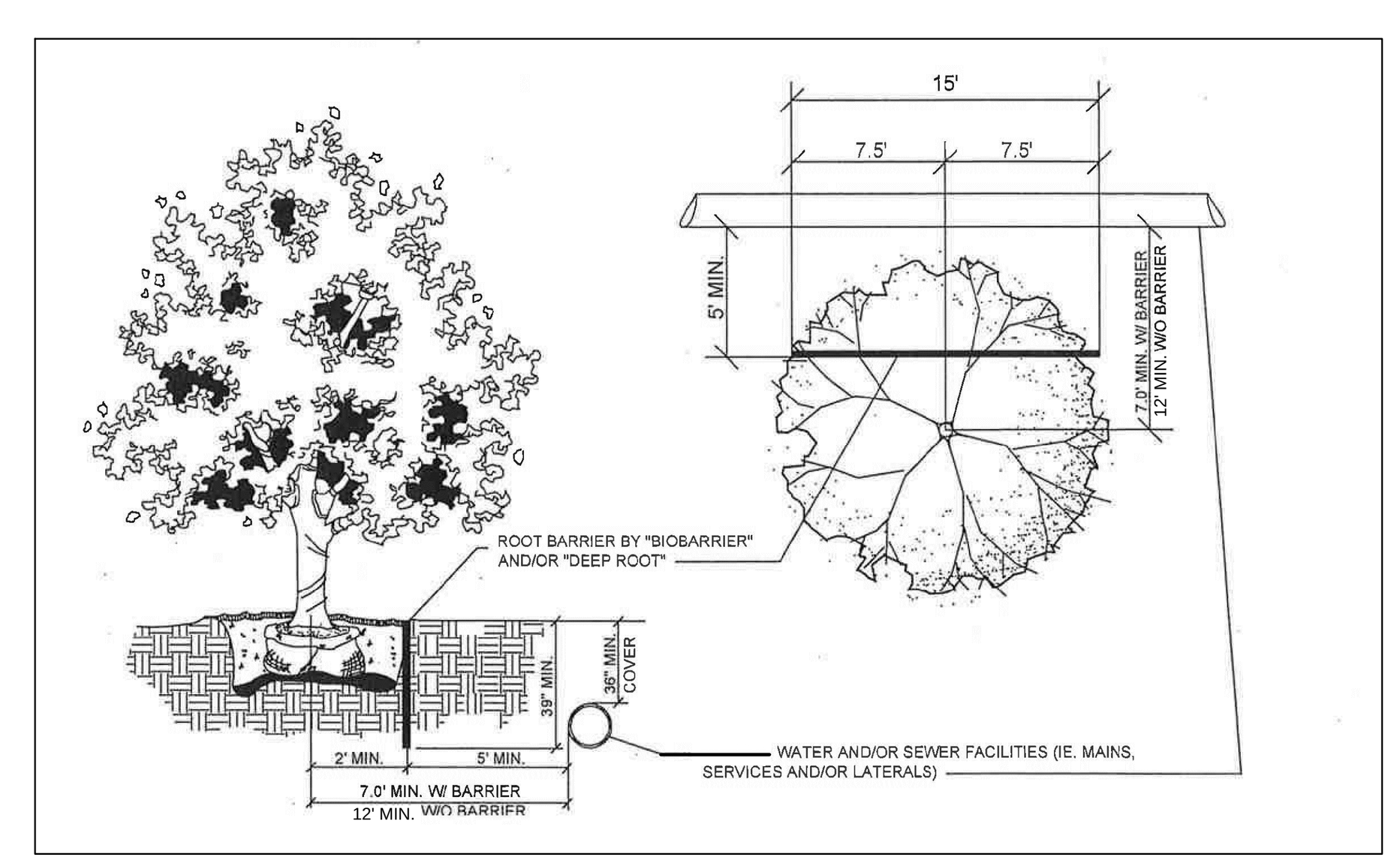


2 CANOPY TREE
SCALE: NTS

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



3 MULCH APPLICATION
SCALE: NTS

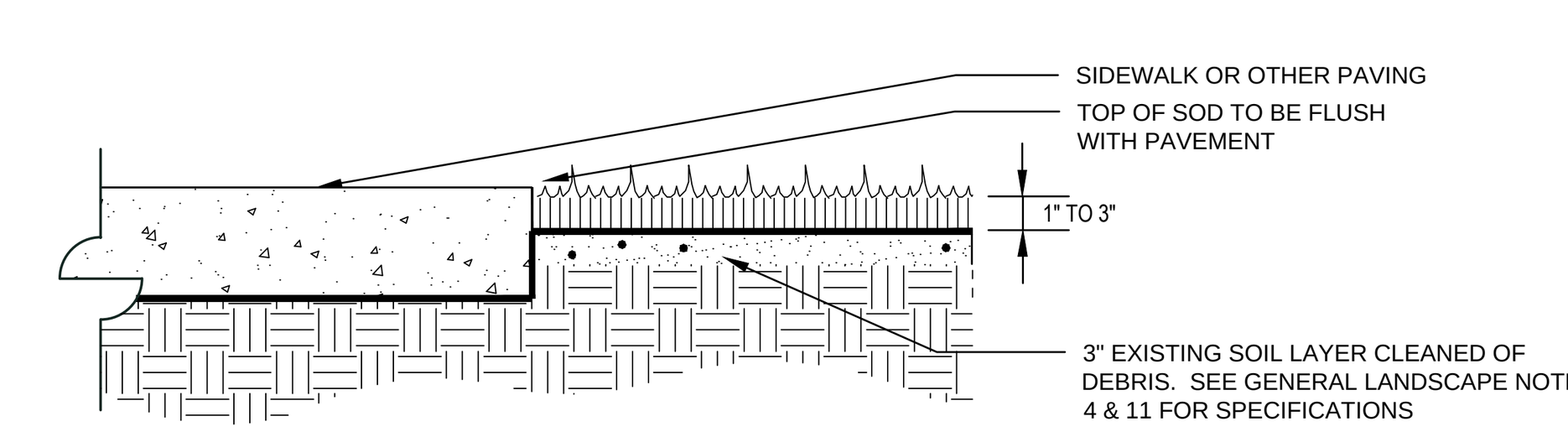


1. TREE LOCATION AND SPACING IS BASED ON DESIGN REQUIREMENTS AND THE THE TREES SHOWN ON THIS PLAN ATTEMPT TO ACCOMPLISH SPACING REQUIREMENTS WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN ANY CASE THE TREES SHALL BE PLANTED IN ACCORDANCE WITH THE PLANT DETAILS SHOW HEREON.
2. ADDITIONALLY,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

4 LANDSCAPE ROOT BARRIER DETAIL
SCALE: NTS

GENERAL PLANTING NOTES:

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



5 SOD APPLICATION
SCALE: NTS

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

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

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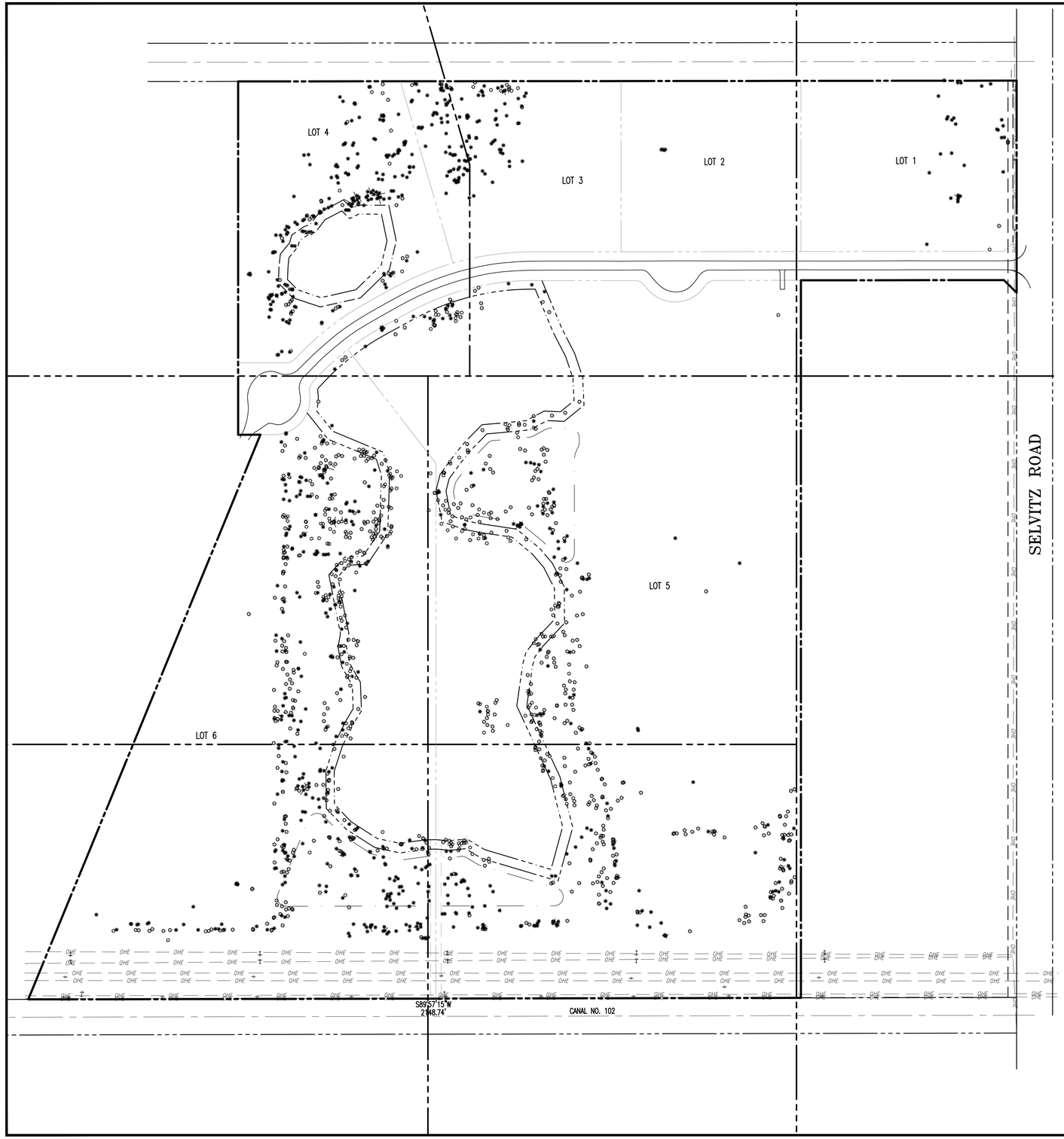
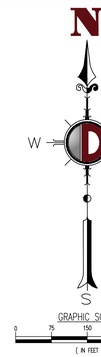
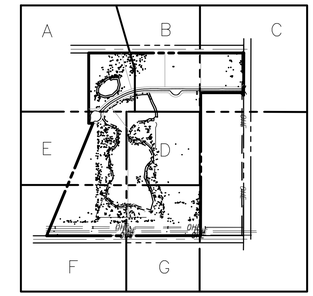
TITLE: **LANDSCAPE DETAILS**

SCALE: (H) AS (V) NOTED
DATE: 10/22/2021
PROJECT No: 3342-99-005
SHEET No: L1.08
Rev. #: 0

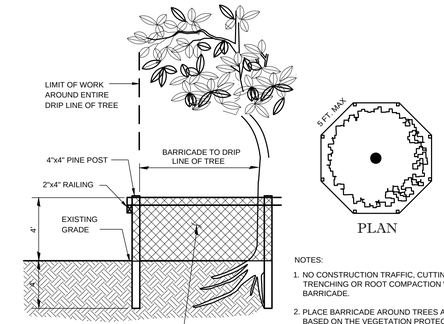






TREE MITIGATION NOTES:

1. REMOVE ALL CATEGORY 1 EXOTIC PLANTS.
2. TOTAL OAK AND PINE CALIPER INCHES SAVED ON SITE = 4,295 DBH. TOTAL NATIVE PALMS SAVED 195.
3. TOTAL OAK AND PINE CALIPER INCHES TO BE REMOVED WITH 14" AND GREATER DBH = 2,136 DBH INCHES OF OAK & 294 DBH INCHES OF PINE WILL BE REMOVED. 505 PALMS WILL BE REMOVED.
4. 2,430 CALIPER INCHES (DBH) AND 505 PALM CREDITS WILL BE REMOVED AND MITIGATED ON SITE BY RETAINING 4,295 DBH INCHES OF OAKS AND PINES, AND 195 PALMS SAVED PER SECTION 123.66 (D)(2)(A).
4. LAND CLEARING WILL NOT ENCROACH INTO THE CONSERVATION EASEMENTS.
5. SEE LANDSCAPE PLANS FOR TREE / PALM RELOCATION PROCEDURES.



PLAN

NOTES:

1. NO CONSTRUCTION TRAFFIC, CUTTING, FILLING STAGING, TRENCHING OR ROOT COMPACTION WITHIN TREE BARRICADE.
2. PLACE BARRICADE AROUND TREES AND PALMS TO REMAIN BASED ON THE VEGETATION PROTECTION BARRICADE REQUIREMENTS AND OBTAIN CITY APPROVAL OF INSTALLATION PRIOR TO DEMOLITION, CLEARING, OR SITE WORK.

1 TREE BARRICADE DETAIL
SCALE: NTS

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STATE OF FLORIDA

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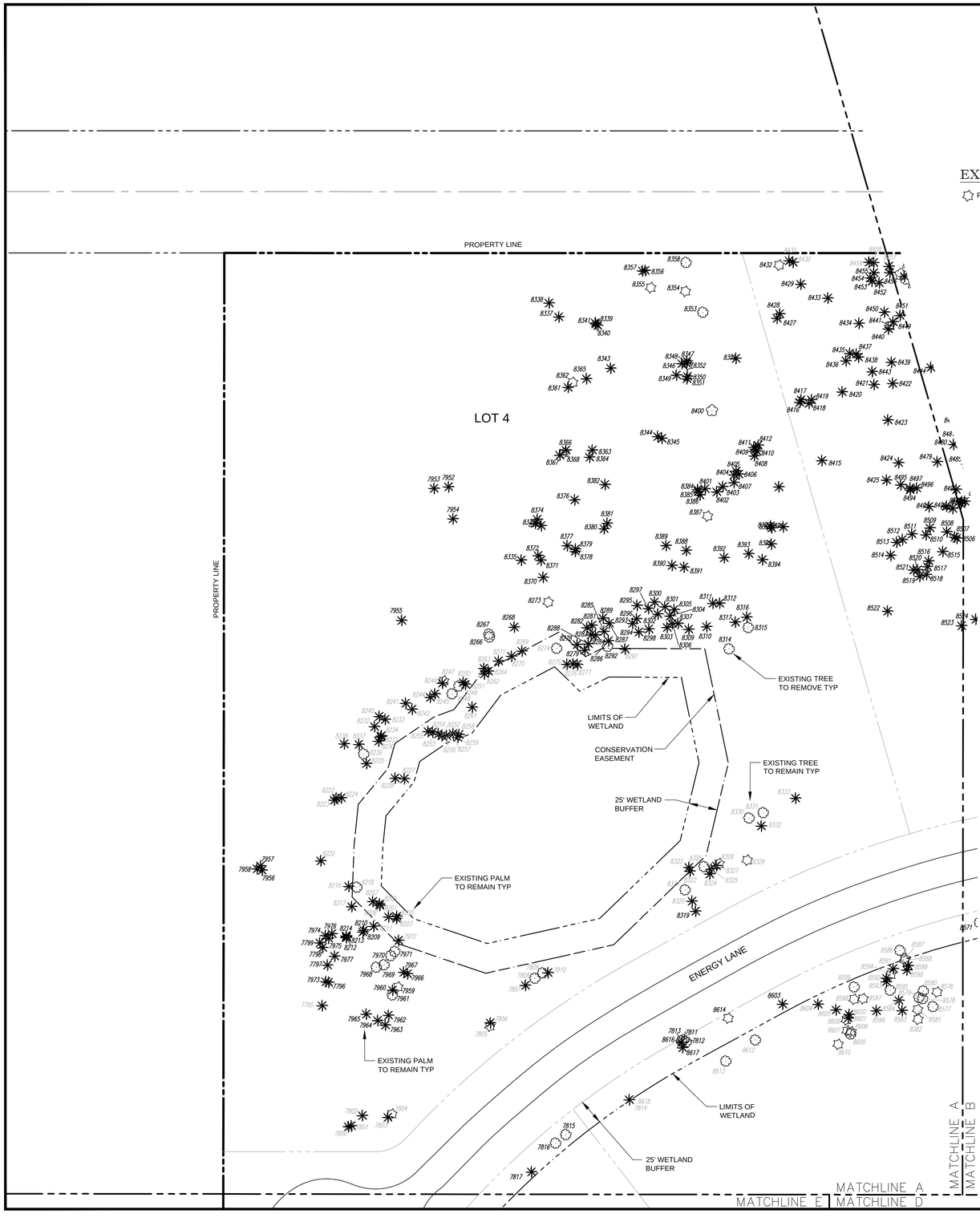
TITLE: **OVERALL TREE DISPOSITION PLAN**

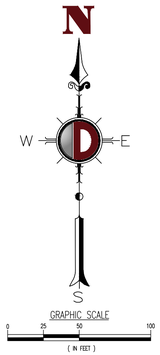
SCALE: (H) AS (V) NOTED
DATE: 11/12/2021
PROJECT No: 3342–99–005

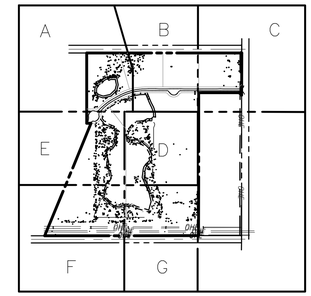
SHEET No: T1.00
Rev. #: 0



EXISTING TREE LEGEND

PINE PALM OAK





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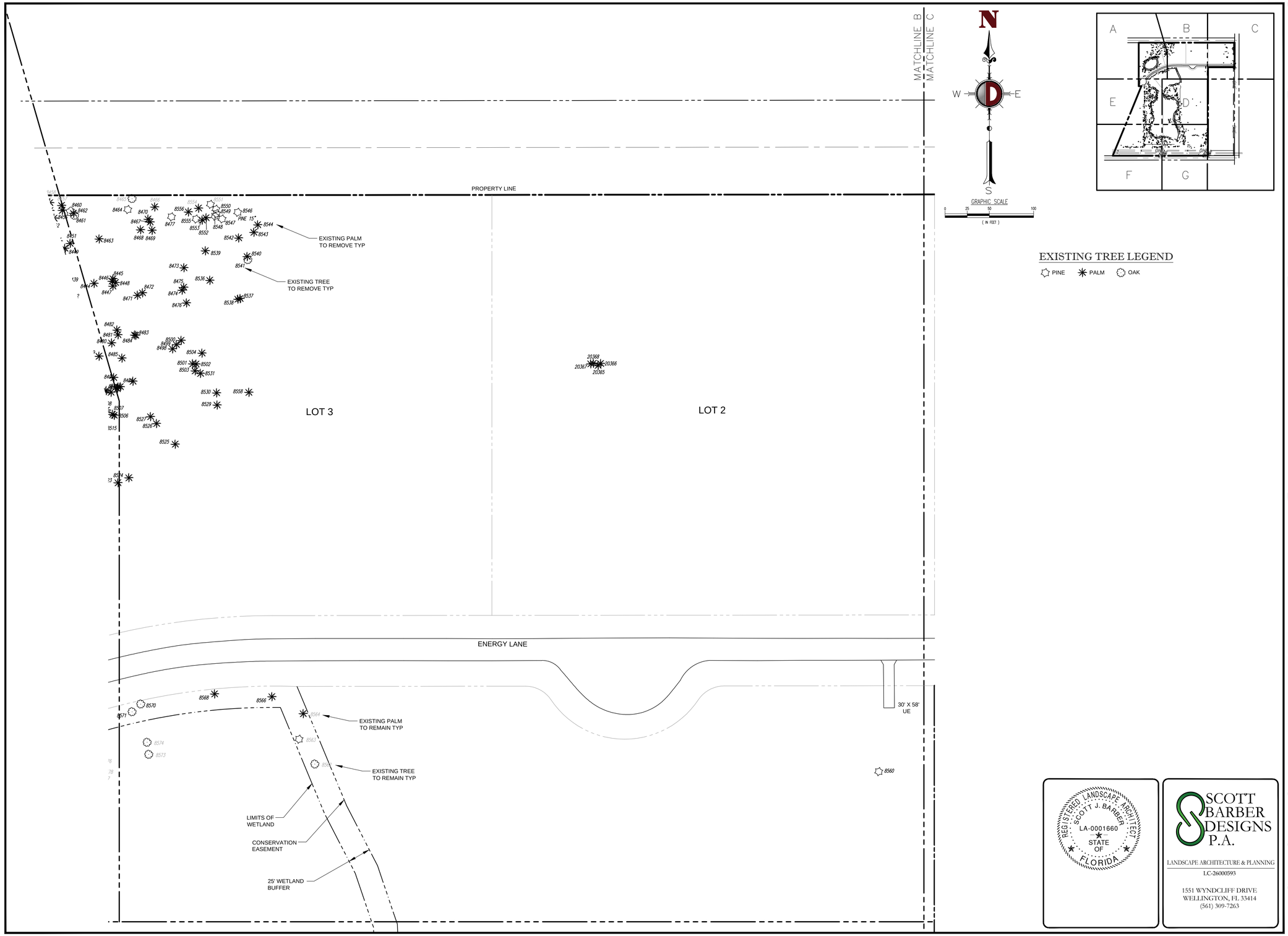
TITLE: **TREE DISPOSITION PLAN SHEET 'A'**

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

SHEET No: T1.01
Rev. #: 0



EXISTING TREE LEGEND

PINE PALM OAK

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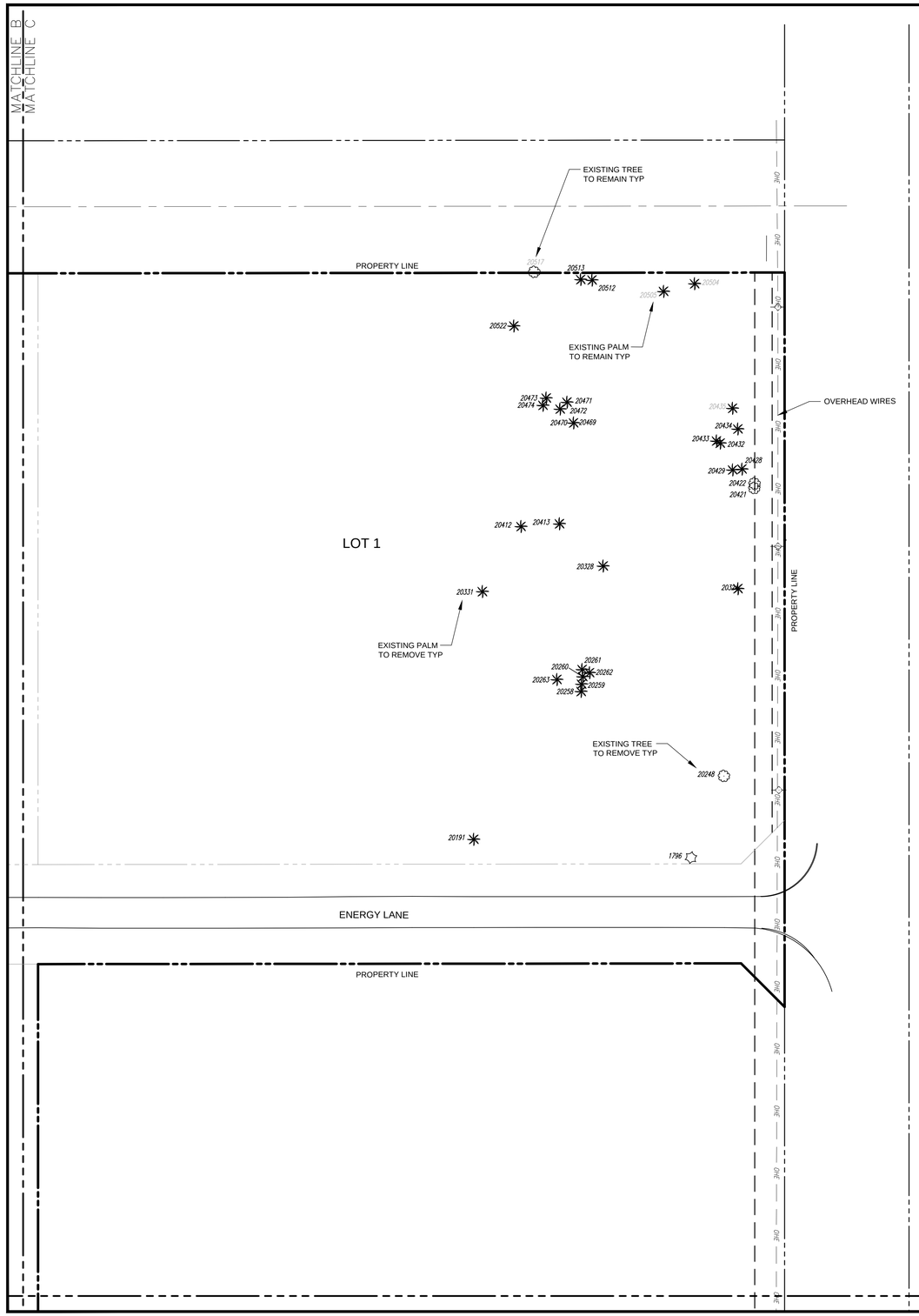
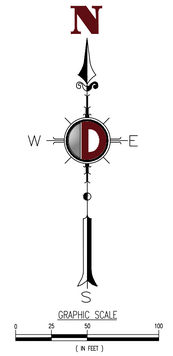
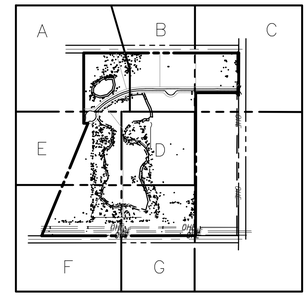
TITLE: **TREE DISPOSITION PLAN SHEET 'B'**

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

SHEET No: T1.02
Rev. #: 0







EXISTING TREE LEGEND

PINE PALM OAK

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TITLE: TREE DISPOSITION PLAN SHEET 'C'

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

SHEET No: T1.03
Rev. #: 0

MATCHLINE A | MATCHLINE B
MATCHLINE D

MATCHLINE E
MATCHLINE D

EXISTING TREE TO REMAIN TYP

EXISTING TREE TO REMOVE TYP

EXISTING PALM TO REMOVE TYP

LIMITS OF WETLAND

CONSERVATION EASEMENT

25' WETLAND BUFFER

EXISTING PALM TO REMAIN TYP

EXISTING TREE TO REMAIN TYP

LOT 5

PROPERTY LINE

MATCHLINE D
MATCHLINE G

N
W E
S

GRAPHIC SCALE
0 25 50 100
(IN FEET)

A B C
E D
F G

EXISTING TREE LEGEND

PINE PALM OAK

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REV.	DATE	COMMENTS	BY

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CHECKED BY: MDM
CHECKED BY: —

PROJECT: **TREASURE COAST BUSINESS PARK**
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LA-0001660
STATE OF FLORIDA

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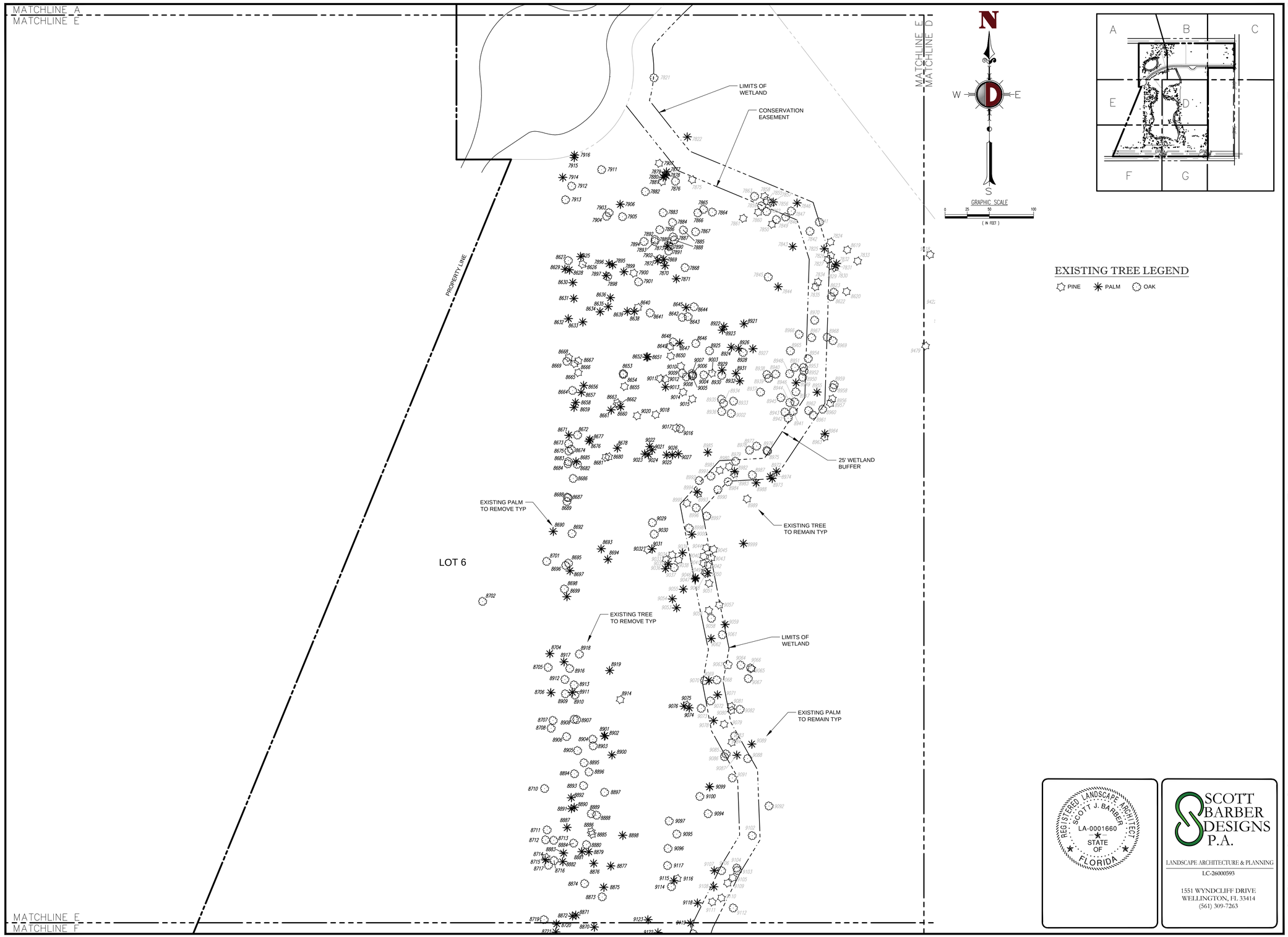
LC-26000593
1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263

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

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

SHEET No: T1.04
Rev. #: 0



EXISTING TREE LEGEND

PINE PALM OAK

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PROJECT: TREASURE COAST BUSINESS PARK
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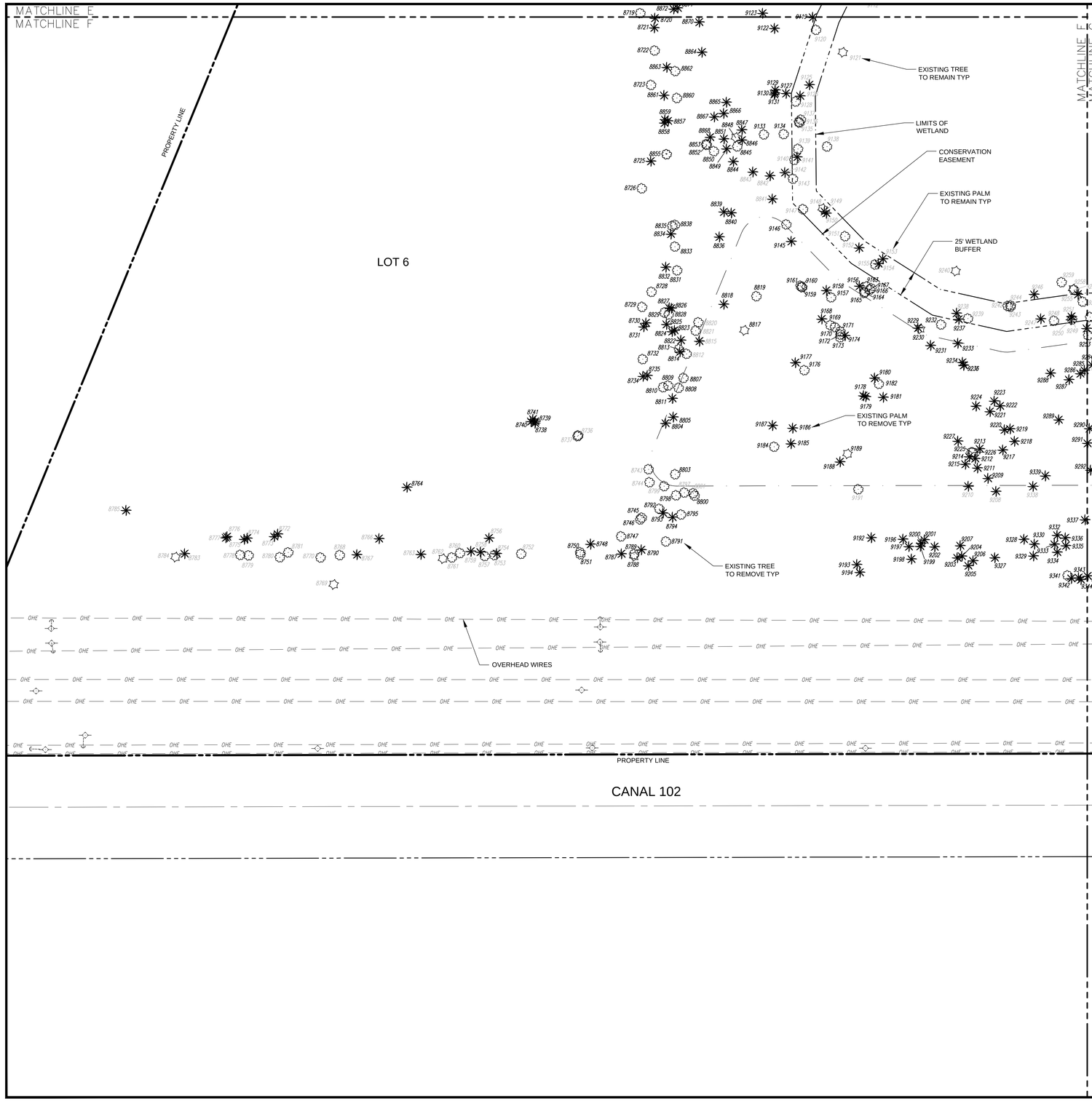
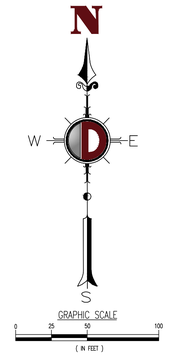
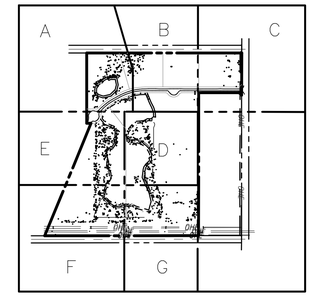
TITLE: TREE DISPOSITION PLAN SHEET 'E'

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

SHEET No: T1.05
Rev. #: 0







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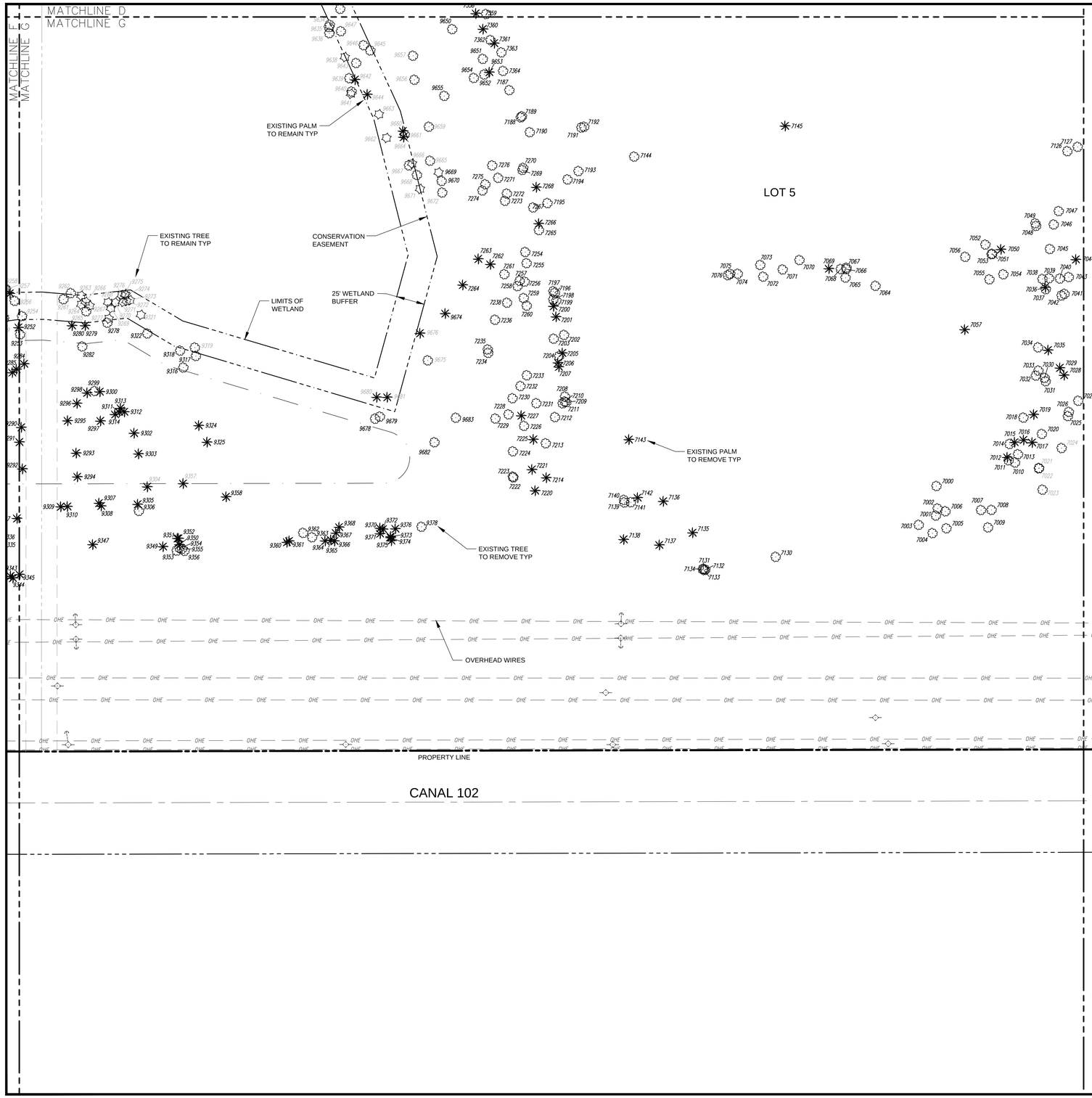
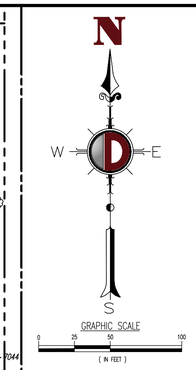
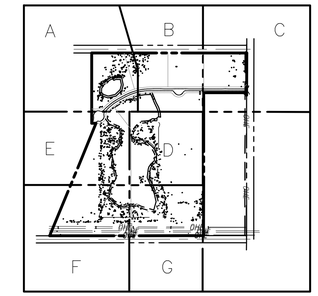
TITLE: TREE DISPOSITION PLAN SHEET 'F'

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

SHEET No: T1.06
Rev. #: 0







EXISTING TREE LEGEND

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

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

SHEET No: T1.07
Rev. #: 0

MITIGATION TABLE: EXISTING TREES AND PALMS TO BE REMOVED

ID #	SPECIES	DBH IN.
1796	PINE	13
7000	OAK	13
7001	OAK	8
7002	OAK	5
7003	OAK	5
7004	OAK	9
7005	OAK	19
7006	OAK	12
7007	OAK	19
7008	OAK	10
7009	OAK	5
7010	OAK	5
7011	OAK	5
7012	PALM	31
7013	OAK	9
7014	OAK	8
7015	PALM	16
7016	PALM	18
7017	PALM	18
7018	OAK	14
7019	PALM	18
7020	OAK	20
7025	OAK	7
7026	OAK	5
7027	OAK	5
7028	PALM	20
7029	PALM	15
7030	OAK	14
7031	OAK	14
7032	OAK	9
7033	OAK	10
7034	OAK	13
7035	PALM	19
7036	PALM	16
7037	OAK	19
7038	OAK	8
7039	OAK	7
7040	OAK	13
7041	OAK	6
7042	OAK	11
7043	OAK	7
7044	PALM	22
7045	OAK	13
7046	OAK	18
7047	OAK	15
7048	OAK	12
7049	OAK	10
7050	PALM	17
7051	OAK	16
7052	OAK	12
7053	OAK	16
7054	OAK	12
7055	OAK	23
7056	OAK	23
7057	PALM	15
7064	OAK	15
7065	OAK	18
7066	OAK	5
7067	OAK	5
7068	OAK	15
7069	PALM	15
7070	OAK	15
7071	OAK	10
7072	OAK	9
7073	OAK	17
7074	OAK	6
7075	OAK	15
7076	OAK	9
7126	OAK	11
7127	OAK	8
7130	OAK	16
7131	OAK	5
7132	OAK	5
7133	OAK	6
7134	OAK	5
7135	PALM	12
7136	PALM	6
7137	PALM	18
7138	PALM	21
7139	OAK	15
7140	OAK	10
7141	OAK	8
7142	PALM	13
7143	PALM	19
7144	OAK	18
7145	PALM	19
7146	PALM	19
7147	PALM	21
7148	PALM	16
7149	PALM	19
7150	OAK	23
7187	OAK	6
7188	OAK	7
7189	OAK	6
7190	OAK	6
7191	OAK	11
7192	OAK	5
7193	OAK	18
7194	OAK	13
7195	OAK	19
7196	OAK	4

ID #	SPECIES	DBH IN.
7197	OAK	4
7198	OAK	5
7199	OAK	18
7200	PALM	10
7201	PALM	10
7202	OAK	6
7203	OAK	17
7204	OAK	8
7205	PALM	11
7206	PALM	19
7207	PALM	19
7208	OAK	5
7209	OAK	8
7210	OAK	8
7211	OAK	9
7212	OAK	8
7213	OAK	26
7214	PALM	18
7220	PALM	13
7221	PALM	13
7222	OAK	10
7223	OAK	10
7224	OAK	17
7225	PALM	17
7226	OAK	8
7227	PALM	13
7228	OAK	12
7229	OAK	12
7230	OAK	12
7231	OAK	13
7232	OAK	19
7233	OAK	8
7234	OAK	11
7235	OAK	18
7236	OAK	16
7238	OAK	19
7254	OAK	17
7255	OAK	10
7256	OAK	10
7257	OAK	7
7258	OAK	11
7259	OAK	11
7260	OAK	22
7261	OAK	10
7262	PALM	18
7263	PALM	14
7264	PALM	18
7265	OAK	13
7266	PALM	17
7267	OAK	14
7268	PALM	13
7269	OAK	18
7270	OAK	14
7271	OAK	8
7272	OAK	18
7273	OAK	10
7274	OAK	18
7275	OAK	6
7276	OAK	10
7343	OAK	10
7344	PALM	15
7345	PALM	15
7346	OAK	8
7347	OAK	5
7348	OAK	8
7349	OAK	6
7350	OAK	6
7351	PALM	10
7352	OAK	7
7353	OAK	5
7354	OAK	10
7355	OAK	11
7356	OAK	6
7357	PALM	10
7358	PALM	10
7359	OAK	8
7360	PALM	11
7361	PALM	11
7362	OAK	5
7363	OAK	11
7364	OAK	5
7459	PALM	15
7460	PALM	11
7461	PALM	11
7462	OAK	19
7463	PALM	15
7464	OAK	15
7465	PALM	15
7466	PALM	11
7467	OAK	34
7469	PALM	8
7470	OAK	9
7471	OAK	8
7472	PALM	10
7473	OAK	9
7474	OAK	6
7475	PALM	14
7476	OAK	5
7477	OAK	8
7478	PALM	15
7479	PALM	11

ID #	SPECIES	DBH IN.
7480	OAK	6
7481	OAK	12
7482	OAK	12
7483	OAK	6
7484	OAK	10
7485	PALM	14
7796	PALM	13
7797	PALM	13
7798	PALM	13
7799	PALM	13
7811	OAK	13
7812	OAK	9
7813	PALM	13
7815	OAK	10
7816	OAK	14
7817	PALM	14
7864	OAK	5
7865	OAK	6
7866	OAK	6
7867	OAK	15
7868	OAK	15
7869	PALM	13
7870	PALM	13
7871	PALM	13
7872	PALM	13
7873	PALM	13
7876	OAK	8
7877	PALM	13
7878	PALM	13
7879	PALM	13
7880	PALM	13
7881	PINE	9
7882	OAK	16
7883	OAK	16
7884	OAK	12
7885	OAK	16
7886	OAK	13
7887	OAK	5
7888	OAK	10
7889	OAK	11
7890	OAK	10
7891	OAK	13
7892	OAK	11
7893	OAK	8
7894	OAK	8
7895	PALM	13
7896	PALM	13
7897	PALM	13
7898	OAK	5
7899	PALM	13
7900	PINE	10
7901	OAK	8
7902	OAK	6
7903	OAK	8
7904	OAK	17
7905	OAK	15
7906	PALM	13
7907	PINE	13
7911	OAK	9
7912	OAK	11
7913	OAK	13
7914	PALM	13
7915	PALM	13
7916	PALM	13
7952	PALM	13
7953	PALM	13
7954	PALM	13
7955	PALM	13
7956	PALM	13
7957	PALM	13
7958	PALM	13
7959	PINE	13
7960	PALM	13
7961	OAK	7
7962	PALM	13
7963	PALM	13
7964	PALM	13
7965	PALM	13
7966	PALM	13
7967	PALM	13
7968	OAK	8
7969	OAK	10
7970	OAK	11
7971	OAK	5
7973	PALM	13
7974	PALM	13
7975	PALM	13
7976	PALM	13
7977	PALM	13
8209	PALM	13
8210	PALM	13
8212	PALM	13
8213	PALM	13
8214	PALM	13
8266	OAK	14
8267	OAK	5
8268	PALM	13
8273	PINE	15
8278	PALM	13
8279	PALM	13
8281	PALM	13

ID #	SPECIES	DBH IN.
8282	PALM	13
8283	PALM	13
8284	PALM	13
8285	PALM	13
8286	PALM	13
8287	PALM	13
8288	PALM	13
8289	PALM	13
8292	OAK	8
8293	PALM	13
8294	PALM	13
8295	PALM	13
8296	PALM	13
8297	PALM	13
8298	PALM	13
8300	PALM	13
8301	PALM	13
8302	PALM	13
8303	PALM	13
8304	PALM	7
8305	PALM	13
8306	PALM	13
8307	PALM	13
8309	PALM	13
8310	PALM	13
8311	PALM	13
8312	PALM	13
8314	OAK	6
8315	OAK	8
8316	PALM	13
8317	PALM	13
8319	PALM	13
8335	PALM	13
8337	PALM	13
8338	PALM	13
8339	PALM	13
8340	PALM	13
8341	PALM	13
8343	PALM	13
8344	PALM	13
8345	PALM	13
8346	PALM	13
8347	PALM	13
8348	PALM	13
8349	PALM	13
8350	PALM	13
8351	PALM	13
8352	PINE	18
8353	OAK	19
8354	PINE	15
8355	PINE	16
8356	PALM	13
8358	OAK	29
8359	PALM	13
8361	PALM	13
8362	PINE	22
8363	PALM	13
8364	PALM	13
8365	PALM	13
8366	PALM	13
8367	PALM	13
8368	PINE	17
8370	PALM	13
8371	PALM	13
8372	PALM	13
8373	PALM	13
8374	PALM	13
8375	PALM	13
8376	PALM	13
8377	PALM	13
8378	PALM	13
8379	PALM	13
8380	PALM	13
8381	PALM	13
8382	PALM	13
8384	PALM	13
8385	PALM	13
8386	PALM	13
8387	PINE	13
8388	PALM	13
8389	PALM	13
8390	PALM	13
8391	PALM	13
8392	PALM	13
8393	PALM	13
8394	PALM	13
8395	PALM	13
8396	PALM	13
8397	PALM	13
8398	PALM	13
8400	TREE	18
8401	PALM	13
8402	PALM	13
8403	PALM	13
8404	PALM	13
8405	PALM	13
8406	PALM	13
8407	PALM	13
8408	PALM	13
8409	PALM	13
8410	PALM	13
8411	PALM	13

ID #	SPECIES	DBH IN.
8412	PALM	13
8414	PALM	13
8415	PALM	13
8416	PALM	13
8417	PALM	13
8418	PALM	13
8419	PALM	13
8420	PALM	13
8421	PALM	13
8422	PALM	13
8423	PALM	13
8424	PALM	13
8425	PALM	13
8427	PALM	13
8428	PALM	13
8429	PALM	13
8432	PINE	15
8433	PALM	13
8434	PALM	13
8435	PALM	13
8436	PALM	13
8437	PALM	13
8438	PALM	13
8439	PALM	13
8440	PALM	13
8441	PINE	18
8443	PALM	13
8444	PALM	13
8445	PALM	13
8446	PALM	13
8447	PALM	13
8448	PALM	13
8449	PALM	13
8450	PALM	13
8451	PALM	13
8452	PALM	13
8453	PALM	13
8454	PALM	13
8455	PALM	13
8456	PALM	13
8460	TREE	42
8461	OAK	7
8462	PALM	13
8463	PALM	13
8464	PINE	18
8467	PALM	13
8468	PALM	13
8469	PALM	13
8470	PALM	13
8471	PALM	13
8472	PALM	13
8473	PALM	13
8474	PALM	13
8475	PALM	13
8476	PALM	13
8477	PINE	14
8479	PALM	13
8480	PALM	13
8481	PALM	13
8482	PALM	13
8483	PALM	13
8484	PALM	13
8485	PALM	13
8486	PALM	13
8487	PALM	13
8488	PALM	13
8489	PALM	13
8490	PALM	13
8491	PALM	13
8492	PALM	13
8493	PALM	13
8494	PALM	13
8495	PALM	13
8496	PALM	13
8497	PALM	13
8498	PALM	13
8499	PALM	13
8500	PALM	13
8501	PALM	13
8502	PALM	13
8503	PALM	13
8504	PALM	13
8506	PALM	13
8507	PALM	13
8508	PALM	13
8509	PALM	13
8510	PALM	13
8511	PALM	13
8512	PALM	13
8513	PALM	13
8514	PALM	13
8515	PALM	13
8516	PALM	13
8517	PALM	13
8518	PALM	13
8519	PALM	13
8520	PALM	13
8521	PALM	13
8522	PALM	13
8523	PALM	13
8524	PALM	13
8525	PALM	13

ID #	SPECIES	DBH IN.
8526	PALM	13
8527	PALM	13
8529	PALM	13
8530	PALM	13
8531	PALM	13
8536	PALM	13
8537	PALM	13
8538	PALM	13
8539	PALM	13
8540	PALM	13
8541	OAK	10
8542	PALM	13
8543	PALM	13
8544	PALM	13
8546	PINE	15
8547	PINE	8
8548	PINE	7
8549	PINE	5
8550	PINE	14
8552	PALM	13
8555	PINE	18
8556	PALM	13
8558	PALM	13
8560	PINE	11
8566	PALM	13
8568	PALM	13
8570	OAK	14
8571	OAK	15
8603	PALM	13
8614	PINE	9
8616	OAK	15
8617	PALM	13
8619	PINE	6
8625	PALM	13
8626	PINE	13
8627	OAK	11
8628	PALM	13
8629	PALM	13
8630	PALM	13
8631	PALM	13
8632	PALM	13
8633	PALM	13
8634	PALM	13
8635	PALM	13
8636	PALM	13
8638	PALM	13
8639	PALM	13
8640	PINE	9
8641	OAK	10
8642	OAK	8
8643	OAK	8
8644	OAK	9
8645	PALM	13
8646	OAK	6
8647	PALM	13
8648	OAK	11
8649	PINE	8
8650	PINE	10
8651	PALM	13
8652	PALM	13
8653	OAK	6
8654	OAK	7
8655	PINE	8
8656	PALM	13
8657	PALM	13
8658	PALM	13
8659	PALM	13
8660	PALM	13
8661	PALM	13
8662	PINE	8
8663	PINE	6
8664	OAK	10
8665	PINE	11
8666	PINE	10
8667	PINE	7
8668	PINE	6
8669	OAK	7
8671	PALM	13
8672	OAK	18
8673	OAK	7
8674	OAK	8
8675	OAK	5
8676	PALM	13
8677	PALM	13
8678	PALM	13
8680	PINE	8
8681	PINE	6
8682	OAK	20
8683	OAK	15
8684	OAK	10
8685	PALM	13
8686	OAK	9
8687	OAK	9
8688	OAK	9
8689	OAK	5
8690	PALM	13
8692	OAK	12
8693	PALM	13
8694	PALM	13
8695	OAK	12
8696	OAK	12
8697	PALM	13

ID #	SPECIES	DBH IN.
8698	OAK	7
8699	PALM	13
8701	OAK	15
8702	OAK	18
8704	PALM	13
8705	OAK	7
8706	PALM	13
8707	OAK	18
8708	OAK	18
8710	OAK	20
8711	OAK	16
8712	OAK	19
8713	OAK	11
8714	PINE	6
8715	PALM	13
8716	OAK	11
8717	OAK	9
8719	OAK	12
8720	PALM	13
8721	PALM	13
8722	OAK	16
8723	OAK	7
8725	PALM	13
8726	OAK	21
8728	OAK	12
8729	OAK	18
8730	PALM	13
8731	PALM	13
8732	OAK	6
8734	PALM	13
8735	PALM	13
8738	PALM	13
8739	PALM	13
8740	PALM	13
8741	PALM	13
8745	OAK	7
8746	OAK	7
8747	OAK	10
8748	PALM	13
8750	OAK	7
8751	OAK	9
8764	PALM	13
8787	PALM	13
8788	PINE	14
8789	OAK	13
8790	PALM	13
8791	OAK	5
8792	OAK	16
8793	PALM	13
8794	PALM	13
8795	OAK	17
8798	OAK	5
8800	OAK	11
8803	OAK	7
8804	PALM	13
8805	PALM	13
8807	OAK	21
8808	OAK	21
8809	OAK	10
8810	OAK	13
8811	PALM	13
8813	OAK	5
8814	PALM	13
8817	PINE	15
8818	PALM	13
8819	OAK	13
8822	PALM	13
8823	PALM	13
8824	PALM	13
8825	PALM	13
8826	PALM	13
8827	PALM	13
8828	OAK	6
8829	OAK	9
8831	OAK	23
8832	PALM	13
8833	OAK	12
8834	PALM	13
8835	OAK	11
8836	PALM	13
8838	OAK	10
8839	PALM	13
8840	PALM	13
8844	PALM	13
8845	OAK	10
8846	PALM	13
8847	PALM	13
8848	PINE	8
8849	PALM	13
8850	OAK	10
8851	PALM	13
8852	OAK	10
8853	OAK	10
8854	OAK	7
8855	OAK	7
8857	PALM	13
8858	PALM	13
8859	PALM	13
8860	OAK	10
8861	PALM	13
8862	OAK	18
8863	PALM	13

ID #	SPECIES	DBH IN.
8864	PALM	13
8865	PALM	13
8866	PALM	13
8867	PALM	13
8868	PALM	13
8870	PALM	13
8871	PALM	13
8872	PALM	13
8873	OAK	15
8874	OAK	19
8875	PALM	13
8876	PALM	13
8877	PALM	13
8879	PALM	13
8880	OAK	16
8881	PALM	13
8882	PALM	13
8883	PALM	13
8884	OAK	6
8885	PINE	6
8886	PINE	6
8887	PALM	13
8888	OAK	10
8889	OAK	11
8890	PALM	13
8891	PALM	13
8892	PALM	13
8893	OAK	13
8894	OAK	10
8895	OAK	12
8896	OAK	11
8897	OAK	11
8898	PALM	13
8900	PALM	13
8901	PALM	13
8902	PALM	13
8903	OAK	5
8904	OAK	13
8905	OAK	6
8906	OAK	7
8907	OAK	9
8908	OAK	14
8909	OAK	5
8910	OAK	10
8911	PALM	13
8912	OAK	13
8913	OAK	11
8914	PINE	8
8916	OAK	14
8917	PALM	13
8918	OAK	10
8919	PALM	13
8921	PALM	13
8922	PALM	13
8923	PALM	13
8924	PALM	13
8925	OAK	9
8926	PALM	13
8928	OAK	17
8929	PALM	13
8930	OAK	14
8931	PALM	13
8932	PALM	13
9003	PINE	7
9004	OAK	13
9005	OAK	6
9006	OAK	6
9007	OAK	6
9008	OAK	6
9009	OAK	9
9010	PINE	8
9011	PINE	5
9012	PINE	10
9013	PALM	13
9014	PINE	10
9015	PINE	8
9016	OAK	7
9017	PINE	8
9018	PINE	8
9020	PINE	8
9021	PALM	13
9022	PALM	13
9023	PALM	13
9024	PALM	13
9025	PALM	13
9026	PALM	13
9027	PALM	13
9029	OAK	8
9030	OAK	6
9031	PALM	13
9032	PINE	6
9074	PALM	13
9075	PINE	8
9076	PALM	13
9094	OAK	20
9095	OAK	20
9096	OAK	20
9097	OAK	17
9098	PALM	13
9099	PALM	13
9100	OAK	10
9114	OAK	14

ID #	SPECIES	DBH IN.
9115	PALM	13
9116	PINE	7
9117	OAK	18
9118	PALM	13
9119	PALM	13
9122	PALM	13
9123	PALM	13
9129	PALM	13
9130	PALM	13
9131	PALM	13
9133	OAK	8
9134	OAK	9
9145	PALM	13
9146	OAK	23
9156	PALM	13
9157	OAK	15
9158	PALM	13
9159	OAK	6
9160	OAK	9
9161	OAK	7
9163	OAK	9
9164	OAK	6
9165	OAK	6
9166	OAK	6
9167	OAK	8
9168	PALM	13
9169	OAK	6
9170	OAK	8
9171	OAK	8
9172	OAK	5
9173	OAK	8
9174	PALM	13
9176	OAK	19
9177	PALM	13
9178	PALM	13
9179	PALM	13
9180	PALM	13
9181	PALM	13
9182	OAK	11
9184	OAK	23
9185	PALM	13
9186	PALM	13
9187	PALM	13
9188	PALM	13
9189	PINE	8
9192	PALM	13
9193	PALM	13
9194	PALM	13
9196	PALM	13
9197	PALM	13
9198	PALM	13
9199	PALM	13
9200	PALM	13
9201	PALM	13
9202	PALM	13
9203	PALM	13
9204	PALM	13
9205	PALM	13
9206	PALM	13
9207	PALM	13
9209	PALM	13
9211	PALM	13
9212	PALM	13
9213	PALM	13
9214	PALM	13
9215	PALM	13
9217	PALM	13
9218	PALM	13
9219	PALM	13
9220	PALM	13
9221	PALM	13
9222	PALM	13
9223	PALM	13
9224	PALM	13
9225	OAK	7
9226	OAK	7
9227	PALM	13
9229	PALM	13
9230	PINE	11
9231	PALM	13
9232	OAK	17
9233	PALM	13
9234	PALM	13
9235	PALM	13
9236	PALM	13
9237	PALM	13
9252	PALM	13
9253	OAK	8
9277	PINE	15
9278	OAK	13
9279	PALM	13
9280	PALM	13
9282	OAK	18
9284	PALM	13
9285	PALM	13
9286	PALM	13
9287	PALM	13
9288	PALM	13
9289	PALM	13
9290	PALM	13
9291	PALM	13
9292	PALM	13

ID #	SPECIES	DBH IN.
9293	PALM	13
9294	PALM	13
9295	PALM	13
9296	PALM	13
9297	PALM	13
9298	PALM	13
9299	OAK	12
9300	PALM	13
9302	PALM	13
9303	PALM	13
9305	PALM	13
9306	OAK	9
9307	PALM	13
9308	PALM	13
9309	PALM	13
9310	PALM	13
9311	PALM	13
9312	PALM	13
9313	PALM	13
9314	PALM	13
9316	OAK	10
9317	OAK	11
9318	OAK	11
9322	OAK	19
9324	PALM	13
9325	PALM	13
9327	PALM	13
9328	PALM	13
9329	PALM	13
9330	PALM	13
9332	PALM	13
9333	PALM	13
9334	PALM	13
9335	PALM	13
9336	PALM	13
9337	PALM	13
9339	PALM	13
9341	OAK	19
9342	PALM	13
9343	PALM	13
9344	PALM	13
9345	PALM	13
9347	PALM	13
9349	PALM	13
9350	PALM	13
9351	PALM	13
9352	PALM	13
9353	OAK	7
9354	OAK	11
9355	OAK	7
9356	OAK	6
9358	PALM	13
9360	PALM	13
9361	PALM	13
9362	OAK	10
9363	OAK	11
9364	PALM	13
9365	PALM	13
9366	PALM	13
9367	PALM	13
9368	PALM	13
9370	PALM	13
9371	PALM	13
9372	PALM	13
9373	PALM	13
9374	PALM	13
9375	PALM	13
9376	PALM	13
9378	OAK	9
9384	OAK	11
9385	PINE	18
9396	OAK	13
9397	PINE	15
9399	OAK	10
9400	OAK	11
9401	OAK	13
9402	OAK	10
9403	PALM	13
9404	PALM	13
9405	PALM	13
9406	OAK	13
9407	OAK	8
9427	OAK	13
9428	OAK	11
9429	PALM	13
9430	PALM	13
9432	PALM	13
9433	OAK	10
9434	OAK	9
9435	OAK	19
9436	OAK	16
9438	OAK	12
9439	OAK	11
9440	OAK	8
9441	OAK	9
9442	PALM	13
9443	OAK	7
9444	PALM	13
9445	OAK	8
9446	PALM	13
9447	OAK	30
9448	OAK	9

ID #	SPECIES	DBH IN.
9450	OAK	13
9451	OAK	7
9452	PALM	13
9453	PALM	13
9454	PALM	13
9455	PALM	13
9456	PALM	13
9457	PALM	13
9458	PALM	13
9462	OAK	7
9463	OAK	10
9464	OAK	10
9465	OAK	7
9466	PINE	9
9468	PINE	8
9469	OAK	16
9470	OAK	16
9471	PINE	10
9472	OAK	9
9473	OAK	9
9474	OAK	8
9475	OAK	10
9476	OAK	7
9477	OAK	7
9493	PALM	13
9494	PALM	13
9501	PALM	13
9512	P

Technical Review Committee **1. g.**

Meeting Date: 01/20/2022

REQUESTED ACTION

Site Plan - Kieran Casey - 3621 US Highway 1

LOCATION

3621 US Highway 1
PCN: 2324-601-0025-000-5

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

n/a

Attachments

TRC agenda packet

Form Review

Form Started By: Jennifer Hofmeister Started On: 01/06/2022 12:52 PM

Final Approval Date: 01/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

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

RE: Technical Review Project- Kieran Casey Site Plan– 21-07000031

Meeting Date: January 20, 2022

The above referenced project is being submitted for your review and comment. The applicant is requesting review and approval for the development of a single parcel for the construction of a 10,300-sf office/warehouse building with associated site improvements.

The subject parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3).

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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 3621 US Highway 1

Parcel ID #(s) 2434-601-0025-000-5

Project description Development of 1.51 acre site into warehouse/flex building with associated site improvements

Kieran Casey
Property Owner(s)
3900 Shoreside Dr
Street Address
Hutchinson Island FL 34949
City State Zip
305-342-6410
Phone Number
Kieran.casey@rocketmail.com
Email Address

Mark Landsman, Project Engineer, Engineering Design & Const., Inc.
Applicant/Representative, Title, Company
10250 SW Village Parkway, Suite 201
Street Address
Port St. Lucie FL 34987
City State Zip
772-462-2455
Phone Number
marklandsman@edc-inc.com
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 14 day of Dec. 20__ by Kieran Casey who is personally known to me or has produced personally known to me as identification.

Signature of Notary

IDANIA M. VILAHOMAT
NOTARY PUBLIC
COMMISSION
NUMBER
HH 203674
EXPIRES
Nov. 30, 2025
(seal)
Notary Public, State of Florida

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

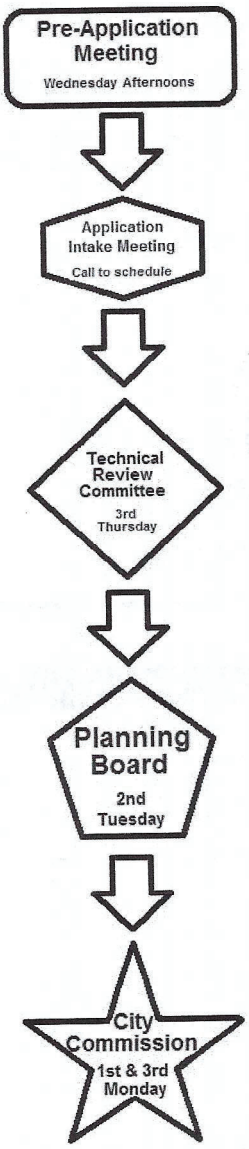
Site Information:

Non-Residential: Proposed Sq. Ft.: 10,300 sf Residential: Proposed Units:_____

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

North	South	East	West
Light Industrial	Commercial	US1	Light Industrial

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)

Kieran Casey
3621 US Highway 1
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: 3621 US Highway 1

Parcel ID: 2434-601-0025-000-5

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

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 24 day of November, 2021 by Kieran Casey (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Idania Vilahomat
Notary Signature

Idania M. Vilahomat
Printed Name of Notary

IDANIA M. VILAHOMAT COMMISSION Number GG157491 EXPIRES November 29, 2021 Bonded thru Aaron Notary Notary Public, State of Florida (Notary Seal)

November 29, 2021
My commission expires

KS
Owner's Signature

Kieran Casey
Owner's Name

3900 Shoreside Dr.
Street Address

Hutchinson Island, FL 34949
City, State, Zip

Kieran.Casey@rocketmail.com
Telephone / Email

305-342-6410

Prepared by and return to:
Richard D. Sneed, Jr.
Attorney at Law
Richard D. Sneed, Jr. P.A.
1905 South 25th Street Suite 206 Mardi Exec. Ctr.
Fort Pierce, FL 34947
772-562-2772
File Number: **ROCH 21-100**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **January, 2021** between **ROCH, LLC, a Florida limited liability company** whose post office address is **1714 Rio Vista Drive, Fort Pierce, FL 34949**, grantor, and **Kieran Casey and Nikki Casey, husband and wife, and Anna Casey, a married woman,** whose post office address is 3900 Shoreside Dr., Hutchinson Island, FL 34949, grantee:

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

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

The North 165 of the East 440 feet of Lot 7, J.I. KELLEM'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 85, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 2434-601-0025-000-5

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: Richard Sweed Jr

Witness Name: Kellie S. Forrest

ROCH, LLC

By: Rochelle Lustig, Manager

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 22nd day of January, 2021 by Rochelle Lustig, as manager of **ROCH, LLC, a Florida limited liability company** on behalf of the company, who [X] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Kellie S. Forrest

My Commission Expires: 9/24/2021

KELLIE S. FORREST
Notary Public - State of Florida
Commission # GG 145514
My Comm. Expires Sep 24, 2021
Bonded through National Notary Assn.

DoubleTime®

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

Property Identification

Site Address: 3621 US HIGHWAY 1
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-601-0025-000-5
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 33434
Map ID: 24/34N
Zoning: General Co

Ownership

Kieran Casey
Nikki Casey
Anna Casey

3900 Shoreside DR
Hutchinson Island, FL 34949



Legal Description

KELLEM`S S/D N 165 FT OF E 440 FT OF LOT 7-LESS RD R/W- (1.51 AC)

Current Values

Just/Market Value:	$133,800
Assessed Value:	$133,800
Exemptions:	$0
Taxable Value:	$133,800

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.51
Land Size (SF):	65,670

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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PROJECT NARRATIVE & COVER LETTER
3621 US Highway 1
Development Review
December 14, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request a review and approval for the development of a single parcel for the construction of a 10,300-sf office/warehouse building with associated site improvements. The subject parcel is noted below and is located on the west side of US1 in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-601-0025-000-5	3621 US Highway 1	1.51	GC	C-3

The subject parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3). The petitioner is proposing the development of a 10,300-sf warehouse/office building with associated site improvements.

To the north of the subject parcels lies a development owned by the Florida State of Department of Agriculture. This parcel has a Future Land Use designation of Industrial (I) and an underling Zoning designation of Industrial (I-1).

To the south of the subject parcels lies a developed commercial parcel (motel). This parcel has a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of Commercial General (C-3).

West of the subject parcels lies an undeveloped parcel. This parcel has a Future Land Use designation of Industrial (I) and an underling Zoning designation of Industrial (I-1).

East of the subject parcels lies the Right-of-Way of US Highway 1 followed by developed and undeveloped parcels. The undeveloped parcel east of US1 has a Future Land Use designation of General Commercial and an underlying Zoning designation of General Commercial Zone (C-3). The developed parcel east of US1 is a developed commercial warehouse. This parcel has a Future Land Use designation of Commercial General (CG) and an underlying Zoning designation of Commercial General (C-3).

Development Review

Section 125-313 of the City of Fort Pierce Land Development Code outlines the requirements for review and approval of Major or Minor Site Plan Applications. As

outlined in section 125-313(a)(1) of the City of Fort Pierce Land Development Code, the proposed development will be considered a major site plan.

A pre-application meeting to discuss the project was held with the City of Fort Pierce on July 7, 2021. This submittal includes the all-applicable documents required for a site plan submittal. The subject property is not located in an area where beach / dune system protection plans are required. Due to this, a beach / dune system protection plan is not included with this submittal.

Design Review

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

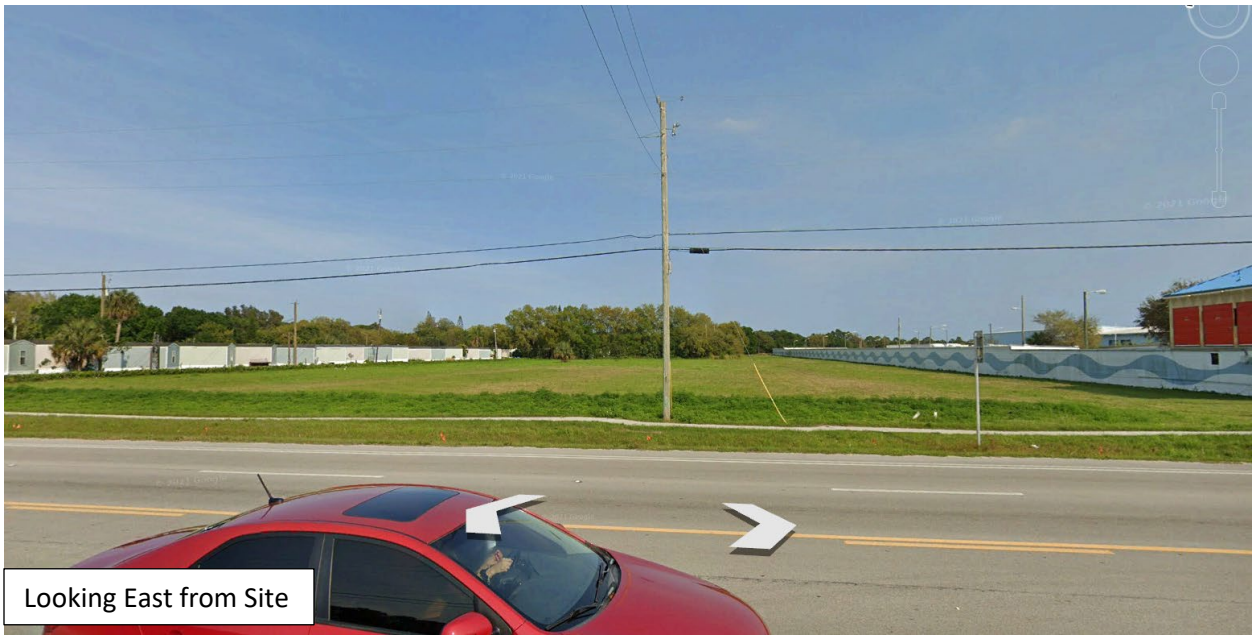
The subject parcel is located on the west side of US Highway 1 in Fort Pierce, Florida. Existing conditions of the subject parcels are depicted in the below photos:



Looking North from Site with entrance on the left.



Looking South from Site with entrance on the right



Looking East from Site



Looking West into the Site

Design Review Intent

Careful consideration and thought have been given to the design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

Auto access to the property is proposed to be from US Highway #1. Parking therefore will be in the front and along the sides of the building with pedestrian access from the existing sidewalk along US Highway #1.

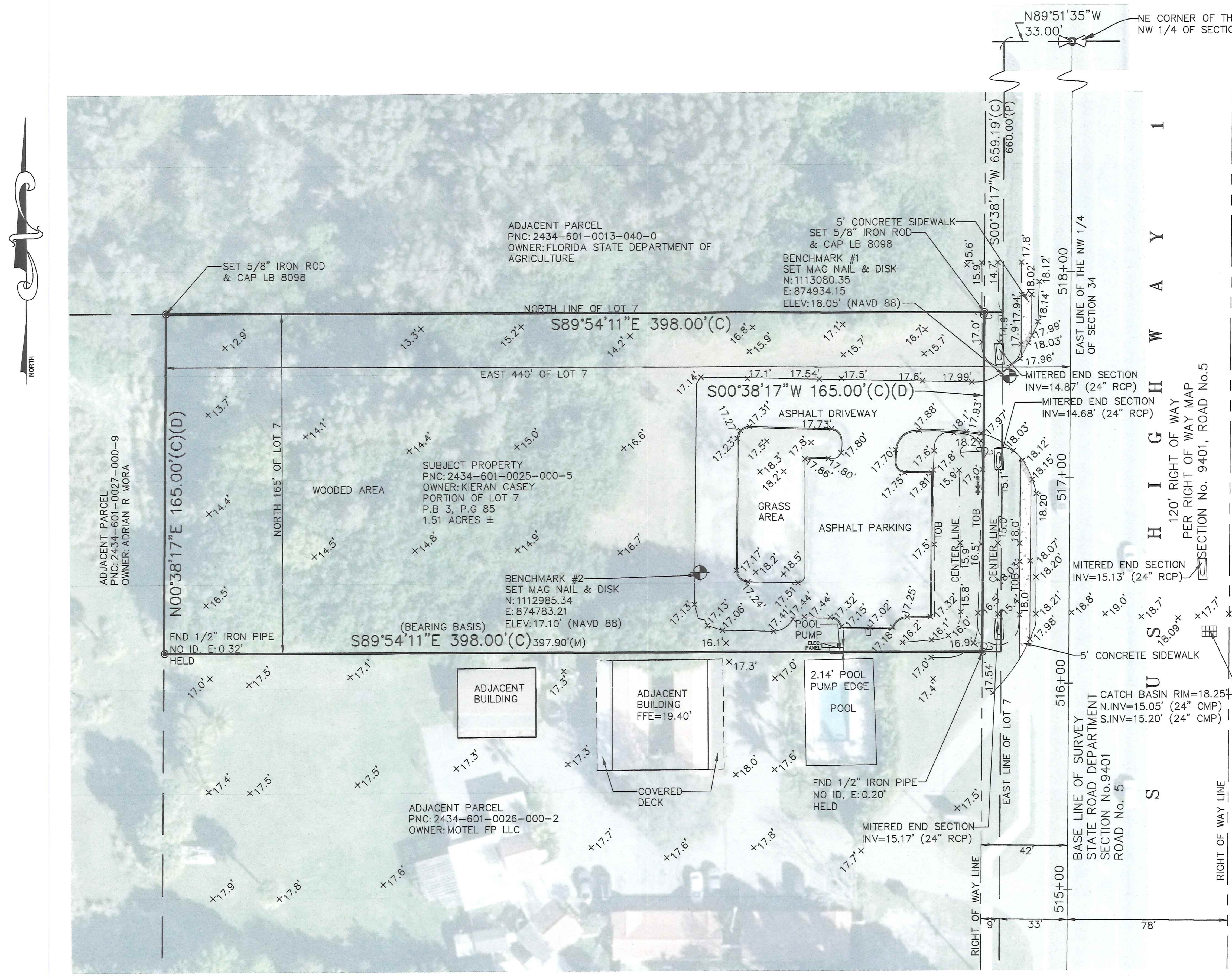
US Highway #1 is zoned for commercial use and in the vicinity of the property there is a combination of vacant land, one story motel, auto tinting business, Manatee Mobil Home Park and Arnoff Storage U-Haul. There is no consistent architectural style or theme along the US Highway #1 corridor.

The majority of the architectural details selected for the Office Warehouse do not exist on the nearby buildings. Articulation of the building façade is achieved by the use of three-dimensional raised stucco banding, stacked stone detailed in such a way as to promote vertical proportions. Other design elements include a covered porch, stucco lap siding. The building exterior colors will complement the façade articulation with accents colors distinguishing the stucco banding from the body colors of the building.

The building, though tall, is a single-story design with a variety of architectural story design with a variety of architectural details and standing seam-metal roofing, making it compatible with existing, nearby structures.

BOUNDARY AND TOPOGRAPHIC SURVEY

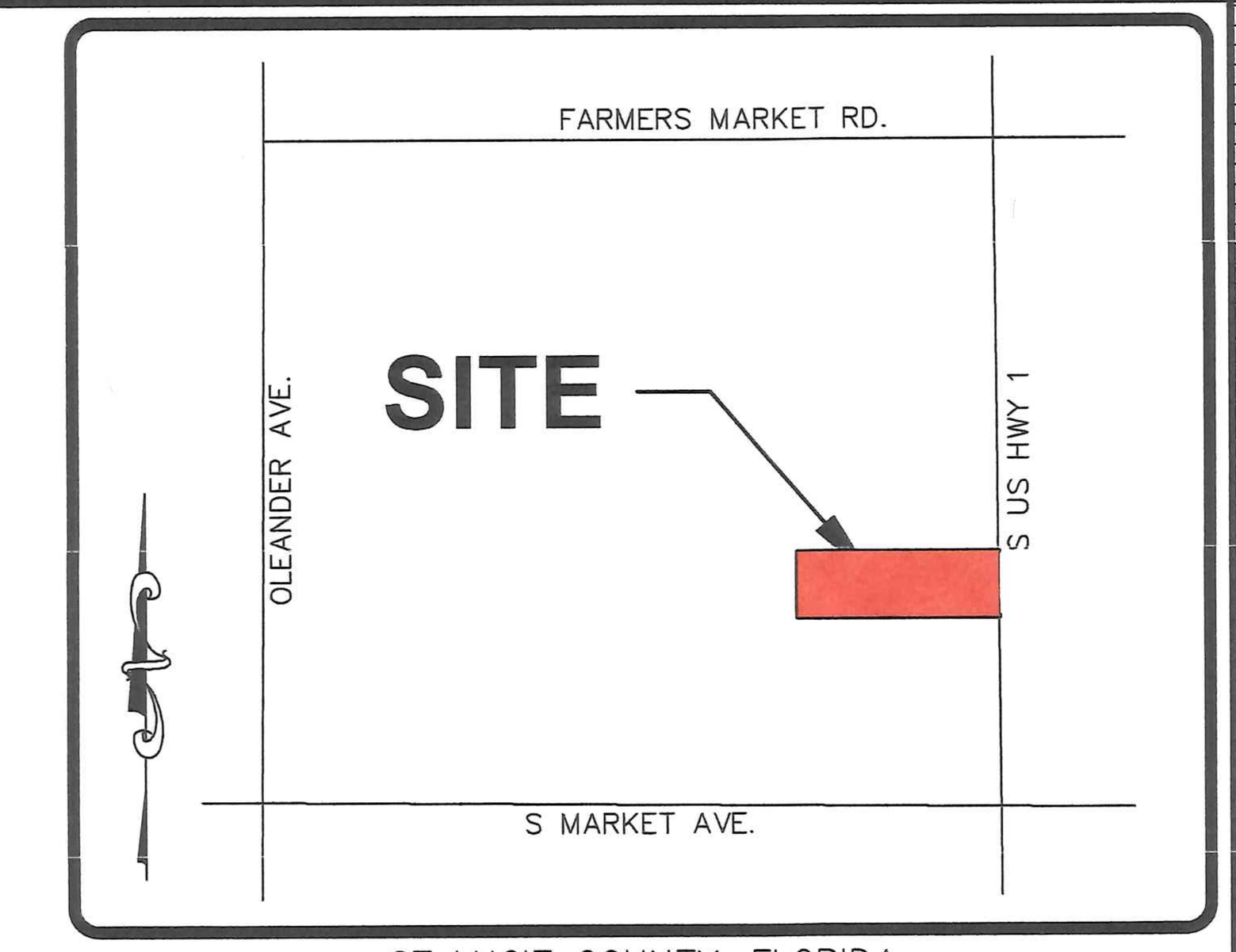
FOR: KIERAN CASEY



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



ST LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

LEGAL DESCRIPTION:

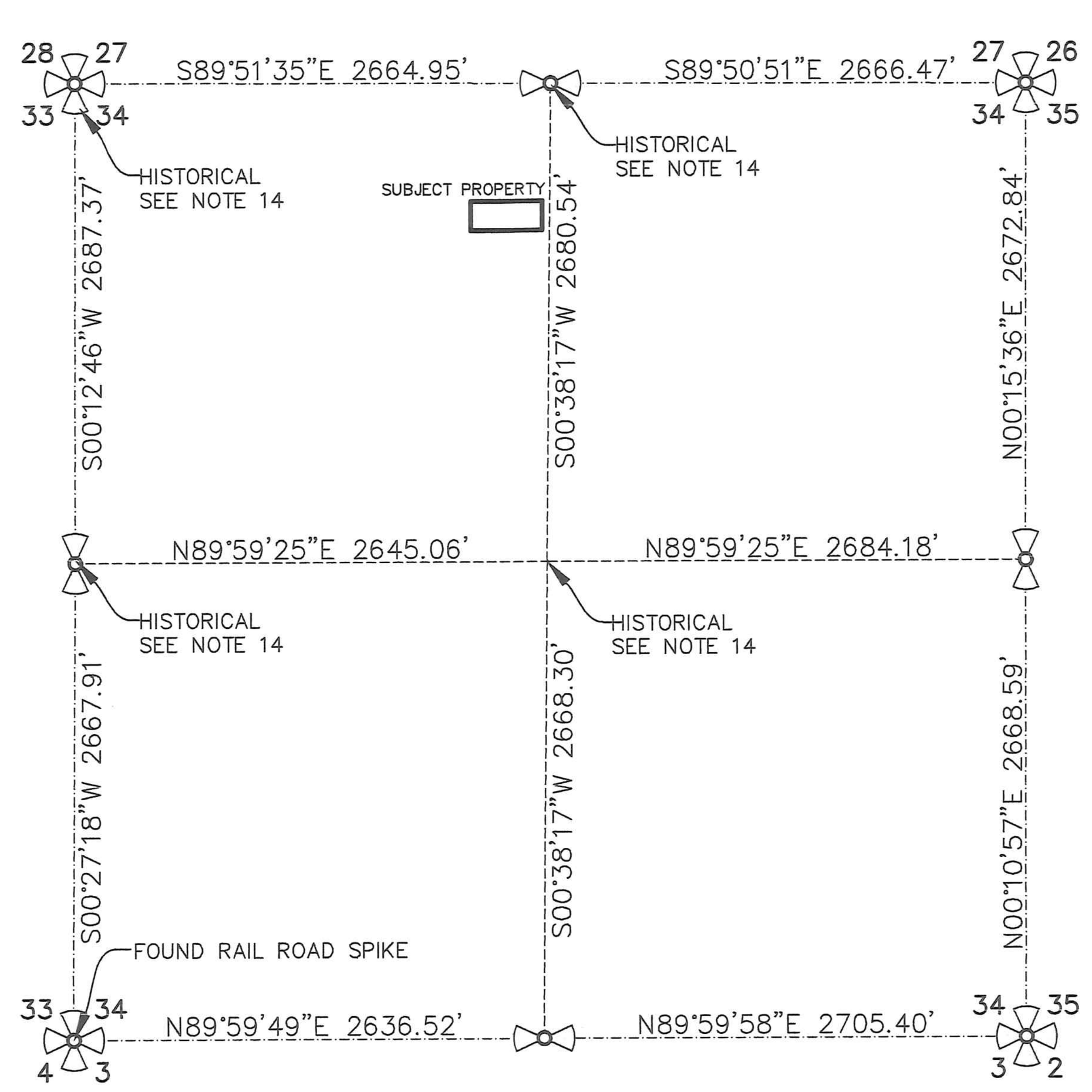
THE NORTH 165 OF THE EAST 440 FEET OF LOT 7, J.I. KELLEM'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

CONTAINING 1.51 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 1, 2021. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS NOVEMBER 3, 2021.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASE ON NGS BENCHMARK PID-AF7512 WITH A PUBLISH ELEVATION OF 12.71'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. HISTORICAL MONUMENTS SHOWN HEREON ARE BASED ON PREVIOUS SURVEYS PERFORMED BY A PROFESSIONAL SURVEYOR AND MAPPER.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0189K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. THE POINTS FOUND ON THE SOUTH LINE OF THE SUBJECT PROPERTY WERE OCCUPIED FOR THE HORIZONTAL POSITION OF THE PROPERTY LINE. IF SECTIONAL BREAKDOWN IS USE TO GET THIS LINE, IT WILL BE ±0.50' OUT IN NORTH-SOUTH DIRECTION.

SECTION BREAKDOWN MAP:



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

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

11-3-2021
SIGNATURE DATE:

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

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

DRAWN BY	CHECKED BY	FIELD CREW	FILENAME	SCALE	DATE
LS	MTO	JW	21-200 Boundary & Topo.dwg	AS SHOWN	October 25, 2021

REVISION COMMENTS

DATE

BOUNDARY AND TOPOGRAPHIC SURVEY

FOR: KIERAN CASEY

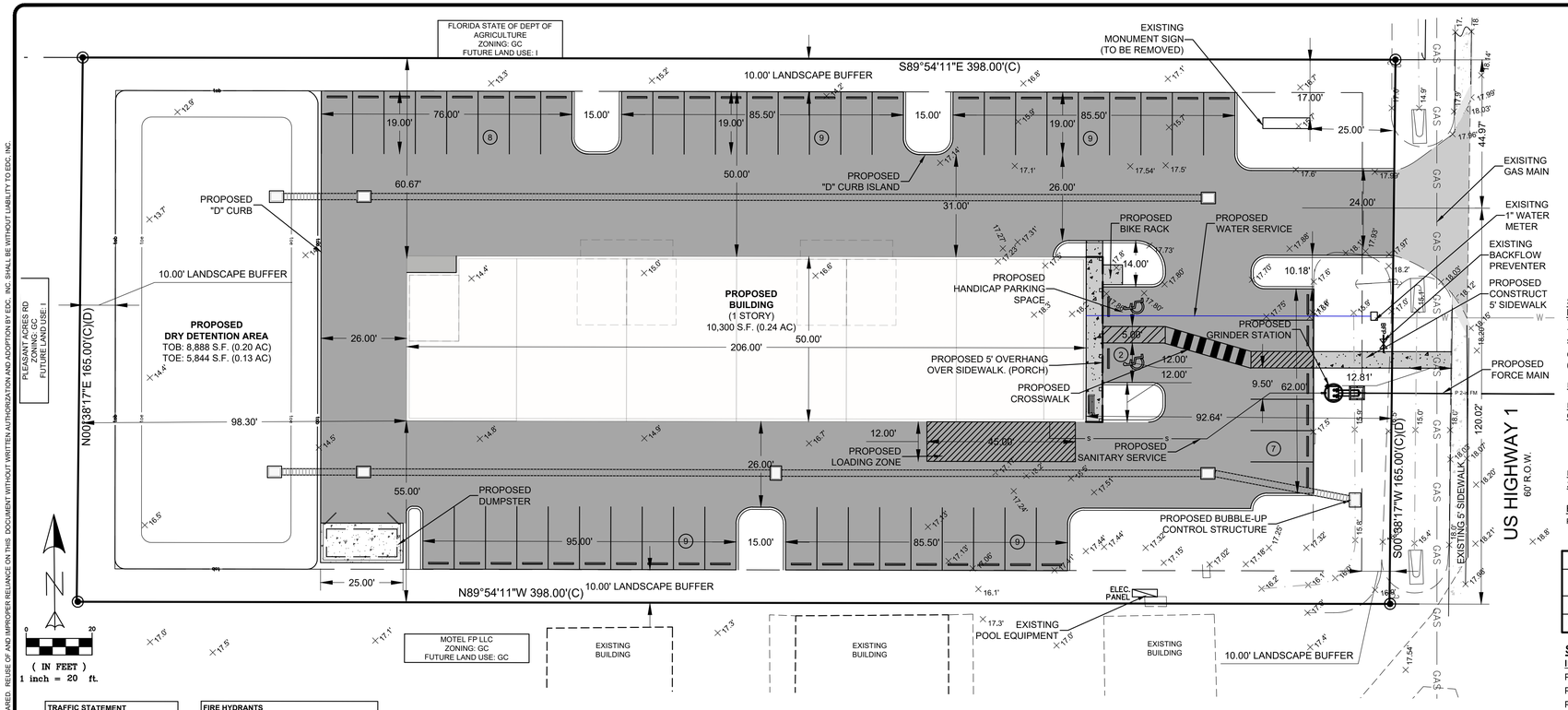
RECORD INFORMATION
SEC. 34, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST LUCIE COUNTY, FLORIDA

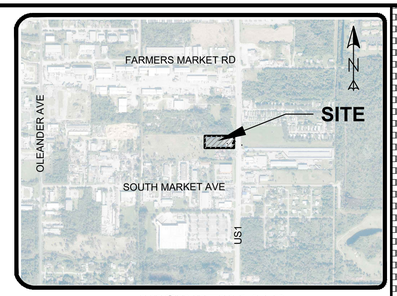
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-200

1 OF 1

Z:\EDC-2021\21-200 - Casey - 3621 S. US Highway One\SURVEY\Dwg - PDF\Survey\21-200 Boundary & Topo.dwg, 11/3/2021 11:27 AM
COPYRIGHT: 2020 BY EDC-INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.





VICINITY MAP

SCALE: N.T.S.

TRAFFIC STATEMENT

OFFICE:

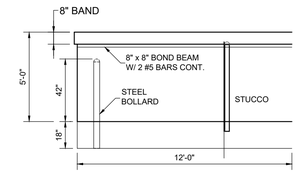
LAND USE CODE	710
TOTAL WEEKDAY TRIPS:	112
WEEKDAY PEAK HOUR:	16

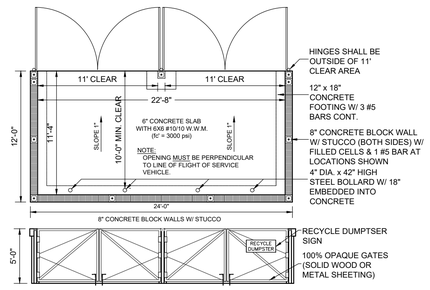
WAREHOUSE:

LAND USE CODE	150
TOTAL WEEKDAY TRIPS:	18
WEEKDAY PEAK HOUR:	2

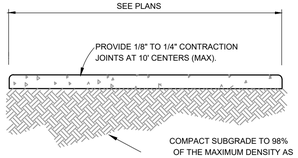
FIRE HYDRANTS

1. 105' ACROSS FROM SITE (US1 EAST)
2. 822' NORTH ON US1 (US1 WEST)



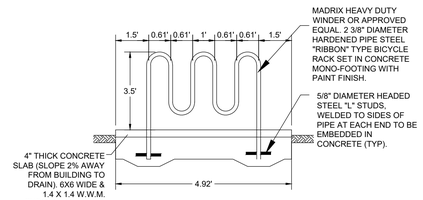


24'X12' DUMPSTER DETAIL



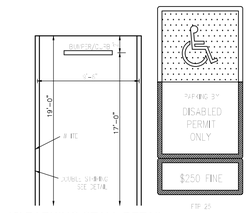
NOTES:
1. Use a 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL



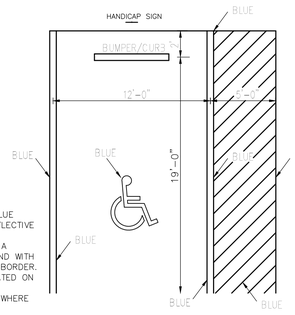
TYPICAL BIKE RACK DETAIL

N.T.S.

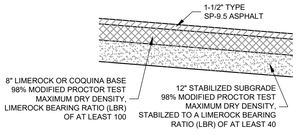


19' PARKING STALL DETAIL

NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

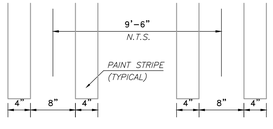


HANDICAP SPACE DETAIL



TYPICAL PAVEMENT SECTION

N.T.S.



DOUBLE STRIPING DETAIL

VERTICAL DATUM NOTE:

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

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

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

SITE DATA

LEGAL DESCRIPTION

THE NORTH 165 OF THE EAST 440 FEET OF LOT 7, J.I. KELLEM'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

CONTAINING 1.51 ACRES, MORE OR LESS.
(REF. EDC SURVEY)

PARCEL ID #: 2434-601-0025-000-5

PROJECT NAME: KIERAN CASEY - 3621 US HIGHWAY 1
OWNER: KIERAN CASEY, NIKKI CASEY, ANNA CASEY
OFFICE PARTNERS AT TRADITIONS
3900 SHORESIDE DR
HUTCHINSON ISLAND, FL 34949

FUTURE LAND USE: GC GENERAL COMMERCIAL
ZONING: GC GENERAL COMMERCIAL

BUILDING DATA

PROPOSED BUILDING	10,300 S.F.
OFFICE	2,080 S.F.
WAREHOUSE	8,220 S.F.

ZONING CODE FOR: GENERAL COMMERCIAL ZONE (GC)

	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
PER CODE	25'	25'	10'	20'	80% MAX.	65' MAX.	20% MIN.
PROPOSED	92' MIN.	98' MIN.	55' MIN.	----	15.68%	36' - 44'	24.90%

SITE AREA DATA	**65,670.00 S.F.**	**1.51 AC**	**100.00%**
IMPERVIOUS DATA	40,246.00 S.F.	0.92 AC	61.29%
PROPOSED BUILDINGS	10,300.00 S.F.	0.24 AC	15.68%
PROPOSED PAVING	29,671.00 S.F.	0.68 AC	45.18%
PROPOSED CONCRETE	275.00 S.F.	0.01 AC	0.42%
PERVIOUS DATA	25,424.00 S.F.	0.58 AC	38.71%
OPEN SPACE	16,536.00 S.F.	0.38 AC	25.18%
PROPOSED STORMWATER	8,888.00 S.F.	0.20 AC	13.53%

USEABLE OPEN SPACE AREA:
REQUIRED = 16,536 S.F. @ 0.5% = 827 S.F.
PROPOSED = 827 S.F.

PROVIDER OF UTILITIES:

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	WELL
SOLID WASTES:	WASTE PRO

PARKING DATA

PARKING REQUIRED		
RETAIL (UNDER 50,000 S.F.)	(8,220 S.F.) (1 SPACES/600 S.F)	42 SPACES
OFFICE	(2,080 S.F.) (1 SPACES/300 S.F.)	7 SPACES
TOTAL REQUIRED PARKING SPACES		49 SPACES (2 HC)
STANDARD PARKING PROVIDED		53 SPACES (2 HC)

STORMWATER DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF VIA UNDERGROUND PIPES AND CONVEY IT TO ONSITE DETENTION AREA. STORMWATER WILL THEN ATTENUATE THROUGH A CONTROL STRUCTURE BUBBLE UP

WELL FIELD PROTECTION:

THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

SOLID WASTE:

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

HAZARDOUS WASTE:

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

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

LEGEND

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

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

MDL DESIGNED BY
MDL &JL DRAWN BY
21-200 sp 2021-12-01.dwg FILENAME
Site Plan LAYOUT
AS SHOWN SCALE
07/DECEMBER/2021 DATE

REVISION COMMENTS
DATE

KIERAN CASEY
3621 US HIGHWAY 1
FORT PIERCE FLORIDA

SITE PLAN

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

21-200

1 OF 1

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

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

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

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

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

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

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

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

Impact	

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

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

IV. Project Description

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

RESIDENTIAL DATA

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

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

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

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

C. Exemptions Requested:

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 3621 US Highway 1
Parcel ID #(s) 2434-601-0025-000-5
Project Description Development of 1.51 acre site into warehouse/flex building with associated site improvements

Kieran Casey
Property Owner(s)
3900 Shoreside Dr
Street Address
Hutchinson Island FL 34949
City State Zip
917-225-1694
Phone Number
Kieran.casey@rocketmail.com
Email Address

Mark Landsman, Project Engineer, Engineering Design & Const.
Applicant/Representative, Title, Company
10250 SW Village Parkway, Suite 201
Street Address
Port St. Lucie FL 34987
City State Zip
772-462-2455
Phone Number
marklandsman@edc-inc.com
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 14 day of Dec., 20 21, by Kieran Casey who is personally known to me or has produced Personally Known To me as identification.

Signature of Notary

IDANIA M. VILLAHOMAT
COMMISSION
NUMBER
HH 203674
EXPIRES
Nov. 30, 2025
Notary Public State of Florida

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.

SQUARE FOOTAGE

UNIT 1	
OFFICE	650 S.F.
WAREHOUSE	1,316 S.F.
TOTAL	1,966 S.F.
UNIT 2-5	
OFFICE	341 S.F.
WAREHOUSE	1,325 S.F.
TOTAL	1,666 S.F.
UNIT 6	
OFFICE	341 S.F.
WAREHOUSE	1,250 S.F.
TOTAL	1,591 S.F.
PORCHES	250 S.F.
TOTAL UNDER ROOF	**10,471 S.F.**

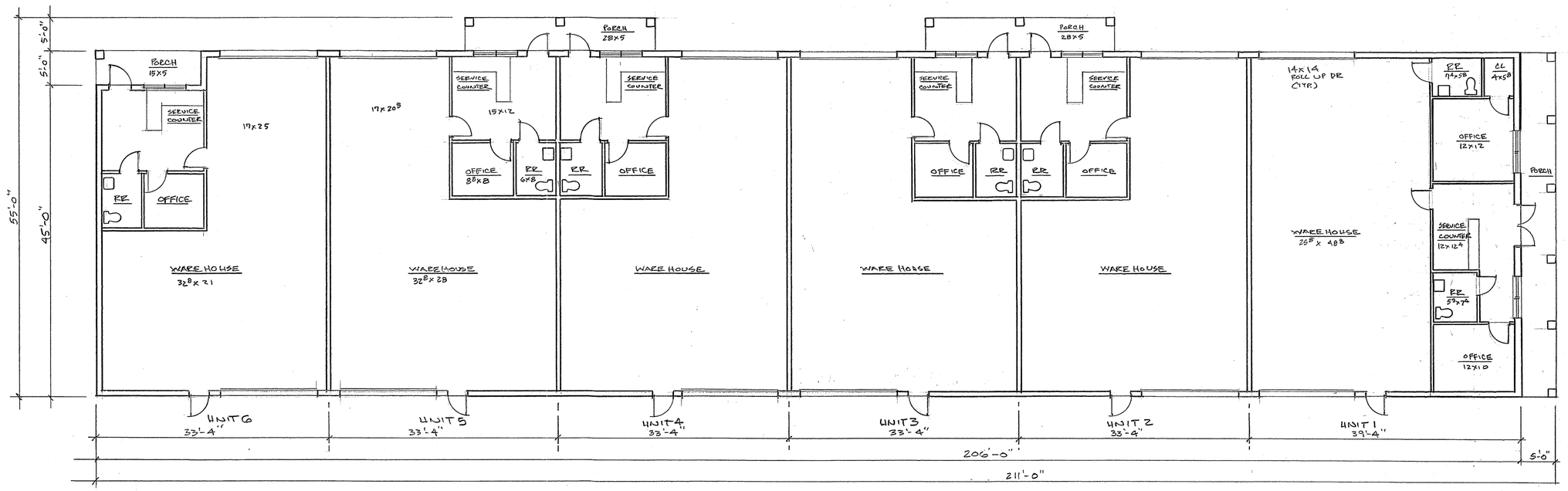


EAST ELEVATION



NORTH ELEVATION

1/8"



FLOOR PLAN

1/8"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7761
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

KIERAN CASEY
OFFICE/WAREHOUSE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

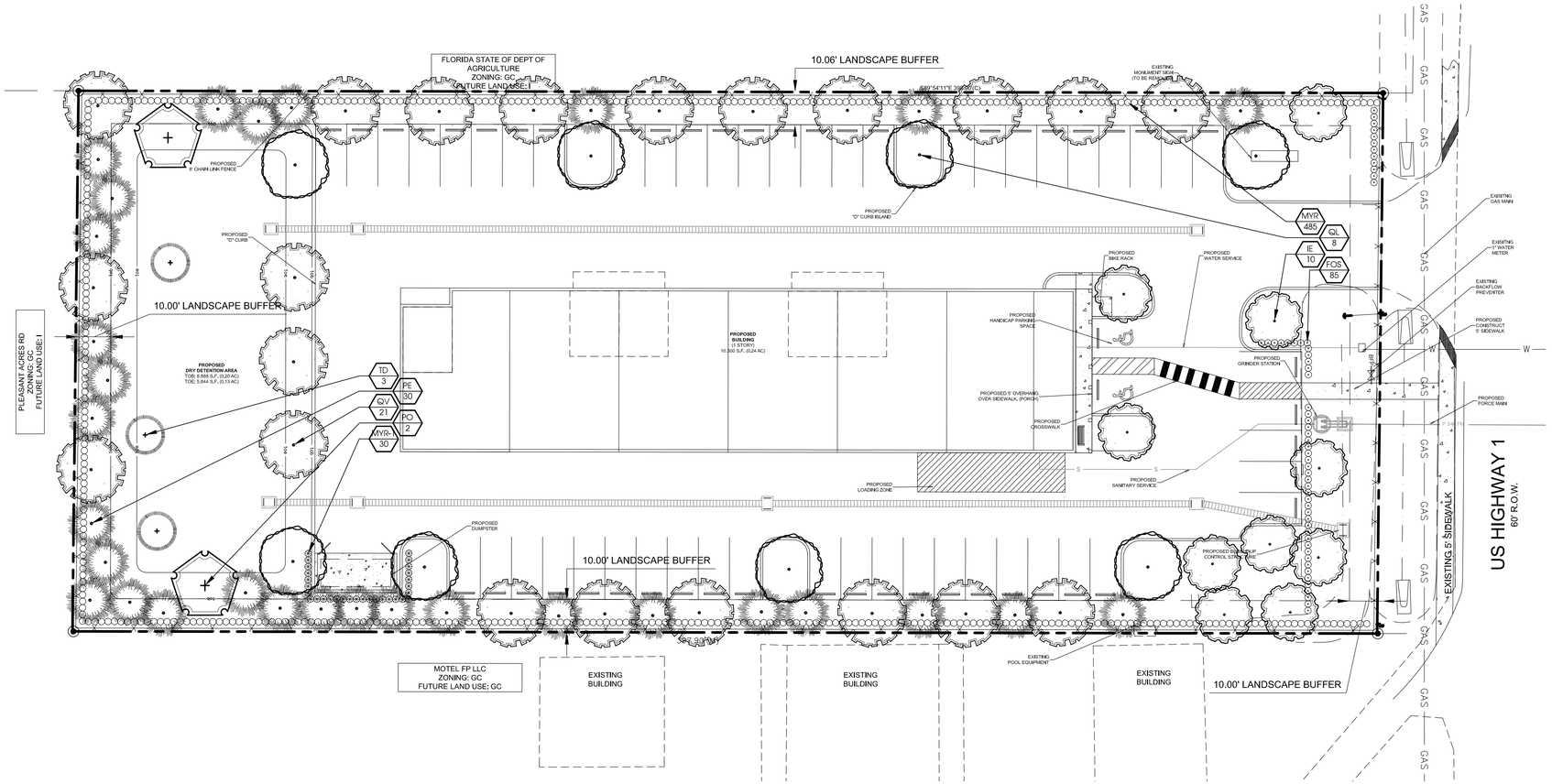
KEY PLAN

SHEET TITLE / SHEET NUMBER

A-1 OF

PROJECT NUMBER C21033

DATE



Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 165'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
165 l.f. x 10' = 1,650 s.f. / 300 = 6 Trees
Provided = 6 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
165 l.f. / 2' o.c. = 83 Shrubs
Provided = 83 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North, South & West Buffer) 961'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
961 l.f. x 10' = 9,610 s.f. / 200 = 48 Trees
Provided = 48

Shrubs Required = Continuous Hedge @ 2' o.c.
961 l.f. / 2' o.c. = 481 Shrubs
Provided = 481 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (29,752 s.f./15 = 1,984 s.f.)
Landscape Area Provided = 2,010 s.f.
Trees Required = 1 Tree/100 s.f. of Interior landscape area
29,752 s.f./15 = 1,984 s.f. / 100 = 20 Trees
Trees Provided = 20 Trees

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 74 Trees
Maximum Palms Allowed = 37 (74 / 2 = 37)
Total Palms Provided = 0 (0%)

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

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

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

Total Trees Required = 74 Trees
Total Native Trees Provided = 74 (100%)

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

Total Shrubs Required = 588
Total Native Shrubs Provided = 600 (100%)

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
10	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
30	PE*	PINUS ELLIOTTI DENSA	SOUTH FLORIDA SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
2	PO*	PLATANUS OCCIDENTALIS	SYCAMORE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
8	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
21	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
3	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
85	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
30	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
485	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			FULL & THICK
		* = Florida Native				SEE SPECS
		NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE				

Landscape Plan

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

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

Kieran Casey
3621 US Highway 1, City of Fort Pierce, Florida

City Project Number:

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

Job No. 21-1203
Drawn By JWS
Submittal Dates 12-15-2021

Revision Dates

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

Landscape Specifications

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

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

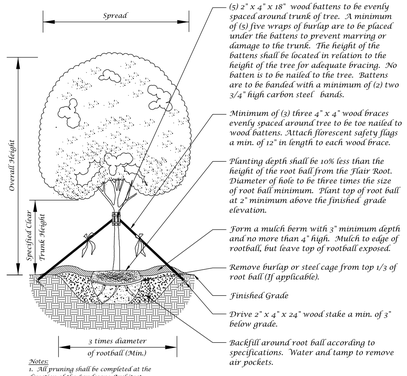
Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized; Position plant in hole, Backfill halfway up the rootball, Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

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

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

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

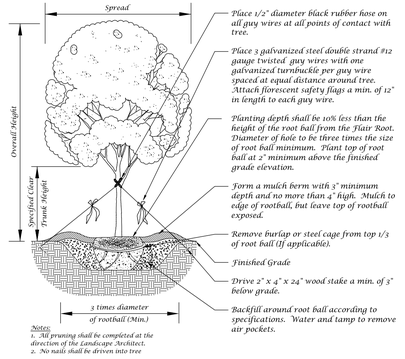
Landscape Details



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

Large Tree Planting Detail (5" Caliper or Greater)

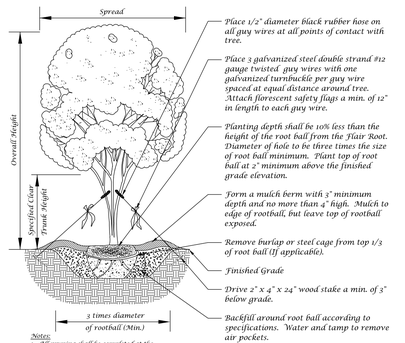
Not to Scale



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

Tree Planting Detail

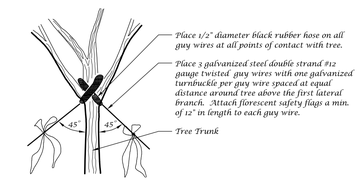
Not to Scale



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

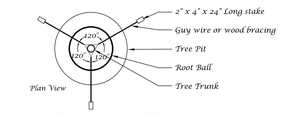
Multi-Trunk Tree Planting Detail

Not to Scale



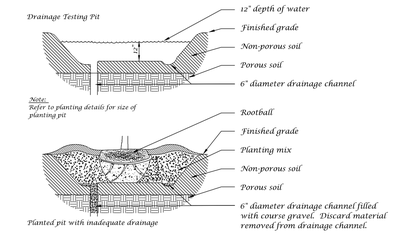
Guy Wire Attachment Detail

Not to Scale



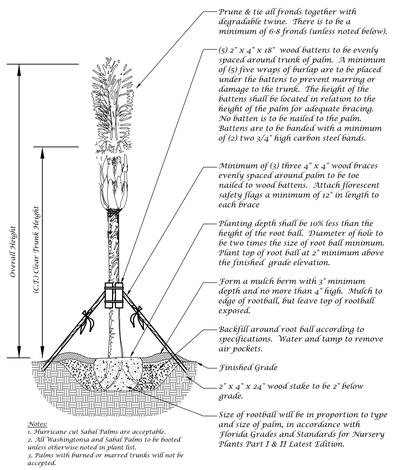
Staking Detail

Not to Scale



Drainage Testing Detail

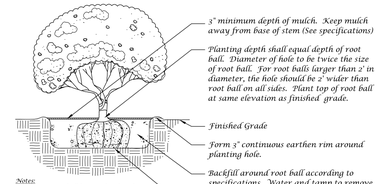
Not to Scale



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

Palm Planting Detail

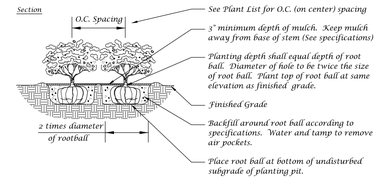
Not to Scale



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

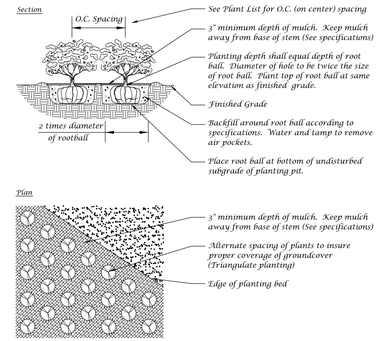
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

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

Kieran Casey
3621 US Highway 1, City of Fort Pierce, Florida

City Project Number:

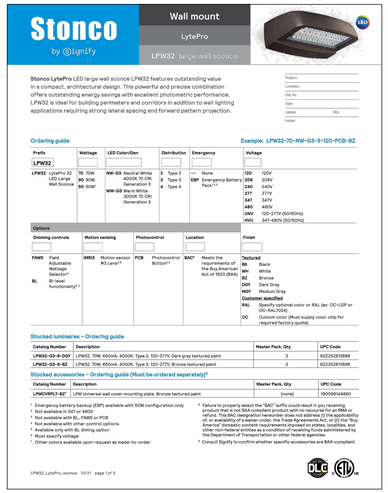
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 21-1203
Drawn By JWS
Submittal Dates 12-15-2021

Revision Dates

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

Sheet L-2 of 2



Stonco by Signify

Wall mount | LytePro | LPW32 large wall sconce

Stonco LytePro LED large wall sconce LPW32 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW32 is ideal for building perimeters and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide Example: LPW32-70-NW-G3-3-120-PCB-BZ

Prefix	Wattage	LED Color/Gen	Distribution	Emergency	Voltage
LPW32					
LPW32 LytePro 32 LED Large Wall Sconce	70 70W 90 90W 50 50W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	3 Type 2 5 Type 3 4 Type 4	— None EBP Emergency Battery Pack[1,2]	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)

Options				
Dimming controls	Motion sensing	Photocontrol	Location	Finish
FAWS Field Adjustable Wattage Selector[4] BL Bi-level functionality[4,5]	MRS Motion sensor #3 Lens[6]	PCB Photocontrol Button[7,8]	BAC* Meets the requirements of Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: OO-LGP or OO-RAL7024) OC Powder coater (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

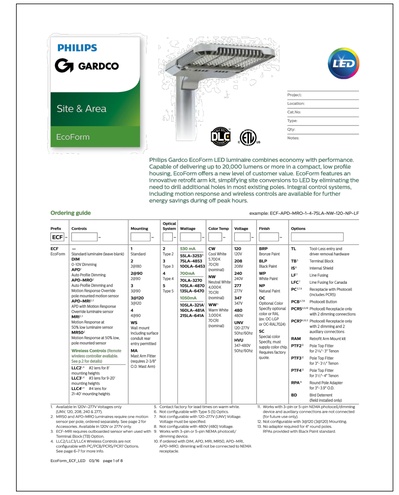
Catalog Number	Description	Master Pack, Qty	UPC Code
LPW32-50-8-DDT	LPW32, 70W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	3	822328135889
LPW32-50-8-BZ	LPW32, 70W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	3	822328135896

Stocked accessories – Ordering guide (Must be ordered separately)

Catalog Number	Description	Master Pack, Qty	UPC Code
LPMCWPL7-BZ*	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190099014880

[1] Emergency battery backup (EBP) available with 50W configuration only
[2] Not available in 347 or 480V
[3] Not available with BL, FAWS or PCB
[4] Not available with other control options.
[5] Must be used with BL dimming option
[6] Available only with MRS
[7] Other colors available upon request as made-to-order
[8] Failure to properly select the "BAC" suffix could result in you receiving, and being billed for, a luminaire that you cannot legally install, use, or sell. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and recipients of federal funds as a condition of receiving funds administered by the Department of Housing and Urban Development.
* Contact Signify to confirm whether specific accessories are BAA-compliant.

LPW32_LytePro_sconce 10/21 page 1 of 3



PHILIPS
GARDCO
Site & Area
EcoForm

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

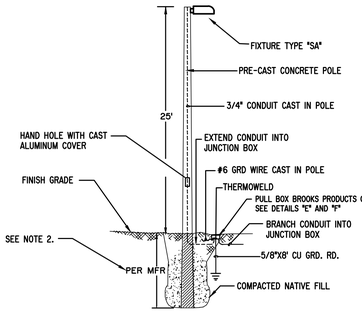
Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide example: ECF-APO-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optical System	Wattage	Color Temp	Voltage	Finish	Options
ECF[1] -								
ECF EcoForm	Standard luminaire (leave blank) DIM 0-10V Dimming driver APO Auto Profile Dancing APO-MRO[2] Auto Profile Dancing and Motion Response Override with integral motion sensor APO-MRS[2] APO with Motion Response standalone luminaire sensor MRO[2] Motion Response at 50% low luminaire sensor MRSO[2] Motion Response at 50% low, pole-mounted sensor Wireless Controls (Sensia wireless controller available. See p.2 for details) LLC2,3,4 Wireless for 3' mounting heights LLC5[3] #1 lens for 5-20' mounting heights LLC6[3] #4 lens for 21-40' mounting heights	1 Standard 2 20190 20190 20190 3 30190 30190 30190 4 40190 WS Wall mount including surface conduit box, entry permitted MA Mast Arm Plate (requires 2 3/8" OD Mast Arm)	2 Type 2 3 Type 3 4 Type 4 5 Type 5	Sold out: 10LA-325[4] 10LA-455[4] 10LA-645[4] 1000mA: 10LA-325A 10LA-455A 20LA-645A	CW Cool White 5700K (CCT nominal) NW Neutral White 4000K (CCT nominal) WW Warm White 3000K (CCT nominal) UNV 120-277V 50/60Hz HVU 347-480V 50/60Hz	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V 50/60Hz HVU 347-480V 50/60Hz	BRP Brown Paint BLP Black Paint WP White Paint NP Natural Paint CP Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) *XC Special color Specify, must supply color chip for required factory quote.	TL Tool-Less entry and integral terminal hardware TB[5] Terminal Block IS[6] Internal Shield LF[7] Line Fusing LFC[7] Line Fusing for Canada PC[8,9] Receptacle with Photocell (includes PCR3) PCR[8,9] Photocell Button PCR3[8,9,10] Photocell Receptacle only with 3 dimming connections PCR7[8,9,10] Photocell Receptacle only with 7 dimming and 2 switching connections RAM Retrofit Arm Mount Kit PTS[11] Pole Top Fitter for 2"-3" Tenon PTF2[11] Pole Top Fitter for 2" -3 ½" Tenon PTF4[11] Pole Top Fitter for 3½"-4" Tenon RPA[11] Round Pole Adapter for 3"-5" OD BD Bird Deterrent (field installed only)

1. Available in 120V-277V voltages only (UNV, 120, 208, 240 & 277)
2. MRSO and MRO luminaires require one motion sensor accessory ordered separately. See Accessories. Available in 120V or 277V only.
3. ECF-MRS requires outboarded sensor when used with 3' mounting height.
4. LLC2,3,4,5,6 Wireless Controls are not configurable with PC/PCR/PCR3/PCR7 Options. See page 6 for more info.
5. Contact factory for lead times on warm white.
6. Not configurable with Type 5 (D) Optics.
7. Not configurable with 120-277V (UNV) Voltage or 347-480V (HVU) Voltage.
8. Not configurable with 480V (480) Voltage.
9. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected. (for future use only)
10. Not compliant with 3@120 (3@120) Mounting.
11. No adapter required for 4" round poles. RPA4 provided with Black Paint standard.

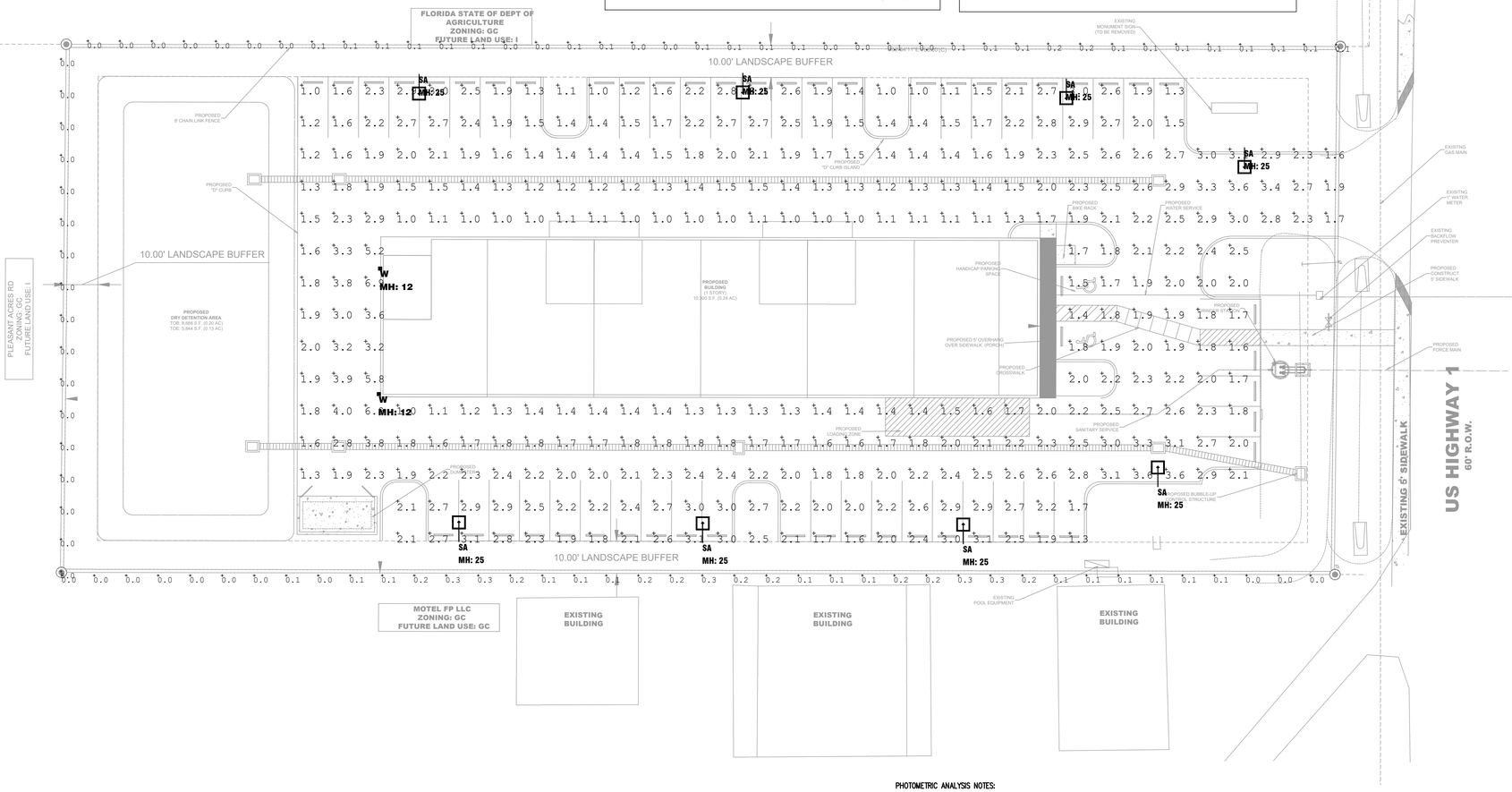
EcoForm_ECF_LED 03/16 page 1 of 6



NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

SCALE:NONE



Luminaire Schedule								
Symbol	Qty	Label	[MANUFAC]	Description	Lumens/Lamp	LLF	Lum. Watts	Total Watts
	8	SA	Gardco	ECF-5-321-1_7A-NW-62-4-WS	N.A.	0.900	121.6	972.8
	2	W	STONCO / KEENE	LPW-32-50-NW-G3-4-WW-EBP (NORMAL MODE)	N.A.	0.900	45.4	90.8

PHOTOMETRIC ANALYSIS NOTES:

THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58
CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THE INTERIOR PRIVATE SIDEWALK IS THE "EAST SIDEWALK" EXTENDING FROM THE EAST ELEVATION OF THE BUILDING EAST TO THE PUBLIC WAY. THE CALCULATION SHOWS AN AVERAGE OF 1.27 FC. THIS COMPLIES WITH CODE.

22-60
(1)b. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF TWO FOOTCANDLES ON THE PAVEMENT. THIS PLAN PROVIDES AN AVERAGE OF 2.06 FOOT-CANDLES IN THE PARKING AREA.
(2) THIS PLAN PROVIDES A UNIFORMITY RATIO OF 2.06 TO 1, WHICH COMPLIES WITH CODE.
(3) LIGHTING CONTROL IS BY ASTRONOMIC TIME CLOCK. THIS COMPLIES WITH CODE.
(4) MAXIMUM SPILL ALONG THE PROPERTY LINES ADJACENT TO PRIVATE PROPERTY IS 0.3 FC. THIS LEVEL COMPLIES WITH CODE, WHICH STATES SPILL IS NOT TO EXCEED 0.5 FC.

THE LIGHTING PLAN USES FULL CUTOFF LED AREA LIGHTING FIXUTRES AT 25 FEET ON PRE-CAST CONCRETE POLES.

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST SIDEWALK	1.27	1.4	1.1	1.15	1.27
Parking and Drives	2.06	6.9	1.0	2.06	6.90
PL SPILL (NORTH)	0.11	0.3	0.0	N.A.	N.A.
PL SPILL (NORTH)_ V	0.07	0.2	0.0	N.A.	N.A.
PL SPILL (SOUTH)	0.12	0.3	0.0	N.A.	N.A.
PL SPILL (SOUTH)_ V	0.08	0.2	0.0	N.A.	N.A.
PL SPILL (WEST)	0.00	0.0	0.0	N.A.	N.A.
PL SPILL (WEST)_ V	0.06	0.1	0.0	N.A.	N.A.

SITE PHOTOMETRIC ANALYSIS

SCALE 1" = 20'-0"

APP | CK | DR | REVISIONS | DATE | NO.

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

CLIENT:
ARCHITECTONIC INC.
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34950

PROJECT NAME:
CASEY WAREHOUSE

PROJECT LOCATION:
3621 US HIGHWAY 1
FORT PIERCE, FLORIDA

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSE No. 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewyn, PE
P.E. No. 61580

THESE DOCUMENTS, ALONG WITH THE CONCEPTS AND OR DESIGNS PRESENTED HEREIN ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT OF FORT PIERCE ENGINEERING, INC. FOR WHOM THEY WERE PREPARED. ANY REUSE OR REDRAWING OF THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION OR ADAPTATION BY FORT PIERCE ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO THE SAME. COPYRIGHT © 2021, FORT PIERCE ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET TITLE
SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: XX-XX-2021
DRAWN: CHECKLIST?
APPROVED: CHECKLIST?

DRAWING NUMBER
E-1.2

SHEET 1 OF 1
21001-15

Technical Review Committee **1. h.**

Meeting Date: 01/20/2022

REQUESTED ACTION

Site Plan - ABS Gas & Go - 3810 S. US Highway 1

LOCATION

3810 S. US HWY 1

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 01/06/2022 02:55 PM

Final Approval Date: 01/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #21-07000029 (Site Plan & Design Review)
BOARD DATE	:	January 20th, 2022

Site Plan & Design Review – ABS Gas & Co. – 3810 S. US HW 1

Attached are Applications for Site Plan, Design Review, & Capacity Analysis for the subject property located at 3810 S. US HWY 1. The applicant is proposing the construction of a Gas Station, Convenience Store, & Retail.

Please review and provide comments on this Variance application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments please respond prior to the, January 20, 2022 TRC meeting.

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

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location ABS Gas & Go Inc 3810 S US Highway 1

Parcel ID #(s) 2434-501-0035-000-1

Project description Gas Station, C-store & Retails

ABS Gas & Go Inc	Sonia Gonzalez - The Permit Shop
Property Owner(s)	**Applicant/Representative, Title, Company**
2061 SE North Blackwell DR.	4100 N. 58th Ave. #109
Street Address	Street Address
Port St. lucie FL 34952-7000	Hollywood FL 33021
City State Zip	City State Zip
978-815-5743	305-796-0141
Phone Number	Phone Number
abdoakl.aa@gmail.com	thepermitshop@gmail.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Port St. Lucie

The foregoing instrument was acknowledged before me this 4 day of Agust, 20 21, by Abdo Akl who is personally known to me or has produced License as identification.

Sonia Gonzalez
Signature of Notary

SONIA GONZALEZ
MY COMMISSION EXPIRES FEBRUARY 25, 2022
#GG 180873
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 5500 Residential: Proposed Units: _____

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

North	South	East	West
Com 2700	Com 1000	Res 0100	Com 2700

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) N/A
- ☑ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application)
- ☑ Traffic Impact Report
- ☑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 3810 S US Highway 1
Parcel ID #(s) 2434-501-0035
Project Description Gas Station, C-Store + Retails

ABS Gas + GO INC
Property Owner(s)
2061 SE North Blackwell Dr.
Street Address
Port St. Lucie FL 34952-7000
City State Zip
978-815-5743
Phone Number
abdoakl.aa@gmail.com
Email Address

Sonia Gonzalez - The Permit Shop
Applicant/Representative, Title, Company
4100 N. 58th Ave #109
Street Address
Hollywood FL 33021
City State Zip
305-796-0141
Phone Number
thepermitshop@gmail.com
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Port St. Lucie
The foregoing instrument was acknowledged before me this 4 day of August, 2021, by Abdo Akl who is personally known to me or has produced License as identification.

Sonia Gonzalez
Signature of Notary

SONIA GONZALEZ
MY COMMISSION EXPIRES FEBRUARY 25, 2022
#GG 180873
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

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

Submittal for Administrative Approval

✓ a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.

✓ b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.

✓ c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.

✓ d. Context photographs of neighboring uses and architectural styles.

N/A 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.

N/A f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.

✓ g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.

✓ h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.

i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.

✓ j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

✓ k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.

b. A final site plan meeting the requirements of section 125-313.

c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).

d. A final landscape plan that meets the requirements of articles II and III of chapter 123.

e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.

f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant lot	Gas Station & C-Store	1000-Vac comm
South	Vacant lot	Gas Station & C-Store	1000-Vac comm
East	Vacant lot	Gas Station & C-Store	1000-Vac comm
West	Vacant lot	Gas Station & C-Store	1000-Vac comm

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Vacant lot	1000-Vac comm			
****Proposed**	Gas Station & C-Store	1000-Vac comm	10,005	0.9845	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 1,250 gpd
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day 950 gpd
**Change in Demand	Total gallons per day 950 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 1,000 gpd
Current Zoning/FLU	Total gallons per day N/A
**Proposed Zoning/FLU	Total gallons per day 620 gpd
**Change in Demand	Total gallons per day 620 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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

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

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

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

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

Impact	

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

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

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐Yes ☑No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily:	
Non-residential (square footage): 10,005			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

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

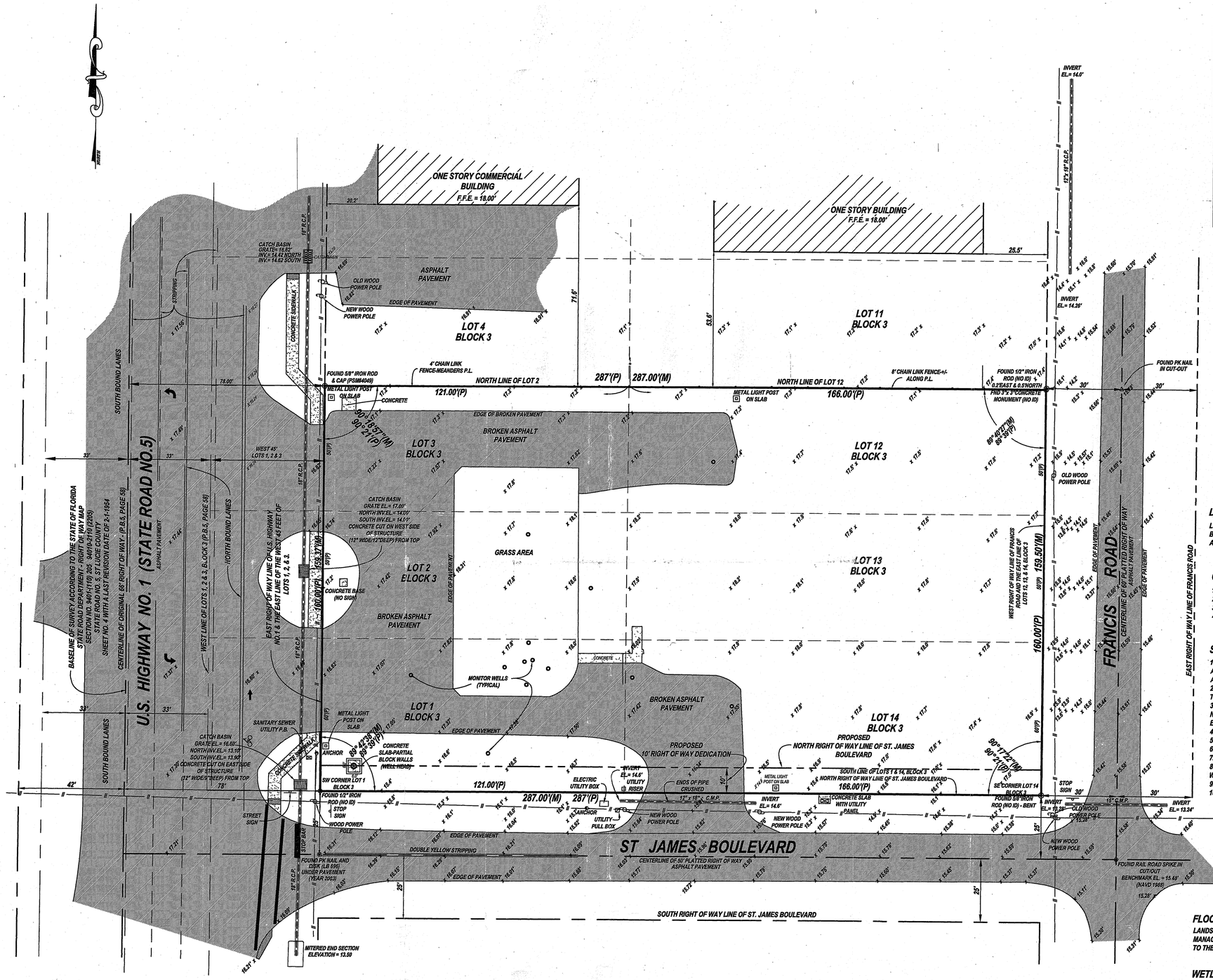
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
	Phase 1-Total	10,005	0.9845	March-2022	March-2023

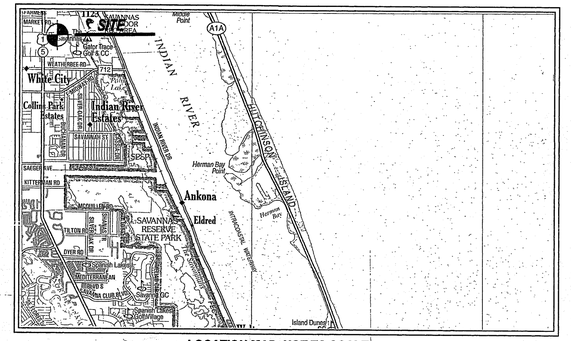
A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

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

C. Exemptions Requested:

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





LOCATION MAP: NOT TO SCALE

BOUNDARY SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 12, 13 AND 14, BLOCK 3, ST. JAMES PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 58, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 45 FEET OF SAID LOTS 1, 2, AND 3 TAKEN FOR HIGHWAY PURPOSES.

CERTIFICATIONS:

1. ABS GAS & GO INC.
2. KATZ & ASSOCIATIONS LAW FIRM
3. NEIL, GRIFFIN, TIERNEY, NEILL & MARQUIS, CHARTERED
4. COMMONWEALTH LAND TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO.: 6115370, CUSTOMER REFERNCE: NSF GFY/ABDO, EFFECTIVE DATE: NOVEMBER 25, 2016 AT 5:00 PM (NO PLOTTABLE EXCEPTIONS)
4. SITE AREA: 45,757 SQUARE FEET AND/OR 1.05 ACRES
5. OWNERSHIP OF FENCES, IF ANY, ARE NOT DETIRMINED BY THIS SURVEY.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. ALL ANGLES AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THE EXPECTED USE FOR THIS SURVEY AND MAP IS FOR COMMERICAL PURPOSES.
10. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.

FLOOD ZONE NOTE:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0189-K, DATED FEBRUARY 19, 2020 AND IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988.

WETLAND NOTE:

LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENIES FOR POSSIBLE LIMITS OF JURISDICATION.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5947 STATE OF FLORIDA

LEGEND:

LB = LICENSED BUSINESS
FND= FOUND
W.P.P.= WOOD POWER POLE
M = MEASURED
P = PLAT
CONC.= CONCRETE
P.L.= PROPERTY LINE
P.B.= PLAT BOOK
OE = OVERHEAD ELECTRIC
ID = IDENTIFICATION
P.L.= PROPERTY LINE
x 15.5' = SPOT ELEVATION
EL. = ELEVATION
-I- = OVERHEAD UTILITIES
C.M.P. = CORRIGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE

PREPARED FOR: ABS GAS & GO INC.
A PORTION OF BLOCK 3
ST JAMES PARK SUBDIVISION

3810 S. US HIGHWAY #1, FT PIERCE
ST LUCIE COUNTY, FLORIDA

CRAIG WATSON AND ASSOCIATES LLC
PROFESSIONAL SURVEYING MAPPING
2240 NE DIXIE HIGHWAY · JENSEN BEACH · FLORIDA · 34957
O 772-334-0868 C 772-260-0249 craigwatsonOllve.com

2240 NE DIXIE HIGHWAY
JENSEN BEACH, FL 34957
CRAIGWATSON@LIVE.COM
PHONE 772-334-0868
CELL 772-260-0249

DATE:	MAY 21, 2021
SCALE:	1" = 20'
DWNG. BY	CDW
CHECKED BY:	CDW
JOB NUMBER:	21141

SHEET NUMBER
1 OF 1

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
1.☐ FHA 2.☐ FmHA 3.☐ Conv. Unins. 4.☐ VA 5.☐ Conv. Ins.	NSF GFY TO ABS		

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: ABS GAS & GO, INC. a Florida corporation

ADDRESS OF BORROWER: 2061 S.E. North Blackwell Drive, Port St. Lucie, FL 34952

E. NAME OF SELLER: NSF GFY, LLC a Florida limited liability company By: RMC TL USABL, LLC, a Florida limited liability company, Manager

ADDRESS OF SELLER: 8902 N Dale Mabry Highway, Suite 200, Tampa, FL 33614

F. NAME OF LENDER:

ADDRESS OF LENDER:

G. PROPERTY LOCATION: 3810 US Highway 1, Fort Pierce, FL 34950

H. SETTLEMENT AGENT: NEILL, GRIFFIN, TIERNEY, NEILL & MARQUIS

PLACE OF SETTLEMENT: 311 SOUTH SECOND STREET, FORT PIERCE, FL 34950 (772) 464-8200

I. SETTLEMENT DATE: 6/30/2017

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100.GROSS AMOUNT DUE FROM BORROWER		400.GROSS AMOUNT DUE TO SELLER	
101.Contract sales price	165,000.00	401.Contract sales price	165,000.00
102.Personal property		402.Personal property	
103.Settlement charges to borrower (line 1400)	7,877.25	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106.City/town taxes to		406.City/town taxes to	
107.County taxes to		407.County taxes to	
108.Assessments to		408.Assessments to	
109. to		409. to	
110. to		410. to	
111. to		411. to	
112. to		412. to	
120.GROSS AMOUNT DUE FROM BORROWER ▶	**172,877.25**	420.GROSS AMOUNT DUE TO SELLER ▶	**165,000.00**
200.AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500.REDUCTIONS IN AMOUNT DUE TO SELLER	
201.Deposit or earnest money	20,000.00	501.Excess deposit (see instructions)	
202.Principal amount of new loan(s)		502.Settlement charges to seller(line 1400)	24,010.83
203.Existing loan(s) taken subject to		503.Existing loan(s) taken subject to	
204.		504.Payoff of first mortgage loan	
205.		505.Payoff of second mortgage loan	
206.Principal amount of new loan(s)		506.	
207.		507.	
208.		508.	
209.		509.	
209a		509a	
209b		509b	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210.City/town taxes to		510.City/town taxes to	
211.County taxes 1/1/2017 to 6/30/2017	1,950.16	511.County taxes 1/1/2017 to 6/30/2017	1,950.16
212.Assessments to		512.Assessments to	
213. to		513. to	
214. to		514. to	
215. to		515. to	
216. to		516. to	
217. to		517. to	
218. to		518. to	
219. to		519. to	
220.TOTAL AMOUNTS PAID BY OR IN BEHALF OF BORROWER ▶	**21,950.16**	520.TOTAL REDUCTIONS IN AMOUNT DUE SELLER ▶	**25,960.99**
300.CASH AT SETTLEMENT FROM/TO BORROWER		600.CASH AT SETTLEMENT TO/FROM SELLER	
301.Gross amount due from borrower (line 120)	172,877.25	601.Gross amount due to seller (line 420)	165,000.00
302.Less amounts paid by/for borrower (line 220)	21,950.16	602.Less reductions in amount due seller (line 520)	25,960.99
303. CASH ☒ From ☐ To BORROWER ▶	**150,927.09**	**603. CASH ☒ To ☐ From SELLER ▶**	**139,039.01**

SUBSTITUTE FORM 1099 Seller Statement: For information contained in Blocks E,G,H, and I on Line 401 and Buyer's part of real estate (lines 406-408). This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 1040 for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 (and/or for Exchanges, Form 8824).

You are required by law to provide [see box H] with your correct taxpayer identification number. If you do not provide [see box H] with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer Identification number.

L. Settlement Charges			Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
700. TOTAL SALES/BROKER'S COM. based on price	165,000.00 @ 6.00 % =	9,900.00		
Division of Commission (line 700) as follows:				
701. 9,900.00	to Coldwell Banker Paradise			
702.	to			
703. Commission paid at Settlement				9,900.00
704.	to			
800. Items Payable In Connection With Loan				
801. Loan Origination Fee %	to			
802. Loan Discount %	to			
803. Appraisal Fee	to			
804. Credit Report	to			
805. Lender's Inspection Fee	to			
806. Mortgage Insurance Application Fee	to			
807.	to			
808.	to			
809.	to			
810.	to			
811.	to			
812.	to			
813.	to			
814.	to			
815.	to			
900. Items Required By Lender To Be Paid In Advance				
901. Interest from 6/30/2017 to 7/1/2017	@ /day			
902. Mortgage Insurance Premium for	months to			
903. Hazard Insurance Premium for	years to			
904.	years to			
905.	years to			
1000. Reserves Deposited With Lender				
1001. Hazard insurance	months@	per month		
1002. Mortgage insurance	months@	per month		
1003. City property taxes	months@	per month		
1004. County property taxes	months@	per month		
1005. Annual assessments	months@	per month		
1006.	months@	per month		
1007.	months@	per month		
1008.	months@	per month		
1009.				
1100. Title Charges				
1101. Settlement or closing fee	to Neill, Griffin, Tierney, Neill & Marquis			1,650.00
1102. Abstract or title search	to Neill, Griffin, Tierney, Neill & Marquis			200.00
1103. Title examination	to			
1104. Title insurance binder	to			
1105. Document preparation	to			
1106. Notary fees	to			
1107. Attorney's fees	to Katz & Associates		7,848.75	
(includes above items numbers:				
1108. Title insurance	to Commonwealth Land Title Insurance Co.			900.00
(includes above items numbers:				
1109. Lender's coverage: Risk Premium	INS AMT:			
1110. Owner's coverage: Risk Premium 900.00	INS AMT: 165,000.00			
1110a				
1111. Lien Search x 2	to Coast 2 Coast			210.00
1112. Federal Express/Wire fee	to Neill, Griffin, Tierney, Neill & Marquis		10.00	25.00
1113. Reimburse Certified Copy of Notice of Dismissal	to Neill, Griffin, Tierney, Neill & Marquis			4.00
1200. Government Recording and Transfer Charges				
1201. Recording Fees: Deed $18.50; L-Mortgage(s) ; S-Mortgage(s) ; Releases $18.50			18.50	18.50
1202. City/county tax/stamps: Deed ; L-Mortgage(s) ; S-Mortgage(s) ; UCC $35.50				35.50
1203. State tax/stamps: Deed $1,155.00; L-Mortgage(s) ; S-Mortgage(s) ; UCC $41.00				1,196.00
1204. Affidavit	Clerk of Court			10.00
1205.				
1300. Additional Settlement Charges				
1301. Survey	to Craig D. Watson <$1,500.00>		*P.O.C.*	
1302. Pest Inspection	to			
1303. Roof Inspection	to			
1304. 2015 Property Taxes	to Tax Collector St. Lucie County			5,337.66
1305. 2016 Property Taxes	to Tax Collector St. Lucie County			4,524.17
1306.	to			
1307.	to			
1308.	to			
1309.	to			
1400. **Total Settlement Charges** (enter on lines 103, Section J and 502, SectionK) ▶			**7,877.25**	**24,010.83**

CERTIFICATION DATE: 6/30/2017

I have carefully reviewed the HUD - 1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD - 1 Settlement Statement.

ABS GAS & GO, INC. a Florida corporation

By: _____ Borrower
Abdo Akl, President

NSF GFY, LLC a Florida limited liability company By:
RMC TL USABL, LLC, a Florida limited liability company,

By: _____ Seller
Mitchell F. Rice, Manager

_____ Borrower

_____ Seller

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

NEILL, GRIFFIN, TIERNEY, NEILL & MARQUIS

_____ Settlement Agent 6/30/2017 Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

NSF GFY TO ABS

Prepared by and return to:
Richard V. Neill, Jr., Esquire
Neill Griffin Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954

LIMITED LIABILITY COMPANY AFFIDAVIT

Before me, the undersigned authority, personally appeared Mitchell F. Rice, who being by me first duly sworn, on oath did depose and say that:

1. Affiant is the Manager of RMC TL USAB, LLC, a Florida limited liability company, which is the manager of NSF GFY, LLC, a Florida limited liability company ("Seller").

2. Both referenced limited liability companies are currently in existence under valid articles of organization and regulations and have not been terminated or dissolved.

3. Seller is a Manager managed limited liability company and its sole Manager is RMC TL USAB, LLC.

4. The sole member of Seller is RMC TL USAB, LLC.

5. RMC TL USAB, LLC is authorized by the articles of organization and/or the Operating Agreements of the two referenced limited liability companies and regulations to execute deeds on behalf of Seller, and Affiant is authorized to execute deeds on its behalf.

6. Neither the limited liability company nor any of the members are currently debtors in any bankruptcy proceedings, and this conveyance is in the ordinary course of business and is not a disposal of all or substantially all of the assets of either of the referenced limited liability companies.

7. This affidavit is given to induce Commonwealth Land Title Insurance Company to issue its title policy insuring the contemplated transaction.

8. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiants further certify that he has fully read this affidavit and understand its contents.

_____
Mitchell F. Rice, as Manager of RMC TL USAB, LLC, Manager of NSF GFY, LLC

STATE OF FLORIDA
COUNTY OF _____

Sworn and subscribed before me this _____ day of _____, 2017 by Mitchell F. Rice, as Manager of RMC TL USAB, LLC, the Manager of NSF GFY, LLC, [ ] who is personally known to me or [ ] who produced _____ as identification.

_____
Notary Public of the State of _____
Commission Expires: _____

Prepared by and return to:
Richard V. Neill, Jr., Esq.
Neill Griffin Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Parcel ID Number 2434-501-0035-000/1

[Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this _____ day of June, 2017, by **NSF GFY, LLC, a Florida limited liability company,** hereinafter called the grantor, to **ABS GAS & GO, INC., a Florida corporation,** hereinafter called the grantee, whose address is: 2061 S. E. North Blackwell Drive, Port St. Lucie, FL, 34952.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in St. Lucie County, Florida, to wit:

Lots 1, 2, 3,12,13 and 14, Block 3, ST. JAMES PARK SUBDIVISION, according to the plat thereof as recorded in Plat book 5, Page(s) 58, Public Records of St. Lucie County, Florida; LESS AND EXCEPT the West 45 feet of said Lots 1, 2 and 3 taken for highway purposes.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, AND TAXES SUBSEQUENT TO DECEMBER 31, 2016.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016; zoning ordinances and rights of way for public roads.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

_____
Print Name of Witness: _____

_____
Print Name of Witness: _____

NSF GFY, LLC, a Florida limited liability company
By: RMC TL USAB, LLC, a Florida limited liability company, its Manager

By: _____
Mitchell F. Rice, Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before me the undersigned Notary Public of the State and County listed above, personally appeared Mitchell F. Rice, as Manager of RMC TL USAB, LLC, a Florida limited liability company, the Manager of NSF GFY, LLC, a Florida limited liability company this _____ day of June, 2017 [ ] who is personally known to me or [ ] who produced a _____ Driver's license and acknowledged before me that he executed the foregoing on behalf of NSF GFY, LLC.

_____
Print Name of Notary:_____
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

OWNER'S AFFIDAVIT, INDEMNITY AND
NON-FOREIGN CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, the undersigned authority, personally appeared **Mitchell F. Rice, Manager of RMC TL USAB, LLC, a Florida limited liability company Manager of NSF GFY, LLC, a Florida limited liability company which is referred to herein as** "Owner", who, after being first duly sworn, did depose and say:

A. OWNER'S AFFIDAVIT:

1. Owner is the undisputed owner(s) of the following described Property (the "Property"), viz:

Lots 1, 2, 3,12,13 and 14, Block 3, ST. JAMES PARK SUBDIVISION, according to the plat thereof as recorded in Plat book 5, Page(s) 58, Public Records of St. Lucie County, Florida; LESS AND EXCEPT the West 45 feet of said Lots 1, 2 and 3 taken for highway purposes.

2. That the above-described Property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever, except for real estate taxes accruing subsequent to **December 31, 2016.**

3. That there are no easements or claims of easements, not shown by the public records, which encumber the above-described Property.

4. There have been no improvements, repairs, additions, alterations, material furnished to or labor performed on the Property within the past 90 days which have not been paid in full.

5. That there are no contractor's, mechanic's, materialmen's, or laborer's liens against the above Property.

6. That Seller is in open, notorious, sole, exclusive and undisputed possession of the Property.

7. That Seller knows of no violations of deed restrictions or Governmental Ordinances, Rules or Regulations pertaining to the above-described Property.

8. That no judgment or decree has been entered in any court of this State or the United States against said Seller which remains unsatisfied. That there are no claims, disputes, demands or other matters pending against Seller that could attach to the Property.

9. There are no outstanding assessments in favor of **St. Lucie County**, Florida, or any special taxing district or municipality; there are no unpaid taxes or assessments against the Property which have not been shown as existing liens in the public records; there are no liens provided by County ordinance or by Chapter 159 of the Florida Statutes in favor of any city, town, village or port authority for any unpaid service charges for service by any water, sewer or gas systems supplying the Property.

10. There is no outstanding contract for the sale of the Property to any person or persons whomsoever, nor any unrecorded deed, mortgage or other conveyances affecting the title to the Property. There are no matters pending against Seller which could give rise to a lien that would attach to the Property during the period of time between the effective date of the title insurance commitment and the time of recording of the instruments evidencing the Buyer's fee simple or other interests in the Property; and that the Seller has not executed and will not execute any instrument that would adversely affect the title to the Property from the date of this Affidavit forward.

11. That there are no facts which might be asserted that could give rise to a lien interest in said property prior to the deed or mortgage being recorded and that the undersigned will not execute any instrument that would adversely affect the title or interest to be conveyed.

12. That this Affidavit is made for the purpose of inducing the buyer to buy, and/or a lender to make a loan on, said property and NEILL, GRIFFIN, TIERNEY, NEILL, & MARQUIS, CHARTERED and COMMONWEALTH LAND TITLE INSURANCE COMPANY to issue a Commitment or Commitments, and/or Policy or Polices insuring the title to said property, and the Owner(s) do hereby agree to indemnify and hold NEILL, GRIFFIN, TIERNEY, NEILL, & MARQUIS, CHARTERED and COMMONWEALTH LAND TITLE INSURANCE COMPANY harmless from any and all losses, costs, damages, or expenses, including attorneys' fees (pre-suit, trial, and appellate), which NEILL, GRIFFIN, TIERNEY, NEILL, & MARQUIS, CHARTERED or COMMONWEALTH LAND TITLE INSURANCE COMPANY may incur or become liable for under its Insured Closing Service Letter, Commitment or Commitments, and/or Policy or Policies, either directly or indirectly as a result of (a) any construction lien or other lien filed against the subject property or parties in possession or other unrecorded claims, easements, or encumbrances of any kind, (b) any matters that may be recorded between the effective date of the Commitment and the time of the recording of the instruments described in said Commitment to be insured, or (c) or any misstatements contained herein.

B. NON-FOREIGN CERTIFICATE:

1. Section 1445 of the Internal Revenue Code provides that a transferee of a United States real Property interest must withhold tax if the transferor is a foreign person.

2. In order to inform the transferee that withholding of tax is not required upon the disposition of a U.S. real Property interest by the Seller, the undersigned transferor certifies and declares by means of this certification, the following:

a. Transferor is not a non-resident alien for purposes of United States income taxation,

b. Transferor's United States taxpayer identification number is:

NSF GFY, LLC TIN: 46-4249214

c. Transferor's home or office address is: 8902 N Dale Mabry Hwy, Ste 200, Tampa, FL 33614

d. There are no other persons who have an ownership interest in the above described Property other than Transferor.

3. The undersigned hereby further certifies and declares:

a. Transferor understands that the purchaser of the above described Property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (94 Stat 2682 as amended),

b. Transferor understands this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained in this certification may be punished by fine, imprisonment or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete and that the number shown on this statement is Seller's correct TIN.

Seller further states that they are familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Seller further certifies that they have read the full facts of this Affidavit and understand its content; and further Seller sayeth not.

DATED this _____ day of June, 2017

_____
Mitchell F. Rice, as Manager RMC TL USAB, LLC,
the Manager of NSF GFY, LLC

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Sworn to, affirmed, and subscribed before me by Mitchell F. Rice, of RMC TL USAB, LLC, a Florida limited liability company, Manager of NSF GFY, LLC, a Florida limited liability company this _____ day of June, 2017 [ ] who is personally known to me or [ ] who produced a _____ Driver's license as identification.

_____
Print Name of Notary:_____
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

COMPLIANCE AGREEMENT AND
TAX RE-PRORATION AGREEMENT

Date: June ____, 2017

Seller: NSF GFY, LLC

Purchaser: ABS GAS & GO, INC.

Closing Agent: Neill, Griffin, Tierney, Neill & Marquis, Chartered

Re: 3810 US Highway 1, Fort Pierce, FL 34950

We, the undersigned Seller(s) and Purchaser(s) of the above referenced property, hereby acknowledge that the following are conditions regarding the transfer of the above referenced property:

1. That all contingencies set forth in the Contract for Sale have been complied with.

2. That all utility bills and/or condominium assessments, if applicable, including but not limited to, water, sewer, phone and electric are the responsibility of the parties involved in this transaction and not that of the closing agent. All matters in regard to utility bills will be handled outside of the closing even if such matters appear on the closing statement.

3. That each party will fully cooperate with the other to adjust for clerical errors on any or all closing documentation, if deemed necessary.

4. It is understood and agreed by the undersigned parties to the above transaction that the amount of taxes for the year 2017 have been estimated (since taxes cannot be ascertained with certainty at this time) to be $3,954.49 for the purpose of proration. It is agreed between the parties hereto that if taxes for 2017 vary from the estimated amount, the parties will make appropriate adjustments based on 2016 taxes among themselves, less maximum discount, when taxes are paid by the buyer. The parties agree that NEILL, GRIFFIN, TIERNEY, NEILL & MARQUIS, Chartered, shall be in no way held liable for using the aforesaid estimate of 2017 taxes on the closing statement for the captioned transaction nor shall said law firm be in any way held liable if either of the parties fail or refuse to comply with this agreement.

ABS GAS & GO, INC.

By:_____
Abdo Alk, President Date

NSF GFY, LLC, a Florida limited liability company,
By: RMC TL USAB, LLC, a Florida limited liability company, Manager

By:_____
Mitchell F. Rice. Manager Date

SUBSTITUTE FORM 1099-S COPY B

If you have questions call Chester B. Griffin, Esq. @ (772) 464-8200

[ ] CORRECTED (if checked)

FILER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone number	1 Date of closing	OMB No. 1545-0997	Proceeds From Real Estate Transactions
NEILL, GRIFFIN, TIERNEY, NEILL & MARQUIS 311 SOUTH SECOND STREET FORT PIERCE, FL 34950	6/30/2017	**2017**	
	2 Gross proceeds $165,000.00	Form **1099-S**	

FILER'S federal identification number	TRANSFEROR'S identification number	3 Address or legal description	Copy B For Transferor
59-1289417	46-4249214	3810 US Highway 1 Fort Pierce, FL 34950	This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

TRANSFEROR'S name
NSF GFY, LLC a Florida limited liability company By: RMC TL USABL, LLC, a Florida limited liability company, Manager

Street address (including apt. no.)
8902 N Dale Mabry Highway
Suite 200

City or town, state or province, country, and ZIP or foreign postal code
Tampa, FL 33614

4 Transferor received or will receive property or services as part of the consideration (if checked) ==> [ ]

5 If checked, transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) . . . . . ==> [ ]

Account or escrow number (see instructions)
NSF GFY TO ABS

6 Buyer's part of real estate tax
$0.00

Form **1099-S** (keep for your records) www.irs.gov/form1099s Department of the Treasury - Internal Revenue Service

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the IRS and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the instructions for Schedule D (Form 1040). If the real estate was not your main home, report the transaction on Form 4797, Form 6252, and/or the Schedule D for the appropriate income tax form. If box 4 is checked and you received or will receive like-kind property, you must file Form 8824.

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a federal mortgage subsidy if **all** the following apply.

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990.
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8828 and Pub. 523.

Transferor's taxpayer identification number. For your protection, this form may show only the last four digits of your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN). However, the issuer has reported your complete identification number to the IRS.

Account number. May show an account or other unique number the filer assigned to distinguish your account.

Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or will receive. See *Box 4.*

Box 3. Shows the address or legal description of the property transferred.

Box 4. If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

Box 6. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 5 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of the appropriate income tax form. For more information, see Pub. 523, Pub. 525, and Pub. 530.

YOU ARE REQUIRED BY LAW to provide your correct taxpayer name and identification number for the transaction described above to: NEILL, GRIFFIN,
TIERNEY, NEILL & MARQUIS

If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

UNDER THE PENALTIES OF PERJURY, I certify that the above information, including my taxpayer identification number, is correct, and that I have received a copy of this statement.

NSF GFY, LLC a Florida limited liability company By:
RMC TL USABL, LLC, a Florida limited liability company,

By: _____
Mitchell F. Rice, Manager

File #: NSF GFY TO ABS

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4325754 OR BOOK 4014 PAGE 2374, Recorded 06/30/2017 03:59:21 PM Doc Tax: $1155.00

Prepared by and return to:
Richard V. Neill, Jr., Esq.
Neill Griffin Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Parcel ID Number 2434-501-0035-000/1

[Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this 27th day of June, 2017, by **NSF GFY, LLC, a Florida limited liability company,** hereinafter called the grantor, to **ABS GAS & GO, INC., a Florida corporation,** hereinafter called the grantee, whose address is: 2061 S. E. North Blackwell Drive, Port St. Lucie, FL. 34952.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in St. Lucie County, Florida, to wit:

Lots 1, 2, 3,12,13 and 14, Block 3, ST. JAMES PARK SUBDIVISION, according to the plat thereof as recorded in Plat book 5, Page(s) 58, Public Records of St. Lucie County, Florida; LESS AND EXCEPT the West 45 feet of said Lots 1, 2 and 3 taken for highway purposes.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, AND TAXES SUBSEQUENT TO DECEMBER 31, 2016.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016; zoning ordinances and rights of way for public roads.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name of Witness: Elysia M. Tucci

Print Name of Witness: KRISTI KIM JOHNSON

NSF GFY, LLC, a Florida limited liability company
By: RMC TL USAB, LLC, a Florida limited liability company, its Manager

By: _____
Mitchell F. Rice, Manager

STATE OF FLORIDA
COUNTY OF ~~ST. LUCIE~~ Hillsborough

Before me the undersigned Notary Public of the State and County listed above, personally appeared Mitchell F. Rice, as Manager of RMC TL USAB, LLC, a Florida limited liability company, the Manager of NSF GFY, LLC, a Florida limited liability company this 29th day of June, 2017 [X] who is personally known to me or [ ] who produced a N/A Driver's license and acknowledged before me that he executed the foregoing on behalf of NSF GFY, LLC.

KRISTI KIM JOHNSON
MY COMMISSION # FF 243818
EXPIRES: August 4, 2019
Bonded Thru Budget Notary Services

Print Name of Notary: KRISTI KIM JOHNSON
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: 8/4/19

SAINT LUCIE COUNTY FIRE DISTRICT
DEVELOPMENT & SITE PLAN REVIEW APPLICATION
5160 N.W. Milner Drive
Port Saint Lucie, FL 34983
Telephone: 772-621-3322
Fax: 772-621-3604
Web Address: www.slcfd.com

Type of Request

- [X] Site Plan
- [ ] Site Plan with Construction "Detail" Plans
- [ ] Amendment
- [ ] Re-submittal
- [ ] Preliminary Subdivision Plat with Construction "Detail" Plans
- [ ] Final Subdivision Plat with Construction "Detail" Plans
- [ ] Development of Regional Impact
- [ ] Planned Unit Development
- [ ] Other

Project Information

Project Name	ABS Gas + Go Inc				
Location	3810 S. US Highway 1				
City	Port St. Lucie	**Zip**	34952-7000	**Number of Dwelling Units**	
Type of Development/Intended Use	Gas Station/C-Store/Retail			**Gross Square Feet of Structure/s**	5,500
Gross Acreage/Square Feet of Site		**Water Purveyor**			

Owner/Developer Information

Name	ABS Gas + Go Inc				
Address	2061 SE North Blackwell Dr.			**City**	Port ST Lucie
State	FL	**Zip**	34952	**Telephone**	978-815-5743
Fax	772-934-6691				
E-Mail	abdoakl.aa@gmail.com				

Applicant/Agent for Owner

Name	Sonia Gonzalez	**Firm**	The Permit Shop		
Address	4100 N. 58th Ave #109			**City**	Hollywood
State	FL	**Zip**	33021	**Telephone**	305-796-0141
Fax	954-967-9018				
E-Mail	thepermitshop@gmail.com				

Project Architect/Engineer

Name	Jorge Fiallo, PE	Firm	Fiallo's MEP Design, Inc.
Address	10010 SW 83rd ST	City	MIAMI
State	FL	Zip	33173
Telephone	305-877-1845	Fax	
E-Mail	jfiallo@fiallomepdesign.com		

Saint Lucie County Fire District Development & Site Plan Review Fees

Make fees payable to: Saint Lucie County Fire District

Minor

$108.75 (<5,000 sq. ft. or <5 units)
$217.50 (5,000-10,000 sq. ft. or 5-15 units)
$362.50 (10,000-25,000 sq. ft. or 16-25 units)

Major

$507.50 (>25,000 sq. ft. or >25 units)

Planned Unit Development (PUD)

$1087.50

Development of Regional Impact (DRI)

$1450.00

Applicable Codes

The Florida Fire Prevention Code, 5th Edition.

Client Agreement

I hereby authorize the above listed agent to represent me.
I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

Owner's Signature		Printed Name	Abdo AKI	Date	8/4/2021
		Title	Owner		

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

Property Identification

Site Address:	3810 S US HIGHWAY 1
Parcel ID:	2434-501-0035-000-1
Account #:	33361
Map ID:	24/34N
Use Type:	1000
Zoning:	General Co
City/County:	Fort Pierce

Ownership

ABS GAS & GO INC
2061 SE North Blackwell DR
Port St Lucie, FL 34952-7000

Legal Description

ST JAMES PARK BLK 3 LOTS 1, 2, 3, 12, 13 AND 14 - LESS THE W 45 FT US-1 (OR 4014-2374)



Current Values

Just/Market Value:	$133,150
Assessed Value:	$133,150
Exemptions:	$0
Taxable Value:	$133,150

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.05
Land Size (SF):	45,920

Taxes for this parcel: SLC Tax Collector's Office .
Download TRIM for this parcel: Download PDF

Sale History

Date:	Jun 29, 2017
Book/Page:	4014 / 2374
Sale Code:	0002
Deed:	WD
Grantor:	NSF GFY LLC
Price:	$165,000
Date:	Dec 12, 2013
Book/Page:	3589 / 0129
Sale Code:	0111
Deed:	QC
Grantor:	Mayfive Capital LLC
Price:	$100
Date:	Dec 11, 2013
Book/Page:	3586 / 2470
Sale Code:	0111
Deed:	QC

Grantor:	NSF GFY LLC
Price:	$100
Date:	May 28, 2013
Book/Page:	3522 / 0865
Sale Code:	0111
Deed:	TD
Grantor:	Treasure Coast Petroleum Real
Price:	$35,700
Date:	Jun 10, 2004
Book/Page:	2015 / 2370
Sale Code:	XX01
Deed:	QC
Grantor:	Treasure Coast Petroleum Llc
Price:	$100
Date:	Apr 13, 2004
Book/Page:	1945 / 2841
Sale Code:	XX01
Deed:	WD
Grantor:	B And R Real Estate Services
Price:	$675,000
Date:	Nov 20, 2003
Book/Page:	1859 / 1638
Sale Code:	XX01
Deed:	WD
Grantor:	Fidelity Bank of Florida
Price:	$0
Date:	May 21, 2003
Book/Page:	1725 / 2852
Sale Code:	XX01
Deed:	CT
Grantor:	Purvi Petroleum II LLC
Price:	$1,000
Date:	Jun 14, 2001
Book/Page:	1422 / 2234
Sale Code:	XX06
Deed:	SP
Grantor:	Cheker Oil Co Fl Inc
Price:	$535,100
Date:	Oct 1, 1982
Book/Page:	0386 / 1678
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$125,000

Special Features and Yard Items

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown
Building:	$0	

Land:	$133,150
Just/Market:	$133,150
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$133,150
Exemption(s):	$0
Taxable:	$133,150

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	9.8	Fort Pierce Stormwater Charge	$676.20

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

Historical Values

Permits

Number:	FL-023
Issue Date:	Jun 2, 2003
Description:	Property Off '03 Fire List St Lucie Co Fire Dept
Amount:	$100,000
Fee:	$0
Number:	F95-000792
Issue Date:	Jul 28, 1995
Description:	Additions to existing construction
Amount:	$157,000
Fee:	$157,000
Number:	F02-0789
Issue Date:	May 21, 2002
Description:	Alterations/Remodeling
Amount:	$0
Fee:	$75
Number:	DMC200313
Issue Date:	Dec 19, 2003
Description:	Demolition
Amount:	$0
Fee:	$100
Number:	BP15-2532
Issue Date:	Oct 5, 2015
Description:	Demolition
Amount:	$12,000
Fee:	$281
Number:	BP15-2675
Issue Date:	Oct 8, 2015
Description:	Demolition
Amount:	$11,400
Fee:	$281
Number:	BP18-3490
Issue Date:	Oct 16, 2018

Description:	Electric
Amount:	$722
Fee:	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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/











New Gas Station
C-Store & Retail Spaces
3810 S. US Hwy 1
Fort Pierce, FL 34982











New Gas Station
C-Store & Retail Spaces
3810 S. US Hwy 1
Fort Pierce, FL 34982



FIALLOS MEP DESIGN INC

The efficient design to save environments.

COMMENTS RESPOND LETTER

July 7, 2021

Jorge Fiallo, P.E./Fiallo's MEP Design, Inc.
10010 SW 83rd Street
Miami, FL 33173

Subject: Gas Station, C-Store, Retail – 3810 S. US HWY 1 - Pre-Application Comments for November 18, 2020 conference call

City of Fort Pierce Planning Department

1. A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements. The Landscape Plan shall include both interior and exterior landscaping.
   Response: Landscape plans provided, refer to sheets L-1.0 and L-2.0

2. A completion certification by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
   Response: Understood, certification will be provided.

3. A ten feet wide landscape strip is needed throughout the property.
   Response: A ten feet wide landscape has been provided, refer to site plan A-1.0

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

   a.The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger; ***Response: A ten feet wide landscape has been provided, refer to site plan A-1.0***
   b.The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher

continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 125-308. ***Response: Landscape plans provided, refer to sheets L-1.0 and L-2.0***

(5)Other property. - All property, other than the required landscape strip, located between street rightof-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalks, plazas and driveways.

(6)Vehicular use, building, retention/detention areas adjacent to other property. - Landscape standards for these areas are as follows: a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

4. Per City Code Section 123-37, General Landscaping requirements (7) Interior vehicular use areas. - The following are standards relating to landscaping of interior vehicular use areas:

   a.Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands. Consider an additional landscape island between parking spaces #8 and #9.
   Response: Landscape plans provided, following the modifications done to the proposed site plan. Parking spaces #8 and #9 are now parallel parking in order to address another comment.

5. Per City Code Section 123-37, General Landscaping requirements (8) Lands adjacent to street right-ofway. - Lands immediately adjacent to street right-of-way shall meet the following requirements:
   a.Trees will be planted along the public right-of-way in a manner directed by the department so as to ensure shading for sidewalks and to contribute to the streetscape design of the roadway;
   Response: Landscape plans provided, refer to sheets L-1.0 and L-2.0

   b.Palms, trees and shrubs may be required for driveway entrances or other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 125-308.
   Response: Landscape plans provided, refer to sheets L-1.0 and L-2.0

6. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1***). Response: Photometric study has been provided, refer to sheet E-1.1***

7. Stop signs and stop bars will need to be placed in proper intersection locations throughout the property.

Response: Comment addressed. Refer to Civil Plans -Signing and Pavement Markings, sheet C-3.0.

8. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for condition use applications or pay a payment into the city sidewalk fund pursuant to City Code Section 22-62(g).
   Please install a sidewalk along all borders of the property abutting a roadway; including Francis Road.
   Response: Comment addressed. Sidewalk added, refer to site plan A-1.0 and Civil plans.

9. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and ***sidewalk linkages*** shall be required to be provided by the property owner or permit applicant. *Install sidewalk linkages that extend from the required sidewalk towards the buildings for pedestrian usage. Consider a sidewalk linkage from U.S. Highway 1 as well.*
   Response: Sidewalk Linkage has been added through Saint James Blvd.

10. Per City Code Section 125-315, Off-Street Parking and Loading. - (c) Design standards.(1) Off-street parking space size. - Each off-street parking space shall be at least 9½ feet wide (except required spaces for persons with a disability shall be at least 12 feet wide and 19 feet deep and have a minimum vertical clearance of at least nine feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged.
    Response: Comment addressed. 4' has been added between parallel parking. Refer to sheet C-3.0.

11. Consider removing one (1) space or two (2) to accommodate for the refuse collection area.
    Response: Refer to latest A-1.0.

12. Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.
    Response: At this time there are not City regulated trees, Landscape plans provided with new trees and other species, refer to sheets L-1.0 and L-2.0

13. Provide a separate gated entrance to the refuse collection area for employee access.
    Response: Comment addressed. Refer to updated site plan for employee access to trash enclosure.

14. Please adhere to City Code Section 125-327. – Fueling Stations.
    Response: Comment acknowledged.

15. Prior to submitting your Development Review and Design Review Applications, please schedule an intake meeting to ensure that your application packet is complete.

Submit the following along with your application(s):

Note: A full civil set has been included on this submittal.

- Notarized Development Review Application
- Notarized Design Review Application (include color renderings, elevations, color samples)
- Concurrency Review/Capacity Analysis Application
- St. Lucie County Property Record Card
- Statement describing in detail: Character, Intended Use, Hours of Operation, Employees, etc.
- General Location Map
- Survey
- Site Plan
- Floor Plan
- Landscaping Plan
- Lighting Plan
- Storm Drainage Plan
- Environmental Impact Report
- Traffic Impact Report

16. Per Florida State Statute 526.143, each motor fuel terminal facility, as defined in s. 526.303(16), and each wholesaler, as defined in s. 526.303(17), which sells motor fuel in this state must be capable of operating its distribution loading racks using an alternate generated power source for a minimum of 72 hours.
    Response: Comment acknowledged. We will provide a generator provisions during construction documents phase.

17. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Department page under "Public Notice Fee". The City also temporarily reduced some application fees and those can be found under the link "Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020".
    Response: Comment acknowledged.

<u>Fort Pierce Engineering Department</u>

1. FDOT Connection Permit will be required for the U.S. 1 driveway connection.
    Response: Comment acknowledged. Wil l submit to FDOT upon Zoning approval from Fort Pierce.
2. FDOT Drainage Connection Permit is required as the property abuts a state road.
    Response: Comment acknowledged. Wil l submit to FDOT upon Zoning approval from Fort Pierce.
3. St. Lucie County permit required for the St. James Boulevard driveway connection and sidewalk construction.
    Response: Comment acknowledged.
4. Provide a 10' minimum landscape strip along the north, south, and east sides of the property as required in the City of Fort Pierce Code of Ordinances Section 123-37.

Response: Comment addressed. 10' strip has been added. Refer to updated site plan A-1.0.

5. The dumpster enclosure is required to have a separate pedestrian access.
   Response: Comment addressed. Refer to updated site plan A-1.0.
6. There is no parking proposed near the western most building, how will patrons safely walk across the parking lot to access the business as there are no sidewalks or pedestrian routes proposed? This comment also applies to handicap access.
   Response: Comment addressed. Refer to updated site plan A-1.0.
7. Scaling of the drawings indicate the proposed parking spaces are 9' wide which doesn't comply with they minimum width requirement of 9.5'.
   Response: Comment addressed. Refer to updated site plan A-1.0

Fort Pierce Building Department

C-Store and all accessory structures require separate permits. Fuel tanks must also be permitted through FDOH. Building Dept. reserves further comment for Plan Review.

St. Lucie County Planning Department

- St. Lucie County may seek a ROW donation on St. James Boulevard as this is a substandard ROW. ***Provided refer to site plan A-1.0***
- Sidewalks should be provided along Francis Road. o A landscaped wall/fence is encouraged along the eastern property line to provided buffering from the existing single-family neighborhood. ***Provided refer to site plan A-1.0***
  - Preservation of any native trees is encouraged. ***Refer to Landscape plans provided, at this time there is not City regulated trees in the property.***
  - On-site green spaces is minimal/the northern landscape buffer appears rather narrow. ***A ten feet wide provided refer to site plan A-1.0***
  - The vacuum area is located adjacent to SF homes, which may cause adverse noise impacts. The commercial dumpster location is also adjacent to existing residences. ***Refer to revised site plan A-1.0, trash enclosure concealed by landscape.***
- A Traffic Impact Report is requested. ***Provided, refer to Traffic Impact Study document.***
- Customer parking is situated across several drive-aisles. ***Refer to revised site plan A-1.0***
- Where will off-street loading occur? ***No big loading will occur, area close to trash enclosure can be used for this purpose.***
- What are the proposed hours of operation? ***At this time owner are proposing 16 hours of operations***

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

St. Lucie County PW/Engineering

1. Per County Land Development Codes, the following are minimum Right-of-Way widths and dedication requirements. [LDC 7.05.03] Dedications are based on the ROW widths shown on the survey.
   A. St. James Blvd: 70'minimum ROW, 10' dedication (local road)
   Response: Comment addressed. Refer to updated survey for new ROW.
   B. Francis Road: 70' minimum ROW, 5' dedication (local road)
   Response: As per previous meeting coordination, a variance will be requested.
2. A west bound left turn (southerly) may be restricted at the driveway on US 1, at the intersection of St. James Blvd or both. Access and any limitations will be discussed with the FDOT during the preapplication meeting. If a left turn is available for St. James Blvd, the applicant will be responsible to construct the turn lane.

   Response: Comment addressed. Right turn only has been proposed at all driveways / exits.
3. The plan does not indicate the onsite stormwater runoff system. Please provide legal positive outfall.
4. Required landscaping/buffer shall be onsite. Right-of-way restoration shall be sod.
   Response: Comment acknowledged. All right-of-way restoration shall be sod.
5. A driveway permit will be required. Provide all appropriate dimensions with the site plan.
   Response: Comment acknowledged. Driveway permits will be applied after zoning approval.
6. Off-site roadway improvements; If off-site improvements are required, a Roadway Improvement Agreement (RIA) and bonding will be required prior to permitting.

   Response: Comment acknowledged.
7. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stluceico.org.
   Response: Civil team has contacted David Hays who has been very helpful and will continue coordination.

City Clerk Office

No Comments

Code Enforcement

No Comments

Fort Pierce Utilities Authority

W/WW Engineering: Concept is approved. Water and sewer via force main, is available to serve this location at the right of way of US Highway 1. The Developer's Engineer is required to submit 3 complete sets of utility construction plans along with a completed plan review and commercial service application to FPUA's Water/Wastewater Engineering Department for review.
For more information please contact us at 772-466-1600 ext. 3498 and visit our website at:
https://fpua.com/water-and-wastewater-engineering-downloads/

Response: Comment acknowledged. Submittals for specific agencies will be done after zoning/site plan approval.

Electric & Gas Engineering: Approved.
Electric service is available to the propose Gas Station and retail store site (from St. James Blvd – FPI #18348). Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for the transformer pad, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca - Engineering Technician II sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957
Response: We will provide all electrical information upon approval of site plan, no constructions documents have been developed at this time.
Gas service is available to the propose Gas Station and retail store site (from the west side of S. US 1). Please provide a copy of the gas riser diagram with the anticipated load (if the developer/owner is interested in natural gas service). For more information and incentive available, please contact Ana Johnson - Business Development Officer 772.466.1600 Ext. 3012
Response: At this time, we do not know if natural gas service will be used. However I considered a very good approach.

St. Lucie County Fire District
Response: Fire Coordination and plan to be coordinated after zoning/site plan approval.
1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District
Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide the Fire District with an electronic version of the site and building plans.

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

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

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

7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

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

10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft.
wheel base, 10.5 ft. total width, 41.5 degree turning radius.
Response: autoturn analysis will include fire truck access. -Will discuss with Fire Department upon zoning / site plan approval. Fire Department Truck should not be accessing interior of pump area during a fire. For safety purposes….Fire in a gas station should be handled with truck parked within a safety distance from possible fuel explosion.

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

<u>Florida Department of Transportation</u>

No Comments

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

File No. 21-150
March 28, 2021

ABS Gas & Go, Inc.
7503 S. Indian River Drive
Fort Pierce, FL 34982

Attention: Mr. Abdo Aki

EXFILTRATION TESTS
3810 SOUTH US HIGHWAY ONE
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. has completed two (2) exfiltration tests at the above named project. These exfiltration tests were performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV.

In summary, the exfiltration tests yielded the following results:

- EX-1; K = 1.7 x 10^{-4} cfs/ft^2-ft. head
- EX-2; K = 3.3 x 10^{-4} cfs/ft^2-ft. head

The individual exfiltration test reports are attached hereto.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please contact us.

Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

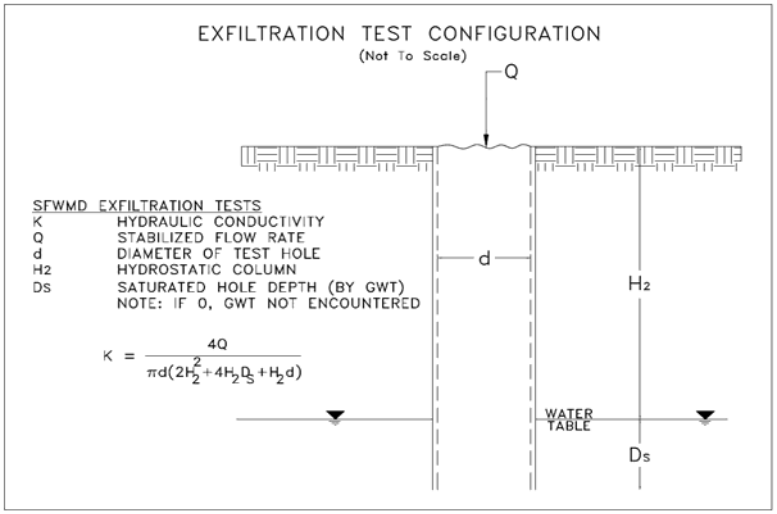
Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-1**	**Project Name**	3810 S. US-1, Fort Pierce	**Weather Conditions**	Clear
		Project Number	21-150	**Temperature**	89F
		Test Location	175'E & 80'N of SWC of Site (approximately, see below)	**Technician**	BS/RL
		Date	03/26/21	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	6	(+)
SATURATED HOLE DEPTH (FEET): D_s =	0	
METER READING (Gallons): V_I =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	22.6	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	2.26	
"STABILIZED" FLOW RATE (CFS): Q =	**5.0E-03**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**1.7E-04**	





Soil Profile	
Depth (in-bls)	**Description**
0 - 72	Brown fine sand (SP) with traces of clay, rock and asphalt fragments (fill/backfill)
Groundwater not encountered	

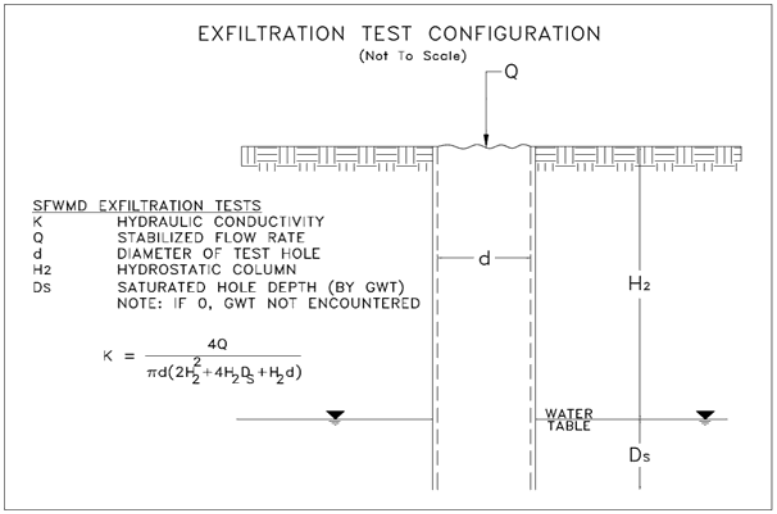
NOTES:
The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
The K-value was calculated based on the exfiltration test procedure as shown hereon.
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

SFWMD Usual Open Hole Test

Test Number	**EX-2**	**Project Name**	3810 S. US-1, Fort Pierce	**Weather Conditions**	Clear
		Project Number	21-150	**Temperature**	89F
		Test Location	250'E & 80'N of SWC of Site (approximately, see below)	**Technician**	BS/RL
		Date	03/26/21	**Engineer**	PA

DIAMETER OF TEST HOLE (FEET): **d** =	0.5	
DEPTH OF TEST HOLE (FEET): H_1 =	6	
DEPTH TO WATER TABLE (FEET): H_2 =	6	(+)
SATURATED HOLE DEPTH (FEET): D_s =	0	
METER READING (Gallons): V_I =	0	@ 0.00 MIN
METER READING (Gallons): V_F =	43.5	@ 10.00 MIN
AVERAGE FLOW RATE (GPM) =	4.35	
"STABILIZED" FLOW RATE (CFS): Q =	**9.7E-03**	
HYDRAULIC CONDUCTIVITY (CFS / FT^2 - FT. HEAD): K =	**3.3E-04**	





Soil Profile	
Depth (in-bls)	**Description**
0 - 30	Gray fine sand (SP)
30 - 48	Dark brown fine sand (SP) with hardpan fragments
48 - 72	Brown to light brown fine sand (SP), t/o clay
Groundwater not encountered	

NOTES:
The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).
The K-value was calculated based on the exfiltration test procedure as shown hereon.
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).



DRONE VIEW - 1.0

N.T.S.

FIALLO'S MEP DESIGN, INC

10010 SW 83rd ST.
Miami, Florida 33173
305.877.1845
Jfiallo@fiallomepdesign.com

CA# 28637

GAS STATION, C-STORE & RETAILS
ABS GAS & GO, INC
3810 S. US Highway 1
Fort Pierce, Florida 34982

JORGE FIALLO
FLORIDA P.E. #65527
Drawings not valid unless Signed, Sealed and Dated by a Registered Professional

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		

JOB NUMBER:
20-200-00566

ISSUE DATE:	AUGUST 2020
DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

RENDER DRONE VIEW -1.0

R-1.0

SHEET NUMBER



DRONE VIEW - 1.1

N.T.S.

FIALLO'S
MEP
DESIGN, INC

10010 SW 83rd ST.
Miami, Florida 33173
305.877.1845
Jfiallo@fiallomepdesign.com

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CHECKED BY:	J. FIALLO
ISSUE:	-

RENDER DRONE VIEW -1.1

R-1.1

SHEET NUMBER



DRONE VIEW - 2.0

N.T.S.

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20-200-00566

ISSUE DATE:	AUGUST 2020
DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

RENDER DRONE VIEW -2.0

R-2.0

SHEET NUMBER



DRONE VIEW - 2.1

N.T.S.



DRONE VIEW - 2.2

N.T.S.

FIALLO'S
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DESIGN, INC

10010 SW 83rd ST.
Miami, Florida 33173
305.877.1845
Jfiallo@fiallomepdesign.com

CA# 28637

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3810 S. US Highway 1
Fort Pierce, Florida 34982

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NO.	REVISIONS	DATE
1		
2		
3		
4		
5		

JOB NUMBER:
20-200-00566

ISSUE DATE:	AUGUST 2020
DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

RENDER DRONE VIEWS 2.1 & 2.2

R-2.1

SHEET NUMBER



DRONE VIEW - 3.0a

N.T.S.



DRONE VIEW - 3.0b

N.T.S.

FIALLO'S MEP DESIGN, INC

10010 SW 83rd ST.
Miami, Florida 33173
305.877.1845
Jfiallo@fiallomepdesign.com

CA# 28637

GAS STATION, C-STORE & RETAILS
ABS GAS & GO, INC
3810 S. US Highway 1
Fort Pierce, Florida 34982

JORGE FIALLO
FLORIDA P.E. #65527
Drawings not valid unless Signed, Sealed and Dated by a Registered Professional

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		

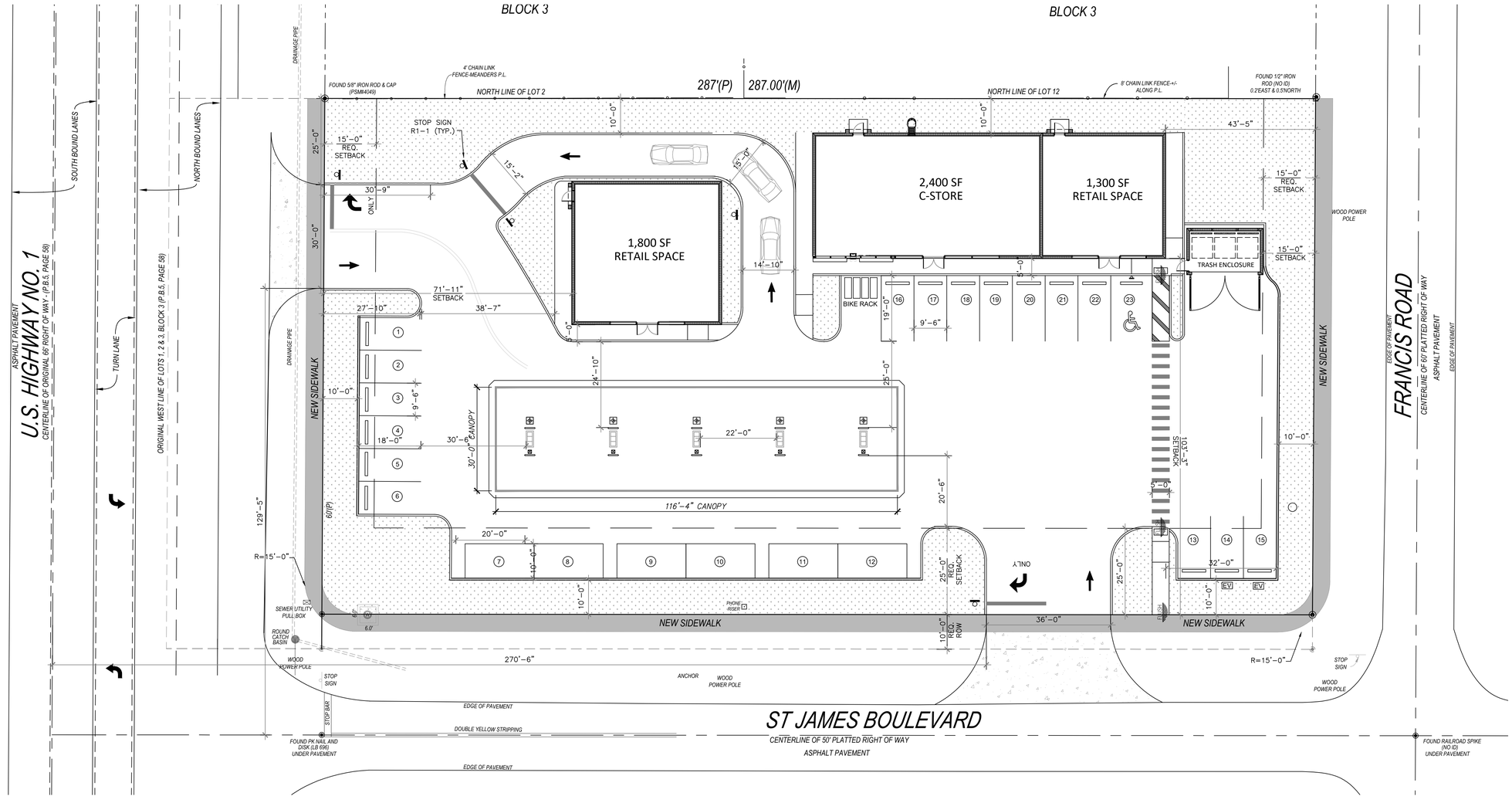
JOB NUMBER: 20-200-00566

ISSUE DATE:	AUGUST 2020
DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

RENDER DRONE VIEWS 3.0a & 3.0b

R-3.0

SHEET NUMBER



PROPOSED SITE PLAN

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

NORTH

FIALLO'S MEP DESIGN, INC

10010 SW 83rd ST.
Miami, Florida 33173
305.877.1845
Jfiallo@fiallomepdesign.com

CA# 28637

GAS STATION, C-STORE & RETAILS

ABS GAS & GO, INC
3810 S. US Highway 1
Fort Pierce, Florida 34982

JORGE FIALLO
FLORIDA P.E. #65527
Drawings not valid unless Signed, Sealed and Dated by a Registered Professional

NO.	REVISIONS	DATE

JOB NUMBER:
20-200-00566

ISSUE DATE:	AUGUST 2020
DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

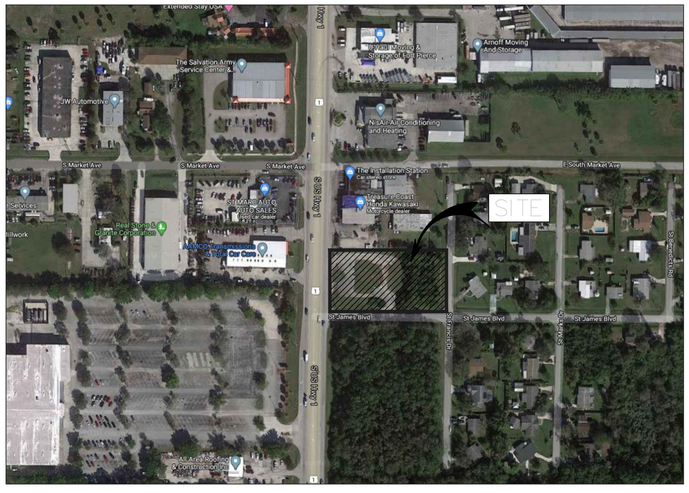
SITE PLAN

A-1.0

SHEET NUMBER

NEW C-STORE AND GAS STATION
FOR ABS GAS & GO, INC.
UNBRANDED

3810 S US HIGHWAY 1
FORT PIERCE, FLORIDA 34982
(VACANT LOT)



AERIAL MAP

SCALE : N.T.S.

NORTH

BUILDING AND ZONING CRITERIA

PARCEL ID: 2432-501-0035-000-1

		ALLOWED REQUIRED	PROVIDED
ZONING	C-3 GENERAL COMMERCIAL		
LOT SIZE			42,886 SQ. FT.
SETBACKS			
PRINCIPAL BUILDING	FRONT	25'-0" MIN.	103'-3"
	SIDE STREET 1	15'-0" MIN.	71'-11"
	SIDE STREET 2	15'-0" MIN.	15'-0"
	REAR	0'-0" MIN.	10'-0"
BUILDING AREA			
CONVENIENCE STORE			2,400 SQ. FT.
RETAIL SPACE 1			1,800 SQ. FT.
RETAIL SPACE 2			1,300 SQ. FT.
TRASH ENCLOSURE			290 SQ. FT.
METAL CANOPY			4,215 SQ. FT.
LOT COVERAGE	42,886 SQ. FT. X 60%	25,732 SQ. FT. MAX.	10,005 SQ. FT.
MAXIMUM HEIGHT		65 FEET MAX.	1 STORY/ 16 FT.
OPEN SPACE AREA	42,886 SQ. FT. X 25%	10,722 SQ. FEET MIN.	37,096 SQ. FT.
OPEN SPACE LANDSCAPED	42,886 SQ. FT. X 20%	8,577 SQ. FEET MIN.	10,710 SQ. FT.
REQUIRED PARKING (1 P.S. PER 200 SQ. FT.)	4,300 SQ. FT./ 200 5,500-1,200= 4,300(APPLIED CREDIT)	22 P.S. REQUIRED	23 P.S. PROVIDED
HANDICAP PARKING	(1 P.S. PER 25 P.S.)	1 P.S. REQUIRED	1 P.S. PROVIDED
BIKE PARKING	(1 P.S. PER 10 P.S.)	3 P.S. REQUIRED	4 P.S. PROVIDED FROM TOTAL ABOVE
FLOOD ZONE : "X"			

LEGAL DESCRIPTION:

ST JAMES PARK BLK 3 LOTS 1, 2 ,3 ,12 ,13 AND 14 – LESS THE W 45 FT US-1 (OR 1014-2374), ACCORDING TO THE PLAT THEREOF, AS RECORDED AND THE PUBLIC RECORDS OF FORT PIERCE COUNTY, FLORIDA.

PROJECT NOTES

CLASSIFICATION OF WORK
ALTERATION LEVEL – 3 PER FLORIDA BUILDING CODE – 7TH EDITION (2020)

PROJECT SHALL COMPLY WITH CITY OF FORT PIERCE ORDINANCES.
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

THE SCOPE OF WORK DESCRIBED WITHIN THE DRAWINGS INCLUDES THE FOLLOWING:

-NEW 1,800 Sq.Ft. RETAIL SPACE WITH DRIVE-THRU.
-NEW 2,400 Sq.Ft. C-STORE TO SERVE THE GAS STATION.
-NEW 1,300 Sq.Ft. RETAIL SPACE ATTACHED TO C-STORE.
-NEW FUELING SYSTEM; FIVE DOUBLE SIDE FUEL DISPENSERS UNDER METAL CANOPY.
-NEW TRASH ENCLOSURE WITH CAPACITY FOR ALL BUILDINGS.
-NEW LANDSCAPE AREAS AND IRRIGATION SYSTEM. REFER TO PLANS.
-NEW DRAINAGE SYSTEM. REFER TO CIVIL PLANS.
-NEW PARKING STRIPING, INCLUDING ELECTRIC VEHICLE CHARGING STATIONS AND BIKE RACK.
-NEW SITE ILLUMINATION
-NEW PERIMETER SIDEWALKS, INCLUDING ADA ACCESSIBLY.
TRAFFIC STATEMENT: TRAFFIC IMPACT STUDY DEVELOPED BY O'ROURKE ENGINEERING & PLANNING. DAILY TRIPS: 1,908, AM PEAK HOURS: 118, PM PEAK HOURS: 111

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CA# 28637

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ABS GAS & GO, INC
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Fort Pierce, Florida 34982

JORGE FIALLO
FLORIDA P.E. #65527

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NO.	REVISIONS	DATE
1		
2		
3		
4		
5		

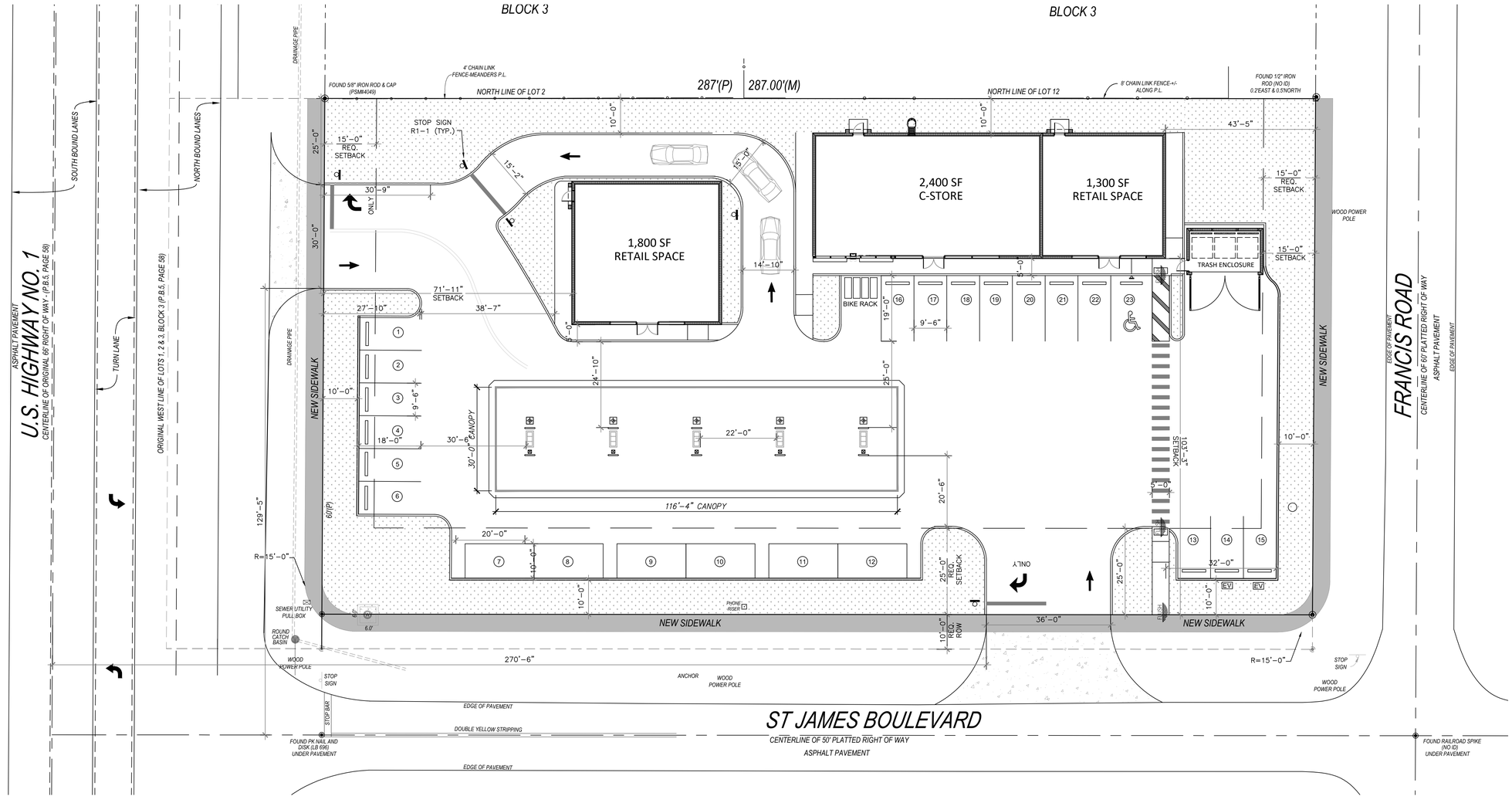
JOB NUMBER: 20-200-00566

ISSUE DATE:	AUGUST 2020
DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

COVER SHEET

C-0.0

SHEET NUMBER



PROPOSED SITE PLAN

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

NORTH

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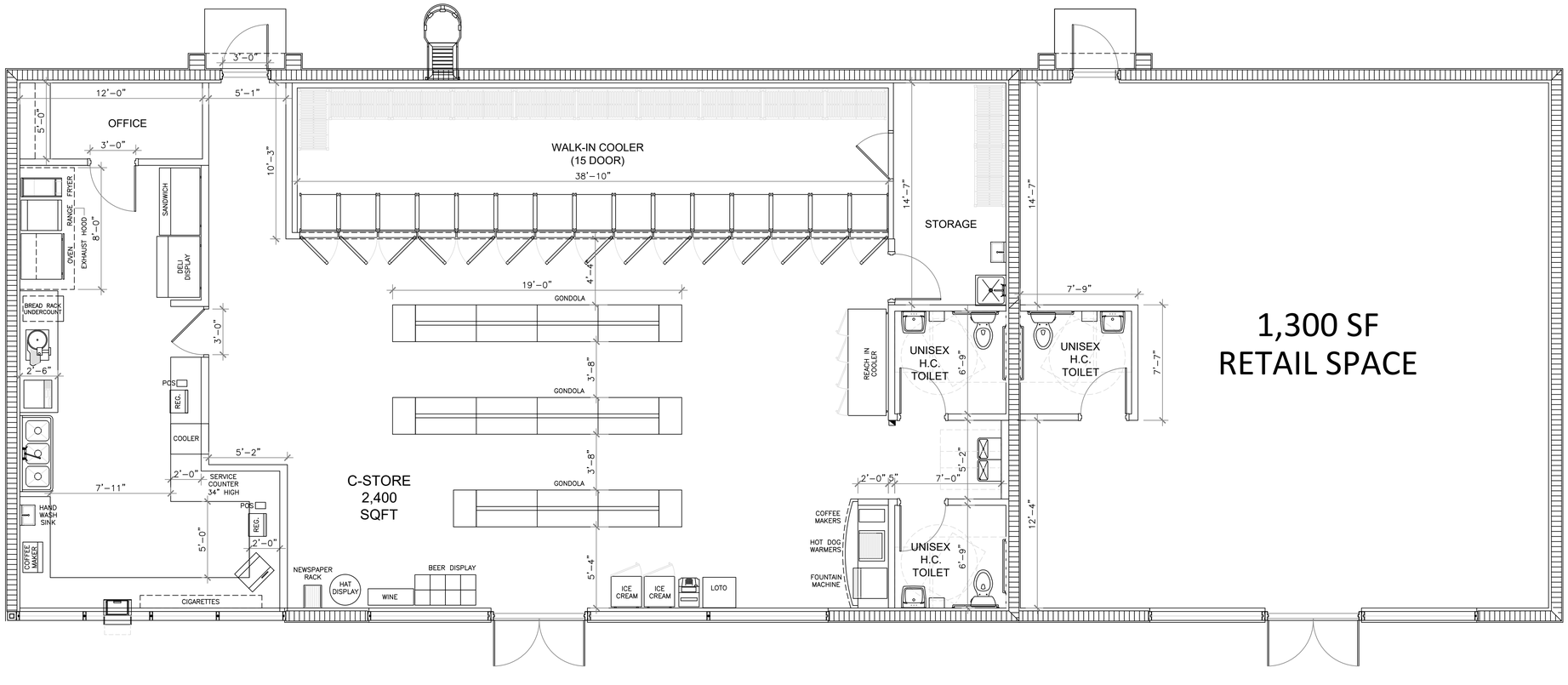
ISSUE:	-

SITE PLAN

A-1.0

SHEET NUMBER



PROPOSED FLOOR PLAN

SCALE : 1/4" = 1'-0"

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20-200-00566

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CHECKED BY:	J. FIALLO
ISSUE:	-

FLOOR PLAN

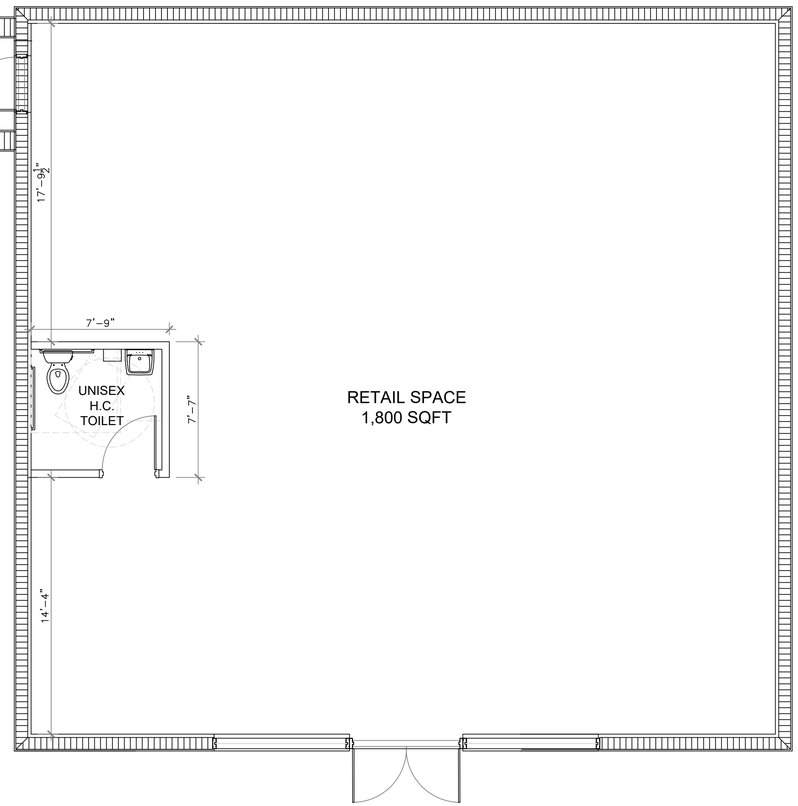
A-2.0

SHEET NUMBER



RETAIL SPACE SOUTH ELEVATION

SCALE : 1/4" = **1'-0"**



PROPOSED RETAIL SPACE FLOOR PLAN

SCALE : 1/4" = **1'-0"**

NORTH

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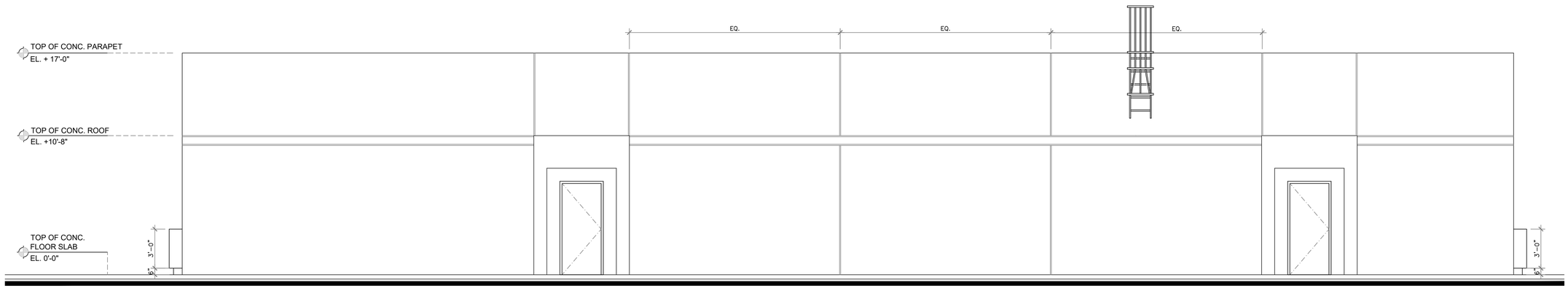
ISSUE:	-

RETAIL FLOOR PLAN

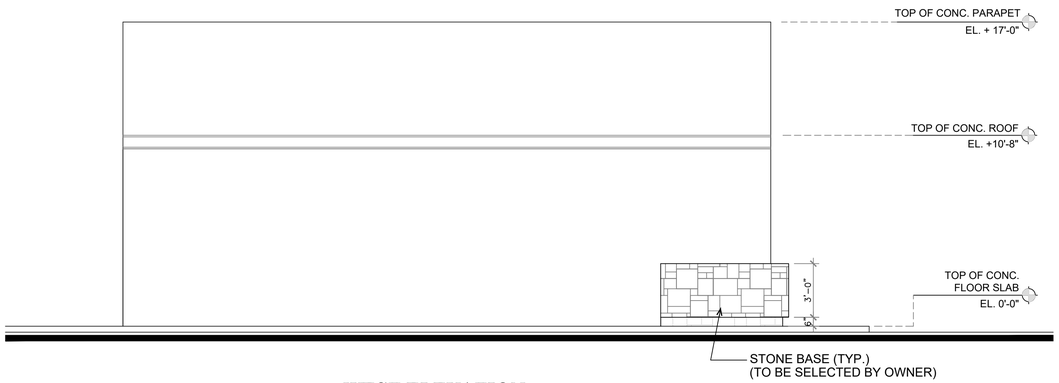
A-2.1

SHEET NUMBER



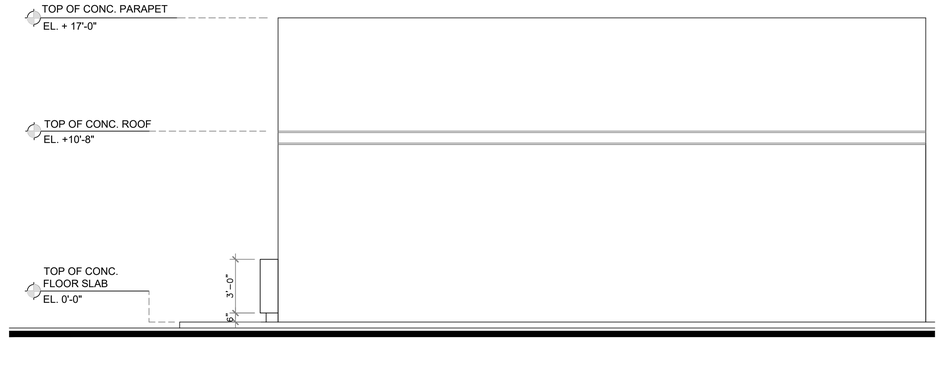
NORTH ELEVATION

SCALE : 1/4" = 1'-0"



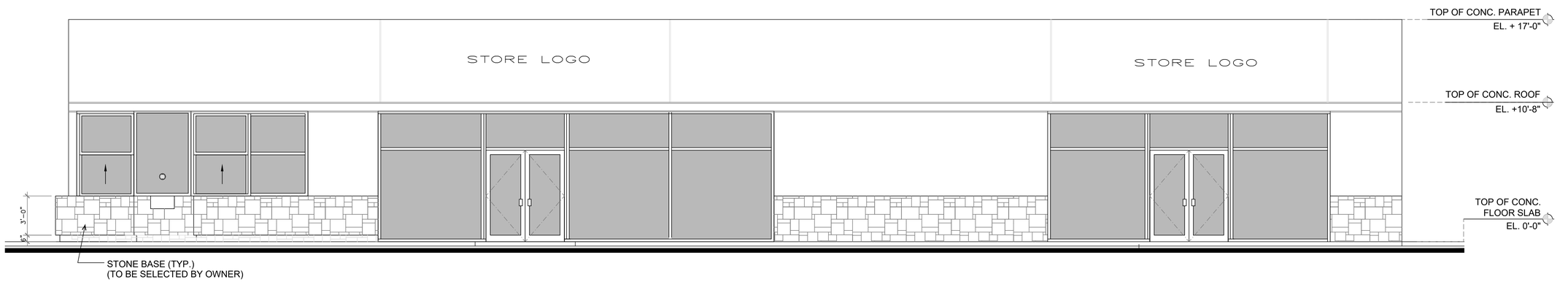
WEST ELEVATION

SCALE : 1/4" = 1'-0"



EAST ELEVATION

SCALE : 1/4" = 1'-0"



SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

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ISSUE:	-

ELEVATIONS

A-3.0

SHEET NUMBER

ILLUMINATION COMPLIES WITH ST. LUCIE COUNTY ORDINANCES

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	12	LSI INDUSTRIES, INC	CRUSM-SC-LED-HO-CW-DFL	LED type, MH = 18'		1	CRUSM-SC-LED-HO--CW-DFL.ies	17075	0.95	153
	B	8	LSI INDUSTRIES, INC	PRSU-S-LED-SS-CW-HSS	LED type, MH = 20', FW		1	PRSU-S-LED-SS-CW-HSS.ies	8292	0.95	127
	C	20	LSI INDUSTRIES, INC	PWM-S-LED-LW-CW-UE	LED type, MH = 10', Wall pack		1	PWM-S-LED-LW-CW--UE.ies	1439	0.95	15.1

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Parking area	+	4.4 fc	13.2 fc	1.4 fc	9.4:1	3.1:1	0.3:1

POLE

STRIPPING

DRAINAGE PIPE

FOUND 5/8" IRON ROD & CAP (PSM#4049)

121.00'(P)

NORTH BOUND LANES

ONLY

2,400 SF
C-STORE

1,300 SF
RETAIL SPACE

1,800 SF
RETAIL SPACE

TRASH ENCLOSURE

BIKE RACK

WOOD POWER POLE

50'(P)

NEW SIDEWALK

60'(P)

METAL LIGHT POST ON SLAB

EV

EV

SEWER UTILITY PULL BOX

ROUND CATCH BASIN

WOOD POWER POLE

STOP SIGN

STOP BAR

121.00'(P)

PHONE RISER

NEW SIDEWALK

NEW SIDEWALK

ANCHOR

WOOD POWER POLE

STOP SIGN

WOOD POWER POLE

EDGE OF PAVEMENT

DOUBLE YELLOW STRIPPING

ST JAMES BOULEVARD

CENTERLINE OF 50' PLATTED RIGHT OF WAY

PHOTOMETRIC SITE PLAN

SCALE : 3/32" = 1'-0"

NORTH

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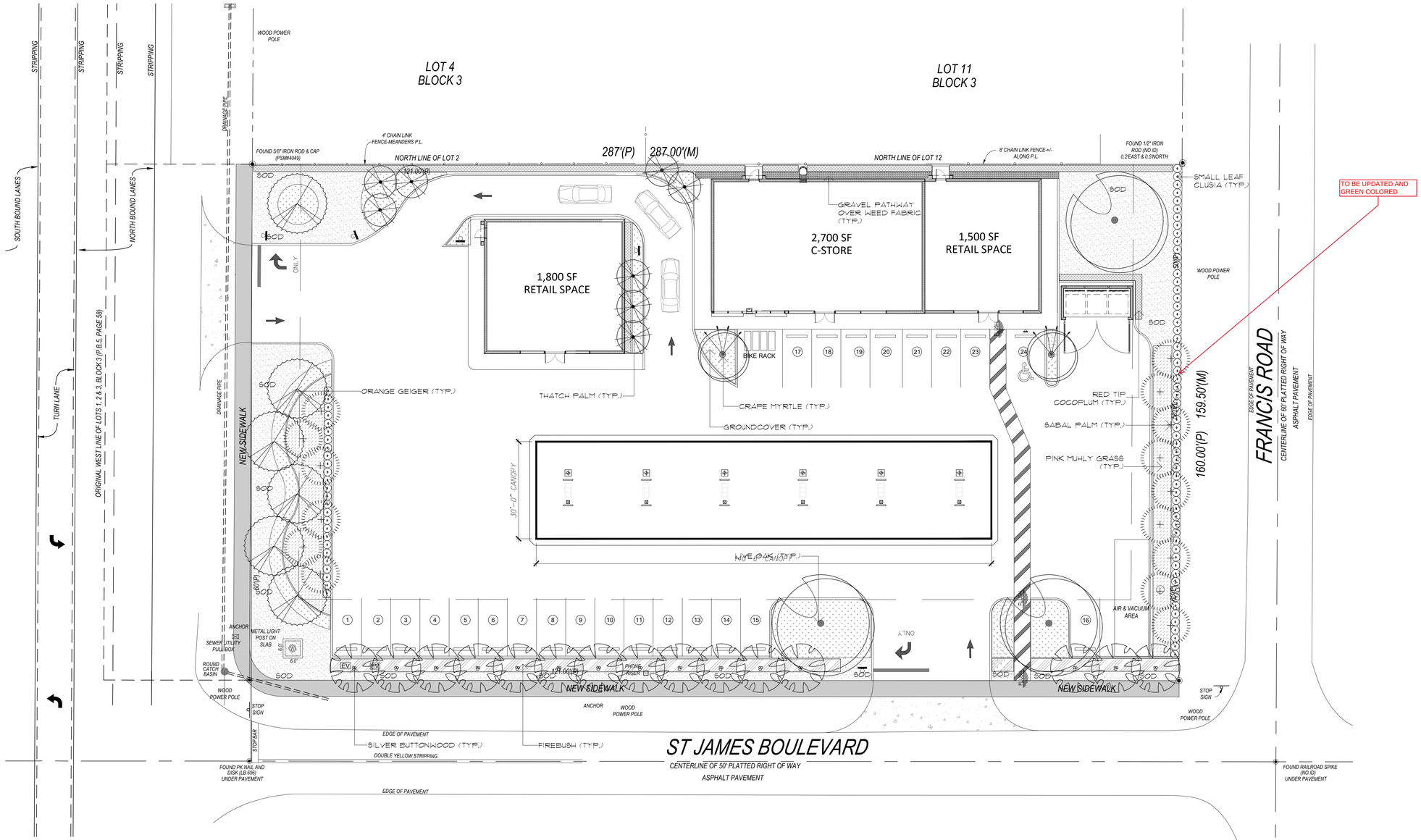
20-200-00566

ISSUE DATE:	AUGUST 2020
DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

PHOTOMETRIC SITE PLAN

E-1.1

SHEET NUMBER



PRELIMINARY LANDSCAPE PLAN

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

NORTH

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS
TREES:				
15	CES	CONOCARPUS ERECTUS 'SER.'	SILVER BUTTONWOOD	△✳✳ MIN. 12' HT. x 5' SP. x 2½" DBH, STD., F.G.
6	CG	CORDIA SEBESTENA	ORANGE GEIGER	△✳✳ MIN. 12' HT. x 5' SP. x 2½" DBH, F.G.
2	LI	LAGESTROEMIA INDICA	CRAPE MYRTLE	✳✳ MIN. 10' HT. x 4' SP. x 2" DBH, STD., PURUPLE FLOWERS, F.G.
3	QV	QUERCUS VIRGINIANA	LIVE OAK	△✳✳ MIN. 12' HT. x 5' SP. x 2½" DBH, F.G.
PALMS:				
17	SP	SABAL PALMETTO	SABAL PALM	△✳✳ MIN. 10' C.T., STAGERRED HTS., BOOTED, F.G.
1	TR	THRINAX RADIATA	FLORIDA THATCH PALM	△✳✳ MIN. 8' C.T., MATCHED, F.G.
SHRUBS:				
TBD	CI	CHYRSABALANUS ICACO	RED TIP COCOPLUM	△✳✳ 3 GAL., 24" O.C., T.S. (24" TALL WHEN PLANTED)
TBD	CG	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	△✳✳ 7 GAL., 30" O.C., S.R. (30" TALL WHEN PLANTED)
TBD	HP	HAMELIA PATENS	FIREBUSH	△✳✳ 3 GAL., 24" O.C., S.R. (24" TALL WHEN PLANTED)
TBD	MC	MUHLENBERGHIA CAPILLARIS	PINK MUHLY GRASS	△✳✳ 3 GAL., 24" O.C., S.R. (24" TALL WHEN PLANTED)
GROUNDCOVERS:				
		TBD		
SOD:				
TBD	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE 'FLORATAM'	△ ✳ SOLID SOD

ABBREVIATIONS:

OA. HT.	OVERALL HEIGHT	MIN.	MINIMUM
STG.	STAGGERED	STD.	STANDARD
S.R.	SINGLE ROW	O.C.	ON CENTER
T.S.	TRIANGULAR SPACING	GAL.	GALLON
S.T.	SINGLE TRUNK	G.W.	GREY WOOD
D.T.	DOUBLE TRUNK		

DROUGHT TOLERANCE & ORIGIN:

✳ MODERATE DROUGHT TOLERANCE
✳✳ VERY DROUGHT TOLERANT
△ NATIVE

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

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE LANDSCAPE ARCHITECT.

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LANDSCAPE ARCHITECTURE
13170 S.W. 128th Street, Suite 207, Miami, FL 33186
Tel: 305-256-1199 / Fax: 305-256-1155
www.llerena-associates.com

REGISTERED LANDSCAPE ARCHITECT LAURA M. LLERENA-HERNANDEZ 6667125 STATE OF FLORIDA

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LAURA M. LLERENA-HERNANDEZ
FLORIDA RLA #6667125

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JOB NUMBER: 20-200-00566

ISSUE DATE:	OCT. 13 2020
DRAWN BY:	LR
CHECKED BY:	LMLH
ISSUE:	-

PRELIMINARY LANDSCAPE PLAN

L-1

SHEET NUMBER

GENERAL NOTES:

1. EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF MUTCD, FDOT STANDARD PLANS FOR ROAD CONSTRUCTION AND SPECIFICATIONS LATEST EDITION, FLORIDA BUILDING CODE 2017, 6TH EDITION AND ANY APPLICABLE GOVERNING AGENCY.
2. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NAVD OF 1988, AS SHOWN ON TOPOGRAPHIC SURVEY BY CRAIG D. WATSON, PSM DATED 05/21/2021.
3. ALL DIMENSIONS ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR DIRECTION AND/OR APPROVAL PRIOR TO STARTING WORK.
4. NEITHER THE ENGINEER, NOR THE OWNER, SHALL BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE CONTRACTOR'S WORK.
5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS, OR OTHER TIMES WHEN THE CONTRACTOR IS NOT WORKING.
6. ALL DEBRIS FROM DEMOLITION WORK AND EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE DISPOSED OFF-SITE BY THE CONTRACTOR IN A LEGAL MANNER. ALL DISTURBED AREAS SHALL BE COVERED WITH SOLID SOD IN ORDER TO PROTECT THEM FROM EROSION.
7. FOR AREAS OF WORK BEYOND SWALES, PROVIDE FILL TO ENSURE THAT THE FINISHED GRADE IS AT LEVEL OF LANDSCAPE AREAS AND/OR SIDEWALK. TAPER TO MATCH EXISTING GRADES.
8. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" AND ALL REQUIREMENTS OF O.S.H.A.
9. CONTRACTOR TO VERIFY LOCATION, ELEVATION, MATERIAL AND CONDITION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. AFTER OBTAINING LOCATIONS FROM SUNSHINE STATE ONE CALL OF FLORIDA, AND OTHER UTILITY COMPANIES, AND PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS, AND TAKE VERTICAL AND HORIZONTAL MEASUREMENTS OF THE LOCATION OF THESE UTILITIES, AND IF ANY CONFLICTS ARE APPARENT REPORT THEM TO THE ENGINEER.
10. ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.
11. GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND/OR DESIGNER IF ANY ADDITIONAL INFORMATION OR SPECIFICATION ARE NEEDED TO LAYOUT OR CONSTRUCT THE PROPOSED WORK.
12. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT HAVE BEEN INCORPORATED INTO THESE PLANS AS A RESULT OF INFORMATION FURNISHED BY OTHERS.

UTILITY STATEMENT:

1. THERE IS LIMITED AS-BUILT INFORMATION AVAILABLE WITHIN THE PRIVATE PROPERTY AREA. THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION ACTIVITIES.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES FOR THE PROPOSED WORK AREA. IF ANY UTILITIES ARE IN CONFLICT WITH THE DEMOLITION ACTIVITIES, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONTINUING WITH THE WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

TYPICAL PAVEMENT SECTION:

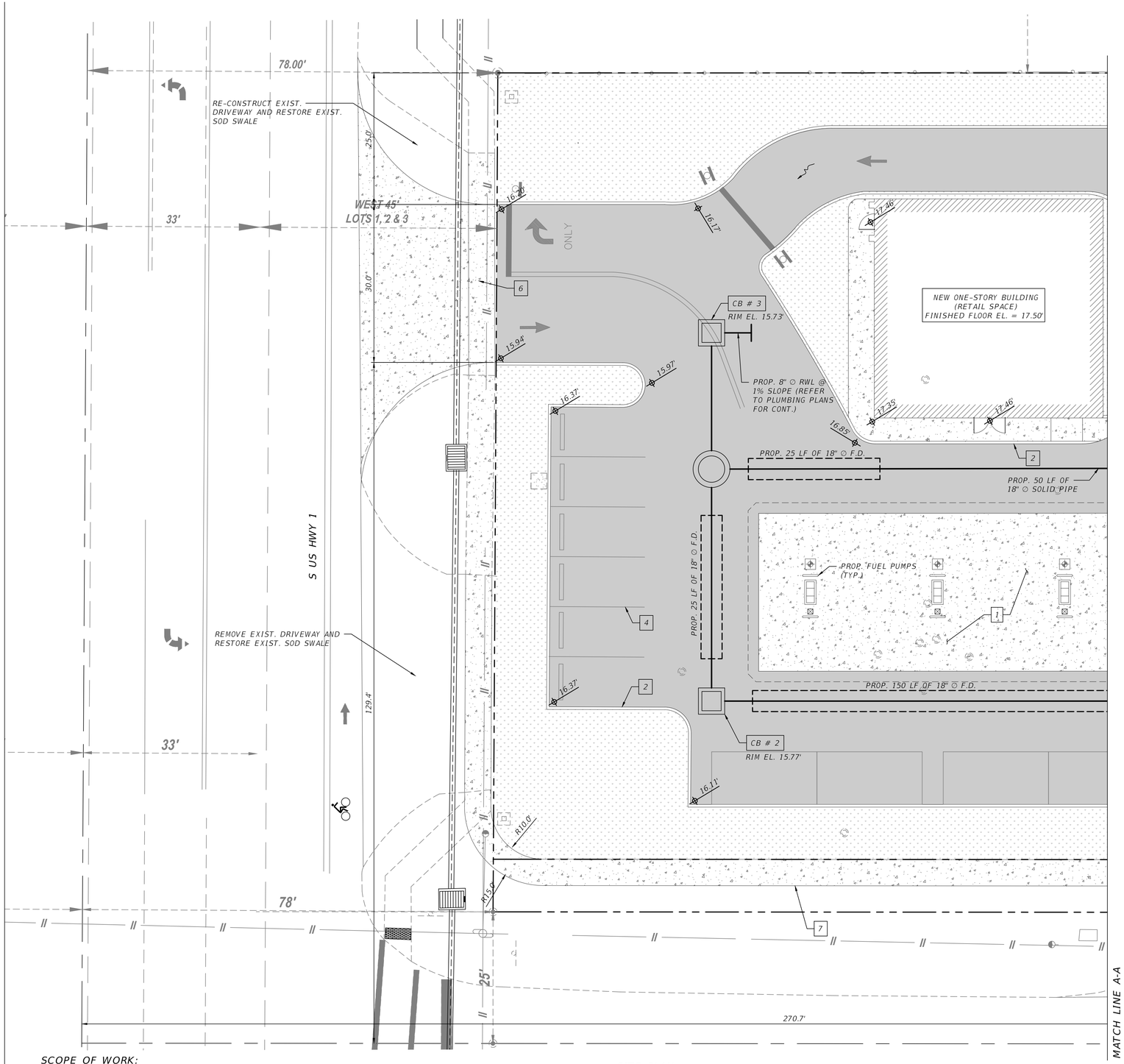
1.5" SP 12.5 ASPHALTIC CONC. SURFACE ON
8" LIMEROCK BASE (MIN. LBR 100) COMPACTED TO 98% AS DETERMINED BY AASHTO T-180
12" COMPACTED SUBGRADE COMPACTED TO 95% AS DETERMINED BY AASHTO T-180

LEGEND:

- CB # 1 — STRUCTURE ID (SEE STRUCTURE TABLE ON DETAILS SHEET)
- 0.00 — EXIST. ELEVATION (EL.)
- 0.00 — PROP. ELEVATION (WORK WITH ARCHITECTURAL PLANS)
- FLOW ARROW (RUNOFF DIRECTION)
- PROP. ASPHALT PAVEMENT. SEE "TYPICAL PAVEMENT SECTION"
- PROP. CONCRETE PAVEMENT
- PROP. SOD / LANDSCAPING (SEE LANDSCAPING PLANS)

KEY NOTES:

1 — PROP. CONC. PUMP ISLAND AND CANOPY (REFER TO ARCH. PLANS)
2 — PROP. TYPE "D" CURB
3 — NOT USED
4 — PROP. PAVEMENT MARKINGS (SEE SIGNING AND PAVEMENT MARKINGS PLAN)
5 — PROP. DETECTABLE WARNING REFER TO FDOT STANDARD PLAN 522-002
6 — PROP. 6" THICK CONC.
7 — PROP. 4" THICK CONC. SIDEWALK



SCOPE OF WORK:

1. NEW FUELING SYSTEM FOR EXISTING SITE.

SITE PLAN

SCALE: 1" = 10'

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CONNECT ENGINEERING
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MIAMI, FL 33133
O: (305) 981-6142
C: (786) 250-9966
WWW.CONNECTENG.US
ADRIAN ROBAINA, P.E.

60% SUBMITTAL - FOR REVIEW ONLY

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

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ABS GAS & GO, INC
3810 S. US Highway 1
Fort Pierce, Florida 34982

ADRIAN ROBAINA LICENSE No 82271 STATE OF FLORIDA PROFESSIONAL ENGINEER

ADRIAN ROBAINA, P.E.
FLORIDA P.E. #82271
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NO.	REVISIONS	DATE
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4		
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JOB NUMBER: CE09012020

ISSUE DATE:	APRIL 2021
DRAWN BY:	RD
CHECKED BY:	AR
ISSUE:	-

PAVING, GRADING, AND DRAINAGE PLAN

C-1.1

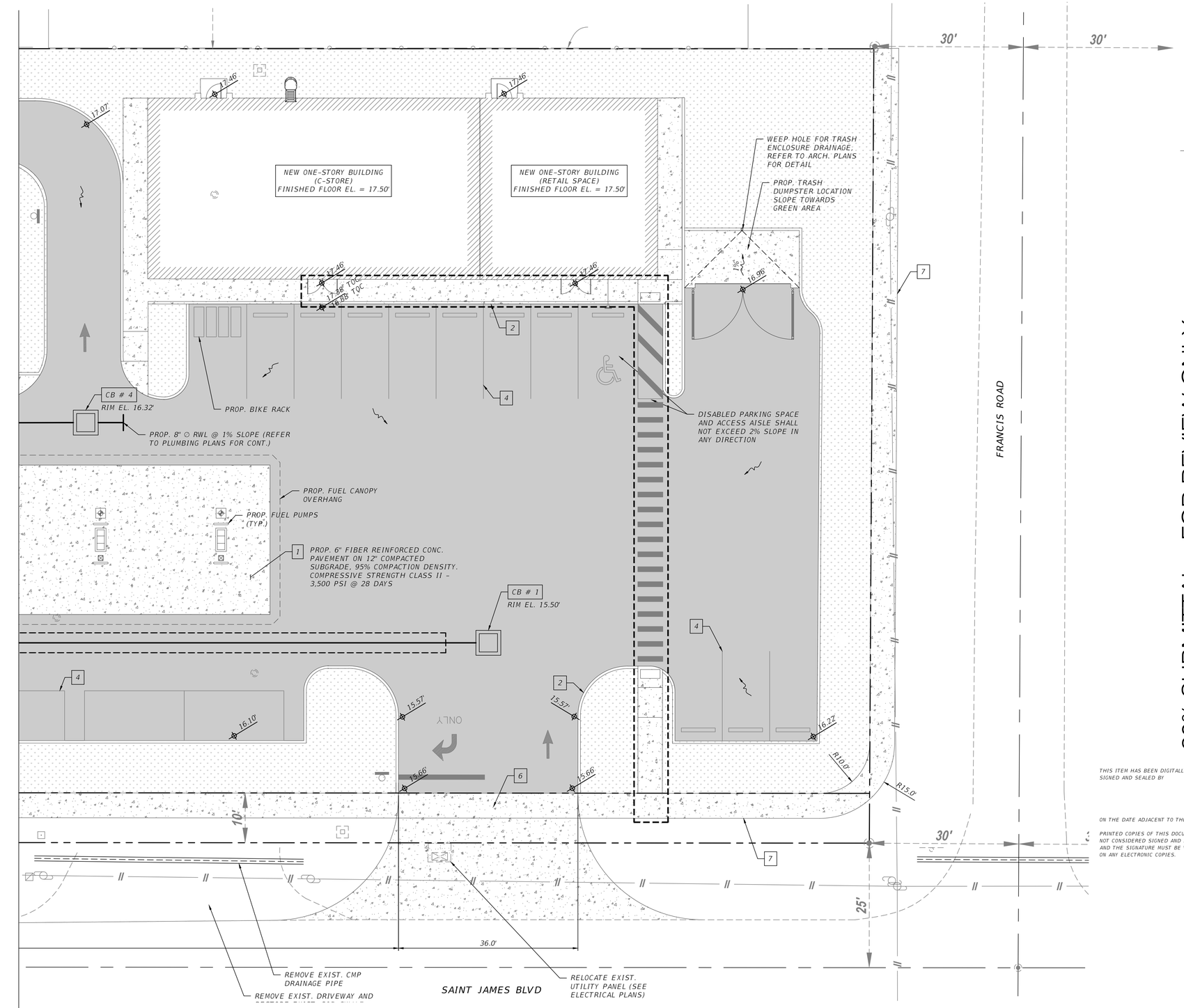
SHEET NUMBER

LEGEND:

- CB # 1 — STRUCTURE ID (SEE STRUCTURE TABLE ON DETAILS SHEET)
- 0.00' — EXIST. ELEVATION (EL.)
- 0.00' — PROP. ELEVATION (WORK WITH ARCHITECTURAL PLANS)
- FLOW ARROW (RUNOFF DIRECTION)
- PROP. ASPHALT PAVEMENT. SEE "TYPICAL PAVEMENT SECTION"
- PROP. CONCRETE PAVEMENT
- PROP. SOD / LANDSCAPING (SEE LANDSCAPING PLANS)

KEY NOTES:

1. PROP. CONC. PUMP ISLAND AND CANOPY (REFER TO ARCH. PLANS)
2. PROP. TYPE "D" CURB
3. NOT USED
4. PROP. PAVEMENT MARKINGS (SEE SIGNING AND PAVEMENT MARKINGS PLAN)
5. PROP. DETECTABLE WARNING REFER TO FDOT STANDARD PLAN 522-002
6. PROP. 6" THICK CONC.
7. PROP. 4" THICK CONC. SIDEWALK



SITE PLAN
SCALE: 1" = 10'

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PAVING, GRADING, AND DRAINAGE PLAN

C-1.2

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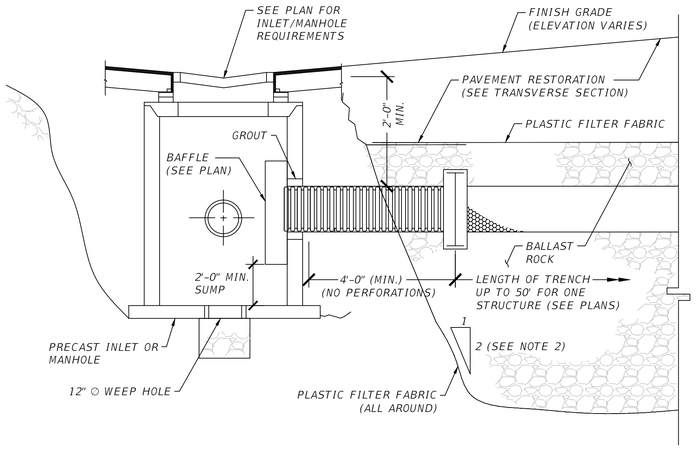
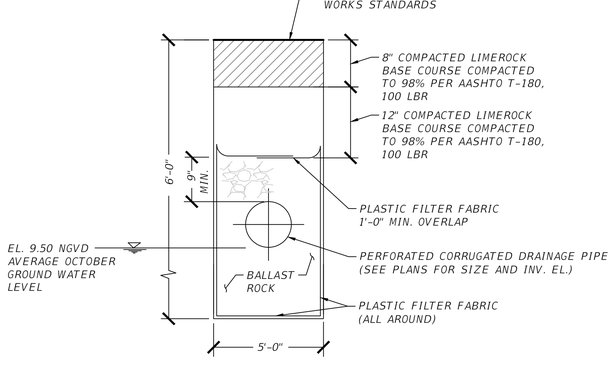


TYPICAL EXFILTRATION TRENCH DETAIL
SCALE: N.T.S.

WORK THIS DETAILS WITH THE CITY OF FORT PIERCE STANDARD SPECIFICATIONS AND DETAILS



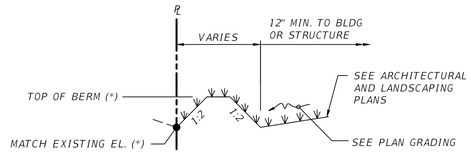
TRANSVERSE SECTION EXFILTRATION TRENCH
SCALE: N.T.S.

SPECIFIC NOTES:

1. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF INITIAL SETTLEMENT TAKES PLACE, ADDITIONAL BALLAST ROCK SHALL BE ADDED TO RESTORE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. TRENCH ENDS AND SIDES SHALL BE EXCAVATED AS NEAR VERTICAL AS CONDITIONS ALLOW.
3. CONTRACTOR IS REQUIRED TO SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES FOR ENGINEER'S APPROVAL.
4. STRUCTURES & ADAPTERS SPECIFICATIONS ARE AVAILABLE FROM MANUFACTURER AND SHALL BE INCLUDED AS PART OF THE SHOP DRAWING SUBMITTAL PACKAGE.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN AND BEST MANAGEMENT PRACTICES (BMPs) INSTALLED, MAINTAINED, AND INSPECTED AS PER THE FDEP STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.
2. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
3. TAKE MEASURES TO ENSURE TO CLEANUP OF SEDIMENT THAT HAS BEEN TRACKED BY CONSTRUCTION VEHICLES WITHIN THE PROJECT LIMITS. INSTALL EROSION CONTROL DEVICES TO ENSURE SEDIMENT DOES NOT ENTER THE EXISTING OR PROPOSED DRAINAGE SYSTEMS AND ADJACENT PROPERTIES.
4. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS ARE TO BE SODDED. THE REPLACEMENT SOD SHALL BE OF THE SAME TYPE AS THE EXISTING SOD. ALL AREAS OUTSIDE OF THE CLEARING AND GRUBBING LIMITS THAT ARE DISTURBED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL INCLUDE FURNISHING EQUIPMENT AND LABOR NECESSARY TO DESILT AND CLEAN OUT ALL EXIST DRAINAGE PIPES, AND INLETS FOR CLOSEOUT OF THE PROJECT.

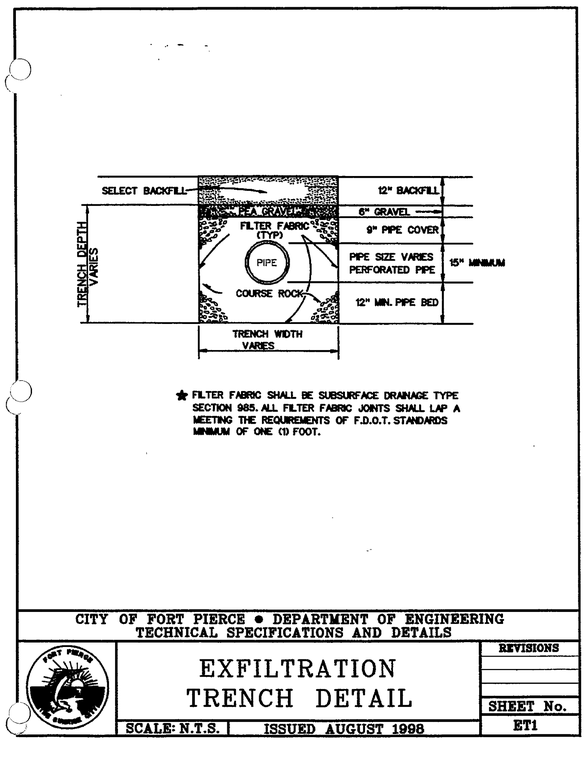


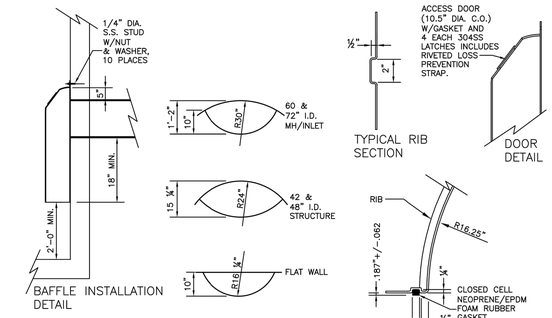
TYPICAL BERM DETAIL
NOT TO SCALE

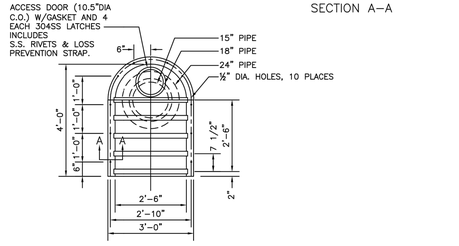
SPECIFIC NOTE:

FOR ANY PROPOSED FILL MATERIAL: NO MUCK IS PERMITTED. POST CONSTRUCTION PERCOLATION RATES MUST EQUAL OR EXCEED PRE-CONSTRUCTION PERCOLATION RATES.

(*) CONTRACTOR TO VERIFY THAT ADJACENT PROPERTY IS LOWER THAN PROPOSED ELEVATION OF THE TOP OF BERM. IF ADJACENT PROPERTY IS HIGHER, CONTRACTOR TO PROVIDE A 6" MIN. BERM AT PROPERTY LINE ABOVE ADJACENT GRADE.







ABS STORM DRAIN BAFFLE WITH C.O. OR APPROVED EQUAL

NOTE:
BAFFLE MATERIAL:
1/8" ABS PLASTIC WITH UV PROTECTED BLACK

STORMWATER BAFFLE DETAIL
SCALE: N.T.S.

SHOP DRAWINGS ARE REQUIRED:

SUBMIT SHOP DRAWINGS FOR ALL PRECAST DRAINAGE STRUCTURES, INCLUDING CATCH BASIN INLETS, OPTIONAL PIPE MATERIAL AND BAFFLE SPECS. SHOP DRAWINGS MUST SHOW BAFFLE LOCATION AND SUMP PROVIDED.

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PAVING, GRADING, AND DRAINAGE DETAILS

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GENERAL NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE AS PER THE REQUIREMENTS OF MUTCD, FDOT STANDARD PLANS FOR ROAD CONSTRUCTION AND SPECIFICATIONS LATEST EDITION, FLORIDA BUILDING CODE 2017, 6TH EDITION AND ANY APPLICABLE GOVERNING AGENCY.
2. EXIST. PAVEMENT MARKINGS THAT ARE TO BE REPLACED WITH PROP. PAVEMENT MARKINGS SHALL BE CONSIDERED CONFLICTING PAVEMENT MARKINGS AND SHALL BE REMOVED AT CONTRACTOR'S EXPENSE.
3. SIGNS AND PAVEMENT MARKINGS WITHIN THE PUBLIC R/W THAT ARE TO BE MODIFIED / RESTORED SHALL BE AS PER THE APPLICABLE GOVERNING AGENCY.
4. WORK ALL DIMENSIONS SHOWN ON CIVIL PLANS WITH ARCH SITE PLAN.

KEY NOTES:

1 — PROP. DISABLED PARKING SPACE AND ACCESS AISLE, MAX. 2% SLOPE IN ANY DIRECTION

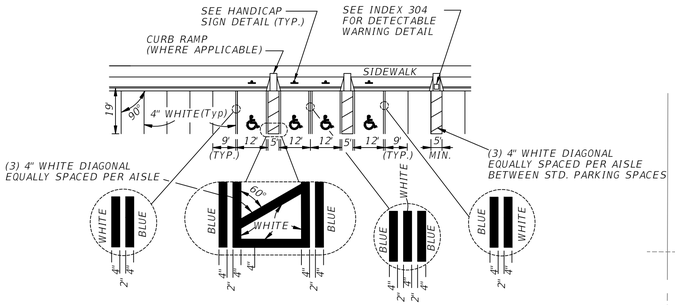
2 — PROP. STANDARD DISABLED SIGN

3 — PROP. 4" DBL YELLOW PAINTED STRIPE

4 — PROP. 4" WHITE PAINTED PARKING STRIPING

5 — PROP. 24" WIDE THERMOPLASTIC WHITE STOP BAR

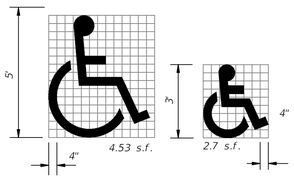
6 — PROP. WHITE PAINTED DIRECTIONAL ARROW W/ PAVEMENT MESSAGE (SEE PLAN)



PAVEMENT MARKING FOR PARKING SPACES

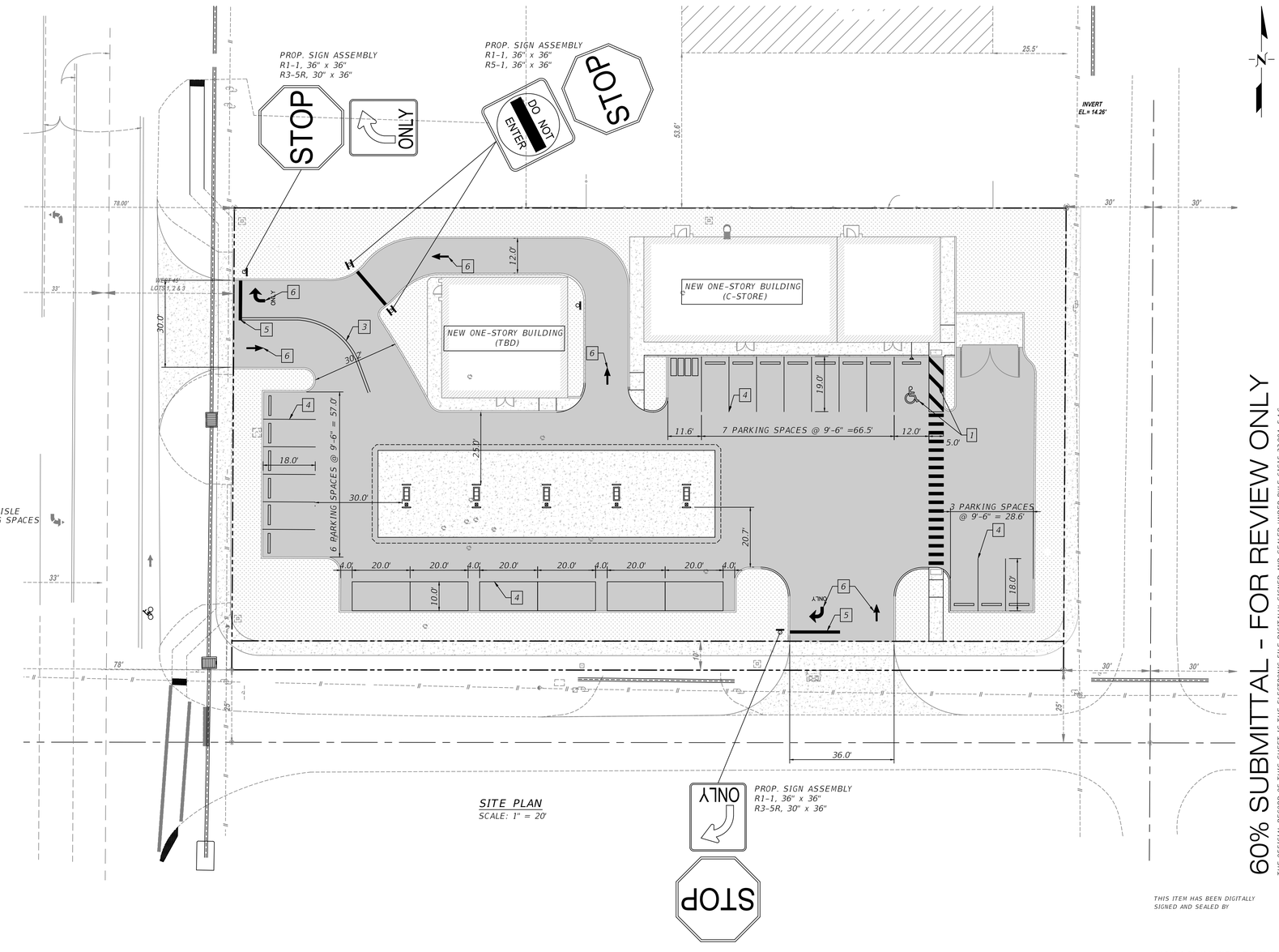
NOTES:

1. REFER TO PLANS FOR ACTUAL PARKING LAYOUT.
2. PAVEMENT IN DISABLED PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
3. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
4. AN ACCESS AISLE IS REQUIRED FOR EACH ACCESSIBLE SPACE WHEN ANGLE PARKING IS USED.
5. CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS. FOR RAMP LOCATIONS REFER TO PLANS.
6. WORK THESE DETAILS WITH FDOT STANDARD PLAN 711-001 AND SPECIFICATIONS UNLESS OTHERWISE NOTED.



THE SYMBOL SHALL BE 3' OR 5' HIGH AND WHITE IN COLOR.

UNIVERSAL SYMBOL OF ACCESSIBILITY



SITE PLAN
SCALE: 1" = 20'

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SIGNING, AND PAVEMENT MARKING PLAN

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SWPPP SPECIFIC NOTES:

1. ALL STORM WATER POLLUTION PREVENTION DEVICES SHALL BE INSTALLED, INSPECTED, AND MAINTAINED AS PER FDEP FLORIDA STORM WATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN AND BEST MANAGEMENT PRACTICES (BMPs).

2. THE CONTRACTOR'S SHALL PREPARE A SWPPP IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR SHALL PROVIDE A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES. EACH CONSTRUCTION PHASE REQUIRES THE INSTALLATION OF PERIMETER CONTROL, PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES AS PER THE APPROVED SWPPP, UNLESS THE CONTRACTOR PROPOSES A DIFFERENT SEQUENCE THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.

4. THE CONTRACTOR IS REQUIRED TO MAINTAIN COPIES OF THE AFOREMENTIONED ITEMS ON SITE, INCLUDING ALL APPLICABLE PERMITS.

5. THE CONTRACTOR SHALL BE REQUIRED TO CONDUCT DAILY VISUAL INSPECTIONS OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES ALONG THE PROJECT CORRIDOR. THE CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE THESE ITEMS AS NECESSARY. THE CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE FOR REVIEW UPON REQUEST A DAILY VISUAL INSPECTION LOG.

6. THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING BY INSTITUTING A CLEAN, ORDERLY CONSTRUCTION SITE. THE FOLLOWING CONTROLS SHALL BE IMPLEMENTED TO FURTHER REDUCE POLLUTION AT THE PROJECT SITE:

A. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO PUBLIC R/W.

B. THE CONTRACTOR SHALL DEMONSTRATE THE PROPER DISPOSAL OF ALL CONSTRUCTION WASTE GENERATED WITHIN THE PROJECT LIMITS. WASTE MAY INCLUDE, BUT NOT BE LIMITED TO, VEGETATION FROM CLEARING AND GRUBBING ACTIVITIES, PACKAGING MATERIALS, SCRAP MATERIALS, SEWAGE FROM SANITARY FACILITIES, HERBICIDES AND PESTICIDES AND THEIR CONTAINERS, AND HYDROCARBON PRODUCTS. CONTRACTOR SHALL DESIGNATE A WASTE COLLECTION AREA ONSITE AND DELINEATE THE AREA ON THE SWPPP SITE MAP.

C. SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE AND LOCAL BOARDS OF HEALTH. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT ALL SANITARY WASTE FROM PORTABLE UNITS.

D. THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT LIMITS DURING CONSTRUCTION ACTIVITIES. CONTRACTOR WILL PROVIDE AN ADEQUATE NUMBER OF LITTER CONTAINERS WITH LIDS AT THE STAGING, STOCKPILE AND FIELD OFFICE AREAS (AS APPLICABLE). WASTE COLLECTION WILL BE SCHEDULED SO THAT CONTAINERS ARE EMPTIED PRIOR TO OVERFLOW. SPILLED LITTER CONTAINERS WILL BE CLEANED UP IMMEDIATELY.

E. OFF-SITE VEHICLE TRACKING & GENERATION OF DUST: THE CONTRACTOR SHALL AVOID OFFSITE VEHICLE TRACKING OF SEDIMENTS AND GENERATING DUST.

F. THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORMWATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS, INCLUDING:

REMOVING EXCESS DIRT FROM ROADS DAILY. USING ROADWAY SWEEPERS DURING DUST GENERATING ACTIVITIES SUCH AS EXCAVATION OPERATIONS. STABILIZED CONSTRUCTION ENTRANCES IN ORDER TO REDUCE OFF-SITE TRACKING.

7. DOWNSTREAM INLETS NOT SHOWN ON SURVEY LIMITS SHALL BE PROTECTED USING APPLICABLE BMPs.

LEGEND:

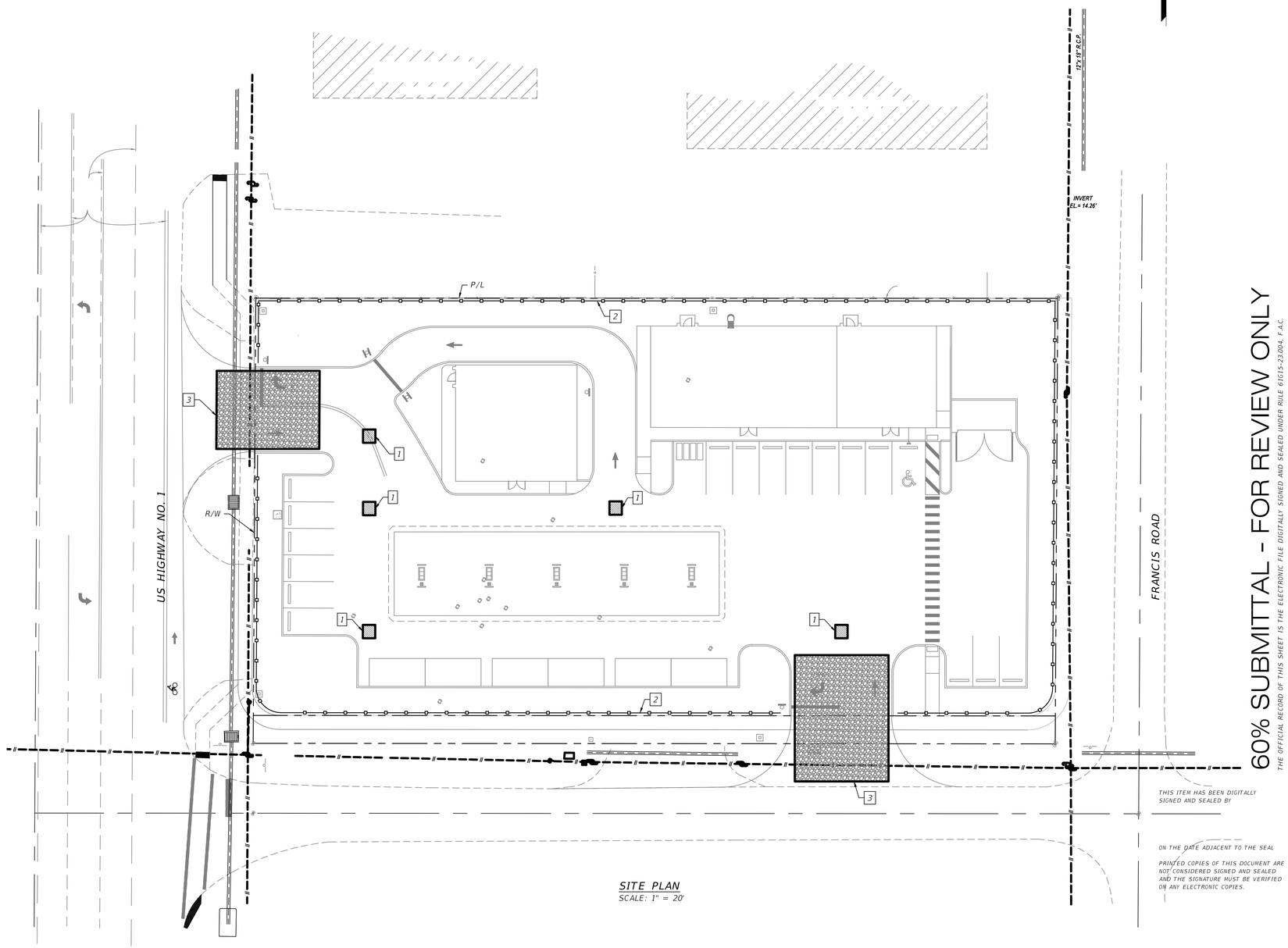
PROP INLET AND MANHOLE PROTECTION

PROP TEMPORARY GRAVEL ROAD

PROP SILT FENCE AT PROJECT LIMITS.
PROVIDE TEMPORARY CHAIN LINK FENCE BETWEEN PROPOSED SILT FENCE AND PEDESTRIAN WALKWAYS / AREAS, AS APPLICABLE.

KEY NOTES:

1. PROP INLET AND MANHOLE PROTECTION
2. PROP SILT FENCE
3. PROP STABILIZED CONSTRUCTION ENTRANCE/EXIT



SITE PLAN
SCALE: 1" = 20'

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STORM WATER POLLUTION PREVENTION PLAN (1 OF 2)

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GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

1. THE PURPOSE OF EROSION AND SEDIMENTATION CONTROL IS TO PREVENT POLLUTION OF BODIES OF WATER ON OR ADJACENT TO THE PROJECT SITE. IN ADDITION, EROSION CONTROL SHALL PREVENT DAMAGE TO ADJACENT PROPERTY AND WORK IN PROGRESS.
2. ALL EROSION AND SILTATION MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. THE EROSION CONTROL SYMBOLOGY SHOWN ON PLAN SHEETS SHALL BE UTILIZED IN THE DEFINITION AND UTILIZATION OF ALL EROSION AND SILTATION MEASURES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT ALL EROSION CONTROL DEVICES PERIODICALLY AND AFTER EVERY RAINFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
4. DURING CONSTRUCTION, ALL STORM DRAIN INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS. REFER TO THE TYPICAL DRAINAGE INLET SEDIMENTATION PROTECTION DETAILS.
5. ALL CONSTRUCTION DISCHARGE WATER SHALL BE ADEQUATELY FILTERED TO REMOVE SILT PRIOR TO DISCHARGE INTO WATERWAYS AND WETLANDS.
6. ALL STREAM CROSSINGS AND STREAM DIVERSIONS REQUIRE ENVIRONMENTAL APPROVAL PRIOR TO ANY INSTREAM CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN STRICT DUST CONTROL DURING THE PROJECT DURATION. IT IS IMPERATIVE THAT STRICT DUST CONTROL BE MAINTAINED SO THAT DAMAGE OR NUISANCE TO THE AREAS AND FACILITIES ADJACENT TO THIS PROJECT ARE PREVENTED. THIS DUST CONTROL SHALL ALSO INCLUDE THE DUST WHICH MAY OCCUR DURING ANY CONSTRUCTION PROCEDURE. THE OWNER, A/E AND APPLICABLE GOVERNING AGENCY SHALL BE THE SOLE INTERPRETERS OF WHETHER THE DUST IS EXCESSIVE AND WHETHER OR NOT FINES WILL BE LEVIED AGAINST THE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A STORMWATER POLLUTION PREVENTION PLAN TO SUPPLEMENT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS CONTAINED IN THESE DRAWINGS AND OBTAINING ALL NECESSARY PERMITS.
9. EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN AS INTERIM SHALL BE INSTALLED, MAINTAINED, AND ADJUSTED DURING CONSTRUCTION AS NECESSARY ACCORDING TO THE CONTRACTOR'S SEQUENCING AND AS DIRECTED BY THE OWNER AND APPLICABLE GOVERNING AGENCY. INTERIM MEASURES SHALL BE REMOVED BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN AS FINAL SHALL BE INSTALLED AT THE COMPLETION OF CONSTRUCTION AND LEFT IN PLACE AND MAINTAINED UNTIL THE PAVING CONTRACTOR TAKES CONTROL OF THE SITE.
11. CONTRACTOR SHALL COORDINATE EROSION AND SEDIMENTATION CONTROL MEASURES OUTSIDE PROJECT LIMITS WITH THE APPLICABLE GOVERNING AGENCY.

SILT FENCE NOTES

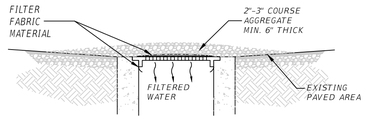
1. SILT FENCE SHALL BE IN PLACE PRIOR TO GRADING.
2. SILT FENCE AND FILTER FABRIC MUST BE ENTRENCHED.
3. POSTS FOR SILT FENCES SHALL BE EITHER 2.5 X 2 INCH DIAMETER WOOD OR 1.25 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
4. WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.
5. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. OF 12 INCHES) WHEN EXTRA STRENGTH FABRIC IS USED. WITHOUT THE WIRE SUPPORT FENCE, POSTS SHALL NOT EXCEED 6 FEET.
6. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POST.
7. SEDIMENT MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE PROPOSED AND EXISTING GRADES, PREPARED AND SEEDED OR SODDED.
9. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE CONSTRUCTED IN LIVE STREAMS.
10. SILT FENCE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT OR AT A TIME DIRECTED BY THE OWNER AND APPLICABLE GOVERNING AGENCY. IF THE APPLICABLE GOVERNING AGENCY FEELS IT IS NECESSARY FOR THE SILT FENCE TO REMAIN IN PLACE FOR SOME GIVEN TIME AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL LEAVE IT IN PLACE, IN THE PROPERLY INSTALLED WAY, AND WILL, AT THE DIRECTION OF THE APPLICABLE GOVERNING AGENCY, REMOVE IT AT NO ADDITIONAL COST TO OWNER.

SODDING NOTES

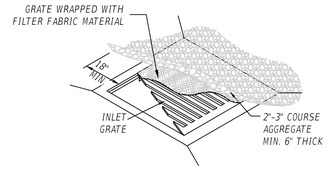
1. GROUND PREPARATION, FERTILIZER APPLICATION, SOD DELIVERY AND SOD INSTALLATION SHALL BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS.
2. PRIOR TO DELIVERY OF SOD, THE ENGINEER SHALL BE NOTIFIED OF THE SOURCE, AND SHALL, AT HIS OPTION, INSPECT AND APPROVE THE SOD PRIOR TO CUTTING.
3. THE SOD SHALL BE DELIVERED ALIVE, FRESH, AND UNINJURED, AND SHALL BE TRANSPLANTED WITHIN 24 HOURS OF THE TIME IT WAS CUT. THE CONTRACTOR SHALL WATER THE SOD DAILY UNTIL ROOTS HAVE BEEN ESTABLISHED. SOD SHALL HAVE A SOIL MAT OF SUFFICIENT THICKNESS ADHERING FIRMLY TO THE ROOTS TO WITHSTAND ALL NECESSARY HANDLING. IN ADDITION, SOD SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. DEAD SOD SHALL NOT BE USED OR IF THE SOD DIES PRIOR TO ACCEPTANCE OF THE PROJECT, IT SHALL BE REPLACED WITH NEW LIVE SOD.
4. ABSOLUTELY NO MILLET GRASS WILL BE ALLOWED IN THE SOD. ANY MILLET GRASS FOUND IN THE SODDED AREAS SHALL BE PENALIZED IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS.
5. THE CONTRACTOR SHALL PLACE THE WIDTH OF SOD AS DEFINED IN THE PLANS.

MAINTENANCE OF DRAINAGE

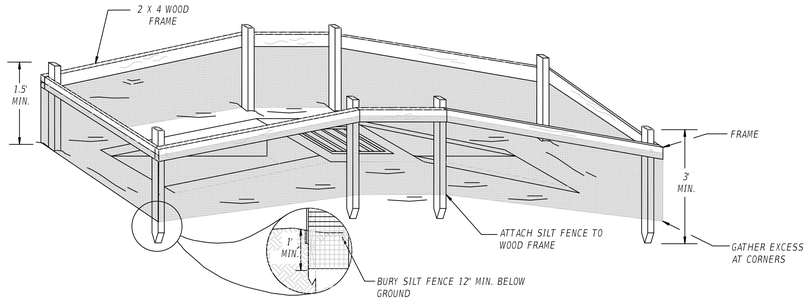
1. THROUGHOUT THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE (I.E. CONTINUOUS AND FLOWING) DRAINAGE ON ALL DRAINAGE PIPES, SYSTEMS, DITCHES AND OTHER ASSOCIATED DRAINAGE CHANNELS. TEMPORARY DRAINAGE PROVISIONS WILL BE REQUIRED FOR THE CONSTRUCTION OF ALL DRAINAGE RELATED ITEMS. DURING CONSTRUCTION THE CONTRACTOR SHALL NOT BE ALLOWED TO DAM DRAINAGE DITCHES AND INCREASE THE TAIL WATER LEVEL IN THE DITCHES BEYOND THAT WHICH IS ACCEPTABLE BY STATUE. PROOF THAT DAMMING IS ACCEPTABLE WILL BE REQUIRED PRIOR TO ALLOWING THE CONTRACTOR TO USE THAT METHOD. THE CONTRACTOR SHALL SEQUENCE THE WORK SO THAT AREAS OF STANDING WATER ARE NOT CREATED. THE CONTRACTOR WILL BE REQUIRED TO CREATE AND SUBMIT A MAINTENANCE OF DRAINAGE PLAN TO THE APPLICABLE AGENCY FOR APPROVAL. THE MAINTENANCE OF DRAINAGE PLAN SHALL INCLUDE DRAINAGE PHASING PLANS, CONSTRUCTION PROCEDURES, ANY TEMPORARY REROUTING REQUIRED, INTENDED DURATIONS OF TEMPORARY DRAINAGE IN EACH AREA, AND ALL RELATED CONSTRUCTION ACTIVITIES REQUIRED FOR MAINTENANCE OF DRAINAGE. THE CONTRACTOR SHALL ALSO HAVE A CONTINGENCY PLAN INCLUDED WITH THE MAINTENANCE OF DRAINAGE PLAN IN CASE OF A STORM EVENT THAT INDICATES HOW THE CONTRACTOR WILL ALLOW FOR THE INCREASED FLOW RATES DURING THE STORM EVENT. IT IS IMPORTANT THAT THE FLOW OF TRAFFIC AND SURROUNDING AREAS ARE NOT AFFECTED BY ANY TEMPORARY DRAINAGE PROVISIONS.



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



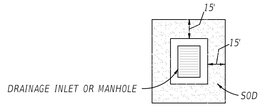
EROSION CONTROL FILTER FABRIC OVER GRATE INLET
NTS



NOTE: SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR LOCATION OF ALL SILT FENCE.

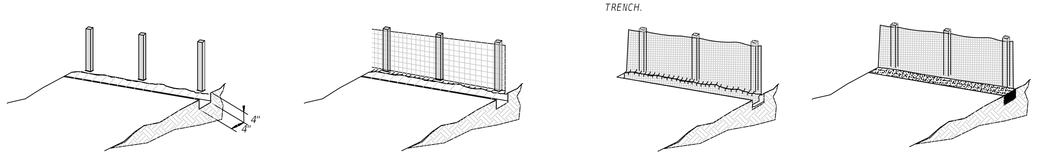
ALTERNATIVE DRAINAGE INLET SEDIMENTATION PROTECTION DETAIL
NTS

NOTE:
REFER TO EROSION AND SEDIMENTATION CONTROL MEASURES SHEET FOR THE VARIOUS EROSION CONTROL TYPES.



SOD ONLY

INLET SODDING
NTS



NOTE: SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR LOCATION OF ALL SILT FENCE.

SILT FENCE CONSTRUCTION DETAILS
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CHECKED BY:	AR
ISSUE:	-

STORM WATER POLLUTION PREVENTION PLAN (2 OF 2)

C-5.0

SHEET NUMBER

GENERAL NOTES:

1. EXCEPT AS PARTICULARLY NOTED ON THE PLANS, ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF MUTCD, FDOT STANDARD PLANS FOR ROAD CONSTRUCTION AND SPECIFICATIONS LATEST EDITION, FLORIDA BUILDING CODE 2017, 6TH EDITION AND ANY APPLICABLE GOVERNING AGENCY.
2. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NAVD OF 1988, AS SHOWN ON TOPOGRAPHIC SURVEY BY CRAIG D. WATSON, PSM DATED 05/21/2021.
3. ALL DIMENSIONS ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR DIRECTION AND/OR APPROVAL PRIOR TO STARTING WORK.
4. NEITHER THE ENGINEER, NOR THE OWNER, SHALL BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE CONTRACTOR'S WORK.
5. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS, OR OTHER TIMES WHEN THE CONTRACTOR IS NOT WORKING.
6. ALL DEBRIS FROM DEMOLITION WORK AND EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE DISPOSED OFF-SITE BY THE CONTRACTOR IN A LEGAL MANNER. ALL DISTURBED AREAS SHALL BE COVERED WITH SOLID SOD IN ORDER TO PROTECT THEM FROM EROSION.
7. FOR AREAS OF WORK BEYOND SWALES, PROVIDE FILL TO ENSURE THAT THE FINISHED GRADE IS AT LEVEL OF LANDSCAPE AREAS AND/OR SIDEWALK. TAPER TO MATCH EXISTING GRADES.
8. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TRENCH SAFETY ACT" AND ALL REQUIREMENTS OF O.S.H.A.
9. CONTRACTOR TO VERIFY LOCATION, ELEVATION, MATERIAL AND CONDITION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. AFTER OBTAINING LOCATIONS FROM SUNSHINE STATE ONE CALL OF FLORIDA, AND OTHER UTILITY COMPANIES, AND PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL UNCOVER ALL KNOWN UNDERGROUND UTILITIES IN THE PATH OF THE WORK, WHETHER OR NOT THE UTILITIES ARE SHOWN ON THE PLANS, AND TAKE VERTICAL AND HORIZONTAL MEASUREMENTS OF THE LOCATION OF THESE UTILITIES, AND IF ANY CONFLICTS ARE APPARENT REPORT THEM TO THE ENGINEER.
10. ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR.
11. GENERAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND/OR DESIGNER IF ANY ADDITIONAL INFORMATION OR SPECIFICATION ARE NEEDED TO LAYOUT OR CONSTRUCT THE PROPOSED WORK.
12. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT HAVE BEEN INCORPORATED INTO THESE PLANS AS A RESULT OF INFORMATION FURNISHED BY OTHERS.

UTILITY STATEMENT:

1. THERE IS LIMITED AS-BUILT INFORMATION AVAILABLE WITHIN THE PRIVATE PROPERTY AREA. THE CONTRACTOR SHALL USE EXTREME CAUTION DURING EXCAVATION ACTIVITIES.
2. CONTRACTOR SHALL VERIFY EXISTING UTILITIES FOR THE PROPOSED WORK AREA. IF ANY UTILITIES ARE IN CONFLICT WITH THE DEMOLITION ACTIVITIES, THE ENGINEER OF RECORD SHALL BE NOTIFIED PRIOR TO CONTINUING WITH THE WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

TYPICAL PAVEMENT SECTION:

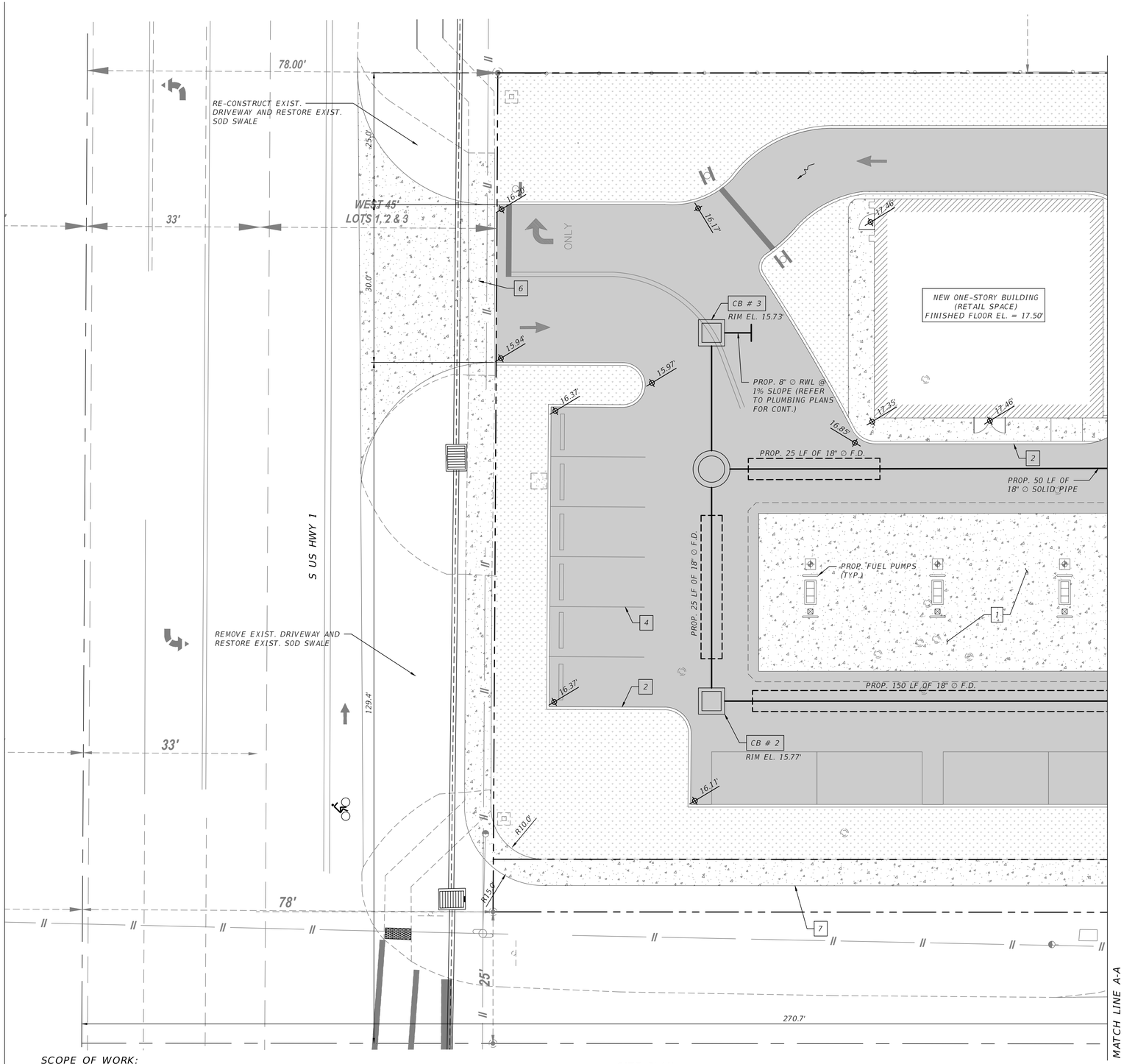
1.5" SP 12.5 ASPHALTIC CONC. SURFACE ON
8" LIMEROCK BASE (MIN. LBR 100) COMPACTED TO 98% AS DETERMINED BY AASHTO T-180
12" COMPACTED SUBGRADE COMPACTED TO 95% AS DETERMINED BY AASHTO T-180

LEGEND:

- CB # 1 — STRUCTURE ID (SEE STRUCTURE TABLE ON DETAILS SHEET)
- 0.00 — EXIST. ELEVATION (EL.)
- 0.00 — PROP. ELEVATION (WORK WITH ARCHITECTURAL PLANS)
- FLOW ARROW (RUNOFF DIRECTION)
- PROP. ASPHALT PAVEMENT. SEE "TYPICAL PAVEMENT SECTION"
- PROP. CONCRETE PAVEMENT
- PROP. SOD / LANDSCAPING (SEE LANDSCAPING PLANS)

KEY NOTES:

1 — PROP. CONC. PUMP ISLAND AND CANOPY (REFER TO ARCH. PLANS)
2 — PROP. TYPE "D" CURB
3 — NOT USED
4 — PROP. PAVEMENT MARKINGS (SEE SIGNING AND PAVEMENT MARKINGS PLAN)
5 — PROP. DETECTABLE WARNING REFER TO FDOT STANDARD PLAN 522-002
6 — PROP. 6" THICK CONC.
7 — PROP. 4" THICK CONC. SIDEWALK



SCOPE OF WORK:

1. NEW FUELING SYSTEM FOR EXISTING SITE.

SITE PLAN

SCALE: 1" = 10'

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ISSUE:	-

PAVING, GRADING, AND DRAINAGE PLAN

C-1.1

SHEET NUMBER

LEGEND:

- CB # 1 — STRUCTURE ID (SEE STRUCTURE TABLE ON DETAILS SHEET)
- 0.00' — EXIST. ELEVATION (EL.)
- 0.00' — PROP. ELEVATION (WORK WITH ARCHITECTURAL PLANS)
- FLOW ARROW (RUNOFF DIRECTION)
- PROP. ASPHALT PAVEMENT. SEE "TYPICAL PAVEMENT SECTION"
- PROP. CONCRETE PAVEMENT
- PROP. SOD / LANDSCAPING (SEE LANDSCAPING PLANS)

KEY NOTES:

1. PROP. CONC. PUMP ISLAND AND CANOPY (REFER TO ARCH. PLANS)
2. PROP. TYPE "D" CURB
3. NOT USED
4. PROP. PAVEMENT MARKINGS (SEE SIGNING AND PAVEMENT MARKINGS PLAN)
5. PROP. DETECTABLE WARNING REFER TO FDOT STANDARD PLAN 522-002
6. PROP. 6" THICK CONC.
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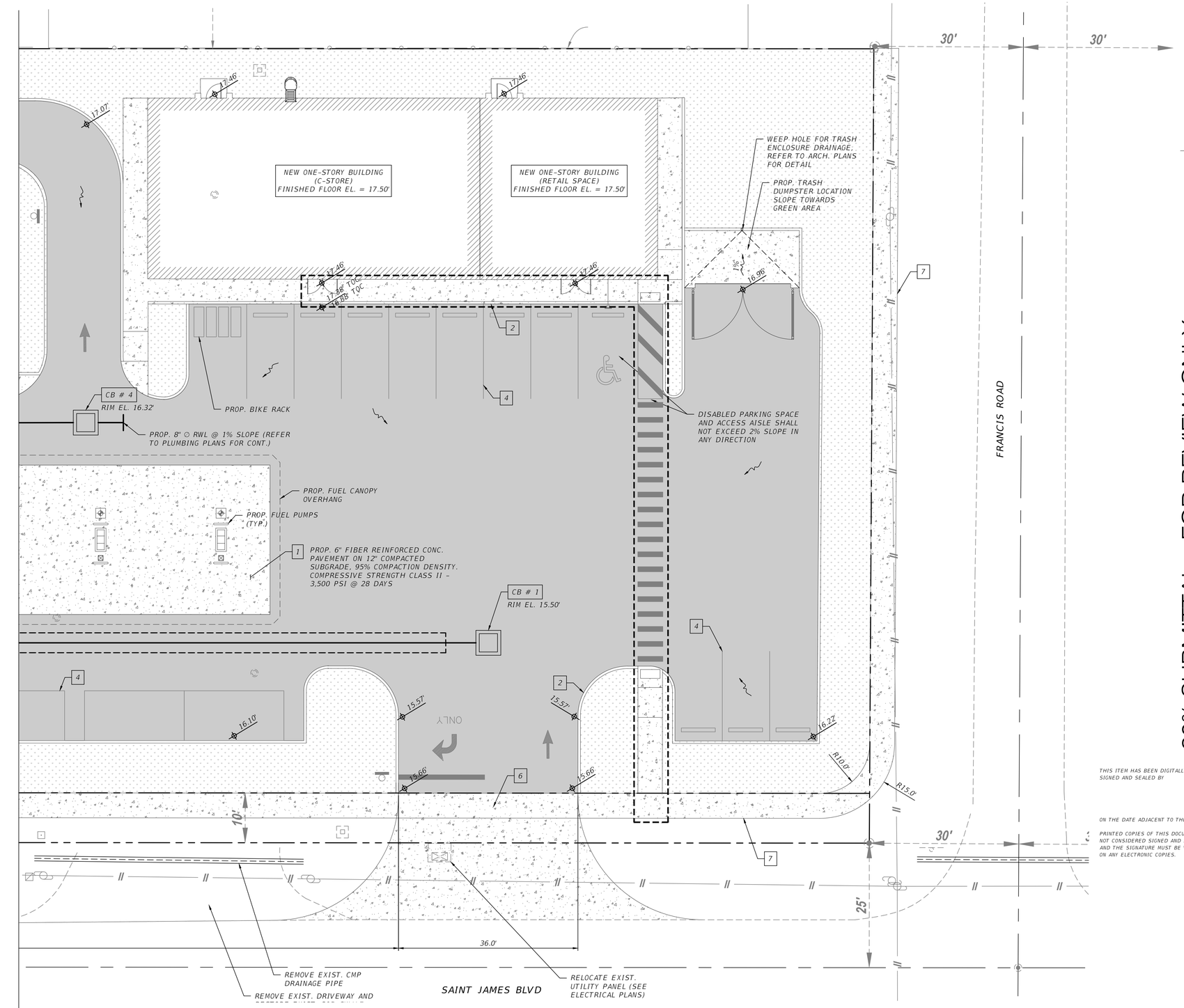

SITE PLAN
SCALE: 1" = 10'

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PAVING, GRADING, AND DRAINAGE PLAN

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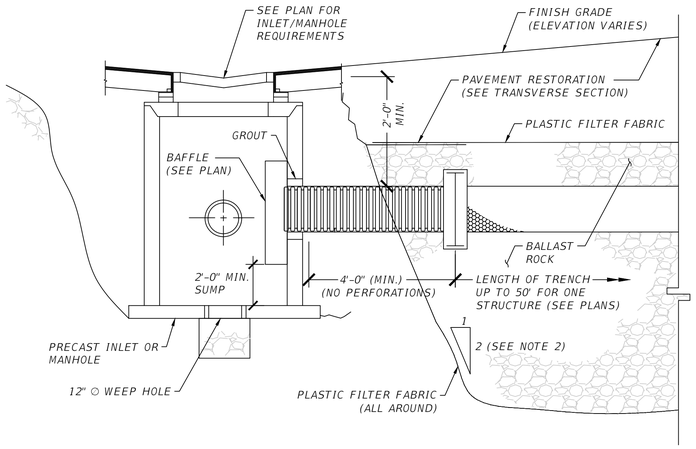
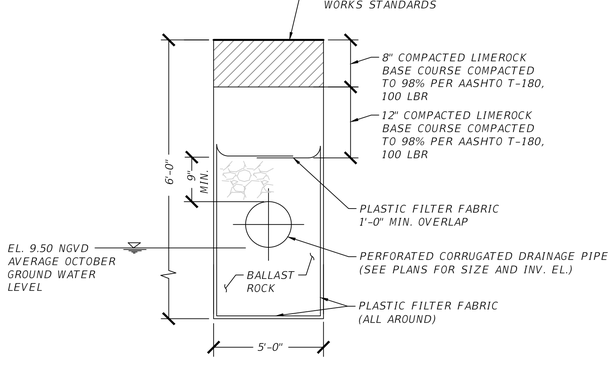


TYPICAL EXFILTRATION TRENCH DETAIL
SCALE: N.T.S.

WORK THIS DETAILS WITH THE CITY OF FORT PIERCE STANDARD SPECIFICATIONS AND DETAILS



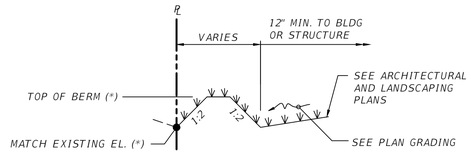
TRANSVERSE SECTION EXFILTRATION TRENCH
SCALE: N.T.S.

SPECIFIC NOTES:

1. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF INITIAL SETTLEMENT TAKES PLACE, ADDITIONAL BALLAST ROCK SHALL BE ADDED TO RESTORE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.
2. TRENCH ENDS AND SIDES SHALL BE EXCAVATED AS NEAR VERTICAL AS CONDITIONS ALLOW.
3. CONTRACTOR IS REQUIRED TO SUBMIT SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES FOR ENGINEER'S APPROVAL.
4. STRUCTURES & ADAPTERS SPECIFICATIONS ARE AVAILABLE FROM MANUFACTURER AND SHALL BE INCLUDED AS PART OF THE SHOP DRAWING SUBMITTAL PACKAGE.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN AND BEST MANAGEMENT PRACTICES (BMPs) INSTALLED, MAINTAINED, AND INSPECTED AS PER THE FDEP STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.
2. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
3. TAKE MEASURES TO ENSURE TO CLEANUP OF SEDIMENT THAT HAS BEEN TRACKED BY CONSTRUCTION VEHICLES WITHIN THE PROJECT LIMITS. INSTALL EROSION CONTROL DEVICES TO ENSURE SEDIMENT DOES NOT ENTER THE EXISTING OR PROPOSED DRAINAGE SYSTEMS AND ADJACENT PROPERTIES.
4. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS ARE TO BE SODDED. THE REPLACEMENT SOD SHALL BE OF THE SAME TYPE AS THE EXISTING SOD. ALL AREAS OUTSIDE OF THE CLEARING AND GRUBBING LIMITS THAT ARE DISTURBED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL INCLUDE FURNISHING EQUIPMENT AND LABOR NECESSARY TO DESILT AND CLEAN OUT ALL EXIST DRAINAGE PIPES, AND INLETS FOR CLOSEOUT OF THE PROJECT.

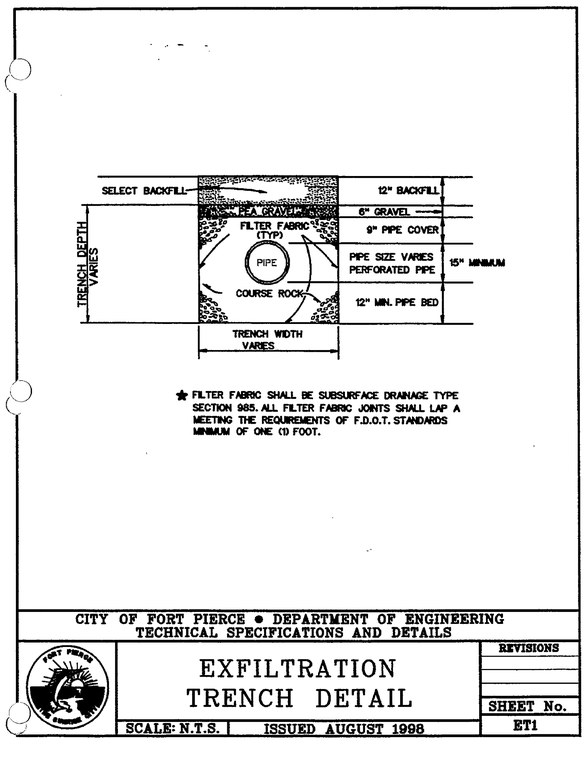


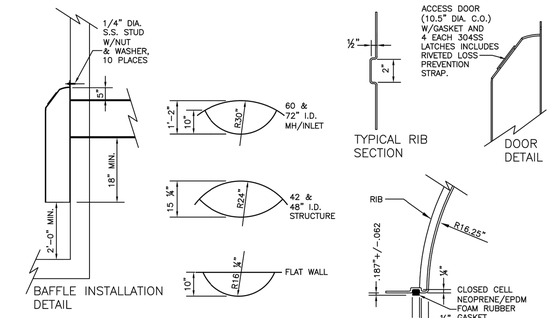
TYPICAL BERM DETAIL
NOT TO SCALE

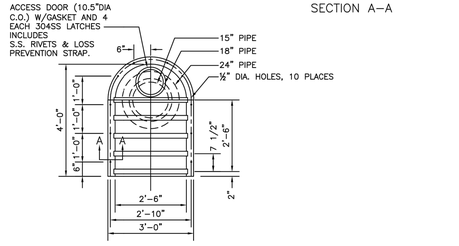
SPECIFIC NOTE:

FOR ANY PROPOSED FILL MATERIAL: NO MUCK IS PERMITTED. POST CONSTRUCTION PERCOLATION RATES MUST EQUAL OR EXCEED PRE-CONSTRUCTION PERCOLATION RATES.

(*) CONTRACTOR TO VERIFY THAT ADJACENT PROPERTY IS LOWER THAN PROPOSED ELEVATION OF THE TOP OF BERM. IF ADJACENT PROPERTY IS HIGHER, CONTRACTOR TO PROVIDE A 6" MIN. BERM AT PROPERTY LINE ABOVE ADJACENT GRADE.







ABS STORM DRAIN BAFFLE WITH C.O. OR APPROVED EQUAL

NOTE:
BAFFLE MATERIAL:
1/8" ABS PLASTIC WITH UV PROTECTED BLACK

STORMWATER BAFFLE DETAIL
SCALE: N.T.S.

SHOP DRAWINGS ARE REQUIRED:

SUBMIT SHOP DRAWINGS FOR ALL PRECAST DRAINAGE STRUCTURES, INCLUDING CATCH BASIN INLETS, OPTIONAL PIPE MATERIAL AND BAFFLE SPECS. SHOP DRAWINGS MUST SHOW BAFFLE LOCATION AND SUMP PROVIDED.

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PAVING, GRADING, AND DRAINAGE DETAILS

C-2.0
SHEET NUMBER

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE AS PER THE REQUIREMENTS OF MUTCD, FDOT STANDARD PLANS FOR ROAD CONSTRUCTION AND SPECIFICATIONS LATEST EDITION, FLORIDA BUILDING CODE 2017, 6TH EDITION AND ANY APPLICABLE GOVERNING AGENCY.
2. EXIST. PAVEMENT MARKINGS THAT ARE TO BE REPLACED WITH PROP. PAVEMENT MARKINGS SHALL BE CONSIDERED CONFLICTING PAVEMENT MARKINGS AND SHALL BE REMOVED AT CONTRACTOR'S EXPENSE.
3. SIGNS AND PAVEMENT MARKINGS WITHIN THE PUBLIC R/W THAT ARE TO BE MODIFIED / RESTORED SHALL BE AS PER THE APPLICABLE GOVERNING AGENCY.
4. WORK ALL DIMENSIONS SHOWN ON CIVIL PLANS WITH ARCH SITE PLAN.

KEY NOTES:

1 — PROP. DISABLED PARKING SPACE AND ACCESS AISLE, MAX. 2% SLOPE IN ANY DIRECTION

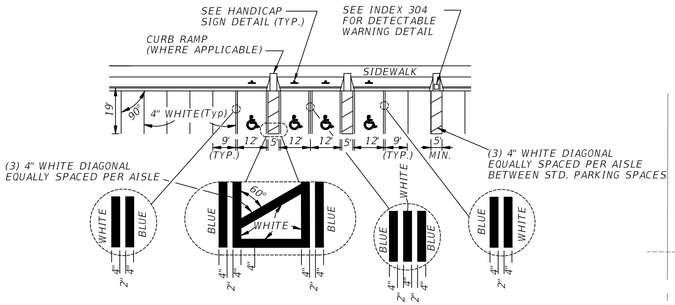
2 — PROP. STANDARD DISABLED SIGN

3 — PROP. 4" DBL YELLOW PAINTED STRIPE

4 — PROP. 4" WHITE PAINTED PARKING STRIPING

5 — PROP. 24" WIDE THERMOPLASTIC WHITE STOP BAR

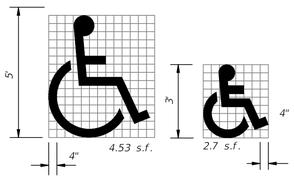
6 — PROP. WHITE PAINTED DIRECTIONAL ARROW W/ PAVEMENT MESSAGE (SEE PLAN)



PAVEMENT MARKING FOR PARKING SPACES

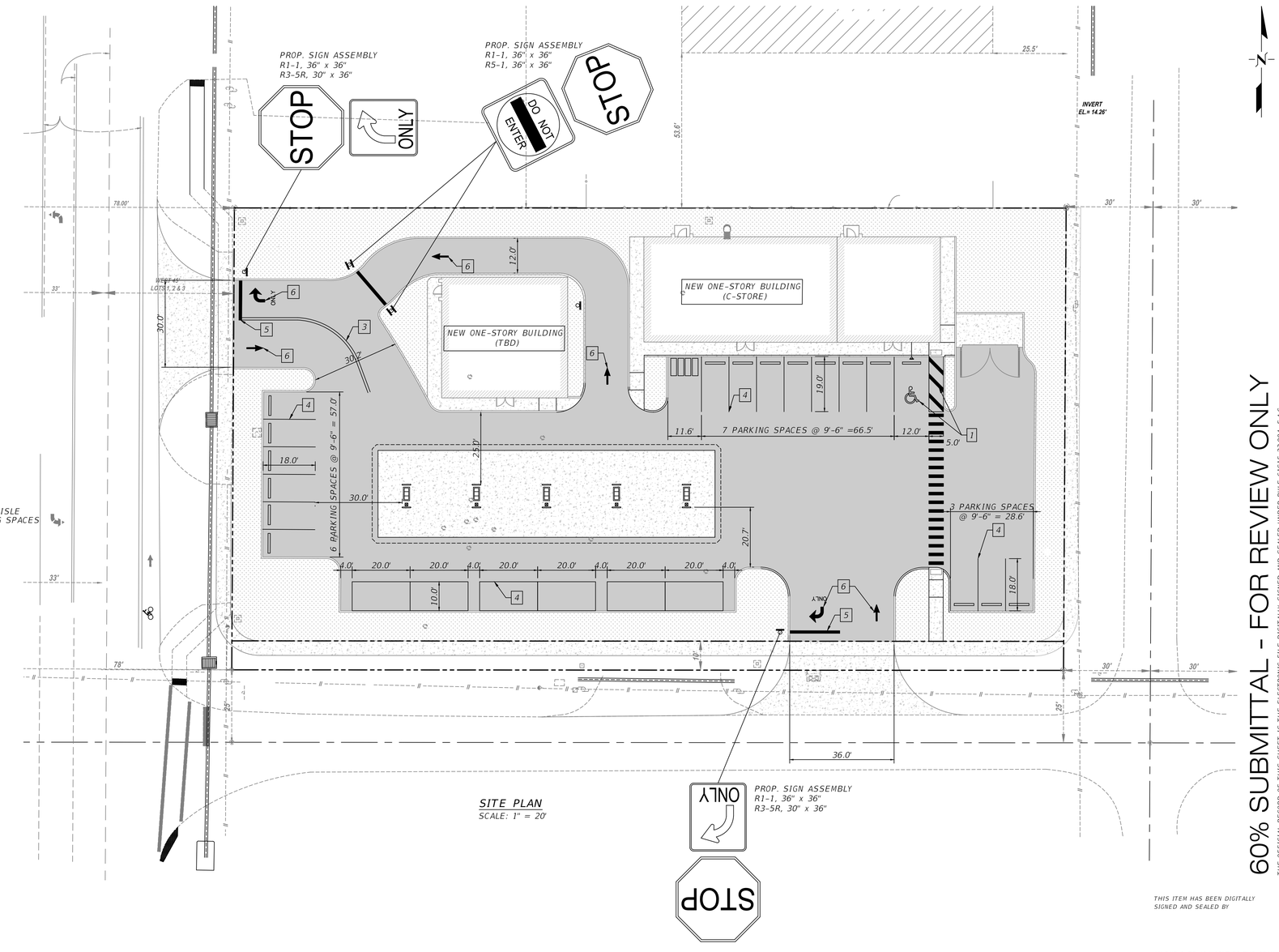
NOTES:

1. REFER TO PLANS FOR ACTUAL PARKING LAYOUT.
2. PAVEMENT IN DISABLED PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
3. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
4. AN ACCESS AISLE IS REQUIRED FOR EACH ACCESSIBLE SPACE WHEN ANGLE PARKING IS USED.
5. CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS. FOR RAMP LOCATIONS REFER TO PLANS.
6. WORK THESE DETAILS WITH FDOT STANDARD PLAN 711-001 AND SPECIFICATIONS UNLESS OTHERWISE NOTED.



THE SYMBOL SHALL BE 3' OR 5' HIGH AND WHITE IN COLOR.

UNIVERSAL SYMBOL OF ACCESSIBILITY



SITE PLAN
SCALE: 1" = 20'

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ADRIAN ROBAINA LICENSE No 82271 STATE OF FLORIDA PROFESSIONAL ENGINEER

ADRIAN ROBAINA, P.E.
FLORIDA P.E. #82271
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JOB NUMBER: CE09012020

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CHECKED BY:	AR
ISSUE:	-

SIGNING, AND PAVEMENT MARKING PLAN

C-3.0

SHEET NUMBER

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CONNECT ENGINEERING, LLC
REGISTRY LIC. NO. 33371
2645 SW 37 AVE, SUITE 301
MIAMI, FL 33133
O: (305) 981-6142
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WWW.CONNECTENG.US
ADRIAN ROBAINA, P.E.

SWPPP SPECIFIC NOTES:

1. ALL STORM WATER POLLUTION PREVENTION DEVICES SHALL BE INSTALLED, INSPECTED, AND MAINTAINED AS PER FDEP FLORIDA STORM WATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN AND BEST MANAGEMENT PRACTICES (BMPs).

2. THE CONTRACTOR'S SHALL PREPARE A SWPPP IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR SHALL PROVIDE A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES. EACH CONSTRUCTION PHASE REQUIRES THE INSTALLATION OF PERIMETER CONTROL, PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF MAJOR ACTIVITIES AS PER THE APPROVED SWPPP, UNLESS THE CONTRACTOR PROPOSES A DIFFERENT SEQUENCE THAT IS EQUAL OR BETTER AT CONTROLLING EROSION AND TRAPPING SEDIMENT AND IS APPROVED BY THE ENGINEER.

4. THE CONTRACTOR IS REQUIRED TO MAINTAIN COPIES OF THE AFOREMENTIONED ITEMS ON SITE, INCLUDING ALL APPLICABLE PERMITS.

5. THE CONTRACTOR SHALL BE REQUIRED TO CONDUCT DAILY VISUAL INSPECTIONS OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES ALONG THE PROJECT CORRIDOR. THE CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE THESE ITEMS AS NECESSARY. THE CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE FOR REVIEW UPON REQUEST A DAILY VISUAL INSPECTION LOG.

6. THE CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING BY INSTITUTING A CLEAN, ORDERLY CONSTRUCTION SITE. THE FOLLOWING CONTROLS SHALL BE IMPLEMENTED TO FURTHER REDUCE POLLUTION AT THE PROJECT SITE:

A. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO PUBLIC R/W.

B. THE CONTRACTOR SHALL DEMONSTRATE THE PROPER DISPOSAL OF ALL CONSTRUCTION WASTE GENERATED WITHIN THE PROJECT LIMITS. WASTE MAY INCLUDE, BUT NOT BE LIMITED TO, VEGETATION FROM CLEARING AND GRUBBING ACTIVITIES, PACKAGING MATERIALS, SCRAP MATERIALS, SEWAGE FROM SANITARY FACILITIES, HERBICIDES AND PESTICIDES AND THEIR CONTAINERS, AND HYDROCARBON PRODUCTS. CONTRACTOR SHALL DESIGNATE A WASTE COLLECTION AREA ONSITE AND DELINEATE THE AREA ON THE SWPPP SITE MAP.

C. SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE AND LOCAL BOARDS OF HEALTH. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT ALL SANITARY WASTE FROM PORTABLE UNITS.

D. THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT LIMITS DURING CONSTRUCTION ACTIVITIES. CONTRACTOR WILL PROVIDE AN ADEQUATE NUMBER OF LITTER CONTAINERS WITH LIDS AT THE STAGING, STOCKPILE AND FIELD OFFICE AREAS (AS APPLICABLE). WASTE COLLECTION WILL BE SCHEDULED SO THAT CONTAINERS ARE EMPTIED PRIOR TO OVERFLOW. SPILLED LITTER CONTAINERS WILL BE CLEANED UP IMMEDIATELY.

E. OFF-SITE VEHICLE TRACKING & GENERATION OF DUST: THE CONTRACTOR SHALL AVOID OFFSITE VEHICLE TRACKING OF SEDIMENTS AND GENERATING DUST.

F. THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORMWATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS, INCLUDING:

REMOVING EXCESS DIRT FROM ROADS DAILY. USING ROADWAY SWEEPERS DURING DUST GENERATING ACTIVITIES SUCH AS EXCAVATION OPERATIONS. STABILIZED CONSTRUCTION ENTRANCES IN ORDER TO REDUCE OFF-SITE TRACKING.

7. DOWNSTREAM INLETS NOT SHOWN ON SURVEY LIMITS SHALL BE PROTECTED USING APPLICABLE BMPs.

LEGEND:

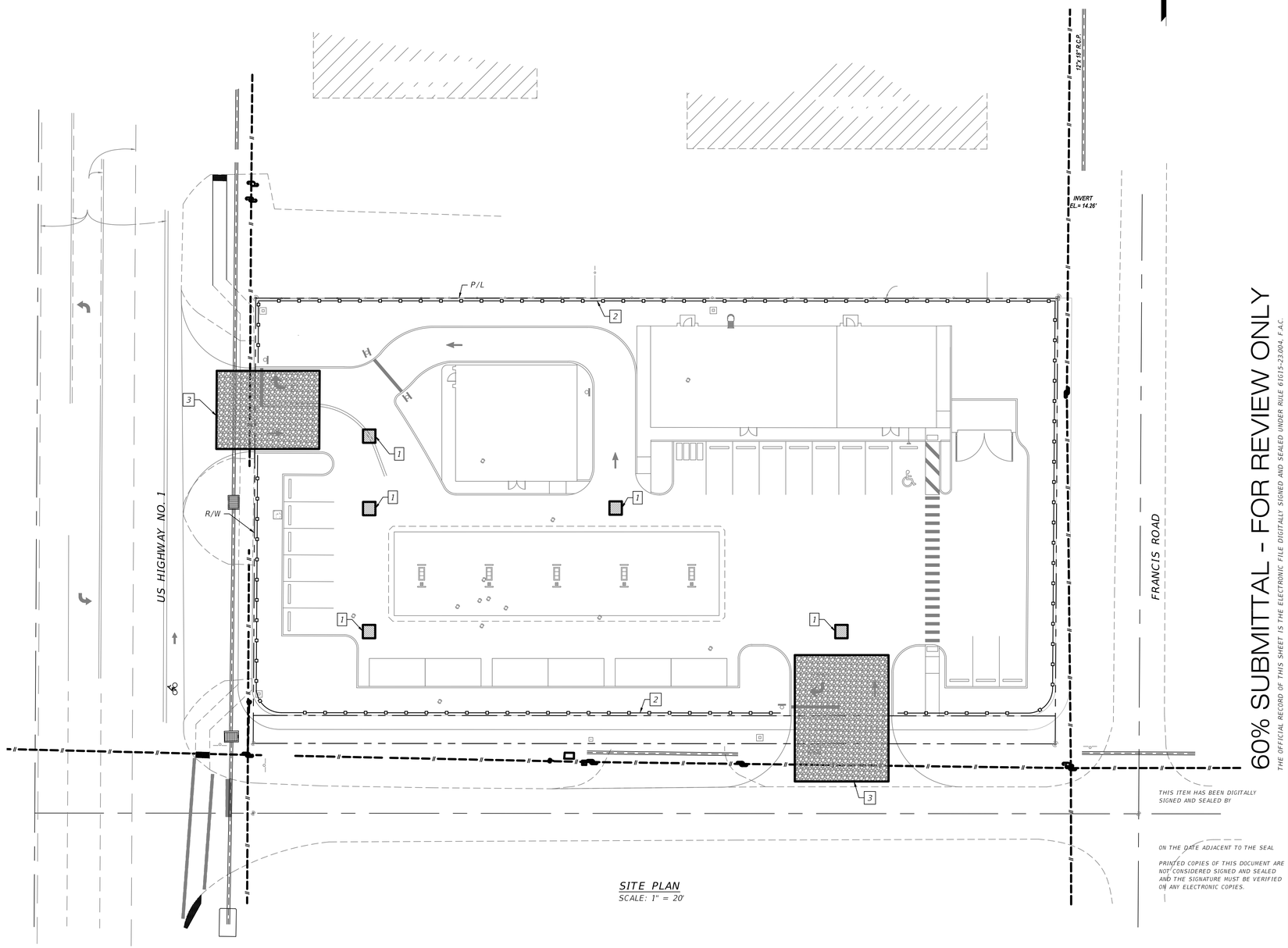
PROP INLET AND MANHOLE PROTECTION

PROP TEMPORARY GRAVEL ROAD

PROP SILT FENCE AT PROJECT LIMITS.
PROVIDE TEMPORARY CHAIN LINK FENCE BETWEEN PROPOSED SILT FENCE AND PEDESTRIAN WALKWAYS / AREAS, AS APPLICABLE.

KEY NOTES:

1. PROP INLET AND MANHOLE PROTECTION
2. PROP SILT FENCE
3. PROP STABILIZED CONSTRUCTION ENTRANCE/EXIT



SITE PLAN
SCALE: 1" = 20'

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STORM WATER POLLUTION PREVENTION PLAN (1 OF 2)

C-4.0

SHEET NUMBER

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

1. THE PURPOSE OF EROSION AND SEDIMENTATION CONTROL IS TO PREVENT POLLUTION OF BODIES OF WATER ON OR ADJACENT TO THE PROJECT SITE. IN ADDITION, EROSION CONTROL SHALL PREVENT DAMAGE TO ADJACENT PROPERTY AND WORK IN PROGRESS.
2. ALL EROSION AND SILTATION MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. THE EROSION CONTROL SYMBOLOGY SHOWN ON PLAN SHEETS SHALL BE UTILIZED IN THE DEFINITION AND UTILIZATION OF ALL EROSION AND SILTATION MEASURES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT ALL EROSION CONTROL DEVICES PERIODICALLY AND AFTER EVERY RAINFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
4. DURING CONSTRUCTION, ALL STORM DRAIN INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS. REFER TO THE TYPICAL DRAINAGE INLET SEDIMENTATION PROTECTION DETAILS.
5. ALL CONSTRUCTION DISCHARGE WATER SHALL BE ADEQUATELY FILTERED TO REMOVE SILT PRIOR TO DISCHARGE INTO WATERWAYS AND WETLANDS.
6. ALL STREAM CROSSINGS AND STREAM DIVERSIONS REQUIRE ENVIRONMENTAL APPROVAL PRIOR TO ANY INSTREAM CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN STRICT DUST CONTROL DURING THE PROJECT DURATION. IT IS IMPERATIVE THAT STRICT DUST CONTROL BE MAINTAINED SO THAT DAMAGE OR NUISANCE TO THE AREAS AND FACILITIES ADJACENT TO THIS PROJECT ARE PREVENTED. THIS DUST CONTROL SHALL ALSO INCLUDE THE DUST WHICH MAY OCCUR DURING ANY CONSTRUCTION PROCEDURE. THE OWNER, A/E AND APPLICABLE GOVERNING AGENCY SHALL BE THE SOLE INTERPRETERS OF WHETHER THE DUST IS EXCESSIVE AND WHETHER OR NOT FINES WILL BE LEVIED AGAINST THE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A STORMWATER POLLUTION PREVENTION PLAN TO SUPPLEMENT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS CONTAINED IN THESE DRAWINGS AND OBTAINING ALL NECESSARY PERMITS.
9. EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN AS INTERIM SHALL BE INSTALLED, MAINTAINED, AND ADJUSTED DURING CONSTRUCTION AS NECESSARY ACCORDING TO THE CONTRACTOR'S SEQUENCING AND AS DIRECTED BY THE OWNER AND APPLICABLE GOVERNING AGENCY. INTERIM MEASURES SHALL BE REMOVED BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN AS FINAL SHALL BE INSTALLED AT THE COMPLETION OF CONSTRUCTION AND LEFT IN PLACE AND MAINTAINED UNTIL THE PAVING CONTRACTOR TAKES CONTROL OF THE SITE.
11. CONTRACTOR SHALL COORDINATE EROSION AND SEDIMENTATION CONTROL MEASURES OUTSIDE PROJECT LIMITS WITH THE APPLICABLE GOVERNING AGENCY.

SILT FENCE NOTES

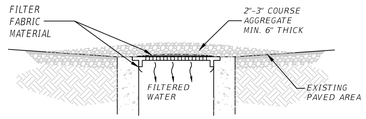
1. SILT FENCE SHALL BE IN PLACE PRIOR TO GRADING.
2. SILT FENCE AND FILTER FABRIC MUST BE ENTRENCHED.
3. POSTS FOR SILT FENCES SHALL BE EITHER 2.5 X 2 INCH DIAMETER WOOD OR 1.25 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
4. WIRE FENCE REINFORCEMENT FOR SILT FENCES USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 42 INCHES IN HEIGHT, A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.
5. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. OF 12 INCHES) WHEN EXTRA STRENGTH FABRIC IS USED. WITHOUT THE WIRE SUPPORT FENCE, POSTS SHALL NOT EXCEED 6 FEET.
6. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POST.
7. SEDIMENT MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE PROPOSED AND EXISTING GRADES, PREPARED AND SEEDED OR SODDED.
9. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE CONSTRUCTED IN LIVE STREAMS.
10. SILT FENCE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT OR AT A TIME DIRECTED BY THE OWNER AND APPLICABLE GOVERNING AGENCY. IF THE APPLICABLE GOVERNING AGENCY FEELS IT IS NECESSARY FOR THE SILT FENCE TO REMAIN IN PLACE FOR SOME GIVEN TIME AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL LEAVE IT IN PLACE, IN THE PROPERLY INSTALLED WAY, AND WILL, AT THE DIRECTION OF THE APPLICABLE GOVERNING AGENCY, REMOVE IT AT NO ADDITIONAL COST TO OWNER.

SODDING NOTES

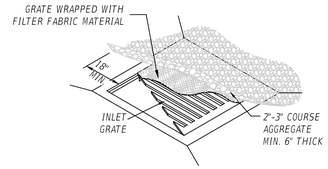
1. GROUND PREPARATION, FERTILIZER APPLICATION, SOD DELIVERY AND SOD INSTALLATION SHALL BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS.
2. PRIOR TO DELIVERY OF SOD, THE ENGINEER SHALL BE NOTIFIED OF THE SOURCE, AND SHALL, AT HIS OPTION, INSPECT AND APPROVE THE SOD PRIOR TO CUTTING.
3. THE SOD SHALL BE DELIVERED ALIVE, FRESH, AND UNINJURED, AND SHALL BE TRANSPLANTED WITHIN 24 HOURS OF THE TIME IT WAS CUT. THE CONTRACTOR SHALL WATER THE SOD DAILY UNTIL ROOTS HAVE BEEN ESTABLISHED. SOD SHALL HAVE A SOIL MAT OF SUFFICIENT THICKNESS ADHERING FIRMLY TO THE ROOTS TO WITHSTAND ALL NECESSARY HANDLING. IN ADDITION, SOD SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. DEAD SOD SHALL NOT BE USED OR IF THE SOD DIES PRIOR TO ACCEPTANCE OF THE PROJECT, IT SHALL BE REPLACED WITH NEW LIVE SOD.
4. ABSOLUTELY NO MILLET GRASS WILL BE ALLOWED IN THE SOD. ANY MILLET GRASS FOUND IN THE SODDED AREAS SHALL BE PENALIZED IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS.
5. THE CONTRACTOR SHALL PLACE THE WIDTH OF SOD AS DEFINED IN THE PLANS.

MAINTENANCE OF DRAINAGE

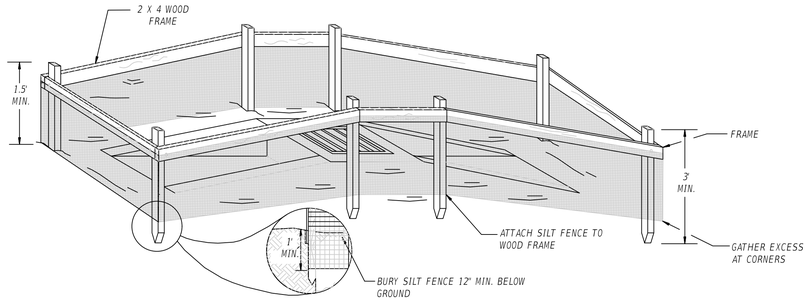
1. THROUGHOUT THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE (I.E. CONTINUOUS AND FLOWING) DRAINAGE ON ALL DRAINAGE PIPES, SYSTEMS, DITCHES AND OTHER ASSOCIATED DRAINAGE CHANNELS. TEMPORARY DRAINAGE PROVISIONS WILL BE REQUIRED FOR THE CONSTRUCTION OF ALL DRAINAGE RELATED ITEMS. DURING CONSTRUCTION THE CONTRACTOR SHALL NOT BE ALLOWED TO DAM DRAINAGE DITCHES AND INCREASE THE TAIL WATER LEVEL IN THE DITCHES BEYOND THAT WHICH IS ACCEPTABLE BY STATUE. PROOF THAT DAMMING IS ACCEPTABLE WILL BE REQUIRED PRIOR TO ALLOWING THE CONTRACTOR TO USE THAT METHOD. THE CONTRACTOR SHALL SEQUENCE THE WORK SO THAT AREAS OF STANDING WATER ARE NOT CREATED. THE CONTRACTOR WILL BE REQUIRED TO CREATE AND SUBMIT A MAINTENANCE OF DRAINAGE PLAN TO THE APPLICABLE AGENCY FOR APPROVAL. THE MAINTENANCE OF DRAINAGE PLAN SHALL INCLUDE DRAINAGE PHASING PLANS, CONSTRUCTION PROCEDURES, ANY TEMPORARY REROUTING REQUIRED, INTENDED DURATIONS OF TEMPORARY DRAINAGE IN EACH AREA, AND ALL RELATED CONSTRUCTION ACTIVITIES REQUIRED FOR MAINTENANCE OF DRAINAGE. THE CONTRACTOR SHALL ALSO HAVE A CONTINGENCY PLAN INCLUDED WITH THE MAINTENANCE OF DRAINAGE PLAN IN CASE OF A STORM EVENT THAT INDICATES HOW THE CONTRACTOR WILL ALLOW FOR THE INCREASED FLOW RATES DURING THE STORM EVENT. IT IS IMPORTANT THAT THE FLOW OF TRAFFIC AND SURROUNDING AREAS ARE NOT AFFECTED BY ANY TEMPORARY DRAINAGE PROVISIONS.



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



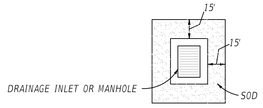
EROSION CONTROL FILTER FABRIC OVER GRATE INLET
NTS



NOTE: SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR LOCATION OF ALL SILT FENCE.

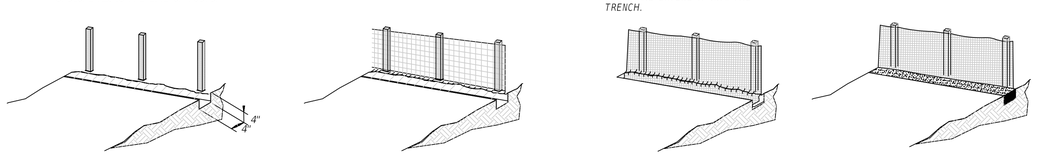
ALTERNATIVE DRAINAGE INLET SEDIMENTATION PROTECTION DETAIL
NTS

NOTE:
REFER TO EROSION AND SEDIMENTATION CONTROL MEASURES SHEET FOR THE VARIOUS EROSION CONTROL TYPES.



SOD ONLY

INLET SODDING
NTS



NOTE: SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR LOCATION OF ALL SILT FENCE.

SILT FENCE CONSTRUCTION DETAILS
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STORM WATER POLLUTION PREVENTION PLAN (2 OF 2)

C-5.0

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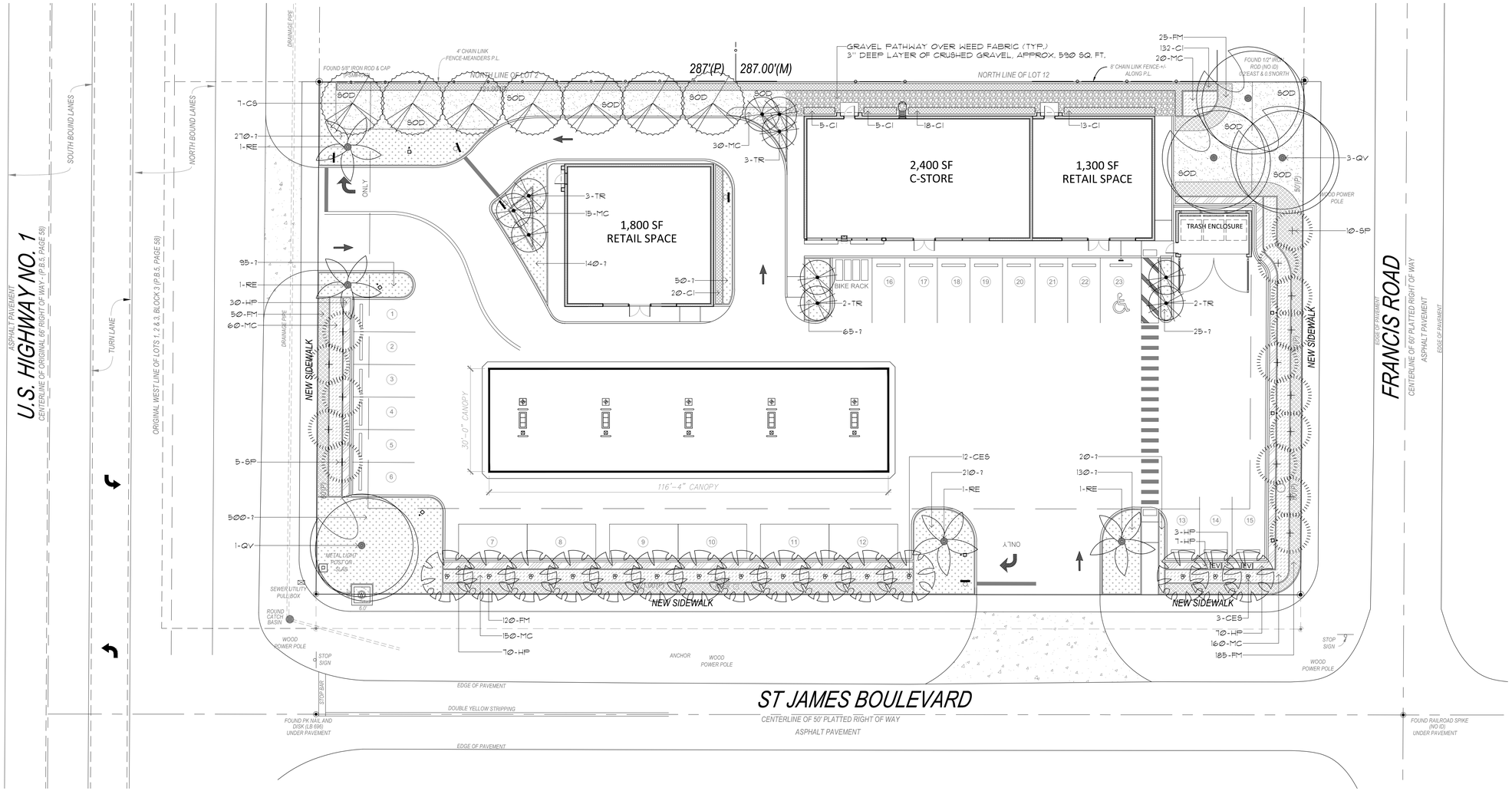

LANDSCAPE PLAN

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

NORTH

FIALLO'S MEP DESIGN, INC

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Laura M.
Llerena-Hernandez
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20-200-00566

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CHECKED BY:	L.M.L.H.
ISSUE:	J. FIALLO

LANDSCAPE PLAN

L-1.0

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PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	TOLERANCE, SIZE & REMARKS
TREES:				
15	CES	CONOCARPUS ERECTUS 'SER.'	SILVER BUTTONWOOD	△✳✳ MIN. 12' HT. x 5' SP. x 2½" DBH, STD., F.G.
7	CS	CORDIA SEBESTENA	ORANGE GEIGER	△✳✳ MIN. 12' HT. x 5' SP. x 2½" DBH, F.G.
4	QV	QUERCUS VIRGINIANA	LIVE OAK	△✳✳ MIN. 12' HT. x 5' SP. x 2½" DBH, F.G.
PALMS:				
4	RE	ROYSTONEA ELATA	ROYAL PALM	△ ✳ MIN. 15' G.W., MATCHED, F.G.
15	SP	SABAL PALMETTO	SABAL PALM	△✳✳ MIN. 20' OA HT., MATCHED, BOOTED, F.G.
10	TR	THRINAX RADIATA	FLORIDA THATCH PALM	△✳✳ MIN. 8' C.T., MATCHED, F.G.
SHRUBS:				
193	CI	CHYRSABALANUS ICACO	RED TIP COCOPLUM	△✳✳ 3 GAL., 24" O.C., T.S. (24" TALL WHEN PLANTED)
180	HP	HAMELIA PATENS	FIREBUSH	△✳✳ 3 GAL., 24" O.C., S.R. (24" TALL WHEN PLANTED)
435	MC	MUHLENBERGHIA CAPILLARIS	PINK MUHLY GRASS	△✳✳ 3 GAL., 24" O.C., S.R. (24" TALL WHEN PLANTED)
GROUNDCOVERS:				
380	FM	FICUS M. 'GREEN ISLAND'	GREEN ISLAND FICUS	✳✳ 3 GAL., 24" O.C., T.S. (18" TALL WHEN PLANTED)
1505	HD	HELIANTHUS DEBILIS	BEACH SUNFLOWER	△✳✳ 1 GAL., 18" O.C., T.S. (12" TALL WHEN PLANTED)
SOD:				
2,050#	SOD	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE 'FLORATAM'	△ ✳ SOLID SOD
		USES 'SEVILLE' OR 'DEL MAR' VARIETIES IN SHADY AREAS		

ABBREVIATIONS:

OA. HT.	OVERALL HEIGHT	MIN.	MINIMUM
STG.	STAGGERED	STD.	STANDARD
S.R.	SINGLE ROW	O.C.	ON CENTER
T.S.	TRIANGULAR SPACING	GAL.	GALLON
S.T.	SINGLE TRUNK	G.W.	GREY WOOD
D.T.	DOUBLE TRUNK		

DROUGHT TOLERANCE & ORIGIN:

✳ MODERATE DROUGHT TOLERANCE
✳✳ VERY DROUGHT TOLERANT
△ NATIVE

NEW TREE - 1 YEAR MAINTENANCE PLAN

WATER:

ALL NEW TREES TO BE ON A AUTOMATED IRRIGATION SYSTEM WITH RAIN SENSOR.
1ST MONTH WATER EVERYDAY
2ND. THROUGH 6TH MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTE: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER
IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.

FERTILIZER:

USE A PALM SPECIAL FERTILIZER, 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.

MULCH:

INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED FLORIMULCH, EUCALYPTUS OR MELALEUCA MULCH ONLY.
NO RED COLORED OR CYPRESS MULCH TO BE USED.

TRIMMING & PRUNING:

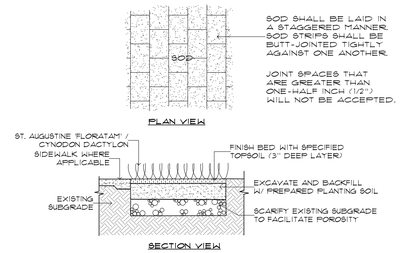
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN)

STAKING AND BRACING:

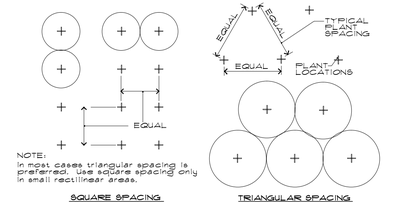
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING AS THE TREE SHOULD BE WELL ESTABLISHED BY THEN.

LANDSCAPE NOTES

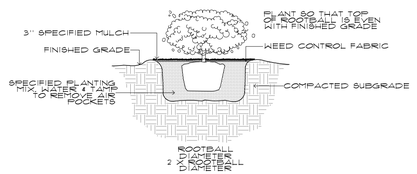
1. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA #1 OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
2. ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
3. SYMBOLS REPRESENT PLANTS AT MATURE STAGE, NEVER AT TIME OF INSTALLATION.
4. VERIFY WITH OWNER'S REPRESENTATIVE OR SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. CALL 811 AS NECESSARY.
5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" DEEP LAYER OF SHREDDED FLORIMULCH.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE OFF, IN CASE OF ANY DISCREPANCIES, PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
7. SOLID SOD SHALL BE ST. AUGUSTINE FLORATAM ON SITE (MATCH EXISTING IN R.O.W. AREAS).
8. THERE SHALL BE A 24" WIDE STRIP OF FLORIMULCH BETWEEN SOD AND SHRUBS/GROUNDCOVERS.
9. TERRA-SORB MOISTURE RETENTION GRANULES SHALL BE ADDED TO ALL TREE/PALM PITS AT THE RATE RECOMMENDED BY MANUFACTURER.
10. PLANTING SOIL SHALL CONSIST OF AN EVENLY BLENDED MIX OF 50% MUCK, 25% SAND, 15% SPHAGNUM PEAT MOSS & 10% SHEEP MANURE. TWO LBS. OF FERTILIZER SHALL BE ADDED TO EACH CUBIC YARD OF SOIL & THOROUGHLY MIXED. PLANTING SOIL SHALL HAVE A PH OF BETWEEN 6.0 & 7.0 AFTER MIXING & ADDITION OF FERTILIZER. APPLY A 6" DEEP LAYER OF PLANTING SOIL IN ALL PLANTING BED AREAS.
11. TOPSOIL MIX SHALL CONSIST OF 80% SAND & 20% MUCK THOROUGHLY MIXED WITH A COMMERCIAL SHREDDER. MIX SHALL BE FREE OF ROCKS, LIMBS, ROOTS & OTHER MATTER. APPLY A 3" DEEP LAYER OF TOPSOIL BENEATH NEW SOD.
12. ALL EXISTING SOD OUTSIDE THE LIMIT OF WORK LINE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES AT NO COST TO OWNER.
13. ALL PLANTING BEDS MUST BE FREE OF SURFACE ROCK WITH A DIAMETER OF ½" OR GREATER PRIOR TO INSTALLATION OF WEED FABRIC AND/OR PLANT MATERIAL.
14. ALL PLANT MATERIAL, EXCLUDING SOD, TO BE WARRANTED AS FOLLOWS: SHRUBS AND GROUNDCOVER FOR 90 DAYS, LARGE SHRUBS (OVER 10 GAL.) AND SMALL PALMS FOR 180 DAYS, &AND B&B MATERIAL FOR 360 DAYS PROVIDED THAT PLANT MATERIAL IS RECEIVING PROPER MAINTENANCE PRESCRIBED BY LANDSCAPE CONTRACTOR.
Note: Acts of God (Hurricanes) and other causes beyond the control of the landscape contractor are not covered. the Landscape contractor are not covered.
15. ALL WARRANTIES TO RUN CONCURRENTLY, BEGINNING UPON LANDSCAPE ARCHITECT'S FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS OWNER OR GC REQUIRES CONSTRUCTION PHASING BEYOND CONTROL OF THE INSTALLER.
16. WATERING IS THE RESPONSIBILITY OF THE INSTALLER DURING THE INSTALLATION PHASE UNTIL FINAL ACCEPTANCE.



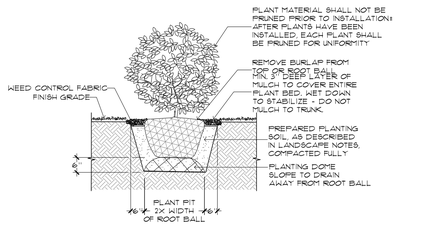
1. SOD INSTALLATION DETAIL
NOT TO SCALE



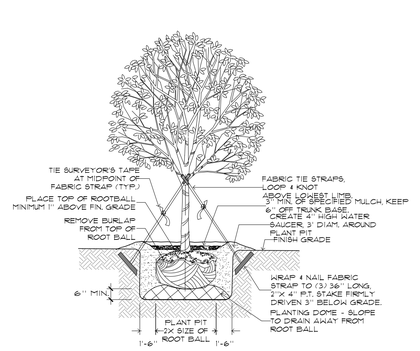
2. PLANT SPACING (FOR SHRUBS & GROUNDCOVER)
NOT TO SCALE



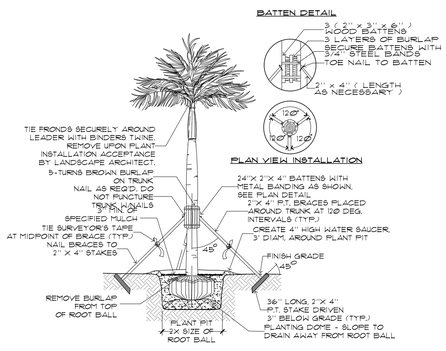
3. GROUNDCOVER INSTALLATION DETAIL
NOT TO SCALE



4. SHRUB INSTALLATION
NOT TO SCALE



5. TYPICAL TREE INSTALLATION
NOT TO SCALE



6. TYPICAL PALM INSTALLATION
NOT TO SCALE

LANDSCAPE NOTES AND DETAILS

SCALE : N/A

FIALLO'S MEP DESIGN, INC

10010 SW 83rd ST.
Miami, Florida 3317.
305.877.1845
Jfiallo@fiallomepdesign.cor

CA# 28637

GAS STATION, C-STORE & RETAILS
ABS GAS & GO, INC
3810 S. US Highway 1
Fort Pierce, Florida 34982

Laura M. Llerena-Hernandez
FLORIDA R.L.A. #6667125

Drawings not valid unless Signed, Sealed and Dated by a Registered Professional

NO.	REVISIONS	DATE

JOB NUMBER:
20-200-00566

ISSUE DATE:	AUGUST 2020
DRAWN BY:	J.T.K.
CHECKED BY:	L.M.L.H.
ISSUE:	J. FIALLO

LANDSCAPE NOTES AND DETAILS

L-2.0

SHEET NUMBER

ILLUMINATION COMPLIES WITH ST. LUCIE COUNTY ORDINANCES

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	12	LSI INDUSTRIES, INC	CRUSM-SC-LED-HO-CW-DFL	LED type, MH = 18'		1	CRUSM-SC-LED-HO--CW-DFL.ies	17075	0.95	153
	B	8	LSI INDUSTRIES, INC	PRSU-S-LED-SS-CW-HSS	LED type, MH = 20', FW		1	PRSU-S-LED-SS-CW-HSS.ies	8292	0.95	127
	C	20	LSI INDUSTRIES, INC	PWM-S-LED-LW-CW-UE	LED type, MH = 10', Wall pack		1	PWM-S-LED-LW-CW--UE.ies	1439	0.95	15.1

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Parking area	+	4.4 fc	13.2 fc	1.4 fc	9.4:1	3.1:1	0.3:1

POLE

STRIPPING

DRAINAGE PIPE

FOUND 5/8" IRON ROD & CAP (PSM#4049)

121.00'(P)

NORTH BOUND LANES

ONLY

2,400 SF
C-STORE

1,300 SF
RETAIL SPACE

1,800 SF
RETAIL SPACE

TRASH ENCLOSURE

BIKE RACK

WOOD POWER POLE

50'(P)

NEW SIDEWALK

60'(P)

METAL LIGHT POST ON SLAB

EV

EV

SEWER UTILITY PULL BOX

ROUND CATCH BASIN

WOOD POWER POLE

STOP SIGN

STOP BAR

121.00'(P)

PHONE RISER

NEW SIDEWALK

NEW SIDEWALK

ANCHOR

WOOD POWER POLE

STOP SIGN

WOOD POWER POLE

EDGE OF PAVEMENT

DOUBLE YELLOW STRIPPING

ST JAMES BOULEVARD

CENTERLINE OF 50' PLATTED RIGHT OF WAY

PHOTOMETRIC SITE PLAN

SCALE : 3/32" = 1'-0"

NORTH

FIALLO'S MEP DESIGN, INC

10010 SW 83rd ST.
Miami, Florida 33173
305.877.1845
Jfiallo@fiallomepdesign.com

CA# 28637

GAS STATION, C-STORE & RETAILS
ABS GAS & GO, INC
3810 S. US Highway 1
Fort Pierce, Florida 34982

JORGE FIALLO
FLORIDA P.E. #65527
Drawings not valid unless Signed, Sealed and Dated by a Registered Professional

NO.	REVISIONS	DATE

JOB NUMBER:
20-200-00566

ISSUE DATE:	AUGUST 2020
DRAWN BY:	
CHECKED BY:	J. FIALLO
ISSUE:	-

PHOTOMETRIC SITE PLAN

E-1.1

SHEET NUMBER

LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

Prepared for:

Abdo Aki
2061 SE North
Port Saint Lucie, FL 34952

Conducted on:

3810 US Hwy. 1 Property
3801 US Hwy. 1
Fort Pierce, FL
FL ID #: 8516069

September 13, 2016

Prepared by:



Byron R. Wood C.E.S., L.E.P.
Registration # 17703, # 158

Signature

ENVIRONMENTAL PROPERTY AUDITS, INC.
12700 Biscayne Blvd., Suite 401
North Miami, Florida 33181
(305) 895-9788 - 1 800 404-0443
EPAI Project # 8164930

Environmental Property Audits, Inc.

Environmental Engineering and Consulting Firm Advising on Issues Today to Assist in Making a Better Tomorrow

September 13, 2016

Prepared for: Abdo Aki
2061 SE North
Port Saint Lucie, FL 34952

Reference: Limited Phase II Environmental Site Assessment
3810 US Hwy. 1 Property
3801 US Hwy. 1
Fort Pierce, FL

Pursuant to your request, attached is copy of the Phase II Site Assessment Report for the above referenced property. The assessment was conducted for the purpose of determining if the soil and or groundwater has been impacted as a result of the former gasoline station located on the subject property.

The independent conclusions represent EPAI's best professional judgement based on information and data available to us during the course of this assignment. Environmental Property Audits, Inc. has no prior interest regarding the subject property and has no past, present or contemplated relationships with any parties involved with the subject property.

Respectfully submitted,

Byron R. Wood, C.E.S., L.E.P.
Registration # 17703, # 158

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1.0 INTRODUCTION 1

2.0 BACKGROUND 1

3.0 PURPOSE AND OBJECTIVE 1

4.0 PHASE II TESTING 1

4.1 Soil Sampling 2
4.2 OVA and Visual Analysis 2
4.3 Groundwater Sampling 3

5.0 LABORATORY RESULTS 3

5.1 Groundwater Results 3

6.0 SUMMARY AND CONCLUSIONS 5

APPENDICES

Location Map, USGS Topographical Map, Site Map, Aerial Photograph
Laboratory Data and Chain of Custody Forms

1.0 INTRODUCTION

On September 1, 2016, Environmental Property Audits, Inc. (EPAI) was retained by Abdo Aki to perform a Limited Phase II Site Assessment on the property located at: 3801 US Hwy. 1, Fort Pierce, FL **.**

2.0 BACKGROUND

According to the file review of the subject property on the Florida Oculus website, the subject property has historically operated as a gasoline station. The site contained five (5) underground storage tanks (UST) containing diesel fuel and unleaded gasoline. Two (2) of the USTs were removed from the site prior to 2015 and three (3) of the USTs were removed in October of 2015. A discharge notification form was filed for the site in 1988 and the site was accepted into the State funded Early Detection Incentive (EDI) cleanup program. The discharge was cleaned up by the State and the site received a Site Rehabilitation Completion Order (SRCO) from the State dated September 26, 2008. A Tank Closure Assessment Report (TCAR) was completed for the site and submitted to the State in November of 2015. The TCAR did not identify any contamination associated with the former USTs.

3.0 PURPOSE AND OBJECTIVE

The purpose of this investigation is to determine if the soil and or groundwater on the subject property has been impacted as a result of the former gasoline facility. The means and methods implemented in achieving the objectives of this report are consistent with ASTM E-1903-11, Phase II Environmental Site Assessment Process and common industry recognized methods.

4.0 PHASE II TESTING

Prior to the soil boring and well installation activities, a survey of underground utilities directly connected to the site and located in the vicinity was performed. This information was provided by Sunshine One-Call utility clearance network. This information was researched for the purpose of identifying potential underground utilities that could affect the location placement of soil borings and/or monitoring wells.

On September 1, 2016, representatives of EPAI performed the field portion of the investigation. EPAI's investigation consisted of advancing three (3) soil borings in the area of the former USTs and documented contaminated areas. The soil borings were constructed into three (3) temporary monitoring wells (TMWs). In addition, two (2) soil

borings were advanced in the area of the former fuel dispensers islands (see site map in appendix). The sampling point was advanced by Wombat Environmental, a licensed well driller. Wombat utilized a Geoprobe® Model 5400 truck mounted direct push drilling rig. All drilling rods and sampling equipment were decontaminated between samples and boreholes to prevent cross-contamination.

4.1 Soil Sampling

Soil testing consisted of advancing a total of five (5) soil borings (SB-1, SB-2, SB-3, SB-4, and SB-5) to a depth of five (5) feet bls with the Geoprobe® direct push drill rig, equipped with 5-foot long by 1.5-inch diameter Geoprobe® MacroCore™ samplers with a 5-foot long polyvinyl chloride (PVC) sample sleeves. To collect a sample from the subsurface, the 5-foot long sampler was driven into the subsurface using the percussion of the direct-push drill rig. Once at the target depth, the sampler was removed from the ground and the PVC sample sleeves were extracted with the soil inside.

To inspect and collect the sample, a section of the PVC liners were removed with a splitting tool to expose the soil. The soil column from each boring was then visually inspected for evidence of contamination and soil characterization. The soil samples were collected from the PVC liner at 2' intervals to an overall depth of 5' below land surface. The soil lithology encountered in the boring consisted primarily of fine tan to brown sand throughout the borings across the site. The samples were field analyzed using an Organic Vapor Analyzer (OVA) as described in 4.2. None of the soil samples were laboratory analyzed.

4.2 OVA and Visual Analysis

The soil samples collected from SB-1, SB-2, SB-3, SB-4, and SB-5 were field analyzed at the 0'-2', 2'-4', and 4'-5' intervals for organic vapor and visually for the presence of petroleum. Groundwater was encountered at approximately 4.5' bls. Each sample was placed directly into two (2) mason jars until ½ full. The jars were sealed with an aluminum foil membrane and allowed to stand according to the head space guidelines in section 62-770.200 of the FAC.

The samples were analyzed with an Organic Vapor Analyzers (OVA) equipped with a Flame Ionization Detector (FID), to identify volatile organic compounds in the soil. The instrument was set in the survey mode with a detection limit of 1 ppm. The FID utilized was a Porta FID 2 manufactured by Heath Consultants. The OVA Meter was calibrated prior to use on site. All samples analyzed were below the instruments detection limit (bdl) with the exception of the following:

SAMPLE NUMBER	DEPTH (FT. BLS)	UNFILTERED (PPM)	FILTERED (PPM)	NET OVA READING (PPM)	COMMENTS
SS-3	2'-4'	17	2	15	Fine brown sand
SS-3	4'-5'	32	3	29	Fine moist brown sand
SS-4	2'-4'	7	1	6	Fine brown sand
SS-4	4'-5'	14	2	12	Fine moist brown sand

Based on the OVA analysis, it appears the soils in SB-3 and SB-4 have been impacted in the smear zone as a result of groundwater contamination. The soils in the vadose zone above the groundwater, in the area tested, do not appear to be contaminated and are not an ongoing source contributing to groundwater contamination. However, further soil assessment would be required to eliminate the soil as a source.

4.3 Groundwater Sampling

Wombat Environmental, utilized the Geoprobe® Model 5400 truck mounted direct push drilling rig to install the temporary monitoring wells (TMW-1, TMW-2, and TMW-3). TMW-1 was placed in SB-1, TMW-2 in SB-2, and TMW-3 in SB-3(see site map in appendix). The TMWs were constructed of 1" PVC equipped with a 0.010 slotted well screen which extending a minimum of 2 feet above the water table. The screen was packed with 6/40 sand and the well was set at an overall depth of twelve (12) feet below land surface (bls). Groundwater was located at 4.5 ‘ bls and the well was screened from 2' to 12' bls.

The groundwater samples were collected from the TMWs in accordance with the Florida DEP, SOP Quality Assurance Rule 62-160. Prior to sampling the TMWs were purged until the groundwater flowed free of sediment. The groundwater samples were collected with a peristaltic pump and new disposable high density polyethylene tubing. The samples were placed in new sample containers supplied by the laboratory. The containers were placed on ice and transported to the laboratory where they were transferred via chain of custody.

5.0 LABORATORY RESULTS

5.1 Groundwater Results

The groundwater samples were also laboratory analyzed by Florida Environmental Laboratories, Inc., utilizing EPA Method 8260 for Volatile Organic Compounds (VOC), Method 8270 for Semi-Volatile Priority Pollutants, FL-PRO for TPH, Arsenic, Cadmium, Chromium, Lead, and Zinc.

All of the constituents were below the laboratory detection limit with the exception of the following:

Constituent	Units	GCTL	NADSC	TMW-1	TMW-2	TMW-3
VOAs EPA 8021						
Benzene	**ug/L**	**1**	**100**	u	u	u
Toluene	**ug/L**	**40**	**400**	u	u	0.44i
Ethylbenzene	**ug/L**	**30**	**300**	u	u	11.1
Xylenes	**ug/L**	**20**	**200**	u	u	0.90i
MTBE	**ug/L**	**20**	**200**	u	u	13.4
PAH EPA 8270						
Naphthalene	**ug/L**	**14**	**140**	u	u	**64.1**
1-Methylnaphthalene	**ug/L**	**28**	**280**	u	u	28.5
2-Methylnaphthalene	**ug/L**	**28**	**280**	u	u	26.3
Acenaphthene	**ug/L**	**20**	**200**	u	u	2.39
Acenaphthalyne	**ug/L**	**210**	**2,100**	u	u	u
Anthracene	**ug/L**	**2,100**	**21,000**	u	u	1.66
Benzo(a)anthracene	**ug/L**	**.05**	**5**	u	u	**0.43**
Benzo(ghi)perylene	**ug/L**	**0.2**	**200**	u	u	0.08
Benzo(a)pyrene	**ug/L**	**0.05**	**5**	u	u	**0.15**
Benzo(b)fluoranthene	**ug/L**	**210**	**2,100**	u	u	0.155
Benzo(k)fluoranthene	**ug/L**	**0.5**	**50**	u	u	0.089
Chrysene	**ug/L**	**4.8**	**480**	u	u	0.263
Dibenz(ah)anthracene	**ug/L**	**0.005**	**0.5**	u	u	0.027i
Fluoranthene	**ug/L**	**280**	**2,800**	u	u	0.911
Fluorene	**ug/L**	**280**	**2,800**	u	u	5.5
Indeno(1,2,3-cd)pyrene	**ug/L**	**0.05**	**0.5**	u	u	**0.092**
Phenanthrene	**ug/L**	**210**	**2,100**	u	u	11.6
Pyrene	**ug/L**	**210**	**2,100**	u	u	1.58
TRPH EPA FLPRO	**ug/L**	**5,000**	**50,000**	320	580	**10,900**
Lead EPA 200.7	**ug/L**	**15**	**150**	u	u	u
EDB EPA 8011	**ug/L**	**0.02**	**0.20**	u	u	u

1. Groundwater Cleanup Target Level, Use, Chapter 62-777, F.A.C.
2. Groundwater Natural Attenuation Default Level, Use, Chapter 62-777, F.A.C.

u = Below the laboratory detection limit

The constituents in table highlighted in bold exceeded the State Cleanup Target Level (SCTL) - (see laboratory results in the appendix).

6.0 SUMMARY AND CONCLUSION

The Limited Phase II Site Assessment conducted herein, was performed to determine if the soil and or groundwater has been impacted as a result of the former gasoline station which was located on the subject property. The means and methods implemented in achieving the objectives of this report are consistent with ASTM E-1903-11, Phase II Environmental Site Assessment Process and common industry recognized methods.

Based on the limited investigation conducted herein, the laboratory results from TMW-3 identified diesel constituents and total petroleum hydrocarbons in the groundwater above the State Cleanup Target Levels (SCTL) in the area of the former USTs. The concentrations were within the NADSCs and would likely qualify for monitoring only, if reported to the State. In addition, the soil at the soil/groundwater interface in the area of SB-3 and SB-4 appears to have been impacted by organic compounds as documented by the OVA analysis conducted on the soil. The soils in the vadose zone above the groundwater, in the areas tested, do not appear to be contaminated and are not an ongoing source contributing to groundwater contamination. However, further soil assessment would be required to eliminate the soil as a source. In addition, it is recommended a groundwater sample be collected and laboratory analyzed in the area of SB-4 to determine if the groundwater exceeds the SCTLs.

APPENDICES



Area Map: Site # 8164930
3810 US Hwy. 1
Ft. Pierce, Florida

N



Location Map: Site # 8164930
3810 US Hwy. 1
Ft. Pierce, Florida

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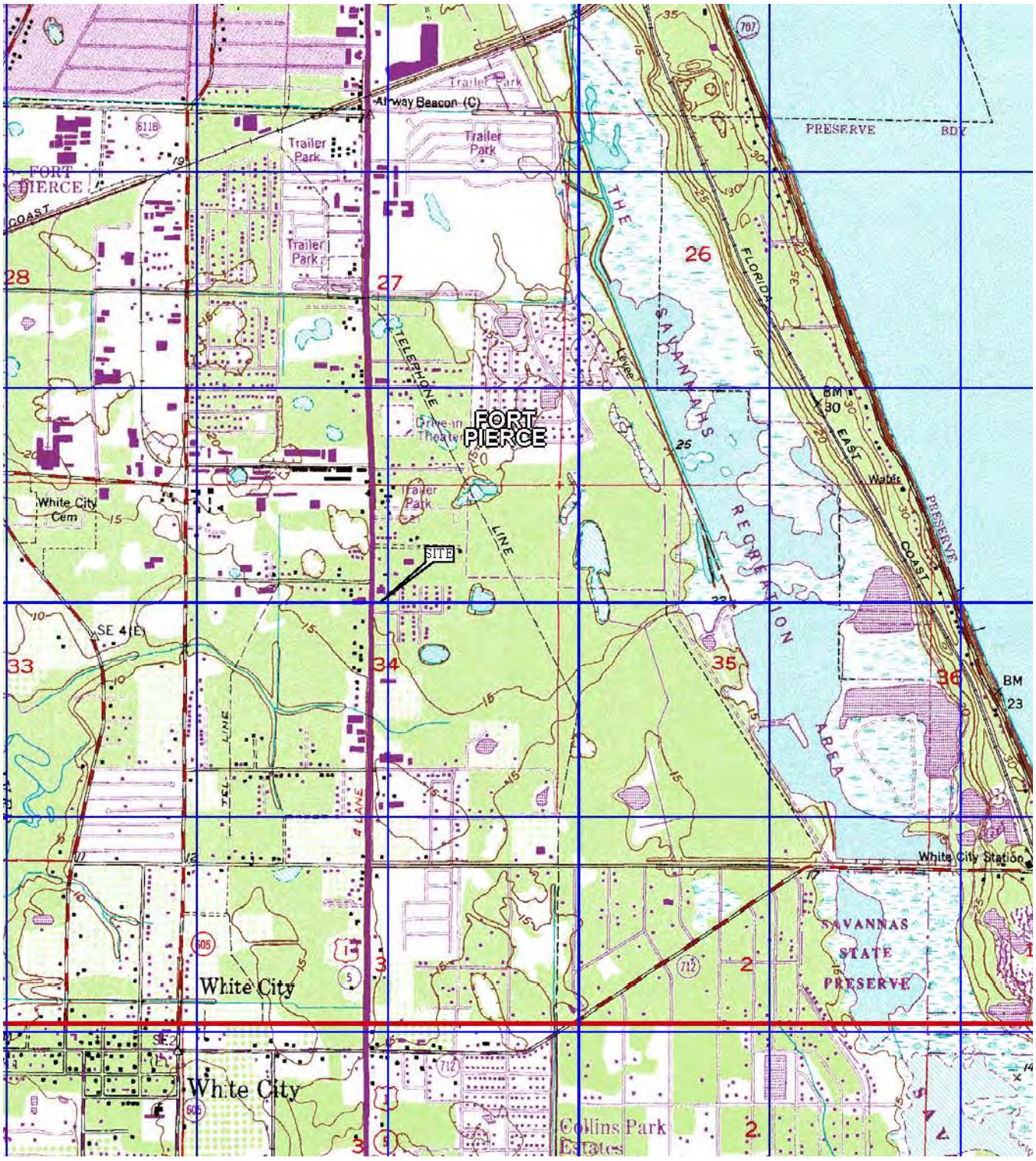
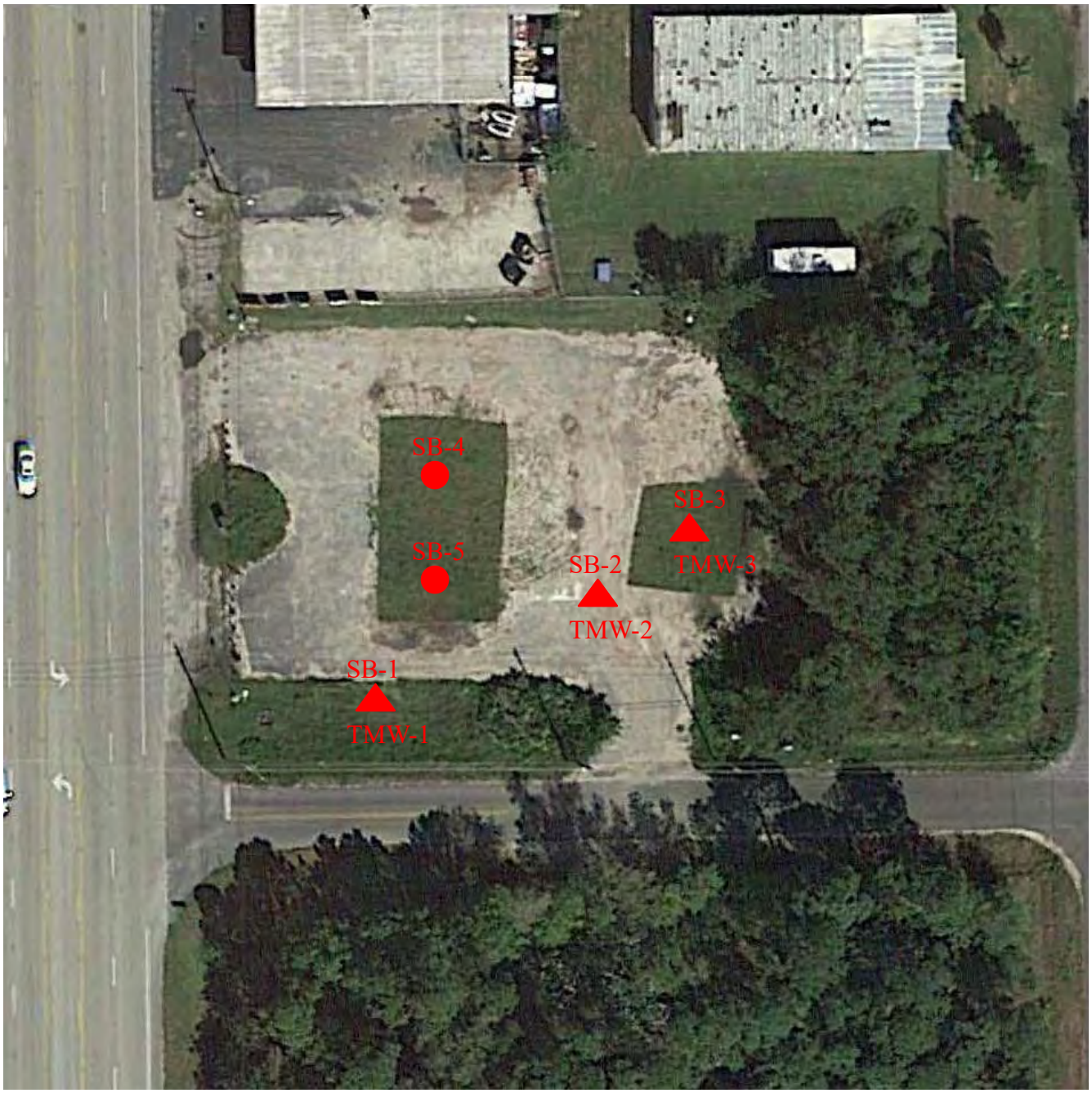
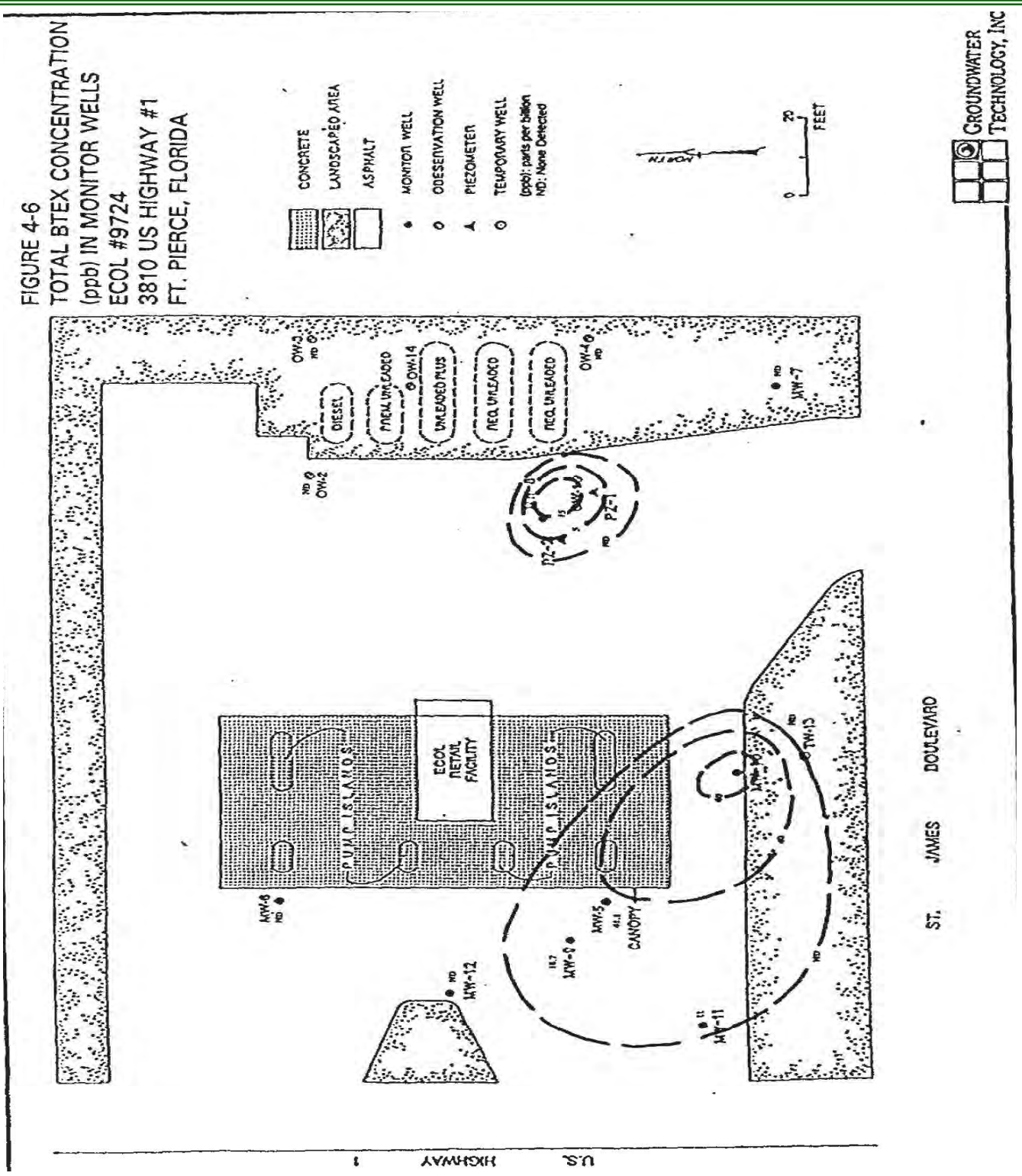


Topographic Map: Site # 8164930
3810 US Hwy. 1
Ft. Pierce, Florida



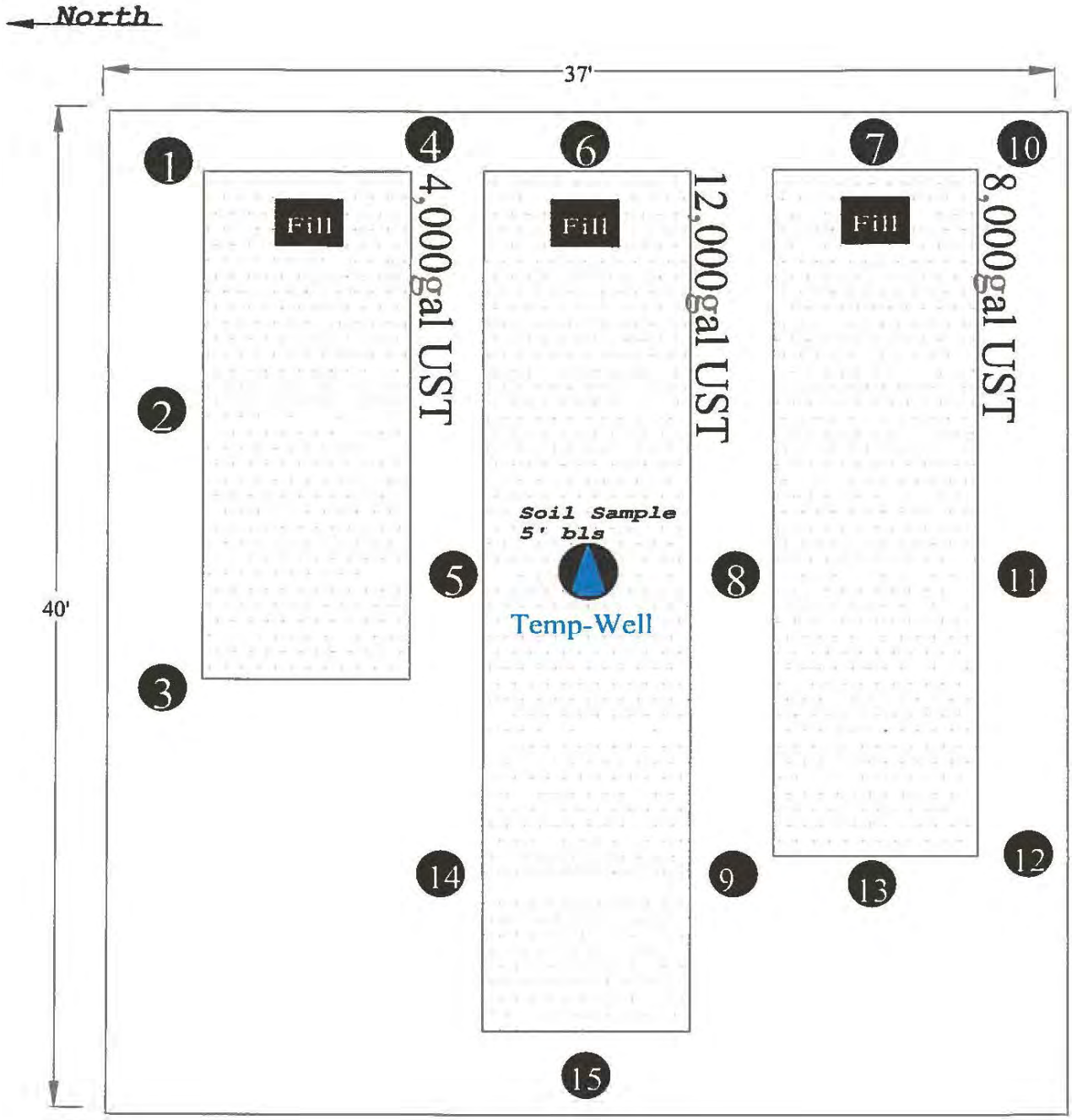
Sample Location Aerial Map: Site # 8164930
3810 US Hwy. 1
Ft. Pierce, Florida

N



SAR Map: Site # 8164930
3810 US Hwy. 1
Ft. Pierce, Florida

UST Area of Excavation



TCAR Map: Site # 8164930
3810 US Hwy. 1
Ft. Pierce, Florida

N

FILE REVIEW

Florida Department of Environmental Protection

Twin Towers Office Bldg. 2600 Blair Stone Road. Tallahassee, Florida 32399-

Division of Waste Management
Bureau of Petroleum Storage Systems

Storage Tank Facility Closure Site Inspection Report

Facility Information:

Facility ID: 8516069 County: ST. LUCIE Inspection Date: 10/09/2015

Facility Type: A -Retail Station

Facility Name: LIBERTY FORT PIERCE
3810 S US HWY 1
FORT PIERCE, FL 34982

Of Inspected ASTs: 0
USTs: 3
Mineral Acid Tanks: 0

Latitude: 27° 23' 29.81"

Longitude: 80° 19' 30.19"

LL Method: DGPS

Inspection Result:

Result : In Compliance

Description: Facility is In Compliance.

Financial Responsibility

Financial Responsibility: NONE

Signatures:

TKPBEM - PALM BEACH CNTY ENVIRONMENTAL RESOURCES MGMT

Storage Tank Program Office

(561) 233-2400

Storage Tank Program Office Phone Number

Patrick C. Wille
INSPECTOR NAME

Patrick Wille
INSPECTOR SIGNATURE

Dave Fender
REPRESENTATIVE NAME

Dave Fender
REPRESENTATIVE SIGNATURE

Owners of UST facilities are reminded that the Federal Energy Policy Act of 2005 requires Operator Training at all facilities by August 8, 2012. For further information please visit: http://www.dep.state.fl.us/waste/categories/tanks/pages/op_train.htm

Site Visit Comments

10/09/2015

SITE OBSERVATIONS:
- Onsite at 12:00 pm for a Tank Closure Inspection.
- Arrived just after 8,000 gallon tank was removed and during the removal of the 12,000 gallon tank.
PSSSC:
- Southern Utilities (PCC #047010).
- Contact: Dave Fender (772-528-7043).
ENVIRONMENTAL CONSULTANT:
- Hydrocarbon Environmental, Inc.
- Contact: Bill Martin (772-448-8131 or williamr_martin@bellsouth.net)
- Bill's son Craig Martin was onsite during inspection screening soils.
- Mr. Martin stated soil confirmation sampling would be done in the tank excavation and next to each of the (4) dispenser liners.
- Mr. Martin stated a temporary monitor well would be installed in the tank excavation to collect a confirmation groundwater sample.
- A Tank Closure Assessment Report (TCAR) must be submitted to PBC DERM within 60 days. Include tank and cleanout disposal manifests.
TANK INFORMATION:
- Tanks Removed and Registered Contents:
- STCM #6 - 12,000 gallon unleaded gas.
- STCM #7 - 4,000 gallon vehicular diesel.
- STCM #8 - 8,000 gallon unleaded gas.
- Tank layout from North to South: 8,000/12,000/4,000.
- The (3) tanks were double wall steel STI-P3 and were removed with a backhoe. Cathodic protection sacrificial anodes observed on the end of each tank. No obvious integrity issues observed or reported by contractor.
- Mr. Fender reported the (3) tanks were butterworth cleaned prior to removal.
- The (3) tanks were located on the east side or @50' directly behind the former station/fuel dispenser island canopy.
- Mr. Fender reported the (3) tanks would be taken to 2nd Chance Salvage in Ft. Pierce for disposal.
TANK, PIPING, AND DISPENSER EXCAVATIONS:
- A very slight petroleum odor was observed from the dark brown native soils from the tank excavation. No obvious petroleum product or soil stains were observed.
- Groundwater was observed at the bottom of the tank excavation at approximately 8'.
- No obvious petroleum odor or soil staining observed in the product piping or dispenser liner excavations.
PIPING:
- Mr. Fender stated that all product piping had been properly purged prior to removal.
- Approximately 70' of double wall Ameron fiberglass product piping was removed. No obvious integrity issues observed or reported by the contractor.
- Observed native soils in the product piping trenchs.
DISPENSERS:
- (4) Environ dispenser liners were removed. No obvious integrity issues observed.
SPILL BUCKETS:
- (3) single wall fill port spill buckets had been removed prior to my arrival. Contractor reported no obvious integrity issues.
STP SUMPS:

Facility ID: 8516069

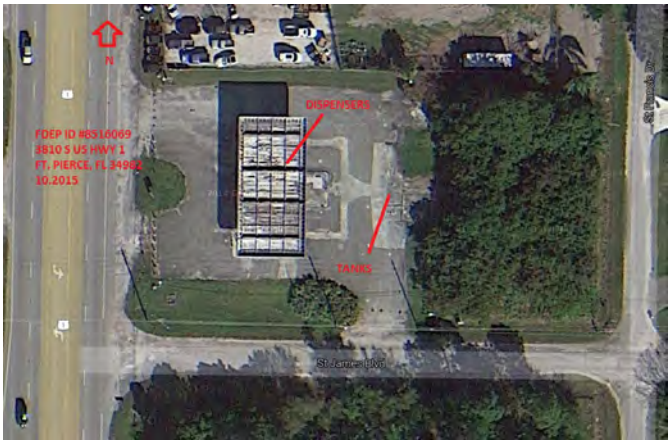
Site Visit Comments

- (3) blue STP sumps were removed with the tanks. Contractor reported no obvious integrity issues.
COMMENTS:
- An updated Storage Tank Registration Form was emailed to Tallahassee.

Inspection Photos

Added Date 10/13/2015

Facility Diagram.



Added Date 10/13/2015

NE View Of Property.



Added Date 10/13/2015

8k Tank After Removal.



Added Date 10/13/2015

12k Tank During Removal.



Facility ID: 8516069

Added Date 10/13/2015

12k Tank After Removal.



Added Date 10/13/2015

Excavation Just After 12k Tank Was Removed.



Added Date 10/14/2015

12k & 4k (Left) Tanks After Removal.



Added Date 10/14/2015

4k Tank Cut Open.



Added Date 10/14/2015

12k & 8k (Left) Tanks Cut Open.



Added Date 10/14/2015

W View Of Piping & Dispenser Liner Removal.



Facility ID: 8516069

Added Date 10/14/2015

Typical Dispenser Liner Prior To Removal.



Added Date 10/14/2015

Typical STP Sump After Removal.



Added Date 10/14/2015

Typical Product Piping After Removal.



Added Date 10/19/2015

NE View Of Property After Tank Removal.



Added Date 10/19/2015

NW View Of Property After Tank Removal.



Added Date 10/19/2015

S View Of Property After Tank Removal.



Facility ID: 8516069

Added Date 10/19/2015

SE View Of Property After Tank Removal.



Florida Department of Environmental Protection
Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

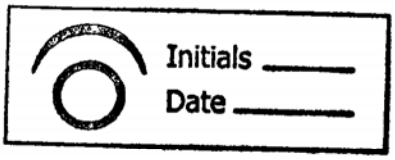
Michael W. Sole
Secretary

September 26, 2008

CERTIFIED MAIL # 7006 2760 0003 8605 2022
RETURN RECEIPT REQUESTED

Mr. Michael S. Bracey
Speedway Super America, LLC,
P.O. Box 1500
Springfield, Ohio 45501

Subject: Site Rehabilitation Completion Order
Liberty Petroleum Fort Pierce
3810 S. US 1
Ft. Pierce, Saint Lucie County
FDEP Facility ID# 568516069
Discharge Date: 7/25/1988



Dear Mr. Bracey:

The Bureau of Petroleum Storage Systems (BPSS) has reviewed the Natural Attenuation Monitoring Report (NAM) and No Further Action Proposal (NFAP) dated June 30, 2008 (received July 2, 2008) and the Monitoring Well Abandonment Report dated September 2, 2008 (received September 5, 2008), prepared and submitted by ATC Associates, Inc. for the petroleum product discharge referenced above. All the documents submitted to date are adequate to meet the site assessment requirements of Rule 62-770.600, Florida Administrative Code (F.A.C.). In addition, documentation submitted with the NAM/NFAP confirms that criteria set forth in Subsection 62-770.680 (1), Florida Administrative Code (F.A.C.), have been met. Please refer to the attached map of the source property and analytical summary table. The NAM/NFAP is hereby incorporated by reference in this Site Rehabilitation Completion Order (Order).Therefore, you are released from any further obligation to conduct site rehabilitation at the facility for petroleum product contamination associated with the discharge referenced above, except as set forth below.

(1) In the event concentrations of petroleum products' contaminants of concern increase above the levels approved in this Order, or if a subsequent discharge of petroleum or petroleum product occurs at the facility, the Florida Department of Environmental Protection (Department) may require site rehabilitation to reduce concentrations of petroleum products' contaminants of concern to the levels approved in the NAM/NFAP or otherwise allowed by Chapter 62-770, F.A.C.

Legal Issues

The Department's Order shall become final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, Florida Statutes (F.S.), within 21 days of receipt of this Order. The procedures for petitioning for an administrative hearing are set forth below.

Persons affected by this Order have the following options:

(A) If you choose to accept the Department's decision regarding the NAM/NFAP you do not have to do anything. This Order is final and effective as of the date on the top of the first page of this Order.

(B) If you choose to challenge the decision, you may do the following:

(1) File a request for an extension of time to file a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order; such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for an administrative hearing; or

(2) File a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order.

Please be advised that mediation of this decision pursuant to Section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for an Administrative Hearing

For good cause shown, pursuant to Subsection 62-110.106 (4), F.A.C., the Department may grant a request for an extension of time to file a petition for an administrative hearing. Such a request must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Speedway Super America, LLC, shall mail a copy of the request to Speedway Super America, LLC at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for an administrative hearing must be made.

How to File a Petition for an Administrative Hearing

A person whose substantial interests are affected by this Order may petition for an administrative hearing under Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Speedway Super America, LLC, shall mail a copy of the petition to Speedway Super America,

LLC at the time of filing. Failure to file a petition within this time period shall waive the right of anyone who may request an administrative hearing under Sections 120.569 and 120.57, F.S.

Pursuant to Subsection 120.569(2), F.S. and Rule 28-106.201, F.A.C., a petition for an administrative hearing shall contain the following information:

(a) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the facility owner's name and address, if different from the petitioner; the FDEP facility number, and the name and address of the facility;
(b) A statement of when and how each petitioner received notice of the Department's action or proposed action;
(c) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;
(d) A statement of the disputed issues of material fact, or a statement that there are no disputed facts;
(e) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;
(f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and
(g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective as of the date on the top of the first page of this Order. Timely filing a petition for an administrative hearing postpones the date this Order takes effect until the Department issues either a final order pursuant to an administrative hearing or an Order Responding to Supplemental Information provided to the Department pursuant to meetings with the Department.

Judicial Review

Any party to this Order has the right to seek judicial review of it under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days after this Order is filed with the Department's clerk (see below).

Questions

Any questions regarding the BPSS's review of your NAM/NFAP should be directed to Blake Miller at (850) 877-1133, ext. 3715. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 245-2242. Contact with any of the above does not constitute a petition for an administrative hearing or a request for an extension of time to file a petition for an administrative hearing.

The FDEP Facility Number for this facility is 568516069. Please use this identification on all future correspondence with the Department.

Sincerely,

Michael E. Ashey, Chief
Bureau of Petroleum Storage Systems

MEA/brm

Attachments

cc: Joe Lurix, FDEP Southeast District Office
Blake Miller, Site Manager FDEP – BPSS (PCS6)
Becky Bortnick, ATC Associates, Inc., 5602 Thompson Center Court, Suite 405, Tampa, Florida 33634
Rebecca Lockenbach, FDEP – BPSS
File

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to §120.52 Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Carol Walters 9-23-08
Clerk (or Deputy Clerk) Date

P.E. CERTIFICATION

Natural Attenuation Monitoring Report/No Further Action Proposal dated June 30, 2008 (received July 2, 2008), and the Monitoring Well Abandonment Report dated September 2, 2008 (received September 5, 2008), for Liberty Petroleum Fort Pierce, located at 3810 South US 1, Ft. Pierce, FDEP Facility ID# 568516069.

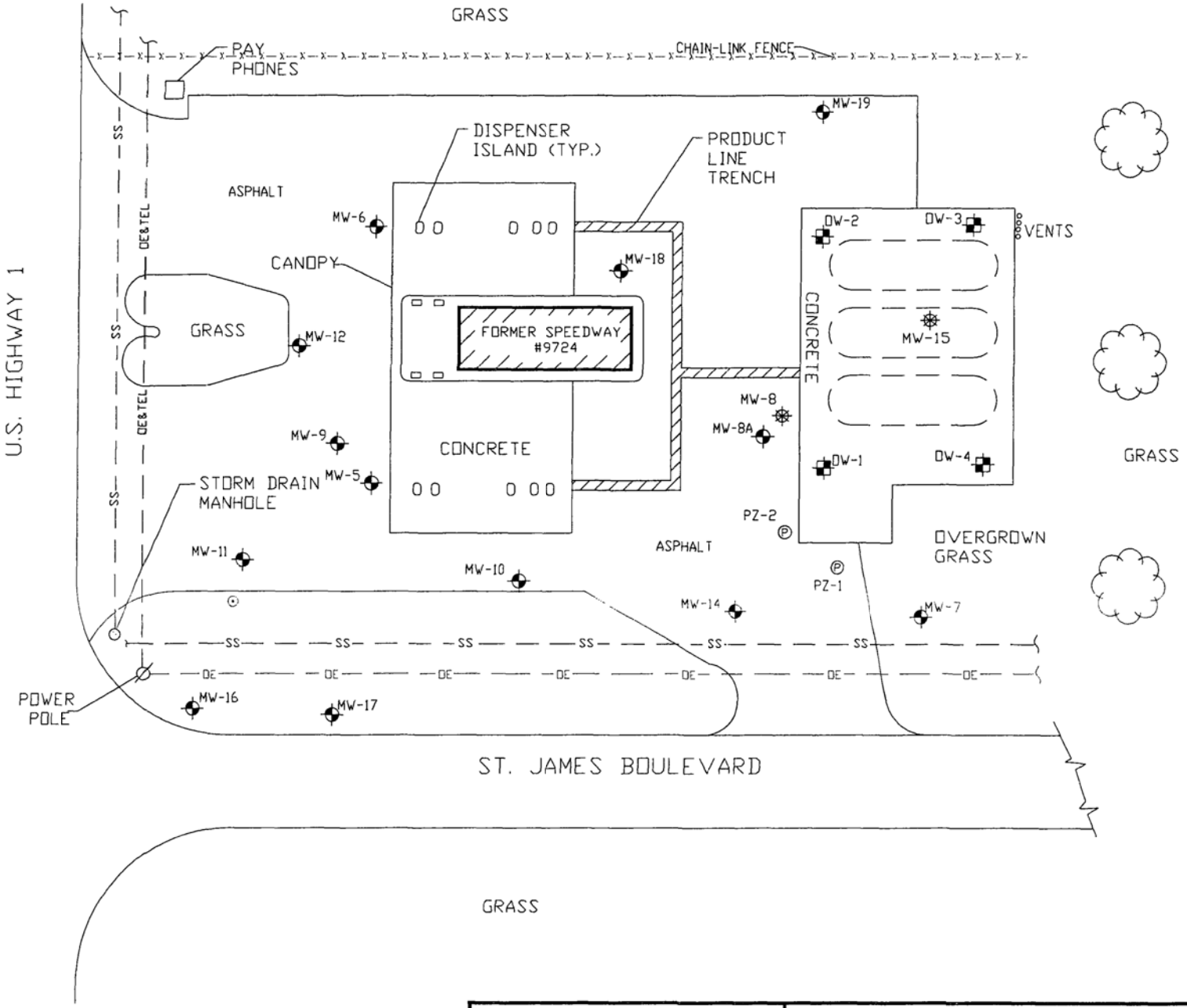
I hereby certify that in my professional judgment, the components of this Natural Attenuation Monitoring Report/No Further Action Proposal prepared for the July 25, 1988 petroleum product discharge discovered at the above-referenced facility satisfy the requirements set forth in Chapter 62-770, Florida Administrative Code (F.A.C.), and that the conclusions in this report on the effectiveness of the remedial action which has been conducted (confirmed by subsequent Natural Attenuation Monitoring) provide reasonable assurances that the site rehabilitation objectives stated in Chapter 62-770, F.A.C., have been met.

___ I personally completed this review.

_X_ This review was conducted by __Blake Miller__ working under my direct supervision.

Natalie M. Monteiro, P.E.
Professional Engineer # 50369
Ecology and Environment, Inc.
Petroleum Cleanup Section 6

September 18, 2008
Date



LEGEND

- MW-9 — MONITOR WELL LOCATION
- OBSERVATION WELL LOCATIO
- MW-8 — ABANDONED MONITOR WELL LOCATIO
- PZ-1 — PIEZOMETER LOCATION
- —OE— OVERHEAD ELECTRIC LINE
- —SS— STORMWATER SEWER LINE
- —OE&TEL— OVERHEAD ELECT TELEPHONE LINE
- IRRIGATION WE (NOT ACTIVE)

N

0 15 30

SCALE: 1" = 30'

VATC Associates Inc.
5602 Thompson Center Court
Suite 405
Tampa, Florida 33634
(813) 889-8980
(813) 889-8754 FAX

DRAWN BY: S.A.M. | CHECKED BY:B.L.B.

SITE PLAN
FORMER SPEEDWAY #9724
3810 U.S. HIGHWAY 1
FORT PIERCE, FLORIDA

TABLE 2: GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY

acility Name: Former Speedway #9724/Liberty Fort Pierce
acility Address: 3810 US Hwy 1, Fort Pierce, St. Lucie County, Florida
DEP #: 568516069
riority Score: 41

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Not Detected = ND Not Sampled = NS
Analytical results in ug/L except where noted (*) then mg/L
A bold value indicates an exceedence of GCTLs

Sample Location	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total BTEX	MTBE	Naphthalene	1-Methyl naphthalene	2-Methyl naphthalene	Acenaphthene	Fluorene	Fluoranthene	Pyrene	Phenanthrene
FDEP GCTLs		1	40	30	20		20	14	28	28	20	5	280	210	210
OW-1	2/10/1997	**1.6**	ND	ND	ND	1.60	**22**	ND							
	10/2/1998	**44.5**	0.5	8.2	**31.2**	84.39	**29.4**	NS							
	8/20/1999	0.75	ND	1.6	2.1	4.41	**23**	NS							
	3/13/2000	**390**	19	26.0	**180**	615	**110**	12							
	10/16/2000	**200**	80.6	**97.6**	**227**	605.2	**231**	**18.8**							
	4/9/2001	**532**	20.7	**150**	**130**	832.7	**203**	**71.7**							
	6/7/2001	**335**	23.7	**54.4**	**45.7**	458.8	**2380**	**46.8**							
	9/10/2001	**2000**	**116**	**440**	**684**	3240	**1220**	**50.1**							
	11/12/2001	**721**	23.8	**136**	**175**	1055.8	**307**	12.9							
	12/13/2001	**930**	28	**96**	**81**	1135	**270**	**32**							
	7/25/2002	**44.1**	0.75	18.2	5.1	68.2	**50.7**	**15.1**				1.41			
	7/6/2004	<1.0	<1.0	6.6	2.3	8.9	16.1	**37.7**							
	3/11/2005	**2.4**	<0.49	15	2.8	20.2	16	**130**	16	18					
	6/13/2005	<0.2	<0.19	7.3	<0.76	7.3	9.4	**52**	9.2	7.9					
	9/15/2005	0.63	<0.19	10	2.27	12.90	3.6	77	20	24	**21**				
	11/22/2005	<0.2	<0.19	20	1.77	21.77	3.8	**48**	9	11	13				
	2/23/2006	0.28	<0.19	13	1.13	14.41	2.8	**15**	<0.08	1.5	<0.064				
	8/7/2006	<0.2	<0.19	4	1.89	5.89	<0.21	**45**	11	12	18				
	1/17/2007	0.29	0.34	7.3	0.95	8.88	3.4	**74**	8.8	20	16				
	8/1/2007	<0.2	<0.19	<0.16	<0.24	<0.79	<0.21	**24**	7.4	9.6	16				
	2/5/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	1.3	12	5	3.8	11	4.4	0.031 U	0.023 I	0.12
	5/19/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	0.21 U	3.9 V	0.44	0.3 V	0.31	0.12	0.031 U	0.024 I	0.042 IV
OW-2	2/10/1997	ND	ND	ND	ND	ND	2.8	ND							
	10/2/1998	ND	ND	ND	0.58	0.58	4.0	NS							
	8/20/1999	ND	ND	ND	ND	ND	ND	NS							
	3/13/2000	**31**	ND	ND	4.0	35.00	2.0	ND							
	10/16/2000	ND	ND	ND	ND	ND	3.9	ND							
(Duplicate)	10/16/2000	ND	ND	ND	ND	ND	4.0	NS							
	4/9/2001	**78.4**	3.8	3.3	4.4	89.9	4.4	<2.0							

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Sample Location	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total BTEX	MTBE	Naphthalene	1-Methyl naphthalene	2-Methyl naphthalene	Acenaphthene	Fluorene	Fluoranthene	Pyrene	Phenanthrene
FDEP GCTLs		1	40	30	20		20	14	28	28	20	5	280	210	210
OW-2 con't	6/7/2001	**112**	<2.0	2.0	<6.0	114	**41.9**	<2.0							
	9/10/2001	**10.7**	1.4	1.2	2.8	16.1	**24.3**	<2.0							
	11/12/2001	<1.0	<1.0	<1.0	<3.0	BDL	6.7	**22.7**							
	12/13/2001	<1.0	<1.0	<1.0	<1.0	BDL	<4.0	<0.50							
	7/25/2002	**3.2**	<1.0	<1.0	2.3	6	4.1	<2.0				<0.25			
	7/6/2004	<1.0	<1.0	<1.0	<3.0	<6.0	1.1	NS							
	3/11/2005	<0.18	<0.49	<0.55	<0.76	<1.98	<0.69	<0.02	<0.016	<0.049					
	6/13/2005	<0.2	<0.19	<0.16	<0.76	<1.31	2.1	<0.02	<0.016	<0.049					
	9/15/2005	<0.2	<0.19	<0.16	<0.29	<0.84	<0.21	<0.055	<0.058	<0.096	<0.099				
	11/22/2005	<0.2	<0.19	<0.16	<0.24	<0.79	<0.21	<0.055	<0.058	<0.096	0.1				
	2/23/2006	<0.2	<0.19	<0.16	<0.24	<0.79	<0.21	<0.087	<0.08	<0.08	<0.064				
	8/7/2006	<0.2	<0.19	0.3	0.64	0.94	<0.21	<0.087	<0.08	<0.08	0.072				
	1/17/2007	<0.2	<0.19	<0.16	<0.24	<0.79	<0.21	<0.087	<0.08	<0.08	<0.064				
	8/1/2007	<0.2	<0.19	<0.16	<0.24	<0.79	<0.21	<0.03	<0.03	<0.048	<0.078				
	2/5/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	0.21 U	0.03 U	0.03 U	0.048 U	0.078 U	0.025 U	0.051	0.041 I	0.028 U
	5/19/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	0.21 U	0.03 U	0.03 U	0.048 U	0.078 U	0.025 U	0.031 U	0.031 I	0.028 U
OW-3	2/10/1997	0.3	ND	ND	ND	0.30	ND	NS							
	10/2/1998	ND	ND	ND	ND	ND	ND	NS							
	3/13/2000	ND	ND	ND	ND	ND	ND	1.0							
OW-4	2/10/1997	ND	ND	ND	ND	ND	10	ND							
	10/2/1998	ND	ND	ND	ND	ND	4	NS							
	3/13/2000	ND	ND	ND	ND	ND	4.0	ND							
MW-5	12/30/1991	**41**	ND	10.0	11.00	62.00	**120**	NS							
	8/18/1993	**39**	ND	5.0	9.0	53.00	**230.0**	NS							
	5/6/1993	1	ND	2.0	1.0	4.00	2.5	NS							
	11/8/1993	**11**	NA	NA	NA	31.00	**41.0**	NS							

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Sample Location	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total BTEX	MTBE	Naphthalene	1-Methyl naphthalene	2-Methyl naphthalene	Acenaphthene	Fluorene	Fluoranthene	Pyrene	Phenanthrene
FDEP GCTLs		1	40	30	20		20	14	28	28	20	5	280	210	210
MW-5 con't	12/2/1996	**43**	ND	5.1	7.5	56.00	**250.0**	NS							
	2/10/1997	ND	ND	ND	0.57	0.57	**62.0**	10.3							
	10/2/1998	0.35	ND	1.3	1.25	2.90	**42.5**	NS							
	8/20/1999	ND	ND	ND	0.35	0.35	**39.1**	NS							
	3/13/2000	ND	ND	ND	ND	ND	15.0	ND							
	10/16/2000	ND	ND	ND	ND	ND	**28.8**	1.2							
	12/14/2001	<1.0	<1.0	<1.0	<1.0	BDL	**35**	NS							
	10/3/2002	<1.0	<1.0	<1.0	<3.0	BDL	17.5	NS							
	7/6/2004	<1.0	<1.0	<1.0	<3.0	<6.0	9.1	NS							
	3/11/2005	0.26	<0.49	<0.55	<0.76	0.26	2.3	<0.02	<0.016	<0.049					
	6/13/2005	<0.2	<0.19	<0.16	<0.76	<1.31	2.3	<0.02	<0.016	<0.049					
	9/15/2005	<0.2	<0.19	<0.16	<0.29	<0.84	4.4	<0.055	0.23	<0.096	<0.099				
	11/22/2005	<0.2	<0.19	<0.16	<0.24	<0.79	<0.21	<0.055	<0.058	<0.096	<0.099				
	2/23/2006	<0.2	<0.19	<0.16	0.53	0.53	3.8	<0.087	<0.08	<0.08	<0.064				
	8/7/2006	<0.2	<0.19	<0.16	<0.24	<0.79	1.9	<0.087	<0.08	<0.08	0.16				
	1/17/2007	<0.2	<0.19	<0.16	<0.24	<0.79	3.6	<0.087	0.66	<0.08	<0.064				
	8/1/2007	<0.2	<0.19	<0.16	<0.24	<0.79	2.2	<0.03	<0.03	<0.048	0.15				
	2/5/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	1.3	0.03 U	0.03 U	0.048 U	0.078 U	0.025 U	0.031 U	0.021 U	0.028 U
	5/19/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	3.4	0.049 IV	0.03 U	0.048 U	0.078 U	0.025 U	0.031 U	0.021 U	0.028 U
MW-6	12/30/1994	ND	ND	ND	ND	ND	ND	NS							
	8/18/1994	ND	ND	ND	ND	ND	ND	NS							
	5/6/1994	ND	ND	ND	ND	ND	ND	NS							
	11/8/1993	ND	ND	ND	ND	ND	ND	NS							
	2/10/1997	ND	ND	ND	ND	ND	2.6	NS							
	10/2/1998	ND	ND	ND	ND	ND	ND	NS							
MW-7	10/2/1998	ND	ND	ND	ND	ND	ND	NS							
	3/14/2000	ND	ND	ND	ND	ND	ND	ND							

TABLE 2: GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY

acility Name: Former Speedway #9724/Liberty Fort Pierce
acility Address: 3810 US Hwy 1, Fort Pierce, St. Lucie County, Florida
DEP #: 568516069
riority Score: 41

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Not Detected = ND Not Sampled = NS

Analytical results in ug/L except where noted (*) then mg/L
A bold value indicates an exceedence of GCTLs

Sample Location	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total BTEX	MTBE	Naphthalene	1-Methyl naphthalene	2-Methyl naphthalene	Acenaphthene	Fluorene	Fluoranthene	Pyrene	Phenanthrene
FDEP GCTLs		1	40	30	20		20	14	28	28	20	5	280	210	210
MW-8A	7/25/2002	**158**	<1.0	<2.0	2.2	160	**22.5**	<2.0				0.283			
	10/3/2002	**333**	<5.0	3.1	<15	336	**38.7**	NS							
	7/6/2004	<1.0	<1.0	<1.0	1.0	1.0	**27.1**	<1.9							
	3/11/2005	<0.18	<0.49	<0.55	<0.76	<1.98	**21**	0.37	<0.016	<0.049					
	6/13/2005	<0.2	<0.19	<0.16	<0.76	<1.31	15	0.21	0.27	<0.49					
	9/15/2005	<0.2	<0.19	<0.16	0.91	0.91	13	0.16	0.16	<0.096	<0.099				
	11/22/2005	<0.2	<0.19	<0.16	<0.24	<0.79	15	<0.055	<0.058	<0.096	0.21				
	2/23/2006	<0.2	<0.19	<0.16	<0.24	<0.79	14	<0.12	0.12	<0.11	<0.09				
	8/7/2006	<0.2	<0.19	1.3	3.71	5.01	11	<0.087	<0.08	<0.08	0.13				
	1/17/2007	<0.2	<0.19	<0.16	<0.24	<0.79	14	<0.087	<0.08	<0.08	0.097				
	8/1/2007	<0.2	<0.19	<0.16	<0.24	<0.79	10	<0.03	<0.03	0.056	0.16				
	2/5/2008	0.53 I	1.2	2.7	12.9	17.33	2.6	0.03 U	0.03 U	0.048 U	0.078 U	0.025 U	0.031 U	0.021 U	0.028 U
	5/19/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	6.9	0.065 IV	0.03 U	0.048 U	0.078 U	0.025 U	0.031 U	0.021 U	0.028 IV
MW-9	11/8/1993	5	NA	NA	NA	12.00	13.0	NS							
	12/30/1994	**620**	ND	**450.0**	**600**	1670	**130**	NS							
	8/18/1994	**390**	ND	**290.0**	10.0	1090	**28.0**	NS							
	5/6/1994	**2**	ND	ND	ND	2.00	ND	NS							
	12/2/1996	**49**	ND	15.0	ND	64.00	**72.0**	NS							
	2/10/1997	0.89	ND	1.1	0.85	2.85	**55.7**	12.0							
	12/30/1997	ND	ND	ND	ND	ND	10.9	9.0							
(Duplicate)	12/30/1997	ND	ND	ND	ND	ND	11.6	8.0							
	10/2/1998	ND	ND	ND	ND	ND	**31.1**	NS							
	3/14/2000	ND	ND	ND	ND	ND	9.0	1.0							
	10/16/2000	ND	ND	ND	ND	ND	16.3	ND							
	12/14/2001	<1.0	<1.0	<1.0	<1.0	BDL	6.0	NS							
MW-10	11/8/1993	ND	ND	ND	ND	ND	ND	NS							
	12/30/1994	ND	ND	ND	ND	ND	ND	NS							
	8/18/1994	ND	ND	ND	ND	ND	ND	NS							

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DEP #: 568516069
riority Score: 41

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Not Detected = ND Not Sampled = NS

Analytical results in ug/L except where noted (*) then mg/L
A bold value indicates an exceedence of GCTLs

Sample Location	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total BTEX	MTBE	Naphthalene	1-Methyl naphthalene	2-Methyl naphthalene	Acenaphthene	Fluorene	Fluoranthene	Pyrene	Phenanthrene
FDEP GCTLs		1	40	30	20		20	14	28	28	20	5	280	210	210
MW-10 con't	5/6/1994	ND	ND	ND	ND	ND	ND	NS							
	12/2/1996	ND	ND	1.9	ND	1.90	4.2	NS							
	2/10/1997	ND	ND	ND	ND	ND	5.9	NS							
	10/2/1998	ND	ND	ND	ND	ND	5.9	NS							
	8/20/1999	ND	ND	ND	0.42	0.42	2.5	NS							
	3/14/2000	2	ND	ND	ND	2.00	2.0	**27.0**							
	10/16/2000	ND	ND	ND	ND	ND	3.1	5.3							
	12/13/2001	<1.0	<1.0	<1.0	<1.0	BDL	6.0	3.9							
	10/3/2002	<1.0	<1.0	<1.0	<3.0	BDL	4.8	NS							
	7/6/2004	<1.0	<1.0	<1.0	<3.0	<6.0	0.95	NS							
	3/11/2005	<0.18	<0.49	<0.55	<0.76	<1.98	<0.69	<0.02	<0.016	<0.049					
	6/13/2005	<0.2	<0.19	<0.16	<0.76	<1.31	<0.21	<0.02	<0.016	<0.049					
	9/15/2005	<0.2	<0.19	<0.16	<0.29	<0.84	0.54	0.15	<0.058	<0.096	0.72				
	11/22/2005	<0.2	<0.19	<0.16	<0.24	<0.79	<0.21	<0.055	<0.058	<0.096	<0.099				
	2/23/2006	<0.2	<0.19	<0.16	<0.24	<0.79	1.3	<0.087	<0.08	<0.08	<0.064				
	8/7/2006	<0.2	<0.19	0.67	1.83	2.50	<0.21	<0.087	<0.08	<0.08	0.48				
	1/17/2007	<0.2	<0.19	<0.16	<0.24	<0.79	0.52	<0.087	<0.08	<0.08	0.15				
	8/1/2007	<0.2	<0.19	<0.16	<0.24	<0.79	<0.21	<0.03	<0.03	<0.048	<0.078				
	2/5/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	0.96 I	<0.03	<0.03	<0.048	0.087 I	0.025 U	0.031 U	0.021 U	0.028 U
	5/19/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	0.96 I	0.042 IV	0.03 U	0.048 U	0.078 U	0.025 U	0.031 U	0.021 U	0.028 U
MW-11	2/10/1997	ND	ND	10.8	14.2	25.00	17.1	NS							
	12/30/1997	ND	ND	ND	ND	ND	ND	**17.0**							
	10/2/1998	ND	ND	ND	ND	ND	5.1	NS							
	8/20/1999	ND	ND	ND	ND	ND	12.0	NS							
	3/14/2000	ND	ND	ND	ND	ND	13.0	6.0							
	12/13/2001	<1.0	<1.0	<1.0	<1.0	BDL	1.0	<0.50							

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Analytical results in ug/L except where noted (*) then mg/L
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Sample Location	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total BTEX	MTBE	Naphthalene	1-Methyl naphthalene	2-Methyl naphthalene	Acenaphthene	Fluorene	Fluoranthene	Pyrene	Phenanthrene
FDEP GCTLs		1	40	30	20		20	14	28	28	20	5	280	210	210
MW-12	2/10/1997	ND	ND	ND	ND	ND	ND	NS							
	10/2/1998	0.4	ND	ND	ND	0.40	ND	NS							
	3/14/2000	ND	ND	ND	ND	ND	1.0	ND							
MW-14	12/2/1996	ND	ND	ND	ND	ND	ND	NS							
	2/10/1997	ND	ND	ND	ND	ND	7.0	NS							
	10/2/1998	ND	ND	ND	ND	ND	ND	NS							
	3/14/2000	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0							
	7/6/2004	<1.0	<1.0	<1.0	<3.0	<6.0	4.3	NS							
	3/11/2005	<0.18	<0.49	<0.55	<0.76	<1.98	3.3	<0.02	<0.016	<0.049					
	6/13/2005	<0.2	<0.19	<0.16	<0.76	<1.31	<0.21	<0.02	<0.016	<0.049					
	9/15/2005	<0.2	<0.19	<0.16	<0.29	<0.84	0.82	0.058	<0.058	<0.096	<0.099				
	11/22/2005	<0.2	<0.19	<0.16	<0.24	<0.79	<0.21	<0.055	<0.058	<0.096	<0.099				
	2/23/2006	<0.2	<0.19	<0.16	<0.24	<0.79	0.47	<0.087	<0.08	<0.08	<0.064				
	8/7/2006	<0.2	<0.19	0.51	1.42	1.93	<0.21	<0.087	<0.08	<0.08	0.077				
	1/17/2007	<0.2	<0.19	<0.16	<0.24	<0.79	0.91	0.44	<0.08	<0.08	1.1				
	8/1/2007	<0.2	<0.19	<0.16	<0.24	<0.79	<0.21	0.34	0.1	<0.048	1.4				
	2/5/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	0.71	0.03 U	0.03 U	0.048 U	0.61	0.026 I	0.031 U	0.021 U	0.028 U
	5/19/2008	0.2 U	0.19 U	0.16 U	0.24 U	0.79 U	0.21 U	0.091 IV	0.03 U	0.048 U	0.078 U	0.025 U	0.031 U	0.021 U	0.028 U
MW-15	11/8/1993	ND	ND	ND	ND	ND	ND	NS							
	5/6/1994	ND	ND	ND	ND	ND	ND	NS							
	8/18/1994	ND	ND	ND	ND	ND	ND	NS							
	12/30/1994	ND	ND	ND	ND	ND	ND	NS							
	2/10/1997	ND	ND	ND	ND	ND	ND	NS							
	10/2/1998	ND	ND	ND	ND	ND	ND	NS							
MW-16	12/30/1997	ND	ND	ND	ND	ND	ND	ND							
	10/2/1998	NS	NS	NS	NS	NS	NS	NS							
MW-17	12/30/1997	ND	ND	ND	ND	ND	ND	ND							
	10/2/1998	NS	NS	NS	NS	NS	NS	NS							

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Priority Score: 41

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Sample Location	Sample Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Total BTEX	MTBE	Naphthalene	1-Methyl naphthalene	2-Methyl naphthalene	Acenaphthene	Fluorene	Fluoranthene	Pyrene	Phenanthrene
FDEP GCTLs		1	40	30	20		20	14	28	28	20	5	280	210	210
MW-17 con't	3/14/2000	ND	ND	ND	ND	ND	ND	ND							
	10/16/2000	ND	ND	ND	ND	ND	ND	NS							
	12/13/2001	<1.0	<1.0	<1.0	<1.0	BDL	<1.0	NS							
MW-18	12/30/1997	ND	ND	ND	ND	ND	ND	ND							
	10/2/1998	NS	NS	NS	NS	NS	NS	NS							
	3/14/2000	ND	ND	ND	ND	ND	ND	ND							
	10/3/2002	<1.0	<1.0	<1.0	<3.0	BDL	<1.0	NS							
MW-19	12/30/1997	ND	ND	ND	ND	ND	ND	ND							
	10/2/1998	NS	NS	NS	NS	NS	NS	NS							
	10/16/2000	ND	ND	ND	ND	ND	ND	NS							
	12/13/2001	<1.0	<1.0	<1.0	<1.0	BDL	<1.0	NS							
PZ-1	2/10/1997	0.72	ND	1.4	2.2	4.32	ND	NS							
	10/2/1998	0.35	0.38	ND	0.75	1.48	0.81	NS							
	8/20/1999	ND	ND	ND	ND	ND	ND	NS							
	3/14/2000	ND	ND	ND	ND	ND	ND	ND							
	3/14/2000	ND	ND	ND	ND	ND	ND	ND							
	4/9/2001	<1.0	<1.0	<1.0	<3.0	BDL	<1.0	ND							
	6/7/2001	**10.1**	3.1	4.4	8.7	26	1.5	NS							
	9/10/2001	0.58	<1.0	<1.0	<3.0	0.58	<1.0	NS							
	11/12/2001	0.97	<1.0	0.68	<3.0	1.65	<1.0	NS							
	12/13/2001	<1.0	<1.0	<1.0	<1.0	BDL	<1.0	NS							
	7/25/2002	<1.0	<1.0	<1.0	<3.0	BDL	2.7	<2.0				0.276			
PZ-2	4/9/2001	<1.0	<1.0	<1.0	<3.0	BDL	<1.0	NS							
	6/7/2001	**4.4**	2.1	2.8	5.8	15	0.57	NS							
	9/10/2001	<1.0	<1.0	<1.0	<3.0	BDL	<1.0	NS							
	11/12/2001	**1.7**	<1.0	0.70	<3.0	2.4	<1.0	NS							
	12/13/2001	<1.0	<1.0	<1.0	<1.0	BDL	<1.0	NS							
	7/25/2002	<1.0	<1.0	<1.0	<3.0	BDL	<1.0	<2.1				0.209			

Ok for letter

First ____
Ovulus ____

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50851 6069

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TABLE 2 GROUNDWATER ANALYTICAL SUMMARY

APPENDICES

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B REMOVAL REPORT/MANIFESTS

C PHOTOGRAPHS

D LABORATORY RESULTS /CHAIN OF CUSTODY SAMPLING LOGS

RECEIVED
NOV 17 2015
ENVIRONMENTAL RESOURCES MANAGEMENT

1.0 INTRODUCTION:

On October 09, 2015, Hydrocarbon Environmental was contracted to perform environmental service at Liberty Station 3810 S US Hwy #1 Ft. Pierce, FL. Prior to removal the tanks were pumped out by Cliff Berry Inc. The Tank Contractor was David A. Fender PSSC #04710 of Southern Utilities.

2.0 SOIL SAMPLING:

Soil was taken from within, around, the tank excavation and was tested for Total hydrocarbons with a Century 128 Flame Ionization Detector. (OVA)Each sample was placed in individual jars so that one half of the total volume of the jar was headspace. Samples were allowed to stabilize for a period exceeding ten minutes and were then analyzed by penetrating the Aluminum foil cap with the OVA probe and recording the concentration levels. The OVA was calibrated using zero air and 95PPM methane before analysis. All start-up and warm-up times were conducted according to the manufacturer's manual. (Results Enclosed)
OVA testing was performed under dispensers and the piping run. A laboratory soil samples was taken from bottom of the excavation, and the four dispensers placed in ice and sent to Jupiter Labs for analysis of BETEX/MTBE, PAH, and FL-PRO. (SEE TABLE1 AND APPENDIX D)

3.0 WATER SAMPLING:

Water samples were taken from a sand packed temporary well and were placed in ice and sent to Jupiter Labs for analysis of BTEX/MTBE, PAH, and FL-PRO. All sample procedures were followed by
FDEP SOP'S. (SEE TABLE 2 AND APPENDIX D)

4.0 CONDITION OF TANKS:

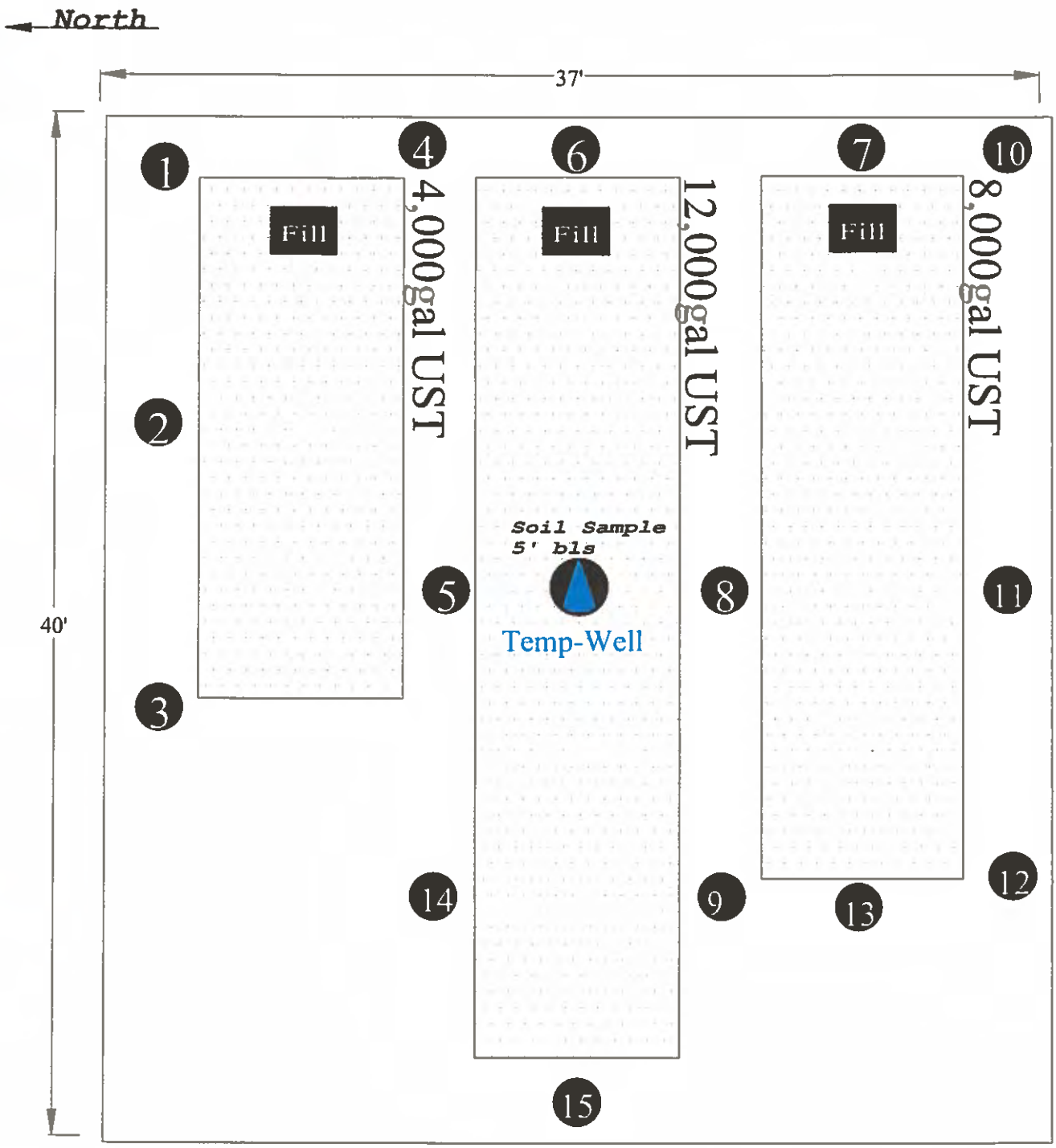
The tanks were constructed of steel and were in good condition. There was no evidence of pitting or holes. The tanks were sent to Atland Recycling of Okeechobee, FL. (MANIFEST APPENDIX B)

5.0 CONCLUSION:

Based on the results of this investigation, the soils tested at the subject facility are **BELOW** the contaminated levels for petroleum hydrocarbon vapors in the soil, as defined in the FDEP'S "Guidelines for assessment and remediation of petroleum contaminated soils."

Laboratory analysis of the soil taken from the selected area of the excavation and dispensers were **BELOW** the Selected Soil Target Levels as defined in Table II of Chapter 62-777 F.A.C. (Effective April 17,2005) Laboratory analysis of the groundwater taken from the sand packed temporary well were **BELOW** the Groundwater Target Levels and defined in Table II of Chapter 62-777 F.A.C. (Effective April 17,2005)

UST Area of Excavation



Title:
Liberty St.

Drafted for Hydroarbon Env. Inc.

Location:
3810 Us#1 South
Fort Pierce, Fl.

Scale:
1"=6'
1 2 3 4 5 6

Key:
OVA Point
Temp-Well
Lab-S.S.

HYDROCARBON ENVIRONMENTAL, Inc.

Environmental Consultants.

20 RIO DE PALMAS
Ft. Pierce, Fla. 34951
Phone:(772)-448-8131
COMQAP # 920352G

Project Name: LIBERTY **Date:10/09/2015**
Project Addr: 3810 S US HWY #1 **Weather:CLR/WM**
Machine Started: 11:00 AM
Personnel/Company: CRAIG MARTIN

O.V.A. Field Log.

Sample:	Location	Depth:	Time:	Results: Total /Filter	Comments:
SB-1	NE COR	2'	11:35	0/0	NO ORDOR
		4'	11:40	0/0	
SB-2	MID NOR	2'	11:50	0/0	
		4'	11:55	0/0	
SB-3	NW COR	2'	12:10	0/0	
		4'	12:20	0/0	
SB-4	MID EAST	2'	12:30	0/0	
		4'	12:35	0/0	
SB-5	MID EX	2'	1:00	0/0	
		4'	1:15	0/0	
SB-6	MID EAST	2'	1:30	0/0	
		4'	1:40	0/0	
SB-7	SE COR	2'	2:30	0/0	
		4'	2:40	0/0	
SB-8	MID EX	2'	3:00	0/0	
		4'	3:10	0/0	
SB-9	W MID	2'	3:30	0/0	
			3:40	0/0	

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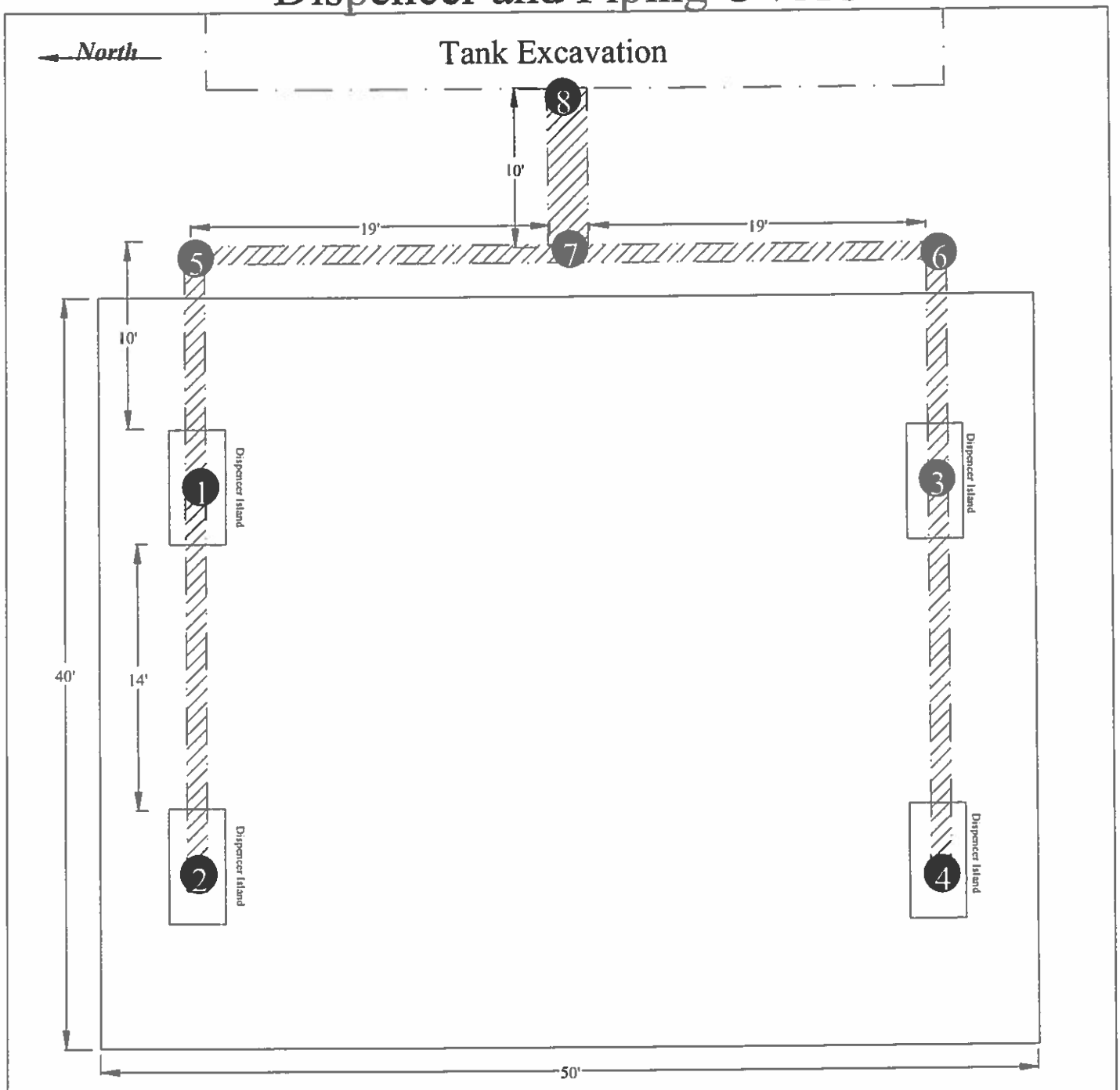
Machine Started: 11:00 AM
Personnel/Company: CRAIG MARTIN

O.V.A. Field Log.

Sample:	Location	Depth:	Time:	Results: Total /Filter	Comments:
SB-10	SE COR	2'	4:00	0/0	NO ORDOR
		4'	4:15	0/0	
SB-11	MID SO	2'	4:30	0/0	
		4'	4:40	0/0	
SB-12	SW COR	2'	5:00	0/0	
		4'	5:15	0/0	
SB-13	W END	2'	5:10	0/0	
		4'	5:20	0/0	
SB-14	MID EX	2'	5:30	0/0	
		4'	5:40	0/0	
SB-15	MID WEST	2'	5:50	0/0	
		4'	6:00	0/0	

TANK EXCAVATION
Member: Florida Association of Environmental Professionals: National Association of Environmental Professionals.

Dispencer and Piping OVA's



Title:	**Location:**	**Key:**
Liberty Station	3810 US#1 South Ft. Pierce,Fl.	Scale: 1"=8' 1 2 3 4 5 6 7 8 OVA Points

HYDROCARBON ENVIRONMENTAL, Inc.

Environmental Consultants.

20 RIO DE PALMAS
Ft. Pierce, Fla. 34951
Phone:(772)-448-8131
COMQAP # 920352G

Project Name: LIBERTY
Project Addr: 3810 S US HWY #1
Machine Started: 12:30
Personnel/Company: CRAIG MARTIN

Date:10-13-2015
Weather:CLR/WM

O.V.A. Field Log.

Sample:	Location	Depth:	Time:	Results: Total /Filter	Comments:
SB-1	DISP 1	1'	1:21	0/0	NO ODOR
		2'	1:22	0/0	
		3'	1:24	0/0	LAB Sample
		4'	1:26	0/0	
SB-2	DISP 2	1'	1:51	0/0	
		2'	1:53	0/0	
		3'	1:55	0/0	LAB Sample
		4'	1:58	0/0	
SB-3	DISP 3	1'	2:21	0/0	
		2'	2:23	0/0	
		3'	2:25	0/0	LAB Sample
		4'	2:28	0/0	
SB-4	DISP 4	1'	2:41	0/0	
		2'	2:45	0/0	
		3'	2:49	0/0	LAB Sample
		4'	2:51	0/0	

HYDROCARBON ENVIRONMENTAL, Inc.
Environmental Consultants.
20 RIO DE PALMAS
Ft. Pierce, Fla. 34951
Phone:(772)-448-8131
COMQAP # 920352G

Project Name: LIBERTY **Date:10-13-2015**
Project Addr: 3810 S US HWY #1 **Weather:CLR/WM**
Machine Started: 12:30
Personnel/Company: CRAIG MARTIN

O.V.A. Field Log.

Sample:	Location	Depth:	Time:	Results: Total /Filter	Comments:
SB-5	PIPING	1'	3:02	0/0	NO ODOR
		2'	3:04	0/0	
		3'	3:07	0/0	
		4'	3:10	0/0	
SB-6	PIPING	1'	3:12	0/0	
		2'	3:15	0/0	
		3'	3:18	0/0	
		4'	3:20	0/0	
SB-7	PIPING	1'	3:21	0/0	
		2'	3:23	0/0	
		3'	3:25	0/0	
		4'	3:28	0/0	
SB-8	PIPING	1'	3:41	0/0	
		2'	3:45	0/0	
		3'	3:49	0/0	
		4'	3:51	0/0	

OVA STARTED 1' BELOW PIPING

TABLE 1
SOIL ANALYTICAL SUMMARY
LIBERTY FORT PIERCE
Oct-15

SAMPLE				OVA	LABORATORY ANALYSIS										
LOCATION	DATE	DEPTH TO WATER (fbls)	SAMPLE INTERVAL (fbls)	Net OVA Reading (ppm)	BENZENE (mg/kg)	TOLUENE (mg/kg)	ETHYL-BENZENE (mg/kg)	TOTAL XYLENES (mg/kg)	TOTAL VOA (mg/kg)	MTBE (mg/kg)	NAPH-THALENE (mg/kg)	ACENAPH-THYLENE (mg/kg)	1-METHYLNAPH-THALENE (mg/kg)	2-METHYLNAPH-THALENE (mg/kg)	FL PRO (TRPHs) (mg/kg)
BOT EX	10/12/15	6.50	6.00	<1	U	U	U	U	U	U	U	U	U	U	13.5
DISP 1	10/13/15		4.00	<1	U	U	U	U	U	U	U	U	U	U	37.5
DISP 2	10/13/15		4.00	<1	U	U	U	U	U	U	U	U	U	U	20.5
DISP 3	10/13/15		4.00	<1	U	0.0008	U	U	U	U	U	U	U	U	19.9
DISP 4	10/13/15		4.00	<1	U	U	U	U	U	U	U	U	U	U	13.5
SCTL's		LEACHABILITY BASED ON GROUNDWATER CRITERIA			0.007	0.5	0.6	0.2	1.307	0.09	1.2	27	3.1	8.5	340
		DIRECT EXPOSURE			1.2	7500	1500	130	9131.2	4400	55	1800	200	210	460

fbls - Feet Below Land Surface

* Leachability values may be derived using the SPLP Test to calculate site specific SCTLs or may be determined using TCLP in the event oily waste are present.

U-DENOTES-UNDETECTABLE

TABLE 2
GROUNDWATER ANALYTICAL SUMMARY
LIBERTY FORT PIERCE

WELL DESIGNATION	DATE	BENZENE (ug/l)	TOLUENE (ug/l)	ETHYL-BENZENE (ug/l)	TOTAL XYLENES (ug/l)	MTBE (ug/l)	BTEX SUMMARY (ug/l)	NAPH-THALENE (ug/l)	ACENAP-THYLENE (ug/l)	1-METHYLNAP-THALENE (ug/l)	2-METHYLNAP-THALENE (ug/l)	LEAD (ug/l)	EDB (ug/l)	FLPRO mg/L
TW-1	10/13/15	U	U	U	U	U	U	U	U	U	<1	NA	NA	0.37
GCTL's		1	40	30	20	20	111	14	210	28	28	15	0.02	5000
Low Yield Poor Quality		10	400	300	200	200	1110	140	2100	280	280	150	0.2	50000
Natural Attenuation Default Value		100	400	300	200	200	1200	140	2100	280	280	150	2	50000

* Only Compounds Detected Appear on this Table

* All Analytical Data are Reported in Concentration Units of micrograms per liter (ug/L), unless otherwise noted.

* "GCTL" Denotes "Groundwater Cleanup Target Level" per Chapter 62-777, Florida Administrative Code.

* "Natural Attenuation" standards are the 'default source concentrations' as specified in Table V of Chapter 62-777, Florida Administative Code

* "MTBE" Denotes methyl tert-butyl ether

* "NA" not analyzed

U- Denotes Undetectable

APPENDIX A

MAPS/OVA CALIBRATION

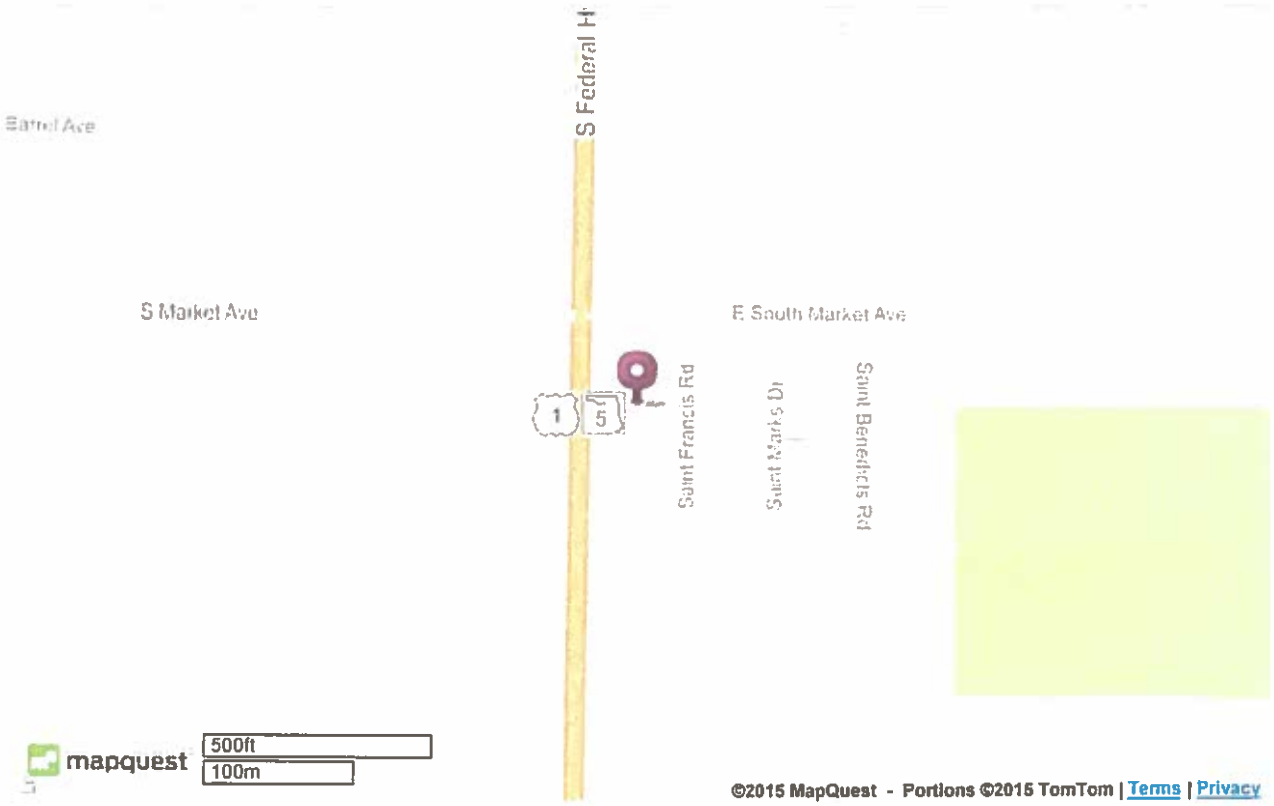
Notes

mapquest

Map of:

3810 S Us Highway 1

Ft Pierce, FL 34982-6620



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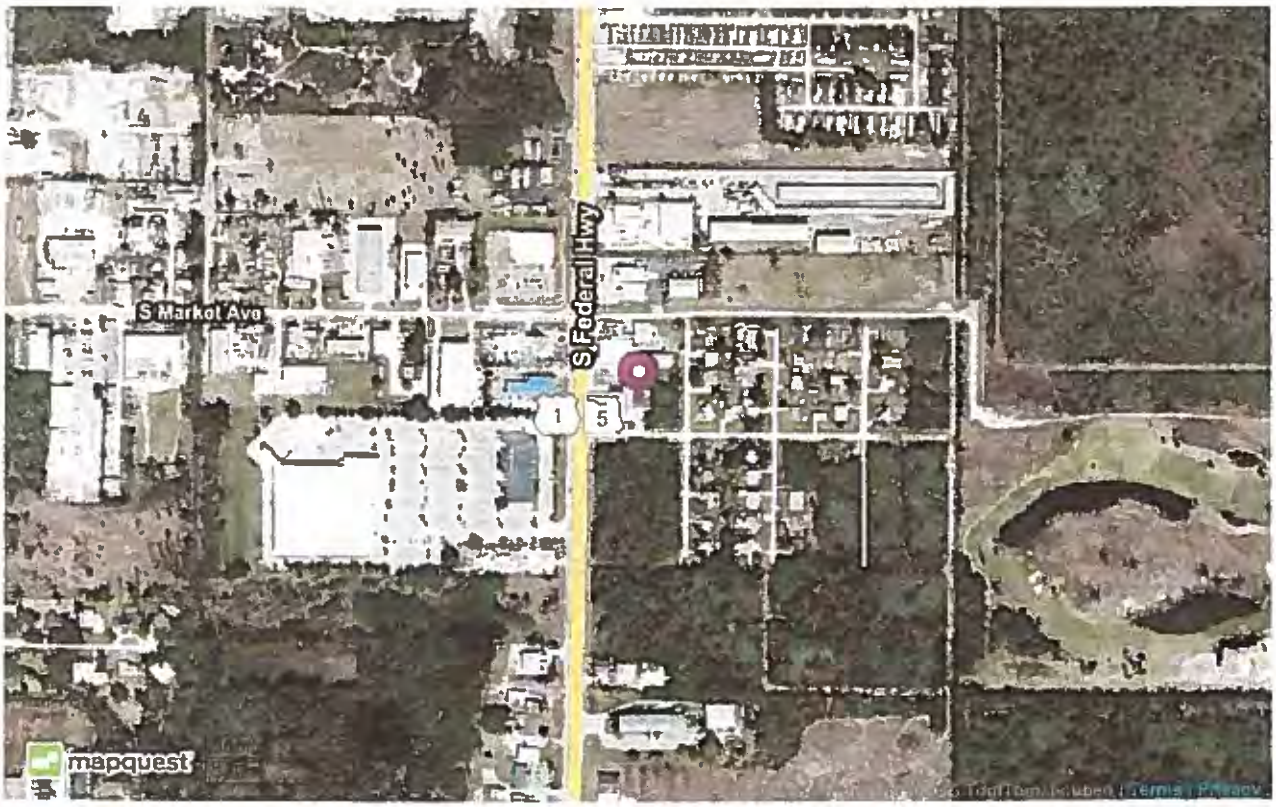
Notes

mapquest

Map of:

3810 S Us Highway 1

Ft Pierce, FL 34982-6620



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Form FD 9000-8: FIELD INSTRUMENT CALIBRATION RECORDS

INSTRUMENT (MAKE/MODEL#) Foxboro OVA **INSTRUMENT #** A-4300

PARAMETER: *[check only one]*

☐ TEMPERATURE ☐ CONDUCTIVITY ☐ SALINITY ☐ pH ☐ ORP
☐ TURBIDITY ☐ RESIDUAL CI ☐ DO ☐ OTHER OVA

STANDARDS: *[Specify the type(s) of standards used for calibration, the origin of the standards, the standard values, and the date the standards were prepared or purchased]*

Standard A Air

Standard B 95ppm Methane

Standard C

DATE (yy/mm/dd)	TIME (hr:min)	STD (A, B, C)	STD VALUE	INSTRUMENT RESPONSE	% DEV	CALIBRATED (YES, NO)	TYPE (INIT, CONT)	SAMPLER INITIALS
15/10/09	5:00am	A	0 ppm	0 ppm	0	Yes	INIT	
	5:05am	B	95	95 ppm	0	Yes	INIT	
15/10/09	7:00pm	A	0 ppm	0 ppm	0	Yes	CONT	
	7:05pm	B	95	95 ppm	0	Yes	CONT	

Form FD 9000-8: FIELD INSTRUMENT CALIBRATION RECORDS

INSTRUMENT (MAKE/MODEL#) Foxboro OVA **INSTRUMENT #** A-4300

PARAMETER: *[check only one]*

☐ TEMPERATURE ☐ CONDUCTIVITY ☐ SALINITY ☐ pH ☐ ORP
☐ TURBIDITY ☐ RESIDUAL Cl ☐ DO ☐ OTHER OVA

STANDARDS: *[Specify the type(s) of standards used for calibration, the origin of the standards, the standard values, and the date the standards were prepared or purchased]*

Standard A Air

Standard B 95ppm Methane

Standard C

DATE (yy/mm/dd)	TIME (hr:min)	STD (A, B, C)	STD VALUE	INSTRUMENT RESPONSE	% DEV	CALIBRATED (YES, NO)	TYPE (INIT, CONT)	SAMPLER INITIALS
15/10/12	5:00am	A	0 ppm	0 ppm	0	Yes	INIT	
	5:05am	B	95	95 ppm	0	Yes	INIT	
15/10/12	7:00pm	A	0 ppm	0 ppm	0	Yes	CONT	
	7:05pm	B	95	95 ppm	0	Yes	CONT	

APPENDIX B

REMOVAL REPORT/MANIFESTS

Property Identification

Site Address: 3810 S US HWY 1
Sec/Town/Range: 34/35S/40E
Map ID: 24/34N
Zoning: C3

Parcel ID: 2434-501-0035-000-1
Account #: 33361
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

NSF GFY LLC
8902 N Dale Mabry Hwy Ste 200
Tampa, FL 33614

Legal Description

ST JAMES PARK BLK 3 LOTS 1, 2, 3, 12, 13 AND 14 - LESS THE W 45 FT US-1 (OR 3522-865; 3586-2470; 3589-129)



Current Values

Just/Market Value:	$158,550
Assessed Value:	$158,550
Exemptions:	$0
Taxable Value:	$158,550

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.05
Land Size (SF):	45,920

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 12, 2013	3589 / 0129	0111	QC	Mayfive Capital LLC,	$100
Dec 11, 2013	3586 / 2470	0111	QC	Treasure Coast Petroleum RE	$100
May 28, 2013	3522 / 0865	0111	TD	Treasure Coast Petroleum Real,	$35,700
Jun 10, 2004	2015 / 2370	01	QC	Treasure Coast Petroleum Llc,	$100
Apr 13, 2004	1945 / 2841	01	WD	B And R Real Estate Services,	$675,000
Nov 20, 2003	1859 / 1638	01	WD	Fidelity Bank of Florida ,	$0
May 21, 2003	1725 / 2852	01	CT	Purvi Petroleum II LLC,	$1,000
Jun 14, 2001	1422 / 2234	06	SP	Cheker Oil Co Fl Inc,	$535,100
Oct 1, 1982	0386 / 1678	00	CV		$125,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	4	1983
ASP1 HIGH	1	17130	1983
CANOPY2	1	3870	1983

Current Year Values

Current Values Breakdown

Building:	$25,400
Land:	$133,150
Just/Market:	$158,550
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$158,550
Exemption(s):	$0
Taxable:	$158,550

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	9.8	Fort Pierce Stormwater Charge	$529.20

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$158,550	$158,550	$0	$158,550
2014	$226,000	$226,000	$0	$226,000
2013	$227,200	$227,200	$0	$227,200
2012	$228,300	$228,300	$0	$228,300

Permits

Number	Date	Description	Amount	Fee
FL-023		Property Off '03 Fire List St Lucie Co Fire Dept	$100,000	$0
F95-000792	Jul 28, 1995	Additions to existing construction	$157,000	$157,000
F02-0789	Sep 5, 2002	Alterations/Remodeling	$0	$75
DMC200313	Feb 26, 2004	Demolition	$0	$100

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Florida Department of Environmental Protection
Twin Towers Office Bldg.•2600 Blair Stone Road•Tallahassee, Florida 32399-2400

DEP Form # 62-761.900(5)
Form Title. UST Contractor Form
Effective Date July 13, 1998

Underground Storage System Installation and Removal Form for Certified Contractors

Pollutant Storage Systems Contractor as defined in Section 489.113, Florida Statutes (certified contractors as defined in Section 62-761.200, Florida Administrative Code) shall use this form to certify that the installation, replacement or removal of the underground storage tank system(s) located at the address listed below was performed in accordance with Department Reference Standards. This includes system components such as dispenser liners, piping sumps, and overfill protection devices.

General Facility Information

Facility Name: LIBERTY FT.PIERCE, FL	DEP Facility Identification No. : 8516069
Street Address (physical location): 3810 S US HWY #1 FORT PIERCE, FL 34982	
County: ST. LUCIE	Telephone #: ( )
Owner Name: NSF GPY LLC	Telephone #: (813)712-3074
Owner Address: 8902 N DALE MABRY HWY SUITE 200 TAMPA, FL 33614	

Storage Tank System Information

Number of Tanks Installed:	Number of Tanks Removed: 3 UST'S
Date Work Initiated: 10/12/15	Date Work Completed: 10/19/15
Tank(s) Manufactured by: UNKNOWN	
Description of work Completed: REMOVE & DISPOSE 3 UST'S REMOVE ALL PIPING AND DISPENSORS	

Certification

I hereby certify and attest that I am familiar with the facility that is registered with the Florida Department of Environmental Protection; that to the best of my knowledge and belief, the storage tank system installation, replacement or removal at this facility was conducted in accordance with Chapter 489, Florida Statutes, Section 376.303, Florida Statutes, and Chapter 62-761, Florida Administrative Code, and its adopted reference standards and documents for underground storage tank systems.

DAVID A. FENDER
(Type or Print)
Certified Pollutant Tank Contractor Name

PSSC #047010
PSSC Number
Pollutant Storage Systems
Contractor License Number

David Fender / KRM
Certified Tank Contractor Signature

10-19-2015
Date

Field Supervisor Name

Date

The owner or operator of the facility must register the tanks with the Department upon completion of the installation. The installer must submit this form to the County no more than 30 days after the completion of installation, replacement, or removal of a storage tank

Cliff Berry, Incorporated
Environmental Services
PO Box 13079
Ft. Lauderdale, FL 33316

IN CASE OF EMERGENCY
CONTACT (800) 899-7745

DISPATCH TICKET

Manifest Doc #:

PO#:

1. Generator's US EPA ID No.:

2. Generator Site:

3. Bill To:

4. Generator Phone: 772-287-7770

Generator Contact:

5. Transporter Name/Phone: 954-763-3390
CLIFF BERRY, INC.(DANIA)
3400 SE 9TH AVE.
DANIA BEACH, FL 33316
FLR000083071

6. Designated Facility/Phone:(772) 466-4063
CLIFF BERRY, INC. (FT. PIERCE)
400 ANGLE ROAD
FT. PIERCE, FL 34946
FLR000009266

7. Description of Service/Instructions:

Department Location: ES / FT PIERCE Driver/Tech: Truck:

Scheduled Date of Work Scheduled Time: Method of Payment

8. Work Site Remarks:

Time Left Yard (Start): Time Arrived On Site: Date: 10 5 15

Time Left Site: Time Arrived At Yard (Stop): Date: 10 5 15

A I M	9. PROPER SHIPPING NAME/DESCRIPTION	HAZ CLASS	I.D. #	PKG. GP	CONTAINERS No.	CONTAINERS TYPE	TOTAL QTY	UNIT Wt./Vol
M							100	GAL

10. SPECIAL HANDLING INSTRUCTIONS: FLASH POINT ABOVE 200F

11. CERTIFICATION: This is to certify that the above named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulation of the Department of Transportation. I certify the materials decribed above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.
TERMS & CONDITIONS: Customer agrees that work has been performed satisfactorily. Payment is due upon completion of services. Where CBI extends credit, a charge of 1-1/2% per month, 18% per annum, will be added to balances unpaid 30 days after date of invoice. Collection costs and/or reasonable attorney's fees will be due in the event any collection process becomes necessary. This is not an invoice, but merely an estimate of charges. Applicable taxes, tariffs and fuel surcharges will be forwarded on invoice.

Printed/Typed Name | Signature | Month | Day | Year

12. Transporter Acknowledgement of Receipt of Materials

Printed/Typed Name | Signature | Month | Day | Year

13. Facility Owner or Operator: Certification receipt of materials covered by this manifest.

Printed/Typed Name | Signature | Month | Day | Year

CERTIFICATE OF DESTRUCTION
FOR
USED PETROLEUM STORAGE TANKS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED David A Fender OF

Southern Utilities DID ON 10-14-2015

PROPERLY DISPOSE OF UNDERGROUND STORAGE TANK#_____

PREVIOUSLY LOCATED AT THE BELOW LISTED FACILITY 1-12,000 1-8000, 1-400

Liberty - 3510 S US Hwy 1 Fort Pierce, FL IN ACCORDANCE WITH API

RECOMMENDED GUIDELINES 1604, 2015, 2217 AND OTHER REGULATIONS

AS APPROPRIATE, BY PROPERLY CLEANING THE INTERIOR OF THE TANK,

BY PROPERLY DISPOSING OF RESIDUAL TANK CONTENTS IN ACCORDANCE

WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, AND

BY DESTROYING SAID TANK BY RENDERING IT USELESS FOR USE

THROUGH CUTTING OR CRUSHING; SAID ACTIVITY TAKEN PLACE AT

ATHand Recycling 2245 US 98N Okeechobee, FL

EXECUTED ON THE 14 OF OCT 20 15

BY: David A. Fender

TITLE: Pres

COMPANY: Southern Utilities

Phone: 863 763-7447
Fax: 863 863-7002

Purchase Ticket

Atland Recycling

2248 US Highway 98 North
Okeechobee, FL 34972

17059
DAVID FENDER
4206 SUNRISE BLVD
FORT PIERCE, FL 34982

October 13, 2015

Ticket# 247413
Weight 15,800 lbs
Total $237.00

Driver:
Truck#:
Other:

Description
Container In:
Container Out:

Notes:

Commercial Ticket - Number: 247413

Commodity	Gross	Tare	Tare2	Deduct	Net	UM	Price	Total
steel # 2	44,700	28,900			15,800	P	0.0150	237.00
	44,700	28,900			15,800			237.00

863 763-7447
ax 863 863-7002

Purchase Ticket
Atland Recycling

2248 US Highway 98 North
Okeechobee, FL 34972

17059
AVID FENDER
206 SUNRISE BLVD
ORT PIERCE, FL 34982

October 14, 2015

Ticket# 247457
Weight 13,080 lbs
Total $196.20

Driver:
Truck#:
Other:

Description:
Container In:
Container Out:

Notes:

Commercial Ticket - Number: 247457

Commodity	Gross	Tare	Tare2	Deduct	Net	UM	Price	Total
n	41,920	28,840			13,080	P	0 0150	196.20
	41,920	28,840			13,080			196.20

Phone 863 763-7447
Fax 863 863-7002

Purchase Ticket
Atland Recycling

2248 US Highway 98 North
Okeechobee, FL 34972

17059
DAVID FENDER
4206 SUNRISE BLVD
FORT PIERCE, FL 34982

October 14, 2015

Ticket# 247483
Weight 8,160 lbs
Total $122.40

Driver:
Truck#:
Other:

Description:
Container In:
Container Out:

Notes:

Commercial Ticket - Number: 247483

Commodity	Gross	Tare	Tare2	Deduct	Net	UM	Price	Total
Tin	36,880	28,720			8,160	P	0.0150	122.40
	36,880	28,720			8,160			122.40

APPENDIX C

PHOTOGRAPHS

















APPENDIX D

LABORATORY RESULTS/CHAIN OF CUSTODY
SAMPLING LOGS

Jupiter Environmental Laboratories, Inc.
150 S. Old Dixie Highway
Jupiter, FL 33458
Phone: (561)575-0030
Fax: (561)575-4118
www.jupiterlabs.com
clientservices@jupiterlabs.com

October 27, 2015

Kaba, Inc.
Kaba, Inc.
2841 N. Ocean Blvd.
Suite 905
Fort Lauderdale, FL 33308

RE: LOG# 1543529
Project ID: Liberity
COC# 543529

Dear Kaba, Inc.:

Enclosed are the analytical results for sample(s) received by the laboratory on Wednesday, October 14, 2015. Results reported herein conform to the most current NELAC standards, where applicable, unless indicated by * in the body of the report. The enclosed Chain of Custody is a component of this package and should be retained with the package and incorporated therein.

Results for all solid matrices are reported in dry weight unless otherwise noted. Results for all liquid matrices are reported as received in the laboratory unless otherwise noted. Results relate only to the samples received. Should insufficient sample be provided to the laboratory to meet the method and NELAC Matrix Duplicate and Matrix Spike requirements, then the data will be analyzed, evaluated and reported using all other available quality control measures.

Samples are disposed of after 30 days of their receipt by the laboratory unless extended storage is requested in writing. The laboratory maintains the right to charge storage fees for archived samples. This report will be archived for 5 years after which time it will be destroyed without further notice, unless prior arrangements have been made.

Certain analyses are subcontracted to outside NELAC certified laboratories, please see the Project Summary section of this report for NELAC certification numbers of laboratories used. A Statement of Qualifiers is available upon request.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Shourjo Ghose for
Kacia Baldwin
V.P. of Operations

FDOH# E86546

CERTIFICATE OF ANALYSIS

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without the written consent of Jupiter Environmental Laboratories, Inc.

Jupiter Environmental Laboratories, Inc.
150 S. Old Dixie Highway
Jupiter, FL 33458
Phone: (561)575-0030
Fax: (561)575-4118

SAMPLE ANALYTE COUNT

Workorder: 1543529
Project ID: Liberity

Lab ID	Sample ID	Method	Analytes Reported
1543529001	Botton Ex	EPA 8260B	10
		EPA 8310 List by 8270C SIM (S)	21
		FL-PRO (GC)	3
		SM 2540G	1
1543529002	Temp Well	EPA 8260B	10
		EPA 8270/PAH SIM	21
		FL-PRO (GC)	3
1543529003	Disp 1	EPA 8260B	10
		EPA 8310 List by 8270C SIM (S)	21
		FL-PRO (GC)	3
		SM 2540G	1
1543529004	Disp 2	EPA 8260B	10
		EPA 8310 List by 8270C SIM (S)	21
		FL-PRO (GC)	3
		SM 2540G	1
1543529005	Disp 3	EPA 8260B	10
		EPA 8310 List by 8270C SIM (S)	21
		FL-PRO (GC)	3
		SM 2540G	1
1543529006	Disp 4	EPA 8260B	10
		EPA 8310 List by 8270C SIM (S)	21
		FL-PRO (GC)	3
		SM 2540G	1

FDOH# E86546

CERTIFICATE OF ANALYSIS

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Jupiter Environmental Laboratories, Inc.
150 S. Old Dixie Highway
Jupiter, FL 33458
Phone: (561)575-0030
Fax: (561)575-4118

SAMPLE SUMMARY

Workorder: 1543529
Project ID: Liberity

Lab ID	Sample ID	Matrix	Date Collected	Date Received
1543529001	Botton Ex	Soil/Solid	10/12/2015 12:00	10/14/2015 09:45
1543529002	Temp Well	Aqueous Liquid	10/13/2015 16:00	10/14/2015 09:45
1543529003	Disp 1	Soil/Solid	10/13/2015 13:30	10/14/2015 09:45
1543529004	Disp 2	Soil/Solid	10/13/2015 14:00	10/14/2015 09:45
1543529005	Disp 3	Soil/Solid	10/13/2015 14:30	10/14/2015 09:45
1543529006	Disp 4	Soil/Solid	10/13/2015 15:00	10/14/2015 09:45

FDOH# E86546
CERTIFICATE OF ANALYSIS
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Jupiter Environmental Laboratories, Inc.
150 S. Old Dixie Highway
Jupiter, FL 33458
Phone: (561)575-0030
Fax: (561)575-4118

ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: **1543529001** Date Received: 10/14/2015 09:45 Matrix: Soil/Solid
Sample ID: **Botton Ex** Date Collected: 10/12/2015 12:00

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Semivolatiles by EPA 8270C										
Analysis Desc: PAH List by 8270C SIM (S)						Preparation Method: EPA 3545				
						Analytical Method: EPA 8310 List by 8270C SIM (S)				
1-Methylnaphthalene	U	mg/Kg	0.423	0.106	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
2-Methylnaphthalene	U	mg/Kg	0.423	0.106	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Acenaphthene	U	mg/Kg	0.211	0.053	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Acenaphthylene	U	mg/Kg	0.211	0.053	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Anthracene	U	mg/Kg	0.211	0.053	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Benzo(a)anthracene	U	mg/Kg	0.127	0.032	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Benzo(a)pyrene	U	mg/Kg	0.127	0.019	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Benzo(b)fluoranthene	U	mg/Kg	0.127	0.027	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Benzo(g,h,i)perylene	U	mg/Kg	0.127	0.032	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Benzo(k)fluoranthene	U	mg/Kg	0.127	0.032	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Chrysene	U	mg/Kg	0.127	0.032	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Dibenzo(a,h)anthracene	U	mg/Kg	0.127	0.0076	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Fluoranthene	U	mg/Kg	0.211	0.053	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Fluorene	U	mg/Kg	0.211	0.053	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Indeno(1,2,3-cd)pyrene	U	mg/Kg	0.127	0.032	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Naphthalene	U	mg/Kg	0.423	0.106	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Phenanthrene	U	mg/Kg	0.211	0.053	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Pyrene	U	mg/Kg	0.211	0.053	20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Nitrobenzene-d5 (S)	59	%	20-120		20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
2-Fluorobiphenyl (S)	83	%	30-115		20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
p-Terphenyl-d14 (S)	86	%	15-140		20	10/20/2015 15:56	BH	10/21/2015 23:54	BFM	
Volatiles by GC/MS										
Analysis Desc: BTEX/MTBE by 8260B (S)						Preparation Method: EPA 5035				
						Analytical Method: EPA 8260B				
Benzene	U	mg/Kg	0.0021	0.00049	1	10/16/2015 11:00	SO	10/17/2015 04:19	SO	
Ethylbenzene	U	mg/Kg	0.0021	0.00035	1	10/16/2015 11:00	SO	10/17/2015 04:19	SO	
Toluene	U	mg/Kg	0.0021	0.00043	1	10/16/2015 11:00	SO	10/17/2015 04:19	SO	
Xylenes- Total	U	mg/Kg	0.0021	0.0011	1	10/16/2015 11:00	SO	10/17/2015 04:19	SO	
m & p-xylene	U	mg/Kg	0.0021	0.00069	1	10/16/2015 11:00	SO	10/17/2015 04:19	SO	
o-Xylene	U	mg/Kg	0.0021	0.00038	1	10/16/2015 11:00	SO	10/17/2015 04:19	SO	
tert-Butyl methyl ether (MTBE)	U	mg/Kg	0.0032	0.0012	1	10/16/2015 11:00	SO	10/17/2015 04:19	SO	
Dibromofluoromethane (S)	102	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 04:19	SO	
Toluene d8 (S)	101	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 04:19	SO	
4-Bromofluorobenzene (S)	96	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 04:19	SO	
Wet Chemistry										

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: **1543529001** Date Received: 10/14/2015 09:45 Matrix: Soil/Solid
Sample ID: **Botton Ex** Date Collected: 10/12/2015 12:00

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Analysis Desc: 2540G Percent Solids (Dryweight)					Analytical Method: SM 2540G					
Percent Solids (Dryweight)	93.3	%	0.1		1			10/20/2015 11:38	BH	
Semivolatiles by GC										
Analysis Desc: Florida PRO by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: FL-PRO (GC)					
Florida Pro Total	13.5i	mg/Kg	21.1	10.6	2	10/20/2015 16:11	BH	10/22/2015 13:01	BFM	
o-Terphenyl (S)	70	%	50-150		2	10/20/2015 16:11	BH	10/22/2015 13:01	BFM	
n-Triacontane-d62 (S)	90	%	50-150		2	10/20/2015 16:11	BH	10/22/2015 13:01	BFM	

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: 1543529002 Date Received: 10/14/2015 09:45 Matrix: Aqueous Liquid
Sample ID: Temp Well Date Collected: 10/13/2015 16:00

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Volatiles by GC/MS										
Analysis Desc: BTEX/MTBE by 8260B (W)						Preparation Method: EPA 5030B				
						Analytical Method: EPA 8260B				
Benzene	U	ug/L	1.00	0.400	1	10/15/2015 09:35	SO	10/15/2015 20:01	SO	
Ethylbenzene	U	ug/L	1.00	0.400	1	10/15/2015 09:35	SO	10/15/2015 20:01	SO	
Toluene	U	ug/L	1.00	0.400	1	10/15/2015 09:35	SO	10/15/2015 20:01	SO	
Xylenes- Total	U	ug/L	3.00	0.800	1	10/15/2015 09:35	SO	10/15/2015 20:01	SO	
m & p-xylene	U	ug/L	2.00	0.400	1	10/15/2015 09:35	SO	10/15/2015 20:01	SO	
o-Xylene	U	ug/L	1.00	0.400	1	10/15/2015 09:35	SO	10/15/2015 20:01	SO	
tert-Butyl methyl ether (MTBE)	U	ug/L	1.00	0.400	1	10/15/2015 09:35	SO	10/15/2015 20:01	SO	
Dibromofluoromethane (S)	99	%	70-130		1	10/15/2015 09:35	SO	10/15/2015 20:01	SO	
Toluene d8 (S)	98	%	70-130		1	10/15/2015 09:35	SO	10/15/2015 20:01	SO	
4-Bromofluorobenzene (S)	96	%	70-130		1	10/15/2015 09:35	SO	10/15/2015 20:01	SO	
Semivolatiles by EPA 8270C										
Analysis Desc: PAH List by 8270C SIM (W)						Preparation Method: EPA 3510C SIM				
						Analytical Method: EPA 8270/PAH SIM				
1-Methylnaphthalene	U	ug/L	0.100	0.050	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
2-Methylnaphthalene	U	ug/L	0.100	0.050	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Acenaphthene	U	ug/L	0.050	0.025	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Acenaphthylene	U	ug/L	0.050	0.025	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Anthracene	U	ug/L	0.050	0.025	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Benzo(a)anthracene	U	ug/L	0.050	0.025	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Benzo(a)pyrene	U	ug/L	0.050	0.015	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Benzo(b)fluoranthene	U	ug/L	0.050	0.015	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Benzo(g,h,i)perylene	U	ug/L	0.050	0.015	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Benzo(k)fluoranthene	U	ug/L	0.050	0.015	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Chrysene	U	ug/L	0.050	0.025	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Dibenzo(a,h)anthracene	U	ug/L	0.050	0.0051	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Fluoranthene	U	ug/L	0.050	0.025	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Fluorene	U	ug/L	0.050	0.025	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Indeno(1,2,3-cd)pyrene	U	ug/L	0.050	0.015	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Naphthalene	U	ug/L	0.100	0.050	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Phenanthrene	U	ug/L	0.050	0.025	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Pyrene	U	ug/L	0.050	0.025	1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Nitrobenzene-d5 (S)	34	%	30-110		1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
2-Fluorobiphenyl (S)	47	%	30-110		1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
p-Terphenyl-d14 (S)	66	%	30-140		1	10/16/2015 15:59	BH	10/19/2015 16:12	BFM	
Semivolatiles by GC										

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: **1543529002** Date Received: 10/14/2015 09:45 Matrix: Aqueous Liquid
Sample ID: **Temp Well** Date Collected: 10/13/2015 16:00

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Analysis Desc: Florida PRO by GC (W)					Preparation Method: EPA 3510C					
					Analytical Method: FL-PRO (GC)					
Florida Pro Total	0.370i	mg/L	0.400	0.200	2	10/15/2015 17:09	BH	10/18/2015 13:19	BFM	V
o-Terphenyl (S)	55	%	50-150		2	10/15/2015 17:09	BH	10/18/2015 13:19	BFM	
n-Triacontane-d62 (S)	71	%	50-150		2	10/15/2015 17:09	BH	10/18/2015 13:19	BFM	

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: **1543529003** Date Received: 10/14/2015 09:45 Matrix: Soil/Solid
Sample ID: **Disp 1** Date Collected: 10/13/2015 13:30

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Semivolatiles by EPA 8270C										
Analysis Desc: PAH List by 8270C SIM (S)						Preparation Method: EPA 3545				
						Analytical Method: EPA 8310 List by 8270C SIM (S)				
1-Methylnaphthalene	U	mg/Kg	0.428	0.107	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
2-Methylnaphthalene	U	mg/Kg	0.428	0.107	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Acenaphthene	U	mg/Kg	0.214	0.053	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Acenaphthylene	U	mg/Kg	0.214	0.053	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Anthracene	U	mg/Kg	0.214	0.053	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Benzo(a)anthracene	U	mg/Kg	0.128	0.032	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Benzo(a)pyrene	U	mg/Kg	0.128	0.020	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Benzo(b)fluoranthene	U	mg/Kg	0.128	0.028	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Benzo(g,h,i)perylene	U	mg/Kg	0.128	0.032	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Benzo(k)fluoranthene	U	mg/Kg	0.128	0.032	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Chrysene	U	mg/Kg	0.128	0.032	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Dibenzo(a,h)anthracene	U	mg/Kg	0.128	0.0077	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Fluoranthene	U	mg/Kg	0.214	0.053	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Fluorene	U	mg/Kg	0.214	0.053	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Indeno(1,2,3-cd)pyrene	U	mg/Kg	0.128	0.032	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Naphthalene	U	mg/Kg	0.428	0.107	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Phenanthrene	U	mg/Kg	0.214	0.053	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Pyrene	U	mg/Kg	0.214	0.053	20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Nitrobenzene-d5 (S)	66	%	20-120		20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
2-Fluorobiphenyl (S)	99	%	30-115		20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
p-Terphenyl-d14 (S)	99	%	15-140		20	10/20/2015 15:56	BH	10/22/2015 00:50	BFM	
Volatiles by GC/MS										
Analysis Desc: BTEX/MTBE by 8260B (S)						Preparation Method: EPA 5035				
						Analytical Method: EPA 8260B				
Benzene	U	mg/Kg	0.0022	0.00050	1	10/16/2015 11:00	SO	10/17/2015 03:53	SO	
Ethylbenzene	U	mg/Kg	0.0022	0.00036	1	10/16/2015 11:00	SO	10/17/2015 03:53	SO	
Toluene	U	mg/Kg	0.0022	0.00044	1	10/16/2015 11:00	SO	10/17/2015 03:53	SO	
Xylenes- Total	U	mg/Kg	0.0022	0.0011	1	10/16/2015 11:00	SO	10/17/2015 03:53	SO	
m & p-xylene	U	mg/Kg	0.0022	0.00070	1	10/16/2015 11:00	SO	10/17/2015 03:53	SO	
o-Xylene	U	mg/Kg	0.0022	0.00038	1	10/16/2015 11:00	SO	10/17/2015 03:53	SO	
tert-Butyl methyl ether (MTBE)	U	mg/Kg	0.0033	0.0012	1	10/16/2015 11:00	SO	10/17/2015 03:53	SO	
Dibromofluoromethane (S)	102	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 03:53	SO	
Toluene d8 (S)	100	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 03:53	SO	
4-Bromofluorobenzene (S)	97	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 03:53	SO	
Wet Chemistry										

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: **1543529003** Date Received: 10/14/2015 09:45 Matrix: Soil/Solid
Sample ID: **Disp 1** Date Collected: 10/13/2015 13:30

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Analysis Desc: 2540G Percent Solids (Dryweight)					Analytical Method: SM 2540G					
Percent Solids (Dryweight)	91.6	%	0.1		1			10/20/2015 11:38	BH	
Semivolatiles by GC										
Analysis Desc: Florida PRO by GC (S)					Preparation Method: EPA 3545 Analytical Method: FL-PRO (GC)					
Florida Pro Total	37.5	mg/Kg	21.4	10.7	2	10/20/2015 16:11	BH	10/22/2015 13:23	BFM	
o-Terphenyl (S)	66	%	50-150		2	10/20/2015 16:11	BH	10/22/2015 13:23	BFM	
n-Triacontane-d62 (S)	81	%	50-150		2	10/20/2015 16:11	BH	10/22/2015 13:23	BFM	

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: 1543529004 Date Received: 10/14/2015 09:45 Matrix: Soil/Solid
Sample ID: Disp 2 Date Collected: 10/13/2015 14:00

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Semivolatiles by EPA 8270C										
Analysis Desc: PAH List by 8270C SIM (S)						Preparation Method: EPA 3545				
						Analytical Method: EPA 8310 List by 8270C SIM (S)				
1-Methylnaphthalene	U	mg/Kg	0.501	0.125	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
2-Methylnaphthalene	U	mg/Kg	0.501	0.125	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Acenaphthene	U	mg/Kg	0.251	0.063	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Acenaphthylene	U	mg/Kg	0.251	0.063	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Anthracene	U	mg/Kg	0.251	0.063	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Benzo(a)anthracene	U	mg/Kg	0.150	0.038	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Benzo(a)pyrene	U	mg/Kg	0.150	0.023	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Benzo(b)fluoranthene	U	mg/Kg	0.150	0.033	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Benzo(g,h,i)perylene	U	mg/Kg	0.150	0.038	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Benzo(k)fluoranthene	U	mg/Kg	0.150	0.038	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Chrysene	U	mg/Kg	0.150	0.038	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Dibenzo(a,h)anthracene	U	mg/Kg	0.150	0.0090	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Fluoranthene	U	mg/Kg	0.251	0.063	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Fluorene	U	mg/Kg	0.251	0.063	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Indeno(1,2,3-cd)pyrene	U	mg/Kg	0.150	0.038	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Naphthalene	U	mg/Kg	0.501	0.125	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Phenanthrene	U	mg/Kg	0.251	0.063	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Pyrene	U	mg/Kg	0.251	0.063	20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Nitrobenzene-d5 (S)	59	%	20-120		20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
2-Fluorobiphenyl (S)	91	%	30-115		20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
p-Terphenyl-d14 (S)	93	%	15-140		20	10/20/2015 15:56	BH	10/22/2015 01:18	BFM	
Volatiles by GC/MS										
Analysis Desc: BTEX/MTBE by 8260B (S)						Preparation Method: EPA 5035				
						Analytical Method: EPA 8260B				
Benzene	U	mg/Kg	0.0026	0.00060	1	10/16/2015 11:00	SO	10/17/2015 03:26	SO	
Ethylbenzene	U	mg/Kg	0.0026	0.00043	1	10/16/2015 11:00	SO	10/17/2015 03:26	SO	
Toluene	U	mg/Kg	0.0026	0.00052	1	10/16/2015 11:00	SO	10/17/2015 03:26	SO	
Xylenes- Total	U	mg/Kg	0.0026	0.0013	1	10/16/2015 11:00	SO	10/17/2015 03:26	SO	
m & p-xylene	U	mg/Kg	0.0026	0.00083	1	10/16/2015 11:00	SO	10/17/2015 03:26	SO	
o-Xylene	U	mg/Kg	0.0026	0.00045	1	10/16/2015 11:00	SO	10/17/2015 03:26	SO	
tert-Butyl methyl ether (MTBE)	U	mg/Kg	0.0039	0.0014	1	10/16/2015 11:00	SO	10/17/2015 03:26	SO	
Dibromofluoromethane (S)	102	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 03:26	SO	
Toluene d8 (S)	100	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 03:26	SO	
4-Bromofluorobenzene (S)	99	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 03:26	SO	
Wet Chemistry										

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: 1543529004 Date Received: 10/14/2015 09:45 Matrix: Soil/Solid
Sample ID: Disp 2 Date Collected: 10/13/2015 14:00

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Analysis Desc: 2540G Percent Solids (Dryweight)					Analytical Method: SM 2540G					
Percent Solids (Dryweight)	77.2	%	0.1		1			10/20/2015 11:38	BH	
Semivolatiles by GC										
Analysis Desc: Florida PRO by GC (S)					Preparation Method: EPA 3545 Analytical Method: FL-PRO (GC)					
Florida Pro Total	20.5i	mg/Kg	25.1	12.5	2	10/20/2015 16:11	BH	10/22/2015 13:47	BFM	
o-Terphenyl (S)	64	%	50-150		2	10/20/2015 16:11	BH	10/22/2015 13:47	BFM	
n-Triacontane-d62 (S)	82	%	50-150		2	10/20/2015 16:11	BH	10/22/2015 13:47	BFM	

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: **1543529005** Date Received: 10/14/2015 09:45 Matrix: Soil/Solid
Sample ID: **Disp 3** Date Collected: 10/13/2015 14:30

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Semivolatiles by EPA 8270C										
Analysis Desc: PAH List by 8270C SIM (S)						Preparation Method: EPA 3545				
						Analytical Method: EPA 8310 List by 8270C SIM (S)				
1-Methylnaphthalene	U	mg/Kg	0.419	0.105	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
2-Methylnaphthalene	U	mg/Kg	0.419	0.105	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Acenaphthene	U	mg/Kg	0.210	0.052	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Acenaphthylene	U	mg/Kg	0.210	0.052	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Anthracene	U	mg/Kg	0.210	0.052	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Benzo(a)anthracene	U	mg/Kg	0.126	0.031	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Benzo(a)pyrene	U	mg/Kg	0.126	0.019	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Benzo(b)fluoranthene	U	mg/Kg	0.126	0.027	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Benzo(g,h,i)perylene	U	mg/Kg	0.126	0.031	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Benzo(k)fluoranthene	U	mg/Kg	0.126	0.031	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Chrysene	U	mg/Kg	0.126	0.031	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Dibenzo(a,h)anthracene	U	mg/Kg	0.126	0.0075	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Fluoranthene	U	mg/Kg	0.210	0.052	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Fluorene	U	mg/Kg	0.210	0.052	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Indeno(1,2,3-cd)pyrene	U	mg/Kg	0.126	0.031	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Naphthalene	U	mg/Kg	0.419	0.105	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Phenanthrene	U	mg/Kg	0.210	0.052	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Pyrene	U	mg/Kg	0.210	0.052	20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Nitrobenzene-d5 (S)	59	%	20-120		20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
2-Fluorobiphenyl (S)	91	%	30-115		20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
p-Terphenyl-d14 (S)	94	%	15-140		20	10/20/2015 15:56	BH	10/22/2015 01:46	BFM	
Volatiles by GC/MS										
Analysis Desc: BTEX/MTBE by 8260B (S)						Preparation Method: EPA 5035				
						Analytical Method: EPA 8260B				
Benzene	U	mg/Kg	0.0021	0.00049	1	10/16/2015 11:00	SO	10/17/2015 03:00	SO	
Ethylbenzene	U	mg/Kg	0.0021	0.00035	1	10/16/2015 11:00	SO	10/17/2015 03:00	SO	
Toluene	0.00080i	mg/Kg	0.0021	0.00042	1	10/16/2015 11:00	SO	10/17/2015 03:00	SO	
Xylenes- Total	U	mg/Kg	0.0021	0.0010	1	10/16/2015 11:00	SO	10/17/2015 03:00	SO	
m & p-xylene	U	mg/Kg	0.0021	0.00068	1	10/16/2015 11:00	SO	10/17/2015 03:00	SO	
o-Xylene	U	mg/Kg	0.0021	0.00037	1	10/16/2015 11:00	SO	10/17/2015 03:00	SO	
tert-Butyl methyl ether (MTBE)	U	mg/Kg	0.0032	0.0012	1	10/16/2015 11:00	SO	10/17/2015 03:00	SO	
Dibromofluoromethane (S)	101	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 03:00	SO	
Toluene d8 (S)	100	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 03:00	SO	
4-Bromofluorobenzene (S)	99	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 03:00	SO	
Wet Chemistry										

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: **1543529005** Date Received: 10/14/2015 09:45 Matrix: Soil/Solid
Sample ID: **Disp 3** Date Collected: 10/13/2015 14:30

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Analysis Desc: 2540G Percent Solids (Dryweight)					Analytical Method: SM 2540G					
Percent Solids (Dryweight)	94.6	%	0.1		1			10/20/2015 11:38	BH	
Semivolatiles by GC										
Analysis Desc: Florida PRO by GC (S)					Preparation Method: EPA 3545					
					Analytical Method: FL-PRO (GC)					
Florida Pro Total	19.9i	mg/Kg	21.0	10.5	2	10/20/2015 16:11	BH	10/22/2015 14:11	BFM	
o-Terphenyl (S)	70	%	50-150		2	10/20/2015 16:11	BH	10/22/2015 14:11	BFM	
n-Triacontane-d62 (S)	89	%	50-150		2	10/20/2015 16:11	BH	10/22/2015 14:11	BFM	

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: 1543529006 Date Received: 10/14/2015 09:45 Matrix: Soil/Solid
Sample ID: Disp 4 Date Collected: 10/13/2015 15:00

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Semivolatiles by EPA 8270C										
Analysis Desc: PAH List by 8270C SIM (S)						Preparation Method: EPA 3545				
						Analytical Method: EPA 8310 List by 8270C SIM (S)				
1-Methylnaphthalene	U	mg/Kg	0.414	0.103	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
2-Methylnaphthalene	U	mg/Kg	0.414	0.103	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Acenaphthene	U	mg/Kg	0.207	0.052	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Acenaphthylene	U	mg/Kg	0.207	0.052	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Anthracene	U	mg/Kg	0.207	0.052	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Benzo(a)anthracene	U	mg/Kg	0.124	0.031	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Benzo(a)pyrene	U	mg/Kg	0.124	0.019	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Benzo(b)fluoranthene	U	mg/Kg	0.124	0.027	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Benzo(g,h,i)perylene	U	mg/Kg	0.124	0.031	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Benzo(k)fluoranthene	U	mg/Kg	0.124	0.031	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Chrysene	U	mg/Kg	0.124	0.031	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Dibenzo(a,h)anthracene	U	mg/Kg	0.124	0.0074	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Fluoranthene	U	mg/Kg	0.207	0.052	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Fluorene	U	mg/Kg	0.207	0.052	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Indeno(1,2,3-cd)pyrene	U	mg/Kg	0.124	0.031	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Naphthalene	U	mg/Kg	0.414	0.103	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Phenanthrene	U	mg/Kg	0.207	0.052	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Pyrene	U	mg/Kg	0.207	0.052	20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Nitrobenzene-d5 (S)	63	%	20-120		20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
2-Fluorobiphenyl (S)	96	%	30-115		20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
p-Terphenyl-d14 (S)	98	%	15-140		20	10/20/2015 15:56	BH	10/22/2015 02:14	BFM	
Volatiles by GC/MS										
Analysis Desc: BTEX/MTBE by 8260B (S)						Preparation Method: EPA 5035				
						Analytical Method: EPA 8260B				
Benzene	U	mg/Kg	0.0021	0.00048	1	10/16/2015 11:00	SO	10/17/2015 02:07	SO	
Ethylbenzene	U	mg/Kg	0.0021	0.00035	1	10/16/2015 11:00	SO	10/17/2015 02:07	SO	
Toluene	U	mg/Kg	0.0021	0.00042	1	10/16/2015 11:00	SO	10/17/2015 02:07	SO	
Xylenes- Total	U	mg/Kg	0.0021	0.0010	1	10/16/2015 11:00	SO	10/17/2015 02:07	SO	P1
m & p-xylene	U	mg/Kg	0.0021	0.00067	1	10/16/2015 11:00	SO	10/17/2015 02:07	SO	P1
o-Xylene	U	mg/Kg	0.0021	0.00037	1	10/16/2015 11:00	SO	10/17/2015 02:07	SO	
tert-Butyl methyl ether (MTBE)	U	mg/Kg	0.0032	0.0012	1	10/16/2015 11:00	SO	10/17/2015 02:07	SO	
Dibromofluoromethane (S)	101	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 02:07	SO	
Toluene d8 (S)	100	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 02:07	SO	
4-Bromofluorobenzene (S)	96	%	60-135		1	10/16/2015 11:00	SO	10/17/2015 02:07	SO	
Wet Chemistry										

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ANALYTICAL RESULTS

Workorder: 1543529
Project ID: Liberity

Lab ID: **1543529006** Date Received: 10/14/2015 09:45 Matrix: Soil/Solid
Sample ID: **Disp 4** Date Collected: 10/13/2015 15:00

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Analysis Desc: 2540G Percent Solids (Dryweight)					Analytical Method: SM 2540G					
Percent Solids (Dryweight)	95.2	%	0.1		1			10/20/2015 11:38	BH	
Semivolatiles by GC										
Analysis Desc: Florida PRO by GC (S)					Preparation Method: EPA 3545 Analytical Method: FL-PRO (GC)					
Florida Pro Total	13.5i	mg/Kg	20.7	10.3	2	10/20/2015 16:11	BH	10/22/2015 14:34	BFM	
o-Terphenyl (S)	57	%	50-150		2	10/20/2015 16:11	BH	10/22/2015 14:34	BFM	
n-Triacontane-d62 (S)	75	%	50-150		2	10/20/2015 16:11	BH	10/22/2015 14:34	BFM	

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ANALYTICAL RESULTS QUALIFIERS

Workorder: 1543529
Project ID: Liberity

PARAMETER QUALIFIERS

P1	RPD value not applicable for sample concentrations less than 5 times the PQL.
V	Indicates that the analyte was detected in both the sample and the associated method blank.

PROJECT COMMENTS

1543529	A reported value of U indicates that the compound was analyzed for but not detected above the MDL. A value flagged with an "i" flag indicates that the reported value is between the laboratory method detection limit and the practical quantitation limit.

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

QC Batch: XXX/8157 Analysis Method: EPA 8270/PAH SIM
QC Batch Method: EPA 3510C SIM
Associated Lab Samples: 1543496008, 1543517001, 1543517002, 1543526001, 1543526002, 1543526003, 1543526004, 1543526005, 1543526006, 1543526007, 1543526008, 1543526009, 1543529002

METHOD BLANK: 86204

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Semivolatiles by EPA 8270C				
Nitrobenzene-d5 (S)	%	36	30-110	
2-Fluorobiphenyl (S)	%	54	30-110	
p-Terphenyl-d14 (S)	%	72	30-140	
Naphthalene	ug/L	U	0.050	
2-Methylnaphthalene	ug/L	U	0.050	
1-Methylnaphthalene	ug/L	U	0.050	
Acenaphthylene	ug/L	U	0.025	
Acenaphthene	ug/L	U	0.025	
Fluorene	ug/L	U	0.025	
Phenanthrene	ug/L	U	0.025	
Anthracene	ug/L	U	0.025	
Fluoranthene	ug/L	U	0.025	
Pyrene	ug/L	U	0.025	
Benzo(a)anthracene	ug/L	U	0.025	
Chrysene	ug/L	U	0.025	
Benzo(b)fluoranthene	ug/L	U	0.015	
Benzo(k)fluoranthene	ug/L	U	0.015	
Benzo(a)pyrene	ug/L	U	0.015	
Dibenzo(a,h)anthracene	ug/L	U	0.0051	
Indeno(1,2,3-cd)pyrene	ug/L	U	0.015	
Benzo(g,h,i)perylene	ug/L	U	0.015	

LABORATORY CONTROL SAMPLE & LCSD: 86205 86206

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Semivolatiles by EPA 8270C										
Nitrobenzene-d5 (S)	%				32	36	30-110	11	40	
2-Fluorobiphenyl (S)	%				53	56	30-110	6	40	
p-Terphenyl-d14 (S)	%				64	70	30-140	10	40	
Naphthalene	ug/L	5	2.05	2.32	41	47	30-140	12	40	
2-Methylnaphthalene	ug/L	4.93	1.98	2.21	40	45	30-140	11	40	
1-Methylnaphthalene	ug/L	4.99	2.12	2.36	42	47	30-140	11	40	
Acenaphthylene	ug/L	4.91	2.04	2.40	42	49	30-120	16	40	

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

LABORATORY CONTROL SAMPLE & LCSD: 86205 86206

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Acenaphthene	ug/L	5	2.28	2.60	46	52	30-120	13	40	
Fluorene	ug/L	5.01	2.75	3.12	55	62	30-140	13	40	
Phenanthrene	ug/L	4.95	2.78	3.07	56	62	30-120	10	40	
Anthracene	ug/L	5	2.53	2.93	50	59	30-140	15	40	
Fluoranthene	ug/L	5	3.20	3.33	64	67	30-120	4	40	
Pyrene	ug/L	4.94	2.45	2.97	50	60	40-140	19	40	
Benzo(a)anthracene	ug/L	4.95	2.59	3.02	52	61	30-120	15	40	
Chrysene	ug/L	4.91	3.24	3.63	66	74	30-140	11	40	
Benzo(b)fluoranthene	ug/L	5	3.40	3.89	68	78	30-140	13	40	
Benzo(k)fluoranthene	ug/L	5	4.28	4.65	86	93	30-140	8	40	
Benzo(a)pyrene	ug/L	5	3.29	3.75	66	75	30-140	13	40	
Dibenzo(a,h)anthracene	ug/L	5	3.75	2.59	75	52	30-140	37	40	
Indeno(1,2,3-cd)pyrene	ug/L	4.91	3.18	3.86	65	79	30-140	19	40	
Benzo(g,h,i)perylene	ug/L	4.91	3.72	2.78	76	57	30-120	29	40	

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

QC Batch: XXX/8158 Analysis Method: FL-PRO (GC)
QC Batch Method: EPA 3510C
Associated Lab Samples: 1543517001 1543517002 1543526001 1543526002 1543526003 1543526004 1543526005 1543526006 1543526007 1543526008 1543526009 1543529002 1543534002 1543534003

METHOD BLANK: 86224

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Semivolatiles by GC				
o-Terphenyl (S)	%	91	50-150	
n-Triacontane-d62 (S)	%	120	50-150	
Florida Pro Total	mg/L	0.303i	0.200	V

LABORATORY CONTROL SAMPLE & LCSD: 86225 86226

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Semivolatiles by GC										
o-Terphenyl (S)	%				67	67	50-150	0	20	
n-Triacontane-d62 (S)	%				89	78	50-150	12	20	
Florida Pro Total	mg/L	0.845	0.842	0.809	100	96	55-118	4	20	

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

QC Batch: VXX/6283 Analysis Method: EPA 8260B
QC Batch Method: EPA 5030B
Associated Lab Samples: 1543517001, 1543517002, 1543526001, 1543526002, 1543526003, 1543526004, 1543526005, 1543526006, 1543526007, 1543526008, 1543526009, 1543529002, 1543534001, 1543534002

METHOD BLANK: 86296

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Volatiles by GC/MS				
Dibromofluoromethane (S)	%	104	70-130	
Toluene d8 (S)	%	101	70-130	
4-Bromofluorobenzene (S)	%	99	70-130	
tert-Butyl methyl ether (MTBE)	ug/L	U	0.400	
Benzene	ug/L	U	0.400	
Toluene	ug/L	U	0.400	
Ethylbenzene	ug/L	U	0.400	
m & p-xylene	ug/L	U	0.400	
o-Xylene	ug/L	U	0.400	
Xylenes- Total	ug/L	U	0.800	

LABORATORY CONTROL SAMPLE & LCSD: 86297 86298

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Volatiles by GC/MS										
Dibromofluoromethane (S)	%				101	100	70-130	0.5	25	
Toluene d8 (S)	%				100	99	70-130	0.5	25	
4-Bromofluorobenzene (S)	%				102	101	70-130	0.7	25	
tert-Butyl methyl ether (MTBE)	ug/L	50	53.0	54.6	106	109	70-130	3	25	
Benzene	ug/L	49.9	54.9	55.7	110	111	70-130	1	25	
Toluene	ug/L	50.1	53.7	55.9	107	112	70-130	4	25	
Ethylbenzene	ug/L	49.2	55.5	57.2	113	116	70-130	3	25	
m & p-xylene	ug/L	100	112	118	112	118	70-130	5	25	
o-Xylene	ug/L	49.6	54.9	57.3	111	115	70-130	4	25	
Xylenes- Total	ug/L	150	167	175	112	117	70-130	5		

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

SAMPLE DUPLICATE: 86316 Original: 1543517001

Parameter	Units	Original Result	DUP Result	RPD	Max RPD	Qualifiers
Volatiles by GC/MS						
Dibromofluoromethane (S)	%	40.8		0	25	
Toluene d8 (S)	%	39.9		0.3	25	
4-Bromofluorobenzene (S)	%	38.8		2	25	
tert-Butyl methyl ether (MTBE)	ug/L	0	U	0	25	
Benzene	ug/L	0	U	0	25	
Toluene	ug/L	0	U	0	25	
Ethylbenzene	ug/L	0	U	0	25	
m & p-xylene	ug/L	0	U	0	25	
o-Xylene	ug/L	0	U	0	25	
Xylenes- Total	ug/L	0	U	0		

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

QC Batch: XXX/8162 Analysis Method: EPA 8310 List by 8270C SIM (S)
QC Batch Method: EPA 3545

Associated Lab Samples:						
	1543529001	1543529003	1543529004	1543529005	1543529006	1543535001
	1543535002	1543535003	1543535004	1543535005	1543535006	1543535007
	1543596001	1543596002	1543596003	1543596004	1543596005	1543596006

METHOD BLANK: 86357

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Semivolatiles by EPA 8270C				
Nitrobenzene-d5 (S)	%	48	20-120	
2-Fluorobiphenyl (S)	%	63	30-115	
p-Terphenyl-d14 (S)	%	53	15-140	
Naphthalene	mg/Kg	U	0.100	
2-Methylnaphthalene	mg/Kg	U	0.100	
1-Methylnaphthalene	mg/Kg	U	0.100	
Acenaphthylene	mg/Kg	U	0.050	
Acenaphthene	mg/Kg	U	0.050	
Fluorene	mg/Kg	U	0.050	
Phenanthrene	mg/Kg	U	0.050	
Anthracene	mg/Kg	U	0.050	
Fluoranthene	mg/Kg	U	0.050	
Pyrene	mg/Kg	U	0.050	
Benzo(a)anthracene	mg/Kg	U	0.030	
Chrysene	mg/Kg	U	0.030	
Benzo(b)fluoranthene	mg/Kg	U	0.026	
Benzo(k)fluoranthene	mg/Kg	U	0.030	
Benzo(a)pyrene	mg/Kg	U	0.018	
Dibenzo(a,h)anthracene	mg/Kg	U	0.0072	
Indeno(1,2,3-cd)pyrene	mg/Kg	U	0.030	
Benzo(g,h,i)perylene	mg/Kg	U	0.030	

LABORATORY CONTROL SAMPLE & LCSD: 86358 86359

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Semivolatiles by EPA 8270C										
Nitrobenzene-d5 (S)	%				47	47	20-120	1	40	
2-Fluorobiphenyl (S)	%				70	67	30-115	4	40	
p-Terphenyl-d14 (S)	%				67	66	15-140	3	40	
Naphthalene	mg/Kg	1.97	1.33	1.26	67	64	40-120	5	40	
2-Methylnaphthalene	mg/Kg	1.99	1.30	1.29	65	65	40-120	0.8	40	
1-Methylnaphthalene	mg/Kg	1.99	1.36	1.31	68	66	40-120	4	40	
Acenaphthylene	mg/Kg	2	1.18	1.17	59	59	40-120	0.9	40	

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

LABORATORY CONTROL SAMPLE & LCSD: 86358 86359

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Acenaphthene	mg/Kg	2.01	1.21	1.19	60	59	35-120	2	40	
Fluorene	mg/Kg	1.97	1.17	1.17	60	59	40-120	0	40	
Phenanthrene	mg/Kg	1.99	1.08	1.13	54	57	40-120	5	40	
Anthracene	mg/Kg	2	1.30	1.27	65	63	40-120	2	40	
Fluoranthene	mg/Kg	2.01	1.27	1.30	63	65	40-120	2	40	
Pyrene	mg/Kg	2	1.34	1.34	67	67	40-140	0	40	
Benzo(a)anthracene	mg/Kg	1.98	0.890	1.02	45	51	40-120	14	40	
Chrysene	mg/Kg	1.98	1.58	1.54	80	78	40-120	3	40	
Benzo(b)fluoranthene	mg/Kg	1.99	1.01	0.985	51	49	40-120	3	40	
Benzo(k)fluoranthene	mg/Kg	2	1.53	1.38	77	69	40-120	10	40	
Benzo(a)pyrene	mg/Kg	2	1.60	1.51	80	76	40-120	6	40	
Dibenzo(a,h)anthracene	mg/Kg	1.98	1.58	1.67	80	84	40-120	6	40	
Indeno(1,2,3-cd)pyrene	mg/Kg	2	0.925	0.952	46	48	40-120	3	40	
Benzo(g,h,i)perylene	mg/Kg	1.97	1.67	1.52	85	77	40-120	9	40	

MATRIX SPIKE SAMPLE: 86361 Original: 1543596001

Parameter	Units	Original Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Semivolatiles by EPA 8270C							
Nitrobenzene-d5 (S)	%				50	20-120	
2-Fluorobiphenyl (S)	%				68	30-115	
p-Terphenyl-d14 (S)	%				63	15-140	
Naphthalene	mg/Kg	0	1.89	1.32	70	40-120	
2-Methylnaphthalene	mg/Kg	0	1.9	1.33	70	40-120	
1-Methylnaphthalene	mg/Kg	0	1.91	1.35	71	40-120	
Acenaphthylene	mg/Kg	0	1.91	1.21	63	40-120	
Acenaphthene	mg/Kg	0	1.93	1.24	64	35-120	
Fluorene	mg/Kg	0	1.89	1.24	66	40-120	
Phenanthrene	mg/Kg	0	1.91	1.17	61	40-120	
Anthracene	mg/Kg	0	1.92	1.3	68	40-120	
Fluoranthene	mg/Kg	0	1.93	1.41	73	40-120	
Pyrene	mg/Kg	0	1.92	1.27	66	40-140	
Benzo(a)anthracene	mg/Kg	0	1.9	1.19	63	40-120	
Chrysene	mg/Kg	0	1.9	1.55	82	40-120	
Benzo(b)fluoranthene	mg/Kg	0	1.91	1.18	62	40-120	
Benzo(k)fluoranthene	mg/Kg	0	1.92	1.39	73	40-120	
Benzo(a)pyrene	mg/Kg	0	1.91	1.53	80	40-120	
Dibenzo(a,h)anthracene	mg/Kg	0	1.9	1.79	94	40-120	
Indeno(1,2,3-cd)pyrene	mg/Kg	0	1.92	1.43	75	40-120	

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

MATRIX SPIKE SAMPLE: 86361 Original: 1543596001

Parameter	Units	Original Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Benzo(g,h,i)perylene	mg/Kg	0	1.89	1.9	101	40-120	

SAMPLE DUPLICATE: 86360 Original: 1543596001

Parameter	Units	Original Result	DUP Result	RPD	Max RPD	Qualifiers
Semivolatiles by EPA 8270C						
Nitrobenzene-d5 (S)	%	870		3	40	
2-Fluorobiphenyl (S)	%	1240		2	40	
p-Terphenyl-d14 (S)	%	1190		11	40	
Naphthalene	mg/Kg	0	U	0	40	
2-Methylnaphthalene	mg/Kg	0	U	0	40	
1-Methylnaphthalene	mg/Kg	0	U	0	40	
Acenaphthylene	mg/Kg	0	U	0	40	
Acenaphthene	mg/Kg	0	U	0	40	
Fluorene	mg/Kg	0	U	0	40	
Phenanthrene	mg/Kg	0	U	0	40	
Anthracene	mg/Kg	0	U	0	40	
Fluoranthene	mg/Kg	0	U	0	40	
Pyrene	mg/Kg	0	U	0	40	
Benzo(a)anthracene	mg/Kg	0	U	0	40	
Chrysene	mg/Kg	0	U	0	40	
Benzo(b)fluoranthene	mg/Kg	0	U	0	40	
Benzo(k)fluoranthene	mg/Kg	0	U	0	40	
Benzo(a)pyrene	mg/Kg	0	U	0	40	
Dibenzo(a,h)anthracene	mg/Kg	0	U	0	40	
Indeno(1,2,3-cd)pyrene	mg/Kg	0	U	0	40	
Benzo(g,h,i)perylene	mg/Kg	0	U	0	40	

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

QC Batch: XXX/8163 Analysis Method: FL-PRO (GC)
QC Batch Method: EPA 3545
Associated Lab Samples: 1543529001, 1543529003, 1543529004, 1543529005, 1543529006, 1543530001, 1543530002, 1543535002, 1543535003, 1543535004, 1543535005, 1543535006, 1543535007, 1543599001

METHOD BLANK: 86392

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Semivolatiles by GC				
o-Terphenyl (S)	%	60	50-150	
n-Triacontane-d62 (S)	%	97	50-150	
Florida Pro Total	mg/Kg	U	10.0	

LABORATORY CONTROL SAMPLE & LCSD: 86393 86394

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Semivolatiles by GC										
o-Terphenyl (S)	%				64	61	50-150	3	20	
n-Triacontane-d62 (S)	%				95	92	50-150	4	20	
Florida Pro Total	mg/Kg	33.8	32.0	39.1	95	116	63-143	20	20	

SAMPLE DUPLICATE: 86395 Original: 1543530001

Parameter	Units	Original Result	DUP Result	RPD	Max RPD	Qualifiers
Semivolatiles by GC						
o-Terphenyl (S)	%	1.03		6	20	J2
n-Triacontane-d62 (S)	%	1.25		5	20	
Florida Pro Total	mg/Kg	51.7	17.6i	101	20	P1

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

QC Batch: VXX/6286 Analysis Method: EPA 8260B
QC Batch Method: EPA 5035
Associated Lab Samples: 1543529001 1543529003 1543529004 1543529005 1543529006 1543535002 1543535003 1543535004 1543535005 1543535006 1543535007

METHOD BLANK: 86421

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Volatiles by GC/MS				
Dibromofluoromethane (S)	%	99	60-135	
Toluene d8 (S)	%	100	60-135	
4-Bromofluorobenzene (S)	%	96	60-135	
tert-Butyl methyl ether (MTBE)	mg/Kg	U	0.0011	
Benzene	mg/Kg	U	0.00046	
Toluene	mg/Kg	U	0.00040	
Ethylbenzene	mg/Kg	U	0.00033	
m & p-xylene	mg/Kg	U	0.00064	
o-Xylene	mg/Kg	U	0.00035	
Xylenes- Total	mg/Kg	U	0.00099	

LABORATORY CONTROL SAMPLE & LCSD: 86422 86423

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Volatiles by GC/MS										
Dibromofluoromethane (S)	%				98	98	60-135	0.5	30	
Toluene d8 (S)	%				99	99	60-135	0.3	30	
4-Bromofluorobenzene (S)	%				101	100	60-135	1	30	
tert-Butyl methyl ether (MTBE)	mg/Kg	0.05	0.055	0.054	110	108	60-135	2	30	
Benzene	mg/Kg	0.05	0.054	0.054	109	109	60-135	0	30	
Toluene	mg/Kg	0.05	0.053	0.054	105	107	60-135	2	30	
Ethylbenzene	mg/Kg	0.049	0.050	0.053	101	108	60-135	6	30	
m & p-xylene	mg/Kg	0.1	0.103	0.111	103	111	60-135	7	30	
o-Xylene	mg/Kg	0.05	0.051	0.054	102	110	60-135	6	30	
Xylenes- Total	mg/Kg	0.15	0.154	0.166	103	111	60-135	8	30	

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QUALITY CONTROL DATA

Workorder: 1543529
Project ID: Liberity

SAMPLE DUPLICATE: 86424 Original: 1543529006

Parameter	Units	Original Result	DUP Result	RPD	Max RPD	Qualifiers
Volatiles by GC/MS						
Dibromofluoromethane (S)	%	40.5		0	30	
Toluene d8 (S)	%	40.1		0.5	30	
4-Bromofluorobenzene (S)	%	38.6		3	30	
tert-Butyl methyl ether (MTBE)	mg/Kg	0	U	0	30	
Benzene	mg/Kg	0	U	0	30	
Toluene	mg/Kg	0	U	0	30	
Ethylbenzene	mg/Kg	0	U	0	30	
m & p-xylene	mg/Kg	0.00052	U	200	30	P1
o-Xylene	mg/Kg	0	U	0	30	
Xylenes- Total	mg/Kg	0.00052	U	200	30	P1

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QUALITY CONTROL DATA QUALIFIERS

Workorder: 1543529
Project ID: Liberity

QUALITY CONTROL PARAMETER QUALIFIERS

J2	Surrogate recovery was outside defined limits due to matrix interference.
P1	RPD value not applicable for sample concentrations less than 5 times the PQL.
V	Indicates that the analyte was detected in both the sample and the associated method blank.

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Workorder: 1543529
Project ID: Liberity

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
1543529001	Botton Ex	SM 2540G	WGR/2558		
1543529003	Disp 1	SM 2540G	WGR/2558		
1543529004	Disp 2	SM 2540G	WGR/2558		
1543529005	Disp 3	SM 2540G	WGR/2558		
1543529006	Disp 4	SM 2540G	WGR/2558		
1543529002	Temp Well	EPA 3510C SIM	XXX/8157	EPA 8270/PAH SIM	XMS/4457
1543529002	Temp Well	EPA 3510C	XXX/8158	FL-PRO (GC)	XGCP/3224
1543529002	Temp Well	EPA 5030B	VXX/6283	EPA 8260B	VMS/6090
1543529001	Botton Ex	EPA 3545	XXX/8162	EPA 8310 List by 8270C SIM (S)	XMS/4459
1543529003	Disp 1	EPA 3545	XXX/8162	EPA 8310 List by 8270C SIM (S)	XMS/4459
1543529004	Disp 2	EPA 3545	XXX/8162	EPA 8310 List by 8270C SIM (S)	XMS/4459
1543529005	Disp 3	EPA 3545	XXX/8162	EPA 8310 List by 8270C SIM (S)	XMS/4459
1543529006	Disp 4	EPA 3545	XXX/8162	EPA 8310 List by 8270C SIM (S)	XMS/4459
1543529001	Botton Ex	EPA 3545	XXX/8163	FL-PRO (GC)	XGCP/3225
1543529003	Disp 1	EPA 3545	XXX/8163	FL-PRO (GC)	XGCP/3225
1543529004	Disp 2	EPA 3545	XXX/8163	FL-PRO (GC)	XGCP/3225
1543529005	Disp 3	EPA 3545	XXX/8163	FL-PRO (GC)	XGCP/3225
1543529006	Disp 4	EPA 3545	XXX/8163	FL-PRO (GC)	XGCP/3225
1543529001	Botton Ex	EPA 5035	VXX/6286	EPA 8260B	VMS/6093
1543529003	Disp 1	EPA 5035	VXX/6286	EPA 8260B	VMS/6093
1543529004	Disp 2	EPA 5035	VXX/6286	EPA 8260B	VMS/6093
1543529005	Disp 3	EPA 5035	VXX/6286	EPA 8260B	VMS/6093
1543529006	Disp 4	EPA 5035	VXX/6286	EPA 8260B	VMS/6093

Report ID: 1543529 - 1509833
10/27/2015

FDOH# E86546

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J.E.L. Log # 1543529
P.O. #
Quote #

Company Name KABA, INC
Address 2841 N Ocean Blvd Suite 405
City Ft-Lauderdale State FL Zip 33308
Sampling Site Address
Attn: Email
Project Name Liberty Project #
Sampler Name/Signature Craig Martin

LAB ANALYSIS

Requested Turnaround Time
Note: Rush requests subject to acceptance by the laboratory
X Standard
___ Expedited
Due ___/___/___

#	Sample Label (Client ID)	Collected Date	Collected Time	Matrix Code*	# of Cont	Pres Codes	Parameters: BTEX-MTBE	PAH	FL-Pro	Field Filtered (Y/N)	Comments
1	BOTTOM Ex	10-12	12:00	S	3		X	X	X		Frozen
2	Temp Well	10-13	4:00	GW	4		X	X	X		
3	Disp 1	10-13	1:30	S	3		X	X	X		Frozen
4	Disp 2	10-13	2:00	S	3		X	X	X		Frozen
5	Disp 3	10-13	2:30	S	3		X	X	X		Frozen
6	D 4	10-13	3:00	S	3		X	X	X		Frozen
7											
8											
9											
10											

Matrix Codes*
S Soil/Solid Sediment SW Surface Water
GW Ground Water SL Sludge
WW Waste Water O Other (Please Specify)
DW Drinking Water

Pres Codes
A- none I- Ice
B- HNO_3 O- Other
C- H_2SO_4 M- MeOH
D- NaOH N- $Na_2S_2O_3$
E- HCl Z- ZnAc

Relinquished by	Date	Time	Received by	Date	Time
Craig Martin	10/14	8:45	Jake Smith	10/14	0845
Jake Smith	10/14	0945	DK	10/14/15	9:45

QA/QC level with report
None ___1___2___3___ See price guide for applicable fees

FDEP Dry Cleaning ☐ FDEP UST Pre-Approval ☒
SFWMD ☐ ADaPT ☐ DOT ☐

Temp Control: 3.6 °C

543529

LABORATORY REPORT

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September 12, 2016

Richard Wood
Environmental Property Audits, Inc.
12700 Biscayne Blvd #401
Miami, FL 33181

RE: LOG# 1647988
Project ID: Aki Property 8164930
COC# 1647988

Dear Richard Wood:

Enclosed are the analytical results for sample(s) received by the laboratory on Thursday, September 01, 2016. Results reported herein conform to the most current NELAC standards, where applicable, unless indicated by * in the body of the report. The enclosed Chain of Custody is a component of this package and should be retained with the package and incorporated therein.

Results for all solid matrices are reported in dry weight unless otherwise noted. Results for all liquid matrices are reported as received in the laboratory unless otherwise noted. Results relate only to the samples received. Should insufficient sample be provided to the laboratory to meet the method and NELAC Matrix Duplicate and Matrix Spike requirements, then the data will be analyzed, evaluated and reported using all other available quality control measures.

Samples are disposed of after 30 days of their receipt by the laboratory unless extended storage is requested in writing. The laboratory maintains the right to charge storage fees for archived samples. This report will be archived for 5 years after which time it will be destroyed without further notice, unless prior arrangements have been made.

Certain analyses are subcontracted to outside NELAC certified laboratories, please see the Project Summary section of this report for NELAC certification numbers of laboratories used. A Statement of Qualifiers is available upon request.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Melissa Mills for
Kacia Baldwin
V.P. of Operations

FDOH# E86546

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SAMPLE ANALYTE COUNT

Workorder: 1647988

Project ID: Aki Property 8164930

Lab ID	Sample ID	Method	Analytes Reported
1647988001	TMW-1	EPA 200.8 (Total)	1
		EPA 504.1	2
		EPA 8260B	14
		EPA 8270/PAH SIM	21
		FL-PRO (GC)	3
1647988002	TMW-2	EPA 200.8 (Total)	1
		EPA 504.1	2
		EPA 8260B	14
		EPA 8270/PAH SIM	21
		FL-PRO (GC)	3
1647988003	TMW-3	EPA 200.8 (Total)	1
		EPA 504.1	2
		EPA 8260B	14
		EPA 8270/PAH SIM	21
		FL-PRO (GC)	3

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SAMPLE SUMMARY

Workorder: 1647988

Project ID: Aki Property 8164930

Lab ID	Sample ID	Matrix	Date Collected	Date Received
1647988001	TMW-1	Aqueous Liquid	9/1/2016 10:40	9/1/2016 13:55
1647988002	TMW-2	Aqueous Liquid	9/1/2016 11:15	9/1/2016 13:55
1647988003	TMW-3	Aqueous Liquid	9/1/2016 11:52	9/1/2016 13:55
1647988004	SB-2	Soil/Solid	9/1/2016 12:20	9/1/2016 13:55

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ANALYTICAL RESULTS

Workorder: 1647988

Project ID: Aki Property 8164930

Lab ID: **1647988001** Date Received: 9/1/2016 13:55 Matrix: Aqueous Liquid

Sample ID: **TMW-1** Date Collected: 9/1/2016 10:40

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Volatiles by GC/MS										
Analysis Desc: EPA 8020 Scan by 8260B (W)						Preparation Method: EPA 5030B Analytical Method: EPA 8260B				
1,2-Dichlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
1,3-Dichlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
1,4-Dichlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
Benzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
Chlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
Ethylbenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
Toluene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
Xylenes- Total	U	ug/L	3.00	0.800	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
m & p-xylene	U	ug/L	2.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
o-Xylene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
tert-Butyl methyl ether (MTBE)	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
Dibromofluoromethane (S)	98	%	70-130		1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
Toluene d8 (S)	101	%	70-130		1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
4-Bromofluorobenzene (S)	98	%	70-130		1	9/2/2016 08:15	JSJ	9/2/2016 21:01	JSJ	
Semivolatiles by EPA 8270C										
Analysis Desc: PAH List by 8270C SIM (W)						Preparation Method: EPA 3510C SIM Analytical Method: EPA 8270/PAH SIM				
1-Methylnaphthalene	U	ug/L	0.100	0.050	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
2-Methylnaphthalene	U	ug/L	0.100	0.050	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Acenaphthene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Acenaphthylene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Anthracene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Benzo(a)anthracene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Benzo(a)pyrene	U	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Benzo(b)fluoranthene	U	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Benzo(g,h,i)perylene	U	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Benzo(k)fluoranthene	U	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Chrysene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Dibenzo(a,h)anthracene	U	ug/L	0.050	0.0051	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Fluoranthene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Fluorene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Indeno(1,2,3-cd)pyrene	U	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Naphthalene	U	ug/L	0.100	0.050	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Phenanthrene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Pyrene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Nitrobenzene-d5 (S)	64	%	30-110		1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	

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ANALYTICAL RESULTS

Workorder: 1647988

Project ID: Aki Property 8164930

Lab ID: **1647988001** Date Received: 9/1/2016 13:55 Matrix: Aqueous Liquid

Sample ID: **TMW-1** Date Collected: 9/1/2016 10:40

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
2-Fluorobiphenyl (S)	49	%	30-110		1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
p-Terphenyl-d14 (S)	71	%	30-140		1	9/2/2016 11:23	BFM	9/2/2016 21:09	BFM	
Semivolatiles by GC										
Analysis Desc: EDB by EPA 504.1 (W)					Preparation Method: EPA 504.1 Prep.					
					Analytical Method: EPA 504.1					
1,2-DBCP	U	ug/L	0.023	0.0070	1	9/8/2016 18:00	BFM	9/9/2016 16:31	BFM	
1,2-Dibromoethane (EDB)	U	ug/L	0.023	0.012	1	9/8/2016 18:00	BFM	9/9/2016 16:31	BFM	
Analysis Desc: Florida PRO by GC (W)					Preparation Method: EPA 3510C					
					Analytical Method: FL-PRO (GC)					
Florida Pro Total	0.320	mg/L	0.160	0.080	1	9/2/2016 11:21	BFM	9/7/2016 00:26	MAM	
o-Terphenyl (S)	41	%	50-150		1	9/2/2016 11:21	BFM	9/7/2016 00:26	MAM	J2
n-Triacontane-d62 (S)	53	%	50-150		1	9/2/2016 11:21	BFM	9/7/2016 00:26	MAM	
Analysis Desc: EPA 200.8 Metals (W)					Preparation Method: EPA 200.2 mod.					
					Analytical Method: EPA 200.8 (Total)					
Lead	U	ug/L	2.0	0.12	4	9/2/2016 09:49	ZS	9/2/2016 15:32	ZS	

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ANALYTICAL RESULTS

Workorder: 1647988

Project ID: Aki Property 8164930

Lab ID: **1647988002** Date Received: 9/1/2016 13:55 Matrix: Aqueous Liquid

Sample ID: **TMW-2** Date Collected: 9/1/2016 11:15

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Volatiles by GC/MS										
Analysis Desc: EPA 8020 Scan by 8260B (W)						Preparation Method: EPA 5030B Analytical Method: EPA 8260B				
1,2-Dichlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
1,3-Dichlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
1,4-Dichlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
Benzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
Chlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
Ethylbenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
Toluene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
Xylenes- Total	U	ug/L	3.00	0.800	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
m & p-xylene	U	ug/L	2.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
o-Xylene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
tert-Butyl methyl ether (MTBE)	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
Dibromofluoromethane (S)	98	%	70-130		1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
Toluene d8 (S)	99	%	70-130		1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
4-Bromofluorobenzene (S)	98	%	70-130		1	9/2/2016 08:15	JSJ	9/2/2016 20:37	JSJ	
Semivolatiles by EPA 8270C										
Analysis Desc: PAH List by 8270C SIM (W)						Preparation Method: EPA 3510C SIM Analytical Method: EPA 8270/PAH SIM				
1-Methylnaphthalene	U	ug/L	0.100	0.050	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
2-Methylnaphthalene	U	ug/L	0.100	0.050	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Acenaphthene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Acenaphthylene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Anthracene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Benzo(a)anthracene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Benzo(a)pyrene	U	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Benzo(b)fluoranthene	U	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Benzo(g,h,i)perylene	U	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Benzo(k)fluoranthene	U	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Chrysene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Dibenzo(a,h)anthracene	U	ug/L	0.050	0.0051	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Fluoranthene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Fluorene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Indeno(1,2,3-cd)pyrene	U	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Naphthalene	U	ug/L	0.100	0.050	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Phenanthrene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Pyrene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Nitrobenzene-d5 (S)	89	%	30-110		1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	

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ANALYTICAL RESULTS

Workorder: 1647988

Project ID: Aki Property 8164930

Lab ID: **1647988002** Date Received: 9/1/2016 13:55 Matrix: Aqueous Liquid

Sample ID: **TMW-2** Date Collected: 9/1/2016 11:15

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
2-Fluorobiphenyl (S)	81	%	30-110		1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
p-Terphenyl-d14 (S)	79	%	30-140		1	9/2/2016 11:23	BFM	9/2/2016 21:32	BFM	
Semivolatiles by GC										
Analysis Desc: EDB by EPA 504.1 (W)					Preparation Method: EPA 504.1 Prep.					
					Analytical Method: EPA 504.1					
1,2-DBCP	U	ug/L	0.020	0.0060	1	9/8/2016 18:00	BFM	9/9/2016 16:44	BFM	
1,2-Dibromoethane (EDB)	U	ug/L	0.020	0.010	1	9/8/2016 18:00	BFM	9/9/2016 16:44	BFM	
Analysis Desc: Florida PRO by GC (W)					Preparation Method: EPA 3510C					
					Analytical Method: FL-PRO (GC)					
Florida Pro Total	0.580	mg/L	0.160	0.080	1	9/2/2016 11:21	BFM	9/7/2016 00:45	MAM	
o-Terphenyl (S)	66	%	50-150		1	9/2/2016 11:21	BFM	9/7/2016 00:45	MAM	
n-Triacontane-d62 (S)	70	%	50-150		1	9/2/2016 11:21	BFM	9/7/2016 00:45	MAM	
Analysis Desc: EPA 200.8 Metals (W)					Preparation Method: EPA 200.2 mod.					
					Analytical Method: EPA 200.8 (Total)					
Lead	U	ug/L	2.0	0.12	4	9/2/2016 09:49	ZS	9/2/2016 15:36	ZS	

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ANALYTICAL RESULTS

Workorder: 1647988

Project ID: Aki Property 8164930

Lab ID: **1647988003** Date Received: 9/1/2016 13:55 Matrix: Aqueous Liquid

Sample ID: **TMW-3** Date Collected: 9/1/2016 11:52

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
Volatiles by GC/MS										
Analysis Desc: EPA 8020 Scan by 8260B (W)						Preparation Method: EPA 5030B Analytical Method: EPA 8260B				
1,2-Dichlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
1,3-Dichlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
1,4-Dichlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
Benzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
Chlorobenzene	U	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
Ethylbenzene	11.1	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
Toluene	0.440i	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
Xylenes- Total	0.900i	ug/L	3.00	0.800	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
m & p-xylene	U	ug/L	2.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
o-Xylene	0.900i	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
tert-Butyl methyl ether (MTBE)	13.4	ug/L	1.00	0.400	1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
Dibromofluoromethane (S)	96	%	70-130		1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
Toluene d8 (S)	105	%	70-130		1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
4-Bromofluorobenzene (S)	93	%	70-130		1	9/2/2016 08:15	JSJ	9/2/2016 20:12	JSJ	
Semivolatiles by EPA 8270C										
Analysis Desc: PAH List by 8270C SIM (W)						Preparation Method: EPA 3510C SIM Analytical Method: EPA 8270/PAH SIM				
1-Methylnaphthalene	28.5	ug/L	0.100	0.050	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
2-Methylnaphthalene	26.3	ug/L	0.100	0.050	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Acenaphthene	2.39	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Acenaphthylene	U	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Anthracene	1.66	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Benzo(a)anthracene	0.430	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Benzo(a)pyrene	0.150	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Benzo(b)fluoranthene	0.155	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Benzo(g,h,i)perylene	0.080	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Benzo(k)fluoranthene	0.089	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Chrysene	0.263	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Dibenzo(a,h)anthracene	0.027i	ug/L	0.050	0.0051	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Fluoranthene	0.911	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Fluorene	5.50	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Indeno(1,2,3-cd)pyrene	0.092	ug/L	0.050	0.015	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Naphthalene	64.1	ug/L	0.500	0.250	5	9/2/2016 11:23	BFM	9/6/2016 20:08	BFM	
Phenanthrene	11.6	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Pyrene	1.58	ug/L	0.050	0.025	1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Nitrobenzene-d5 (S)	76	%	30-110		1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	

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ANALYTICAL RESULTS

Workorder: 1647988

Project ID: Aki Property 8164930

Lab ID: **1647988003** Date Received: 9/1/2016 13:55 Matrix: Aqueous Liquid

Sample ID: **TMW-3** Date Collected: 9/1/2016 11:52

Parameters	Results	Units	PQL	MDL	DF	Prepared	By	Analyzed	By	Qual
2-Fluorobiphenyl (S)	33	%	30-110		1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
p-Terphenyl-d14 (S)	50	%	30-140		1	9/2/2016 11:23	BFM	9/2/2016 21:54	BFM	
Semivolatiles by GC										
Analysis Desc: EDB by EPA 504.1 (W)					Preparation Method: EPA 504.1 Prep.					
					Analytical Method: EPA 504.1					
1,2-DBCP	U	ug/L	0.020	0.0060	1	9/8/2016 18:00	BFM	9/9/2016 16:57	BFM	
1,2-Dibromoethane (EDB)	U	ug/L	0.020	0.010	1	9/8/2016 18:00	BFM	9/9/2016 16:57	BFM	
Analysis Desc: Florida PRO by GC (W)					Preparation Method: EPA 3510C					
					Analytical Method: FL-PRO (GC)					
Florida Pro Total	10.9	mg/L	0.160	0.080	1	9/2/2016 11:21	BFM	9/7/2016 01:04	MAM	L
o-Terphenyl (S)	63	%	50-150		1	9/2/2016 11:21	BFM	9/7/2016 01:04	MAM	
n-Triacontane-d62 (S)	63	%	50-150		1	9/2/2016 11:21	BFM	9/7/2016 01:04	MAM	
Analysis Desc: EPA 200.8 Metals (W)					Preparation Method: EPA 200.2 mod.					
					Analytical Method: EPA 200.8 (Total)					
Lead	1.3i	ug/L	2.0	0.12	4	9/2/2016 09:49	ZS	9/2/2016 15:40	ZS	

FDOH# E86546

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ANALYTICAL RESULTS QUALIFIERS

Workorder: 1647988

Project ID: Aki Property 8164930

PARAMETER QUALIFIERS

J2	Surrogate recovery was outside defined limits due to matrix interference.
L	Off-scale high. Reported value is above the calibration range.

PROJECT COMMENTS

1647988	A reported value of U indicates that the compound was analyzed for but not detected above the MDL. A value flagged with an "i" flag indicates that the reported value is between the laboratory method detection limit and the practical quantitation limit.

FDOH# E86546

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QUALITY CONTROL DATA

Workorder: 1647988

Project ID: Aki Property 8164930

QC Batch: XXX/9156 Analysis Method: FL-PRO (GC)

QC Batch Method: EPA 3510C

Associated Lab Samples: 1647971001 1647971002 1647976001 1647976002 1647976003 1647976004 1647976005 1647976006 1647976007 1647976008 1647988001 1647988002 1647988003

METHOD BLANK: 103748

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Semivolatiles by GC				
o-Terphenyl (S)	%	61	50-150	
n-Triacontane-d62 (S)	%	81	50-150	
Florida Pro Total	mg/L	U	0.080	

LABORATORY CONTROL SAMPLE & LCSD: 103749 103750

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Semivolatiles by GC										
o-Terphenyl (S)	%				56	63	50-150	13	20	
n-Triacontane-d62 (S)	%				73	79	50-150	10	20	
Florida Pro Total	mg/L	0.68	0.700	0.691	103	102	55-118	1	20	

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QUALITY CONTROL DATA

Workorder: 1647988

Project ID: Aki Property 8164930

QC Batch: XXX/9157 Analysis Method: EPA 8270/PAH SIM

QC Batch Method: EPA 3510C SIM

Associated Lab Samples: 1647971001 1647971002 1647972002 1647972003 1647988001 1647988002 1647988003

METHOD BLANK: 103751

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Semivolatiles by EPA 8270C				
Nitrobenzene-d5 (S)	%	71	30-110	
2-Fluorobiphenyl (S)	%	84	30-110	
p-Terphenyl-d14 (S)	%	99	30-140	
Naphthalene	ug/L	U	0.050	
2-Methylnaphthalene	ug/L	U	0.050	
1-Methylnaphthalene	ug/L	U	0.050	
Acenaphthylene	ug/L	U	0.025	
Acenaphthene	ug/L	U	0.025	
Fluorene	ug/L	U	0.025	
Phenanthrene	ug/L	U	0.025	
Anthracene	ug/L	U	0.025	
Fluoranthene	ug/L	U	0.025	
Pyrene	ug/L	U	0.025	
Benzo(a)anthracene	ug/L	U	0.025	
Chrysene	ug/L	U	0.025	
Benzo(b)fluoranthene	ug/L	U	0.015	
Benzo(k)fluoranthene	ug/L	U	0.015	
Benzo(a)pyrene	ug/L	U	0.015	
Dibenzo(a,h)anthracene	ug/L	U	0.0051	
Indeno(1,2,3-cd)pyrene	ug/L	U	0.015	
Benzo(g,h,i)perylene	ug/L	U	0.015	

LABORATORY CONTROL SAMPLE & LCSD: 103752 103753

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Semivolatiles by EPA 8270C										
Nitrobenzene-d5 (S)	%				57	78	30-110	31	40	
2-Fluorobiphenyl (S)	%				81	72	30-110	13	40	
p-Terphenyl-d14 (S)	%				85	91	30-140	6	40	
Naphthalene	ug/L	1	0.784	0.660	78	66	30-140	17	40	
2-Methylnaphthalene	ug/L	1	0.716	0.645	72	64	30-140	10	40	
1-Methylnaphthalene	ug/L	1	0.663	0.589	66	59	30-140	12	40	
Acenaphthylene	ug/L	1	0.815	0.845	81	85	30-120	4	40	
Acenaphthene	ug/L	1	0.776	0.654	78	65	30-120	17	40	

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QUALITY CONTROL DATA

Workorder: 1647988

Project ID: Aki Property 8164930

LABORATORY CONTROL SAMPLE & LCSD: 103752 103753

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Fluorene	ug/L	1	0.763	0.667	76	67	30-140	13	40	
Phenanthrene	ug/L	1	0.861	0.753	86	75	30-120	13	40	
Anthracene	ug/L	1	0.831	0.673	83	67	30-140	21	40	
Fluoranthene	ug/L	1	0.897	0.714	90	71	30-120	23	40	
Pyrene	ug/L	1	0.897	0.831	90	83	40-140	8	40	
Benzo(a)anthracene	ug/L	1	0.989	1.04	99	104	30-120	5	40	
Chrysene	ug/L	1	0.872	0.857	87	86	30-140	2	40	
Benzo(b)fluoranthene	ug/L	1	0.830	0.793	83	79	30-140	5	40	
Benzo(k)fluoranthene	ug/L	1	0.846	0.801	85	80	30-140	5	40	
Benzo(a)pyrene	ug/L	1	0.779	0.752	78	75	30-140	4	40	
Dibenzo(a,h)anthracene	ug/L	1	0.788	0.732	79	73	30-140	7	40	
Indeno(1,2,3-cd)pyrene	ug/L	1	0.759	0.760	76	76	30-140	0.1	40	
Benzo(g,h,i)perylene	ug/L	1	0.690	0.722	69	72	30-120	5	40	

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QUALITY CONTROL DATA

Workorder: 1647988

Project ID: Aki Property 8164930

QC Batch: MXX/7896 Analysis Method: EPA 200.8 (Total)

QC Batch Method: EPA 200.2 mod.

Associated Lab Samples: 1647988001 1647988002 1647988003

METHOD BLANK: 103802

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Lead	ug/L	U	0.029	

LABORATORY CONTROL SAMPLE & LCSD: 103803 103804

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Lead	ug/L	50	47	47	94	93.1	85-115	0	20	

MATRIX SPIKE SAMPLE: 103806 Original: 1647997003

Parameter	Units	Original Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Lead	ug/L	26	50	75	97.6	70-130	

SAMPLE DUPLICATE: 103805 Original: 1647997003

Parameter	Units	Original Result	DUP Result	RPD	Max RPD	Qualifiers
Lead	ug/L	26	29	10.9	20	

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QUALITY CONTROL DATA

Workorder: 1647988

Project ID: Aki Property 8164930

QC Batch: VXX/6969 Analysis Method: EPA 8260B

QC Batch Method: EPA 5030B

Associated Lab Samples: 1647957001 1647959001 1647959002 1647959003 1647959004 1647971001 1647971002 1647974001 1647974002 1647981001 1647982001 1647988001 1647988002 1647988003

METHOD BLANK: 103861

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Volatiles by GC/MS				
Dibromofluoromethane (S)	%	98	70-130	
Toluene d8 (S)	%	103	70-130	
4-Bromofluorobenzene (S)	%	94	70-130	
tert-Butyl methyl ether (MTBE)	ug/L	U	0.400	
Benzene	ug/L	U	0.400	
Toluene	ug/L	U	0.400	
Chlorobenzene	ug/L	U	0.400	
Ethylbenzene	ug/L	U	0.400	
m & p-xylene	ug/L	U	0.400	
o-Xylene	ug/L	U	0.400	
1,3-Dichlorobenzene	ug/L	U	0.400	
1,4-Dichlorobenzene	ug/L	U	0.400	
1,2-Dichlorobenzene	ug/L	U	0.400	
Xylenes- Total	ug/L	U	0.800	

LABORATORY CONTROL SAMPLE & LCSD: 103862 103863

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Volatiles by GC/MS										
Dibromofluoromethane (S)	%				101	104	70-130	3	25	
Toluene d8 (S)	%				104	102	70-130	1	25	
4-Bromofluorobenzene (S)	%				95	96	70-130	0.5	25	
tert-Butyl methyl ether (MTBE)	ug/L	50	37.5	40.7	75	81	70-130	8	25	
Benzene	ug/L	50	47.9	45.5	96	91	70-130	5	25	
Toluene	ug/L	49.7	44.5	43.7	89	88	70-130	2	25	
Chlorobenzene	ug/L	50.1	46.7	45.2	93	90	70-130	3	25	
Ethylbenzene	ug/L	49.6	47.9	46.6	97	94	70-130	3	25	
m & p-xylene	ug/L	100	96.9	91.5	97	91	70-130	6	25	
o-Xylene	ug/L	50	49.2	47.4	98	95	70-130	4	25	
1,3-Dichlorobenzene	ug/L	50	44.9	47.4	90	95	70-130	5	25	
1,4-Dichlorobenzene	ug/L	50	47.8	48.2	95	96	70-130	0.8	25	
1,2-Dichlorobenzene	ug/L	49.6	49.1	49.0	99	99	70-130	0.2	25	

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QUALITY CONTROL DATA

Workorder: 1647988

Project ID: Aki Property 8164930

LABORATORY CONTROL SAMPLE & LCSD: 103862 103863

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Xylenes- Total	ug/L	150	146	139	97	93	70-130	5		

LABORATORY CONTROL SAMPLE & LCSD: 103864 103865

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Volatiles by GC/MS										
Dibromofluoromethane (S)	%				98	97		1	25	
Toluene d8 (S)	%				101	102		0.8	25	
4-Bromofluorobenzene (S)	%				96	97		0.8	25	
tert-Butyl methyl ether (MTBE)	ug/L		U	U				0	25	
Benzene	ug/L		U	U				0	25	
Toluene	ug/L		U	U				0	25	
Chlorobenzene	ug/L		U	U				0	25	
Ethylbenzene	ug/L		U	U				0	25	
m & p-xylene	ug/L		U	U				0	25	
o-Xylene	ug/L		U	U				0	25	
1,3-Dichlorobenzene	ug/L		U	U				0	25	
1,4-Dichlorobenzene	ug/L		U	U				0	25	
1,2-Dichlorobenzene	ug/L		U	U				0	25	
Xylenes- Total	ug/L		U	U				0		

SAMPLE DUPLICATE: 103866 Original: 1647974001

Parameter	Units	Original Result	DUP Result	RPD	Max RPD	Qualifiers
Volatiles by GC/MS						
Dibromofluoromethane (S)	%	40.4		0	25	
Toluene d8 (S)	%	39.5		1	25	
4-Bromofluorobenzene (S)	%	38.3		2	25	
tert-Butyl methyl ether (MTBE)	ug/L		U			
Benzene	ug/L		U			
Toluene	ug/L		U			
Chlorobenzene	ug/L	0	U	0	25	
Ethylbenzene	ug/L		U			
m & p-xylene	ug/L		U			
o-Xylene	ug/L		U			
1,3-Dichlorobenzene	ug/L	0	U	0	25	
1,4-Dichlorobenzene	ug/L	0	U	0	25	

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QUALITY CONTROL DATA

Workorder: 1647988

Project ID: Aki Property 8164930

SAMPLE DUPLICATE: 103866 Original: 1647974001

Parameter	Units	Original Result	DUP Result	RPD	Max RPD	Qualifiers
1,2-Dichlorobenzene	ug/L	0	U	0	25	
Xylenes- Total	ug/L		U			

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QUALITY CONTROL DATA

Workorder: 1647988

Project ID: Aki Property 8164930

QC Batch: XXX/9181 Analysis Method: EPA 504.1

QC Batch Method: EPA 504.1 Prep.

Associated Lab Samples: 1647988001 1647988002 1647988003

METHOD BLANK: 104056

Parameter	Units	Blank Result	Reporting Limit	Qualifiers
Semivolatiles by GC				
1,2-DBCP	ug/L	U	0.0060	
1,2-Dibromoethane (EDB)	ug/L	U	0.010	

LABORATORY CONTROL SAMPLE & LCSD: 104057 104058

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limit	RPD	Max RPD	Qualifiers
Semivolatiles by GC										
1,2-DBCP	ug/L	0.25	0.348	0.320	139	128	70-130	8	20	J3a
1,2-Dibromoethane (EDB)	ug/L	0.25	0.390	0.503	156	201	70-130	25	20	J3a,J3p

LABORATORY CONTROL SAMPLE: 104059

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Semivolatiles by GC						
1,2-DBCP	ug/L	0.02	0.0417	209	60-140	
1,2-Dibromoethane (EDB)	ug/L	0.02	0.0129i	65	60-140	

MATRIX SPIKE SAMPLE: 104060 Original: 1647992005

Parameter	Units	Original Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Semivolatiles by GC							
1,2-DBCP	ug/L						
1,2-Dibromoethane (EDB)	ug/L						

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QUALITY CONTROL DATA QUALIFIERS

Workorder: 1647988

Project ID: Aki Property 8164930

QUALITY CONTROL PARAMETER QUALIFIERS

J3a	The reported value failed to meet the established quality control criteria. LCS value skewed high. Target analyte was not detected in associated samples.
J3p	The reported value failed to meet the established quality control criteria for precision. Target analyte was not detected in associated samples.

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Workorder: 1647988

Project ID: Aki Property 8164930

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
1647988001	**TMW-1**	EPA 3510C	XXX/9156	FL-PRO (GC)	XGCP/3516
1647988002	**TMW-2**	EPA 3510C	XXX/9156	FL-PRO (GC)	XGCP/3516
1647988003	**TMW-3**	EPA 3510C	XXX/9156	FL-PRO (GC)	XGCP/3516
1647988001	**TMW-1**	EPA 3510C SIM	XXX/9157	EPA 8270/PAH SIM	XMS/4982
1647988002	**TMW-2**	EPA 3510C SIM	XXX/9157	EPA 8270/PAH SIM	XMS/4982
1647988003	**TMW-3**	EPA 3510C SIM	XXX/9157	EPA 8270/PAH SIM	XMS/4982
1647988001	**TMW-1**	EPA 200.2 mod.	MXX/7896	EPA 200.8 (Total)	MMS/7155
1647988002	**TMW-2**	EPA 200.2 mod.	MXX/7896	EPA 200.8 (Total)	MMS/7155
1647988003	**TMW-3**	EPA 200.2 mod.	MXX/7896	EPA 200.8 (Total)	MMS/7155
1647988001	**TMW-1**	EPA 5030B	VXX/6969	EPA 8260B	VMS/6766
1647988002	**TMW-2**	EPA 5030B	VXX/6969	EPA 8260B	VMS/6766
1647988003	**TMW-3**	EPA 5030B	VXX/6969	EPA 8260B	VMS/6766
1647988001	**TMW-1**	EPA 504.1 Prep.	XXX/9181	EPA 504.1	XGC/2944
1647988002	**TMW-2**	EPA 504.1 Prep.	XXX/9181	EPA 504.1	XGC/2944
1647988003	**TMW-3**	EPA 504.1 Prep.	XXX/9181	EPA 504.1	XGC/2944

FDOH# E86546

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J.E.L. Log # 1647988
P.O. # _____
Quote # _____

Company Name Environmental Property Audits, Inc
Address ON File
City State Zip
Sampling Site Address 3810 US Hwy 1, FT. Pierce, Fl
Attn: Richard Wood Email rick@epaudits.com
Project Name Aki Property Project # 8164930
Sampler Name/Signature Richard Wood

#	Sample Label (Client ID)	Collected Date	Collected Time	Matrix Code*	# of Cont	Pres Codes	Parameters: FL PRO	8270 PAH	8260 VOAs	Lead	EDB	Field Filtered (Y/N)
1	TMW-1	9/1/16	10:40	GW	6		1	1	2	1	1	
2	TMW-2	9/1/16	11:15	GW	6		1	1	2	1	1	
3	TMW-3	9/1/16	11:52	GW	6		1	1	2	1	1	
4	SB-2	9/1/16	12:20	S	6		1	1	3			
5												
6												
7												
8												
9												
10												

LAB ANALYSIS

Requested Turnaround Time
Note: Rush requests subject to acceptance by the laboratory
X Standard
___ Expedited
Due ___/___/___

Comments
Hold pending GW results

Matrix Codes*
S Soil/Solid Sediment; SW Surface Water; GW Ground Water; SL Sludge; WW Waste Water; O Other (Please Specify); DW Drinking Water

Pres Codes
A- none; I- Ice; B- HNO_3; O- Other; C- H_2SO_4; M- MeOH; D- NaOH; N- $Na_2S_2O_3$; E- HCl; Z- ZnAc

Relinquished by	Date	Time	Received by	Date	Time
Richard Wood	9/1/16	1355		9/1/16	1355

QA/QC level with report
None ___1___2___3___ See price guide for applicable fees

FDEP Dry Cleaning ❑ FDEP UST Pre-Approval ❑
SFWMD ❑ ADaPT ❑ DOT ❑

Temp Control: 4.0 °C

647988

SAMPLE RECEIPT CONFIRMATION SHEET

Client Information

SDG:	1647988	**Req:**	515
Client:	EPA, INC	**Project:**	Richard Wood
Level:	1	**Date Rec'd:**	9/1/2016 1:55:00 PM
Rec'd via:	Client		

Cooler Check

ID	Temp	# of samples	Security Tape Present	Security Tape Intact	Method of Receipt	Comments
	4	4	☑	☑		

Checked By: CF

Sample Verification

Loose Caps?	No	**All Samples on COC accounted For?**	Yes
Broken Containers?	No	**All Samples on COC?**	Yes
pH Verified?	Yes	**Written on Internal COC?**	No
pH Strip Lot #	HC681919	**Sample Vol. Suff. For Analysis?**	Yes
Acid Preserved Samples Lot #	13179, 10272	**Samples Rec'd W/I Hold Time?**	Yes
Base Preserved Samples Lot #		**Are All Samples to be Analyzed?**	Yes
Samples Received From	Client	**Correct Sample Containers?**	Yes
Soil Origin (Domestic/Foreign		**COC Comments written on COC?**	No
Site Location/Project on COC?	Yes	**Samplers Initials on COC?**	Yes
Client Project # on COC?	Yes	**Sample Date/Time Indicated?**	Yes
Project Mgr. Indicated on COC	Yes	**TAT Requested:**	STD
COC relinquished/Dated by Client?	Yes	**Client Requests Verbal Results?**	No
COC Received/Dated by JEL	Yes		
JEL to Conduct ALL Analyses?	Yes		

Subcontract Analysis

Parameter	Via	Lab Name	Comments

Florida Department of Environmental Protection

Contracted Local Program
2725 Judge Fran Jamieson Way
Building A, Room 219
Viera, Florida 32940

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

February 28, 2020

Sent via email only to addressee at: brett.bohentin@aptim.com

Brett Bohentin
Project Manager
APTIM Environmental & Infrastructure, Inc.
5725 NW 159th Street
Miami Lakes, FL 33014

Subject: Task #1 Deliverable Approval – Updated Health and Safety Plan (HASP)
Liberty Fort Pierce
3810 S. US Highway 1
Fort Pierce, St. Lucie County
FDEP Facility ID# 568516069
Discharge Date: 7/25/88 (EDI)

Dear Mr. Bohentin:

The Brevard County Natural Resources Management Department (NRMD), on behalf of the Florida Department of Environmental Protection (FDEP), has reviewed the Task #1 deliverable, dated and received February 26, 2020, along with supplemental information received February 27, 2020, submitted for this facility. The deliverable is acceptable and demonstrates that the work outlined in Purchase Order (PO) #B6A4CC, Task #1 was satisfactorily performed. Please continue with the PO.

The total approved costs for completion of Task #4 is $0.00, including retainage, as detailed in the attached rate sheet. Pursuant to Petroleum Restoration Program procedures, please submit this correspondence when invoicing Task #2. If you should have any questions about this review, please contact me or Ms. Tina Swanson, P.E., at (321) 633-2017, by e-mail, or at the letterhead address.

Sincerely,

NATURAL RESOURCES MANAGEMENT DEPARTMENT

Maryann Civil

Maryann T. Civil, P.G.
Professional Geologist
Maryann.civil@brevardfl.gov

Enclosure (signed Invoice Rate Sheet)

, PDD, P. Douglas Divers, Local Program Manager

Ec: File, FDEP, PRP & NRMD
Abdo Akl, Property Owner – abdoakl@yahoo.com

Petroleum Contamination Site Response Action Services
SCHEDULE OF PAY ITEMS INVOICE RATE SHEET

Facility Name: LIBERTY FORT PIERCE
7-Digit Facility ID #: 8516069
County: 56
Region: South
Site Manager Name: MARYANN CIVIL
Site Manager Phone: (321)633-2017
Site Manager Email: maryann.civil@brevardfl.gov

Contractor: Aptim Environment & Infrastructure, LLC
CID #: 01077
Contract #: GC877
SPI ID #: 17945
Retainage %: 5%
FDEP Cost Share %: 100.00%
Total Extended Cost: $ 38,507.56
Without Handling Fee: $ 38,408.28
Purchase Order: B6A4CC
Download Date: 1/30/20 13:58
Assignment Type: SCOPE
Transition Agreement: ○ Yes ◉ No

			PO Rate Sheet			Previously Invoiced	This Invoice		Balance
PAY ITEM	DESCRIPTION	UNIT OF MEASURE	UNITS	NEGOTIATED ITEM PRICE	TOTAL EXTENDED PRICE	UNITS	UNITS	EXTENDED PRICE	UNITS
Task 1									
1-2.a.	Site Health & Safety Plan for Continued Work (no cost to FDEP)	Per Site	1	$ -	$ -	0	1	$ -	0
		RETAINAGE			$ -	$ -		$ -	$ -
		SUBTOTAL			$ -	$ -		$ -	$ -
Task 2									
1-4.	Permit Fees (actual fee only, cost to obtain permit is included in applicable pay items)	Reimbursable*	130	$ 1.00	$ 130.00	0	0	$ -	130
1-7.	6% Handling Fee for Cost Reimbursable Items	% Surcharge	130	$ 0.06	$ 7.80	0	0	$ -	130
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	2	$ 450.00	$ 900.00	0	0	$ -	2
3-7.a.	DPT Rig and Support Vehicles Mobilization - ≤ 100 miles each way	Per Round Trip	1	$ 540.00	$ 540.00	0	0	$ -	1
5-3.a.	Direct Push Technology (DPT) Rig and Equipment	Full Day	1	$ 1,960.00	$ 1,960.00	0	0	$ -	1
6-1.	Well Installation - 1 inch diameter	Per Foot	88	$ 29.00	$ 2,552.00	0	0	$ -	88
6-2.a.	Well Installation - 2 inch diameter (vertical)	Per Foot	24	$ 35.00	$ 840.00	0	0	$ -	24
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	6	$ 125.00	$ 750.00	0	0	$ -	6
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	1	$ 200.00	$ 200.00	0	0	$ -	1
9-27.	Water, BTEX + MTBE (EPA 602, EPA 624, EPA 8021 or EPA 8260)	Per Sample	6	$ 29.50	$ 177.00	0	0	$ -	6
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	6	$ 70.50	$ 423.00	0	0	$ -	6
9-36.	Water, Total Recoverable Petroleum Hydrocarbons (FL-PRO)	Per Sample	2	$ 41.00	$ 82.00	0	0	$ -	2
12-6.	Transport and Disposal of Petroleum Impacted Soil (includes drum)	Per Drum	3	$ 180.00	$ 540.00	0	0	$ -	3
19-24.	Remedial Action Interim Report	Per Report	1	$ 470.00	$ 470.00	0	0	$ -	1
20-6.	Scientist/Technical Specialist (Key)	Per Hour	2	$ 90.00	$ 180.00	0	0	$ -	2
		RETAINAGE			$ 487.59	$ -		$ -	$ 487.59
		SUBTOTAL			$ 9,751.80	$ -		$ -	$ 9,751.80
Task 3									
1-7.	6% Handling Fee for Cost Reimbursable Items	% Surcharge	762.34	$ 0.06	$ 45.74	0	0	$ -	762.34
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	1	$ 450.00	$ 450.00	0	0	$ -	1
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	6	$ 125.00	$ 750.00	0	0	$ -	6
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	1	$ 200.00	$ 200.00	0	0	$ -	1
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	6	$ 70.50	$ 423.00	0	0	$ -	6
16-20.	Air Sparge System Package - Medium	Per Week	1	$ 4,410.00	$ 4,410.00	0	0	$ -	1
19-23.	Remedial Action General Report	Per Report	1	$ 935.00	$ 935.00	0	0	$ -	1
21-7.b.	P.E. Project Oversight for Short Term or Episodic Remediation System Operation - Weekly Basis	Per Week	1	$ 1,100.00	$ 1,100.00	0	0	$ -	1
21-33.	P.G or P.E. Review, Evaluation and Certification of a Remedial Action General Report	Per Report	1	$ 300.00	$ 300.00	0	0	$ -	1
22-1.	GENERATOR	Reimbursable*	572.64	$ 1.00	$ 572.64	0	0	$ -	572.64

Petroleum Contamination Site Response Action Services
SCHEDULE OF PAY ITEMS INVOICE RATE SHEET

			PO Rate Sheet			Previously Invoiced	This Invoice		Balance
PAY ITEM	DESCRIPTION	UNIT OF MEASURE	UNITS	NEGOTIATED ITEM PRICE	TOTAL EXTENDED PRICE	UNITS	UNITS	EXTENDED PRICE	UNITS
22-2.	GENERATOR FUEL	Reimbursable*	189.7	$ 1.00	$ 189.70	0	0	$ -	189.7
		RETAINAGE			$ 468.80	$ -		$ -	$ 468.80
		SUBTOTAL			$ 9,376.08	$ -		$ -	$ 9,376.08
Task 4									
1-7.	6% Handling Fee for Cost Reimbursable Items	% Surcharge	762.34	$ 0.06	$ 45.74	0	0	$ -	762.34
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	1	$ 450.00	$ 450.00	0	0	$ -	1
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	6	$ 125.00	$ 750.00	0	0	$ -	6
8-6.	Soil/Sediment Sample Collection	Per Sample	4	$ 50.00	$ 200.00	0	0	$ -	4
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	2	$ 200.00	$ 400.00	0	0	$ -	2
8-14.	Encore (25 gram) for SPLP Soil Sample Collection: [Per Encore]. The cost will include the 25 gram Encore samples submitted to the laboratory for SPLP testing and the 25 gram Encore samples collected in the field but not submitted to the laboratory for testing (discarded).	Per Sample	4	$ 15.75	$ 63.00	0	0	$ -	4
9-2.	Soil, BTEX + MTBE (EPA 8021 or EPA 8260)	Per Sample	4	$ 31.50	$ 126.00	0	0	$ -	4
9-5.	Soil, Polycyclic Aromatic Hydrocarbons (EPA 8270 or EPA 8310)	Per Sample	4	$ 76.65	$ 306.60	0	0	$ -	4
9-8.	Soil, Total Recoverable Petroleum Hydrocarbons (FL-PRO)	Per Sample	4	$ 41.00	$ 164.00	0	0	$ -	4
9-8.a.	Soil, TRPH Fractionation (MADEP-EPH/VPH Method or TPHCWG Direct Method)	Per Sample	4	$ 246.00	$ 984.00	0	0	$ -	4
9-16.	Soil, Synthetic Precipitation Leaching Procedure-Extraction Only (EPA1312)	Per Sample	8	$ 70.00	$ 560.00	0	0	$ -	8
9-27.	Water, BTEX + MTBE (EPA 602, EPA 624, EPA 8021 or EPA 8260)	Per Sample	4	$ 29.50	$ 118.00	0	0	$ -	4
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	10	$ 70.50	$ 705.00	0	0	$ -	10
16-20.	Air Sparge System Package - Medium	Per Week	1	$ 4,410.00	$ 4,410.00	0	0	$ -	1
19-23.	Remedial Action General Report	Per Report	1	$ 935.00	$ 935.00	0	0	$ -	1
21-7.b.	P.E. Project Oversight for Short Term or Episodic Remediation System Operation - Weekly Basis	Per Week	1	$ 1,100.00	$ 1,100.00	0	0	$ -	1
21-33.	P.G or P.E. Review, Evaluation and Certification of a Remedial Action General Report	Per Report	1	$ 300.00	$ 300.00	0	0	$ -	1
22-1.	GENERATOR	Reimbursable*	572.64	$ 1.00	$ 572.64	0	0	$ -	572.64
22-2.	GENERATOR FUEL	Reimbursable*	189.7	$ 1.00	$ 189.70	0	0	$ -	189.7
23-1.	Contingent Funding - Allowance only to be used as offset for field change orders	NOT BILLABLE	7000	$ 1.00	$ 7,000.00	n/a	n/a	n/a	7000
		RETAINAGE			$ 968.98	$ -		$ -	$ 968.98
		SUBTOTAL			$ 19,379.68	$ -		$ -	$ 19,379.68
		TOTAL COST			$ 38,507.56	$ -		$ -	$ 38,507.56
				Owner Cost Share:	$ -	$ -		$ -	$ -
				FDEP Cost Share:	$ 38,507.56	$ -		$ -	$ 38,507.56
				Retainage:	$ 1,925.38	$ -		$ -	$ 1,925.38
				FDEP Less Retainage:	$ 36,582.18	$ -		$ -	$ 36,582.18

Version: 11.0

Site Manager Approval: Maryann Civil

Print Name

Signature Maryann Civil

Petroleum Contamination Site Response Action Services
SCHEDULE OF PAY ITEMS INVOICE RATE SHEET

			PO Rate Sheet			Previously Invoiced	This Invoice		Balance
PAY ITEM	DESCRIPTION	UNIT OF MEASURE	UNITS	NEGOTIATED ITEM PRICE	TOTAL EXTENDED PRICE	UNITS	UNITS	EXTENDED PRICE	UNITS

2/28/20

Date of Review Letter

Florida Department of Environmental Protection

Contracted Local Program
2725 Judge Fran Jamieson Way
Building A, Room 219
Viera, Florida 32940

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Interim Secretary

August 23, 2021

Sent via email only to addressee at: brett.bohentin@aptim.com

Brett Bohentin
Project Manager
APTIM Environmental & Infrastructure, Inc.
5725 NW 159th Street
Miami Lakes, FL 33014

Subject: Task #1 Deliverable Approval – Post Active Remediation Monitoring (PARM) Report, Annual
Liberty Fort Pierce
3810 S. US Highway 1
Fort Pierce, St. Lucie County
FDEP Facility ID# 568516069
Discharge Date: 7/25/88 (EDI)

Dear Mr. Bohentin:

The Brevard County Natural Resources Management Department (NRMD), on behalf of the Florida Department of Environmental Protection (FDEP), has reviewed the Task #1 deliverable, dated and received August 19, 2021, submitted for this facility. The deliverable is acceptable and demonstrates that the work outlined in Purchase Order (PO) #B94C92, Task #1 was satisfactorily performed. Please continue with the PO.

The total approved costs for completion of Task #1 is $3,492.50, including retainage, as detailed in the attached rate sheet. Pursuant to Petroleum Restoration Program procedures, please submit the invoice to MFMP within 30 days of this correspondence. If you should have any questions about this review, please contact me or Ms. Tina Swanson, P.E., at (321) 633-2017, by e-mail, or at the letterhead address.

Sincerely,

NATURAL RESOURCES MANAGEMENT DEPARTMENT

Maryann Civil

Maryann T. Civil, P.G.
Professional Geologist
Maryann.civil@brevardfl.gov

Enclosure (signed Invoice Rate Sheet)

___, PDD, P. Douglas Divers, Local Program Manager

Ec: File, FDEP, PRP & NRMD
Abdo Akl, Property Owner – abdoakl@yahoo.com

Petroleum Contamination Site Response Action Services
SCHEDULE OF PAY ITEMS INVOICE RATE SHEET

Facility Name: LIBERTY FORT PIERCE
7-Digit Facility ID #: 8516069
County: 56
Region: South
Site Manager Name: MARYANN CIVIL
Site Manager Phone: (321)633-2017
Site Manager Email: maryann.civil@brevardfl.gov

Contractor: Aptim Environment & Infrastructure, LLC
CID #: 01077
Contract #: GC877
SPI ID #: 21984
Retainage %: 5%
FDEP Cost Share %: 100.00%
Total Extended Cost: $ 11,310.00
Without Handling Fee: $ 11,310.00
Transition Agreement: ○ Yes ◉ No

Purchase Order: B94C92
Download Date: 5/25/21 14:28
Assignment Type: SCOPE

			PO Rate Sheet			Previously Invoiced	This Invoice		Balance
PAY ITEM	DESCRIPTION	UNIT OF MEASURE	UNITS	NEGOTIATED ITEM PRICE	TOTAL EXTENDED PRICE	UNITS	UNITS	EXTENDED PRICE	UNITS
Task 1									
1-2.a.	Site Health & Safety Plan for Continued Work (no cost to FDEP)	Per Site	1	$ -	$ -	0	1	$ -	0
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	1	$ 450.00	$ 450.00	0	1	$ 450.00	0
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	5	$ 125.00	$ 625.00	0	5	$ 625.00	0
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	1	$ 200.00	$ 200.00	0	1	$ 200.00	0
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	5	$ 70.50	$ 352.50	0	5	$ 352.50	0
19-8.	Natural Attenuation or Post RA Monitoring Report, Annual	Per Report	1	$ 1,550.00	$ 1,550.00	0	1	$ 1,550.00	0
21-20.	P.G or P.E. Review, Evaluation and Certification of an Annual Natural Attenuation Monitoring Report	Per Report	1	$ 315.00	$ 315.00	0	1	$ 315.00	0
		RETAINAGE			$ 174.63	$ -		$ 174.63	$ -
		SUBTOTAL			$ 3,492.50	$ -		$ 3,492.50	$ -
Task 2									
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	1	$ 450.00	$ 450.00	0	0	$ -	1
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	5	$ 125.00	$ 625.00	0	0	$ -	5
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	1	$ 200.00	$ 200.00	0	0	$ -	1
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	5	$ 70.50	$ 352.50	0	0	$ -	5
19-7.	Natural Attenuation or Post RA Monitoring Report, Quarterly or Non-Annual	Per Report	1	$ 645.00	$ 645.00	0	0	$ -	1
		RETAINAGE			$ 113.63	$ -		$ -	$ 113.63
		SUBTOTAL			$ 2,272.50	$ -		$ -	$ 2,272.50
Task 3									
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	1	$ 450.00	$ 450.00	0	0	$ -	1
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	5	$ 125.00	$ 625.00	0	0	$ -	5
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	1	$ 200.00	$ 200.00	0	0	$ -	1
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	5	$ 70.50	$ 352.50	0	0	$ -	5
19-7.	Natural Attenuation or Post RA Monitoring Report, Quarterly or Non-Annual	Per Report	1	$ 645.00	$ 645.00	0	0	$ -	1
		RETAINAGE			$ 113.63	$ -		$ -	$ 113.63
		SUBTOTAL			$ 2,272.50	$ -		$ -	$ 2,272.50
Task 4									
3-1.	Mobilization, Light Duty Vehicle (car or 1/2 ton truck) - ≤ 100 miles each way	Per Round Trip	1	$ 450.00	$ 450.00	0	0	$ -	1
8-1.	Monitoring Well Sampling with Water Level, ≤ 100 foot depth	Per Well	5	$ 125.00	$ 625.00	0	0	$ -	5
8-11.	Electronic Data Deliverables (EDD)	Per Sampling Event	1	$ 200.00	$ 200.00	0	0	$ -	1
9-30.	Water, Polycyclic Aromatic Hydrocarbons, including 1-methylnaphthalene + 2-methylnaphthalene (EPA 610 [HPLC], EPA 625, EPA 8270 or EPA 8310)	Per Sample	5	$ 70.50	$ 352.50	0	0	$ -	5
19-7.	Natural Attenuation or Post RA Monitoring Report, Quarterly or Non-Annual	Per Report	1	$ 645.00	$ 645.00	0	0	$ -	1

Petroleum Contamination Site Response Action Services
SCHEDULE OF PAY ITEMS INVOICE RATE SHEET

			PO Rate Sheet			Previously Invoiced	This Invoice		Balance
PAY ITEM	DESCRIPTION	UNIT OF MEASURE	UNITS	NEGOTIATED ITEM PRICE	TOTAL EXTENDED PRICE	UNITS	UNITS	EXTENDED PRICE	UNITS
23-1.	Contingent Funding - Allowance only to be used as offset for field change orders	NOT BILLABLE	1000	$ 1.00	$ 1,000.00	n/a	n/a	n/a	1000
		RETAINAGE			$ 163.63	$ -		$ -	$ 163.63
		SUBTOTAL			$ 3,272.50	$ -		$ -	$ 3,272.50
		TOTAL COST			$ 11,310.00	$ -		$ 3,492.50	$ 7,817.50
Version: 11.0				Owner Cost Share:	$ -	$ -		$ -	$ -
				FDEP Cost Share:	$ 11,310.00	$ -		$ 3,492.50	$ 7,817.50
				Retainage:	$ 565.50	$ -		$ 174.63	$ 390.88
				FDEP Less Retainage:	$ 10,744.50	$ -		$ 3,317.88	$ 7,426.63

Site Manager Approval: Maryann Civil

Print Name

Maryann Civil

Signature

8/23/21

Date of Review Letter

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

3810 US-1, Ft. Pierce – Gas Station

Prepared for:

Mr. Abdo Akl
ABS GAS & GO, INC.
7503 S. Indian River Dr
Fort Pierce, FL34982

Prepared by:

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

March 22, 2021
SR19112.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 3/22/2021 License #: 42684

March 22, 2021

Mr. Abdo Akl
ABS GAS & GO, INC.
7503 S. Indian River Dr
Fort Pierce, FL34982

Re: 3810 US-1, Ft. Pierce – Gas Station

Dear Mr. Smith:

O'Rourke Engineering & Planning has completed the analysis of the proposed gas station with convenience store and retail space located north of St James Boulevard, east of US-1, and west of St Francis Drive in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

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APPENDICES

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

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of a convenience store with gas pumps and a retail space located north of St James Boulevard, east of US-1, and west of St Francis Drive in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

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

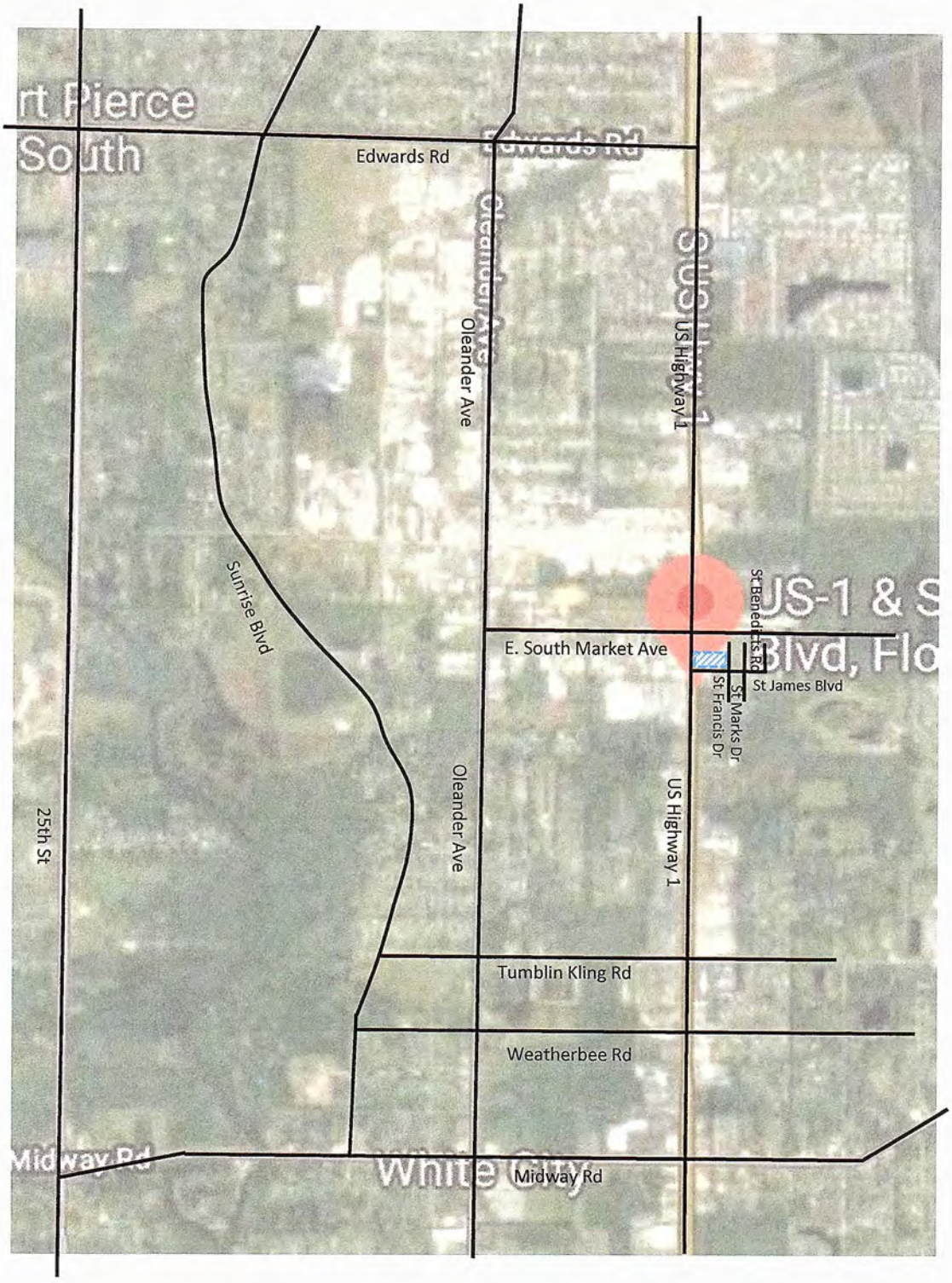
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located north of St James Boulevard, east of US-1, and west of St Francis Drive in Ft. Pierce, St. Lucie County, Florida, will consist of a 2,400 square foot convenience store with 16 gas pumps and 1,300 square foot shopping center retail space, and 1,800 square foot of fast food with a drive-thru. The site is currently vacant. The project location is shown in **Figure 1**.

Appendix A includes the project site plan.



N O'ROURKE ENGINEERING & PLANNING NTS 22 SE Seminole Street Stuart, FL 34994 Job #: SR21022.0 Date: 02-22-21	Legend = Project Location	Figure 1 Project Location Gas Station

EXISTING CONDITIONS

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

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

Existing Lane Geometrics and Traffic Control

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

- US Highway 1 is a four-lane major arterial with a north/south alignment.
- St James Boulevard is a two-lane local road with an east/west alignment.
- Edwards Road is a two-lane arterial with an east/west alignment.
- Midway Road is currently under construction to a four-lane divided roadway from South 25th Street/ SR-615 to US-1/ SR-5 (west of the project), expected to be completed by 2024. It is a two-lane roadway east of US-1.
- Weatherbee Road is a two-lane collector roadway with an east/west alignment.

Existing Traffic Volumes/ Service Volume

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

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE 10th Edition trip Generation was Generation was applied to the various uses. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,908 net new daily trips. There will be 118 net new AM peak hour trips with 64 trips entering the project and 54 trips exiting the project. The project will generate 111 net new PM peak hour trips. There will be 59 trips entering the project and 52 trips exiting the project in the PM peak hour.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Gasoline/Service Station with Convenience Market	945	2,400	Sft	T = 1440.02(X)	50%	50%	1,728	1,728	3,456	91	225	316	9.1%	1,637	1,503	3,140	879	879	1,758	56.0%	758	624	1,382
Fast Food (w/ Drive Thru)	934	1,800	Sft	T = 470.95(X)	50%	50%	424	424	848	147	59	206	24.3%	277	365	642	145	144	289	45.0%[2]	132	221	353
Fast Food (without Drive Thru)[1]	933	1,300	Sft	T = 346.23(X)	50%	50%	225	225	450	78	32	110	24.4%	147	193	340	84	83	167	49.0%	63	110	173
TOTALS							**2,377**	**2,377**	**4,754**	**316**	**316**	**632**	**13.3%**	**2,061**	**2,061**	**4,122**	**1,108**	**1,106**	**2,214**	**53.7%**	**953**	**955**	**1,908**

Source: ITE 10th Edition Trip Generation Rates
(1) Could end up as Retail, Fast Food was used as the Worst Case Scenario
(2) Palm Beach County Trip Generation Rates March 2, 2020

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Gasoline/Service Station with Convenience Market	945	2,400	Sft	T = 75.99(X)	51%	49%	93	89	182	7	12	19	10.4%	86	77	163	46	45	91	56.0%	40	32	72
Fast Food (w/ Drive Thru)	934	1,800	Sft	T = 40.19(X)	51%	49%	37	35	72	8	5	13	18.1%	29	30	59	14	13	27	45.0%[2]	15	17	32
Fast Food (without Drive Thru)[1]	933	1,300	Sft	T = 25.10(X)	60%	40%	20	13	33	4	2	6	18.2%	16	11	27	7	6	13	49.0%	9	5	14
TOTALS							**150**	**137**	**287**	**19**	**19**	**38**	**13.2%**	**131**	**118**	**249**	**67**	**64**	**131**	**52.6%**	**64**	**54**	**118**

Source: ITE 10th Edition Trip Generation Rates
(1) Could end up as Retail, Fast Food was used as the Worst Case Scenario
(2) Palm Beach County Trip Generation Rates March 2, 2020

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Gasoline/Service Station with Convenience Market	945	2,400	Sft	T = 88.35(X)	51%	49%	108	104	212	19	15	34	16.0%	89	89	178	50	50	100	56.0%	39	39	78
Fast Food (w/ Drive Thru)	934	1,800	Sft	T = 32.67(X)	52%	48%	31	28	59	9	12	21	35.6%	22	16	38	9	8	17	45.0%[2]	13	8	21
Fast Food (without Drive Thru)[1]	933	1,300	Sft	T = 28.34(X)	50%	50%	19	18	37	6	7	13	35.1%	13	11	24	6	6	12	49.0%	7	5	12
TOTALS							**158**	**150**	**308**	**34**	**34**	**68**	**22.1%**	**124**	**116**	**240**	**65**	**64**	**129**	**53.8%**	**59**	**52**	**111**

Source: ITE 10th Edition Trip Generation Rates
(1) Could end up as Retail, Fast Food was used as the Worst Case Scenario
(2) Palm Beach County Trip Generation Rates March 2, 2020

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

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

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is not significant on any link.

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 4-year area wide historical growth rate.

Details of the background traffic are included in **Appendix C.**

LINK ANALYSIS / REVIEW

Since the project is significant on US-1 during the AM peak hour, and those links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.

INTERSECTION ANALYSIS

The intersection of US-1 and St James Boulevard was analyzed for the AM and PM peak hours. As shown, the intersection will operate at a LOS D in the AM and PM peak hours with the addition of project traffic at project build out.

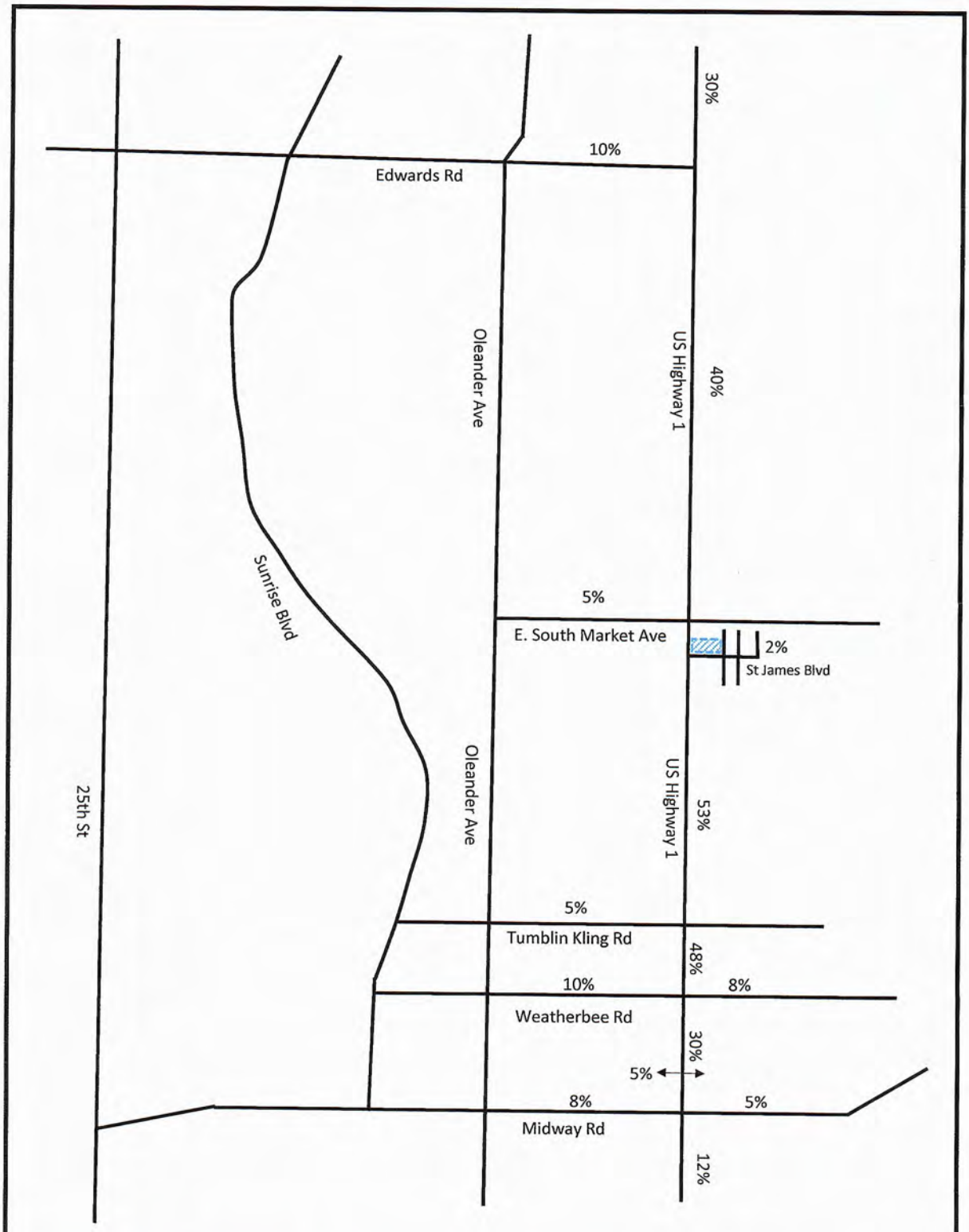
The intersection data is shown in **Appendix D.**

DRIVEWAY ANALYSIS

The project will have one full access driveway located on St James Boulevard and one directional right-in/left-in/right out driveway located on US-1. The project traffic at the driveways is shown in **Figure 3**. The project driveways were analyzed using HCS for unsignalized intersections. As shown, Driveway 1 will operate at an LOS C in the AM peak hour and PM Peak hours and Driveway 2 will operate at an LOS A in the AM and PM peak hours.

The driveway data is included in **Appendix E.**

Figure 2 – Percent Assignment



O'ROURKE ENGINEERING & PLANNING

NTS

22 SE Seminole Street
Stuart, FL 34994

Job #: SR21022.0 | Date: 02-22-21

Legend

= Project Location

Figure 2

Project Location

Gas Station

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
US-1	Easy Street	Midway Rd	NB	IN	NO	3170	8	0.25%	12%
	Easy Street	Midway Rd	SB	OUT	NO	3170	6	0.19%	12%
	Midway Rd	Weatherbee Rd	NB	IN	NO	2100	19	0.90%	30%
	Midway Rd	Weatherbee Rd	SB	OUT	NO	2100	16	0.76%	30%
	Weatherbee Rd	Tumblin Kling Rd	NB	IN	NO	2000	31	1.55%	48%
	Weatherbee Rd	Tumblin Kling Rd	SB	OUT	NO	2000	26	1.30%	48%
	Tumblin Kling Rd	Project Driveway	NB	IN	YES	2000	34	1.70%	53%
	Tumblin Kling Rd	Project Driveway	SB	OUT	YES	2000	29	1.45%	53%
	Project Driveway	Edwards Rd	NB	OUT	YES	2000	22	1.10%	40%
	Project Driveway	Edwards Rd	SB	IN	YES	2000	26	1.30%	40%
	Edwards Rd	Savannah Rd	NB	OUT	NO	2000	16	0.80%	30%
	Edwards Rd	Savannah Rd	SB	IN	NO	2000	19	0.95%	30%
Edwards Rd	Oleander Ave	US-1	EB	IN	NO	1630	6	0.37%	10%
	Oleander Ave	US-1	WB	OUT	NO	1630	5	0.31%	10%
St James Blvd	US-1	St Benedicts Rd	EB	IN	NO	750 (3)	1	0.13%	2%
	US-1	St Benedicts Rd	WB	OUT	NO	750 (3)	1	0.13%	2%
Midway Rd	Oleander Ave	US-1	EB	IN	NO	1960	5	0.26%	8%
	Oleander Ave	US-1	WB	OUT	NO	1960	4	0.20%	8%
	US-1	Wallace St	EB	OUT	NO	790	3	0.38%	5%
	US-1	Wallace St	WB	IN	NO	790	3	0.38%	5%
Weatherbee Rd	Oleander Ave	US-1	EB	IN	NO	750	6	0.80%	10%
	Oleander Ave	US-1	WB	OUT	NO	750	5	0.67%	10%
	US-1	Midway Rd	EB	OUT	NO	750	4	0.53%	8%
	US-1	Midway Rd	WB	IN	NO	750	5	0.67%	8%

(1) St. Lucie Traffic Counts and Level of Service Report

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

(3) FDOT 2020 Level of Service Tables

Two-Way:	118
Net In:	64
Net Out:	54

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
US-1	Easy Street	Midway Rd	NB	IN	NO	3170	7	0.22%	12%
	Easy Street	Midway Rd	SB	OUT	NO	3170	6	0.19%	12%
	Midway Rd	Weatherbee Rd	NB	IN	NO	2100	18	0.86%	30%
	Midway Rd	Weatherbee Rd	SB	OUT	NO	2100	16	0.76%	30%
	Weatherbee Rd	Tumblin Kling Rd	NB	IN	NO	2000	28	1.40%	48%
	Weatherbee Rd	Tumblin Kling Rd	SB	OUT	NO	2000	25	1.25%	48%
	Tumblin Kling Rd	Project Driveway	NB	IN	YES	2000	31	1.55%	53%
	Tumblin Kling Rd	Project Driveway	SB	OUT	YES	2000	28	1.40%	53%
	Project Driveway	Edwards Rd	NB	OUT	YES	2000	21	1.05%	40%
	Project Driveway	Edwards Rd	SB	IN	YES	2000	24	1.20%	40%
	Edwards Rd	Savannah Rd	NB	OUT	NO	2000	16	0.80%	30%
	Edwards Rd	Savannah Rd	SB	IN	NO	2000	18	0.90%	30%
Edwards Rd	Oleander Ave	US-1	EB	IN	NO	1630	6	0.37%	10%
	Oleander Ave	US-1	WB	OUT	NO	1630	5	0.31%	10%
St James Blvd	US-1	St Benedicts Rd	EB	IN	NO	750 (3)	1	0.13%	2%
	US-1	St Benedicts Rd	WB	OUT	NO	750 (3)	1	0.13%	2%
Midway Rd	Oleander Ave	US-1	EB	IN	NO	1960	5	0.26%	8%
	Oleander Ave	US-1	WB	OUT	NO	1960	4	0.20%	8%
	US-1	Wallace St	EB	OUT	NO	790	3	0.38%	5%
	US-1	Wallace St	WB	IN	NO	790	3	0.38%	5%
Weatherbee Rd	Sunrise Blvd	Oleander Ave	EB	IN	NO	750	6	0.80%	10%
	Sunrise Blvd	Oleander Ave	WB	OUT	NO	750	5	0.67%	10%
	Oleander Ave	US-1	EB	IN	NO	750	5	0.67%	8%
	Oleander Ave	US-1	WB	OUT	NO	750	4	0.53%	8%

(1) St. Lucie Traffic Counts and Level of Service Report

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

(3) FDOT 2020 Level of Service Tables

Two-Way:	111
Net In:	59
Net Out:	52

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2017	2017 Peak Hour Directional Volumes	Growth Rate(2)	2024 AM Peak Hour + Growth	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency ?	Project Percent Assignment
US-1	Tumblin Kling Rd	Project Driveway	NB	IN	YES	27675	1300	1.0293	1591	2000	34	1625	1.70%	YES	53%
	Tumblin Kling Rd	Project Driveway	SB	OUT	YES	27675	1176	1.0293	1439	2000	29	1468	1.45%	YES	53%
	Project Driveway	Edwards Rd	NB	OUT	YES	27675	1300	1.0293	1591	2000	22	1613	1.10%	YES	40%
	Project Driveway	Edwards Rd	SB	IN	YES	27675	1176	1.0293	1439	2000	26	1465	1.30%	YES	40%

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

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

Two-Way:	118
Net In:	64
Net Out:	54
Years Grown:	7

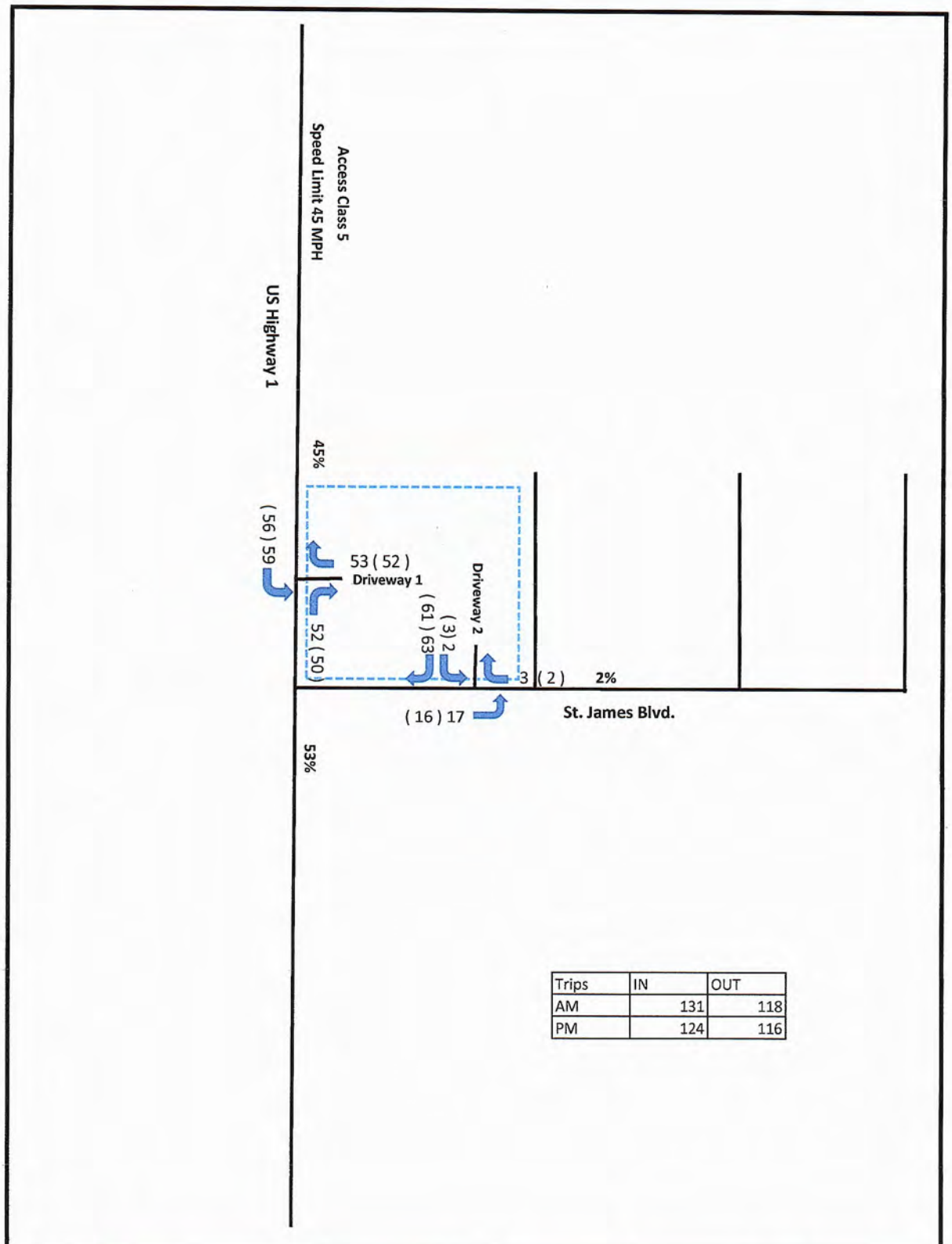
TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2017	2017 Peak Hour Directional Volumes	Growth Rate(2)	2024 AM Peak Hour + Growth	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency ?	Project Percent Assignment
US-1	Tumblin Kling Rd	Project Driveway	NB	IN	YES	27675	1191	1.0293	1458	2000	31	1489	1.55%	YES	53%
	Tumblin Kling Rd	Project Driveway	SB	OUT	YES	27675	1316	1.0293	1611	2000	28	1639	1.40%	YES	53%
	Project Driveway	Edwards Rd	NB	OUT	YES	27675	1191	1.0293	1458	2000	21	1479	1.05%	YES	40%
	Project Driveway	Edwards Rd	SB	IN	YES	27675	1316	1.0293	1611	2000	24	1635	1.20%	YES	40%

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

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

Two-Way:	111
Net In:	59
Net Out:	52
Years Grown:	7



Trips	IN	OUT
AM	131	118
PM	124	116

O'ROURKE ENGINEERING & PLANNING

NTS

22 SE Seminole Street
Stuart, FL 34994

Job #: SR21022.0 | Date: 03-02-21

Legend

= Project Location

XX (XX) = AM (PM)

Figure 3

Driveway Volumes

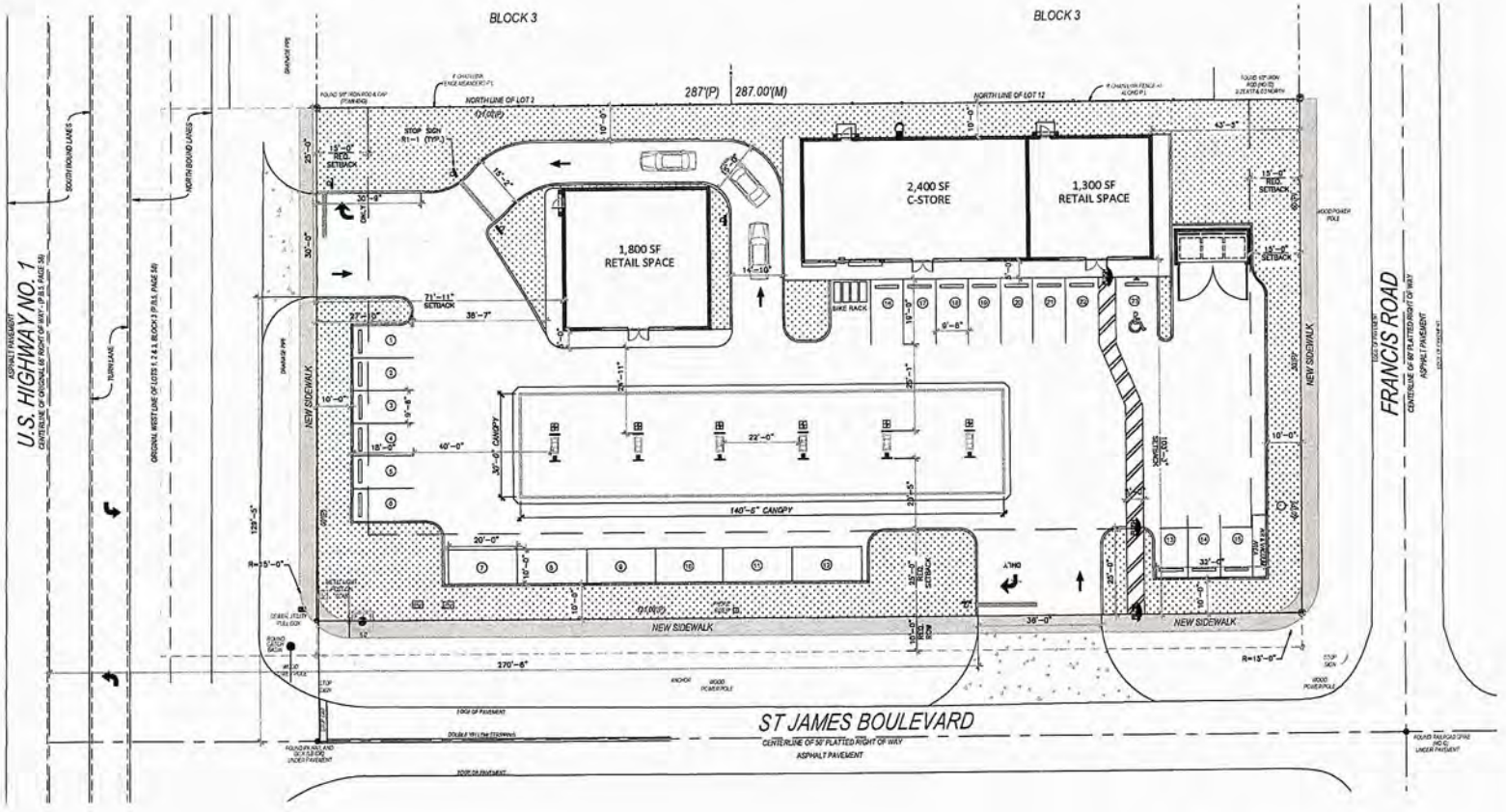
3810 US-1 Gas Station

CONCLUSION

With 119 net new AM peak hour trips and 111 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.

APPENDIX A

SITE PLAN



PROPOSED SITE PLAN

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

FIALLO'S MEP DESIGN, INC

10010 SW 83rd ST.
Miami, Florida 33173
305.877.1845
Jfiallo@fiallomepdesign.com

CA# 28637

GAS STATION, C-STORE & RETAILS
ABS GAS & GO, INC
3810 S. US Highway 1
Fort Pierce, Florida 34982

A-1

JORGE FIALLO
FLORIDA P.E. #65527

NO	REVISIONS	DATE
1		
2		
3		
4		
5		

JOB NUMBER
20-200-00566

ISSUE DATE	AUGUST 2020
DRAWN BY	
CHECKED BY	J. FIALLO
SCALE	

SITE PLAN

A-1.0

SHEET NUMBER

APPENDIX B

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT
&
FDOT TRAFFIC DATA

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2020	880	1,030	F	1.170	978	F	1.111
EASY ST	US 1 to BUCHANAN DR	106	8,029	2018	750	601	D	0.801	483	D	0.644
EASY ST	BUCHANAN DR to YUCCA DR	106	8,029	2018	540	601	F	1.036	483	D	0.894
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2020	630	573	C	0.955	594	C	0.990
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2020	700	573	C	0.868	594	C	0.900
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2020	880	755	C	0.910	771	C	0.929
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,697	2019	1,630	877	D	0.538	867	D	0.532
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,207	2019	1,630	754	D	0.463	735	D	0.451
EDWARDS RD	OLEANDER AVE to US 1	173	9,581	2019	1,630	527	C	0.722	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,876	2019	750	130	C	0.351	127	C	0.343
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	13,000	2019	920	900	D	0.978	687	C	0.790
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2019	920	671	C	0.771	576	C	0.662
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,600	2019	920	559	C	0.643	601	C	0.691
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,467	2018	630	349	C	0.582	365	C	0.608
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,467	2018	880	349	C	0.420	365	C	0.440
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,555	2019	540	267	C	0.989	273	D	0.506
GARDENIA AVE	OLEANDER AVE to US 1	666	2,817	2017	750	188	C	0.508	200	C	0.541
GATLIN BLVD	W OF I-95 to E OF I-95	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	40,641	2017	3,170	3,058	C	0.990	2,493	C	0.807
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,700	2020	600	290	C	0.967	262	C	0.873

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

St. Lucie Transportation Planning Organization

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

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

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

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

St. Lucie Transportation Planning Organization

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	TIFFANY AVE to WALTON RD	945070	31,458	2017	3,020	1,510	C	0.514	1,603	C	0.545
US 1	WALTON RD to VILLAGE GREEN DR	945150	43,634	2017	3,020	2,364	C	0.804	2,119	C	0.721
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	47,369	2017	3,170	2,516	C	0.814	2,356	C	0.762
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	47,369	2017	3,170	2,516	C	0.814	2,356	C	0.762
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	36,624	2017	3,170	1,694	C	0.548	1,667	C	0.539
US 1	RIO MAR DR to KITTERMAN RD	940266	30,753	2017	3,170	1,503	C	0.486	1,361	C	0.440
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	30,753	2017	3,020	1,503	C	0.511	1,361	C	0.463
US 1	S OF SAEGER AVE to EASY ST	940266	30,753	2017	3,170	1,503	C	0.486	1,361	C	0.440
US 1	EASY ST to MIDWAY RD	945156	29,579	2017	3,170	1,379	C	0.446	1,340	C	0.434
US 1	MIDWAY RD to WEATHERBEE RD	940012	27,675	2017	2,100	1,300	C	0.647	1,316	C	0.655
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	27,675	2017	2,000	1,300	C	0.681	1,316	C	0.689
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	27,675	2017	2,000	1,300	C	0.681	1,316	C	0.689
US 1	EDWARDS RD to SAVANNAH RD	945002	26,196	2017	2,000	1,200	C	0.628	1,177	C	0.616
US 1	GARDENIA AVE to VIRGINIA AVE	945002	26,196	2017	2,000	1,200	C	0.628	1,177	C	0.616
US 1	SAVANNAH RD to GARDENIA AVE	945002	26,196	2017	2,000	1,200	C	0.628	1,177	C	0.616
US 1	VIRGINIA AVE to OHIO AVE	945003	23,845	2017	2,000	1,148	C	0.601	1,157	C	0.606
US 1	OHIO AVE to GEORGIA AVE	945003	23,845	2017	1,630	1,148	D	0.704	1,157	D	0.710
US 1	GEORGIA AVE to DELAWARE AVE	945008	21,107	2017	1,630	1,088	D	0.667	1,040	D	0.638
US 1	DELAWARE AVE to CITRUS AVE	945014	24,706	2017	1,630	1,252	D	0.768	1,220	D	0.748
US 1	CITRUS AVE to ORANGE AVE	940118	20,283	2017	1,630	1,009	D	0.619	910	D	0.558
US 1	ORANGE AVE to AVENUE A	945014	24,706	2017	1,630	1,252	D	0.768	1,220	D	0.748
US 1	AVENUE A to AE BACKUS AVE	945014	24,706	2017	1,630	1,252	D	0.768	1,220	D	0.748
US 1	AE BACKUS AVE to AVENUE D	945014	24,706	2017	1,630	1,252	D	0.768	1,220	D	0.748
US 1	AVENUE D to SR A1A SOUTH	945014	24,706	2017	1,630	1,252	D	0.768	1,220	D	0.748
US 1	SR A1A SOUTH to AVENUE H	715	33,500	2020	2,100	1,766	C	0.879	1,742	C	0.867

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

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
VILLAGE PKWY	WESTCLIFFE LN to CROSSROADS PKWY	720	12,000	2019	1,540	640	C	0.928	634	C	0.919
WALTON RD	US 1 to VILLAGE GREEN DR	330	15,156	2019	1,710	915	D	0.535	841	D	0.492
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	13,000	2019	1,710	690	C	0.896	684	C	0.888
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	9,382	2018	880	569	C	0.686	627	C	0.755
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	5,402	2018	630	416	C	0.693	430	C	0.717
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,267	2018	1,470	439	C	0.665	338	C	0.512
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,574	2019	750	265	C	0.716	242	C	0.654
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,300	2020	750	431	D	0.575	461	D	0.615
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	13,000	2019	920	685	C	0.787	729	C	0.838
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,700	2019	920	540	C	0.621	598	C	0.687

B-4 Countywide Performance

Weighted V/C = **0.72**

% VMT below Standard = **6.66%**

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

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

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

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

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

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

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

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

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

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

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

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

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

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

MIDWAY ROAD FROM S. 25TH STREET TO US-1
2314402 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: WIDEN 2 LANES TO 4 LANES/10MPO PRIORITY# 1 REPLACE EXISTING BRIDGE,ADA RAMPS AT 3 SIGNALIZED INTERSEC CONSTRUCT 5' SIDEWALKS,LANDSCAPING,LIGHTING,BRICK PAVERS, DRAINAGE,4' BIKE LANE ON ROADWAY/PD&E BY COUNTY=SEG#1 LFA WITH COUNTY FOR PHASE 4B $246,723=LFF PH 4B (SEE IC) R/W FUNDED/SAFETEA-LU EARMARK HPP 610 (FOR C2 DESC SEE SC)
Lead Agency: MANAGED BY FDOT **From:** S. 25TH STREET/SR-615
Length: 1.803 **To:** SR-5/US-1
Phase Group: PRELIMINARY ENGINEERING, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL, RIGHT OF WAY

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	ACSU	100,000	0	0	0	0	100,000
ROW	SA	0	27,117	0	0	0	27,117
		100,000	**27,117**				**127,117**

Prior Year Cost: 70,091,340
Future Year Cost: 0
Total Project Cost: 77,542,534
LRTP: Page 6-2

Notes

APPENDIX C

GROWTH RATE

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
US-1	Edwards Rd	Project Entrance	30,000	33,000	2.41%
	Project Entrance	Midway Rd	29,000	32,000	2.49%
Weatherbee	US-1	Midway Rd	5,200	6,100	4.07%
Midway Rd	Oleander Ave	US-1	14,900	18,100	4.98%
Edwards Rd	Oleander Ave	US-1	8,300	8,900	1.76%
		Total	87,400	98,100	2.93%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0012 - SR 5/US 1 - S OF CR 611/EDWARDS RD (COUNTY 12)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	33000 F	N 15500	S 17500	9.00	52.50	2.10
2018	33000 C	N 15500	S 17500	9.00	52.40	2.10
2017	33000 C	N 16000	S 17000	9.00	52.00	2.10
2016	32000 C	N 16000	S 16000	9.00	52.30	1.60
2015	30000 C	N 15000	S 15000	9.00	52.70	1.60
2014	28000 C	N 14000	S 14000	9.00	52.50	5.70
2013	30000 C	N 15000	S 15000	9.00	55.90	5.50
2012	34000 C	N 17000	S 17000	9.00	55.80	5.50
2011	29000 C	N 13500	S 15500	9.00	56.20	5.50
2010	32000 C	N 16000	S 16000	11.16	56.34	8.80
2009	33000 C	N 16500	S 16500	11.51	56.49	7.10
2008	34000 C	N 17000	S 17000	11.31	55.19	2.60
2007	45000 C	N 22000	S 23000	11.33	56.77	2.60
2006	38500 C	N 20000	S 18500	11.16	57.49	2.60
2005	37500 C	N 18500	S 19000	11.60	56.20	8.10
2004	39000 C	N 19500	S 19500	11.10	57.00	8.10

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0020 - SR 5 / US 1 - N OF CR 712/MIDWAY RD (COUNTY 20)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	32000 S	N 16000	S 16000	9.00	52.50	8.50
2018	32000 F	N 16000	S 16000	9.00	52.40	6.10
2017	31000 C	N 15500	S 15500	9.00	52.00	4.50
2016	31500 C	N 16000	S 15500	9.00	52.30	4.50
2015	29000 C	N 14500	S 14500	9.00	52.70	4.50
2014	29000 C	N 14500	S 14500	9.00	52.50	4.60
2013	28500 C	N 14000	S 14500	9.00	55.90	2.80
2012	32000 C	N 16000	S 16000	9.00	55.80	2.80
2011	28000 F	N 14000	S 14000	9.00	56.20	6.20
2010	28000 C	N 14000	S 14000	11.16	56.34	6.20
2009	27000 C	N 13500	S 13500	11.51	56.49	7.10
2007	39000 F			11.33	56.77	5.70
2006	39000 C	N 19000	S 20000	11.16	57.49	5.60
2005	39000 C	N 19000	S 20000	11.60	56.20	5.20
2004	36000 C	N 18000	S 18000	11.10	57.00	5.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7046 - WEATHERBEE RD - E. OF US 1 SOUTH (COUNTY 158)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	6100 C	E 3000	W 3100	9.00	52.50	7.80
2018	5800 V	E 2900	W 2900	9.00	52.40	5.80
2017	5600 R	E 2800	W 2800	9.00	52.00	10.00
2016	5400 T	E 2700	W 2700	9.00	52.30	6.20
2015	5200 S	E 2600	W 2600	9.00	52.70	41.80
2014	5200 F	E 2600	W 2600	9.00	52.50	49.50
2013	5200 C	E 2600	W 2600	9.00	55.90	11.90
2012	5100 F	E 2600	W 2500	9.00	55.80	7.10
2011	5100 C	E 2600	W 2500	9.00	56.20	12.20
2010	5400 F	E 2800	W 2600	11.16	56.34	12.20
2009	5400 C	E 2800	W 2600	11.51	56.49	12.20
2008	6200 C	E 3300	W 2900	11.31	55.19	5.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8540 - MIDWAY RD FROM OLEOANDER AVE MEVILLE RD (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	18100 F	E 9300	W 8800	9.00	51.00	7.80
2018	18300 C	E 9400	W 8900	9.00	51.30	5.80
2017	15300 S	E 7900	W 7400	9.00	50.90	8.80
2016	15100 F	E 7800	W 7300	9.00	50.90	8.80
2015	14900 C	E 7700	W 7200	9.00	51.00	8.80
2014	18300 F	E 8400	W 9900	9.00	50.80	6.60
2013	18300 C	E 8400	W 9900	9.00	50.80	6.60
2012	15900 C	E 8400	W 7500	9.00	56.80	6.60
2011	11400 T	0	0	9.00	57.20	7.60
2010	11400 S	E 5600	W 5800	10.32	55.40	12.00
2009	11400 F	E 5600	W 5800	10.27	57.35	12.00
2008	11600 C	E 5700	W 5900	10.45	58.06	12.00

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0027 - CR 611-B/EDWARDS RD - W OF SR 5/US1 (COUNTY 173)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	8900 C	E 4400	W 4500	9.00	51.00	7.80
2018	8500 V	E 4200	W 4300	9.00	51.30	5.80
2017	8500 R	E 4200	W 4300	9.00	50.90	10.00
2016	8300 T	E 4100	W 4200	9.00	50.90	6.20
2015	8300 S	E 4100	W 4200	9.00	51.00	41.80
2014	8300 F	E 4100	W 4200	9.00	50.80	49.50
2013	8300 C	E 4100	W 4200	9.00	50.80	11.90
2012	9000 S	E 4500	W 4500	9.00	56.80	7.10
2011	9000 F	E 4500	W 4500	9.00	57.20	7.60
2010	9000 C	E 4500	W 4500	10.32	55.40	4.90

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

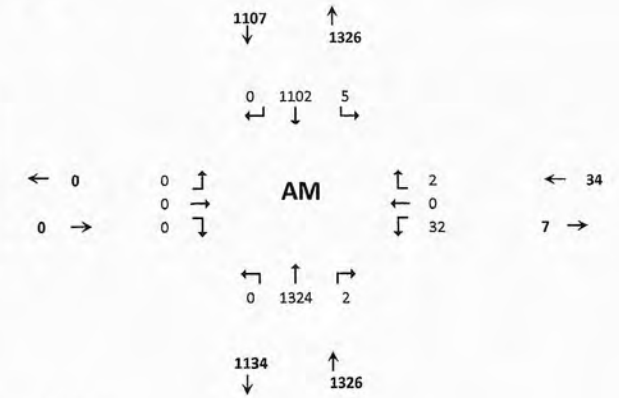
APPENDIX D

INTERSECTION ANALYSIS DATA

TURNING MOVEMENT VOLUME COUNTS

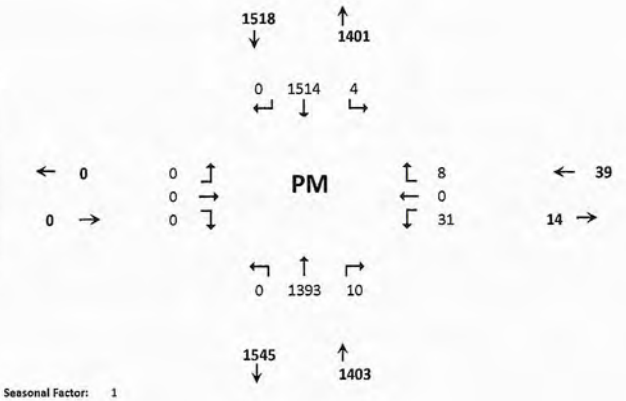
N/S STREET: US Highway 1 **E/W STREET:** St James Boulevard **CONTROL:** TWSC
FILENAME: US Highway 1 x St James Blvd
COUNT DATE: 2/23/2021 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** US1 x St James Blvd
REPORT DATE: 2/23/2021 **ANALYSIS YEAR:** 2024

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	236	1	0	219	0	0	0	0	2	0	1	459	2182
7:15-7:30	0	289	1	2	243	0	0	0	0	1	0	2	538	2182
7:30-7:45	0	292	0	0	264	0	0	0	0	1	0	3	560	2191
7:45-8:00	0	355	1	2	266	0	0	0	0	0	0	1	625	2206
8:00-8:15	0	251	0	1	206	0	0	0	0	1	0	0	459	2104
8:15-8:30	0	268	1	1	276	0	0	0	0	0	0	1	547	
8:30-8:45	0	309	0	1	263	0	0	0	0	2	0	0	575	
8:45-9:00	0	290	0	0	230	0	0	0	0	2	0	1	523	
AM PEAK HOUR IS FROM:	7:45AM TO 8:45AM													
Volumes	0	1183	2	5	1011	0	0	0	0	3	0	2	2206	
Season Factor	0	1183	2	5	1011	0	0	0	0	3	0	2	2206	
Growth	0	1290	2	5	1102	0	0	0	0	3	0	2	2406	
In/Out	-	IN	-	-	-	-	-	-	-	OUT	-	-	-	
Percentage	0%	53%	0%	0%	0%	0%	0%	0%	0%	53%	0%	0%	0%	
PROJECT	0	34	0	0	0	0	0	0	0	29	0	0	0	
Total	0	1324	2	5	1102	0	0	0	0	32	0	2	2467	



Seasonal Factor: 1
Trips In 64
Trips Out 54
Growth Rate: 1.029
Years Grown: 3

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	291	1	3	294	0	0	0	0	1	0	1	591	2488
4:15-4:30	0	257	3	2	335	0	0	0	0	0	0	2	599	2537
4:30-4:45	0	305	3	0	329	0	0	0	0	0	0	0	637	2660
4:45-5:00	0	319	3	2	331	0	0	0	0	2	0	4	661	2624
5:00-5:15	0	310	1	1	328	0	0	0	0	0	0	0	640	2324
5:15-5:30	0	315	2	1	400	0	0	0	0	1	0	3	722	
5:30-5:45	0	254	1	2	342	0	0	0	0	1	0	1	601	
5:45-6:00	0	174	1	2	184	0	0	0	0	0	0	0	361	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	0	1249	9	4	1388	0	0	0	0	3	0	7	2660	
Season Factor	0	1249	9	4	1388	0	0	0	0	3	0	7	2660	
Growth	0	1362	10	4	1514	0	0	0	0	3	0	8	2901	
In/Out	-	IN	-	-	-	-	-	-	-	OUT	-	-	-	
Percentage	0%	53%	0%	0%	0%	0%	0%	0%	0%	53%	0%	0%	0%	
Project	0	31	0	0	0	0	0	0	0	28	0	0	0	
Total	0	1393	10	4	1514	0	0	0	0	31	0	8	2960	



Seasonal Factor: 1
Growth Rate: 1.029
Trips In: 59
Trips Out: 52
Years Grown: 3

D-1

HCS7 Two-Way Stop-Control Report

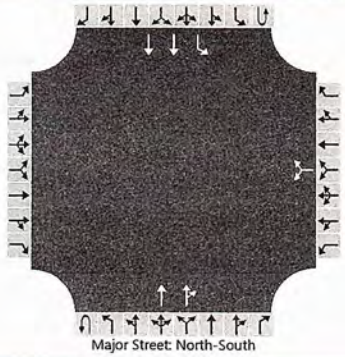
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/2/2021
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US-1 & St. James Blvd
Jurisdiction	St. Lucie County
East/West Street	St. James Blvd
North/South Street	US-1
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	1	2	0
Configuration							LR				T	TR		L	T	
Volume (veh/h)						32		2			1324	2	0	5	1102	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked						0.100		0.100						0.100		
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							36							5		
Capacity, c (veh/h)							166							507		
v/c Ratio							0.22							0.01		
95% Queue Length, Q_{95} (veh)							0.8							0.0		
Control Delay (s/veh)							32.5							12.2		
Level of Service (LOS)							D							B		
Approach Delay (s/veh)					32.5								0.1			
Approach LOS					D											

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HCS7 Two-Way Stop-Control Report

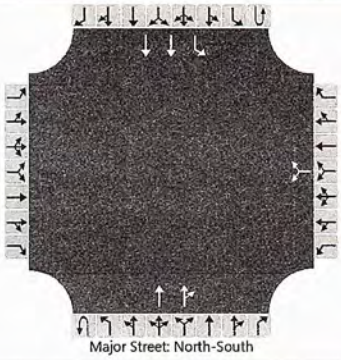
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/2/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US-1 & St. James Blvd
Jurisdiction	St. Lucie County
East/West Street	St. James Blvd
North/South Street	US-1
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	2	0	0	1	2	0
Configuration							LR				T	TR		L	T	
Volume (veh/h)						31		8			1393	10	0	4	1514	
Percent Heavy Vehicles (%)						3		3					3	3		
Proportion Time Blocked						0.150		0.150						0.150		
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Left Only					1					

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.86		6.96						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							41							4		
Capacity, c (veh/h)							164							483		
v/c Ratio							0.25							0.01		
95% Queue Length, Q_{95} (veh)							0.9							0.0		
Control Delay (s/veh)							34.2							12.5		
Level of Service (LOS)							D							B		
Approach Delay (s/veh)						34.2								0.0		
Approach LOS						D										

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APPENDIX E

DRIVEWAY ANALYSIS DATA

HCS7 Two-Way Stop-Control Report

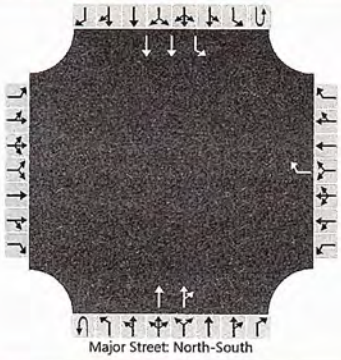
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/2/2021
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US-1 & DW 1
Jurisdiction	St. Lucie County
East/West Street	Driveway 1
North/South Street	US-1
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	0	0	1	2	0
Configuration								R			T	TR		L	T	
Volume (veh/h)								53			1290	46	0	59	1102	
Percent Heavy Vehicles (%)								3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9						4.1		
Critical Headway (sec)								6.96						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								56						62		
Capacity, c (veh/h)								378						476		
v/c Ratio								0.15						0.13		
95% Queue Length, Q_{95} (veh)								0.5						0.4		
Control Delay (s/veh)								16.2						13.7		
Level of Service (LOS)								C						B		
Approach Delay (s/veh)						16.2								0.7		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

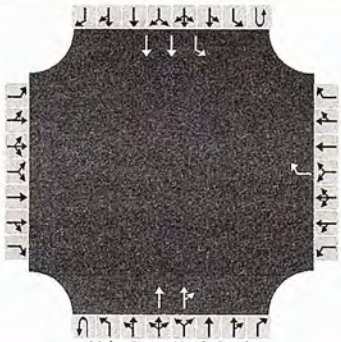
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/2/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	US-1 & DW 1
Jurisdiction	St. Lucie County
East/West Street	Driveway 1
North/South Street	US-1
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	0	0	1	2	0
Configuration								R			T	TR		L	T	
Volume (veh/h)								52			1362	44	0	55	1514	
Percent Heavy Vehicles (%)								3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage						Left Only								1		

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9						4.1		
Critical Headway (sec)								6.96						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								55						58		
Capacity, c (veh/h)								357						446		
v/c Ratio								0.15						0.13		
95% Queue Length, Q_{95} (veh)								0.5						0.4		
Control Delay (s/veh)								16.9						14.3		
Level of Service (LOS)								C						B		
Approach Delay (s/veh)						16.9								0.5		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

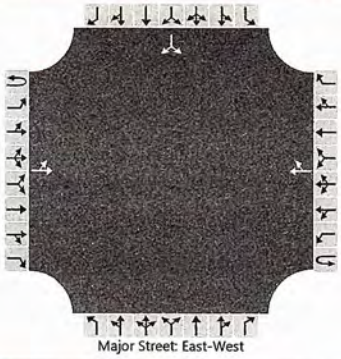
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/2/2021
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	St. James & DW 2
Jurisdiction	St. Lucie County
East/West Street	St. James Blvd
North/South Street	Driveway 2
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		23	7				5	3						2		63
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		24													68	
Capacity, c (veh/h)		1605													1068	
v/c Ratio		0.02													0.06	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
Control Delay (s/veh)		7.3													8.6	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)	5.6												8.6			
Approach LOS													A			

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HCS7 Two-Way Stop-Control Report

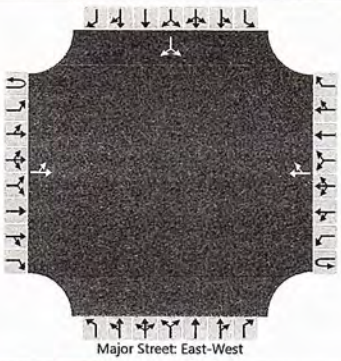
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	3/2/2021
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	St. James & DW 2
Jurisdiction	St. Lucie County
East/West Street	St. James Blvd
North/South Street	Driveway 2
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		22	14				11	3						2		62
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23													67	
Capacity, c (veh/h)		1597													1059	
v/c Ratio		0.01													0.06	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
Control Delay (s/veh)		7.3													8.6	
Level of Service (LOS)		A													A	
Approach Delay (s/veh)		4.5												8.6		
Approach LOS														A		

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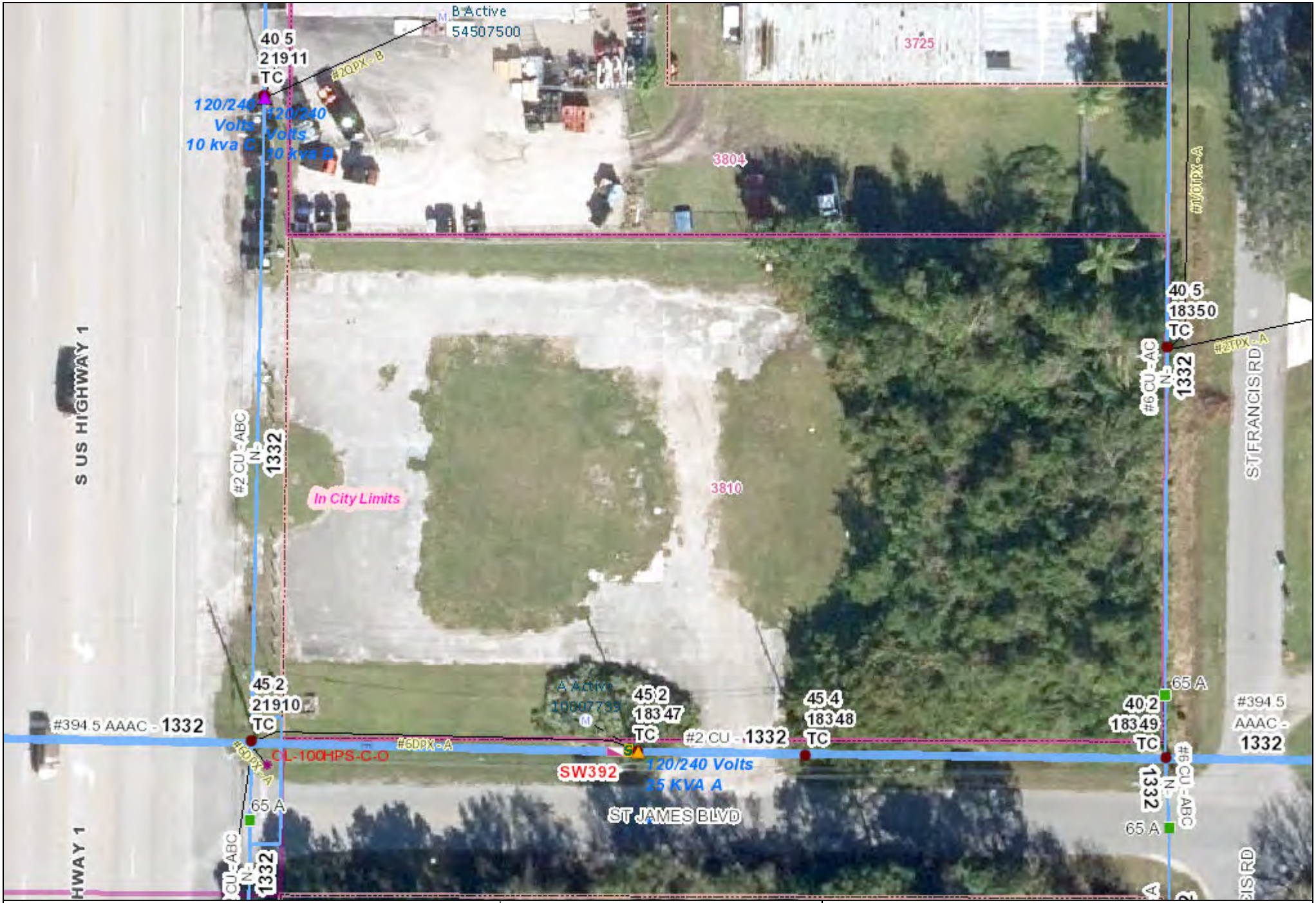


Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

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

Date: 8/13/2020

FPUA

N

1 inch = 45 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water

- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

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

Date: 8/13/2020

FPUA

N

1 inch = 45 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Technical Review Committee **1. i.**

Meeting Date: 01/20/2022

REQUESTED ACTION

Variances - Chris Sante - 601 Hernando Street

LOCATION

601 Hernando Street

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 01/06/2022 02:48 PM

Final Approval Date: 01/06/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #21-43900005 (Variance)
BOARD DATE	:	January 20th, 2022

(2) Variances – Chris Sante – 601 Hernando Street

Attached is an Application for a Variance for the subject property located at 601 Hernando Street. The applicant is requesting (2) Variances 1. A Variance from the R4-A lot width for Single-Family Homes from the required 60 feet to 45.34 feet in width to create 6 lots. 2. A Variance from the R4-A distance between residential building standards from the required 20 feet to a minimum of 12.9 feet.

Please review and provide comments on this Variance application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments please respond prior to the, January 20, 2022 TRC meeting.

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

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property address or Location 601 Hernando Street

Parcel ID #(s) 2401-502-0085-000-7

Project description Requesting a Variance from the R4-A lot width for SF Homes from the required 60 feet to 45.34 feet in width to create 6 lots.

Requesting a Variance from the R4-A distance between residential building standards from the required 20 feet to a minimum of 12.9 feet.

Christopher Sante & Pamela Sante
Property Owner(s)
PO Box ~~3006~~ 373006
Street Address
Key Largo FL 33037
City State Zip

Phone Number
santechris@yahoo.com
Email Address

Redtail DG - Tod Mowery, AICP
Applicant/Representative, Title, Company
100 S. 2nd Street
Street Address
Fort Pierce FL 34950
City State Zip
772-742-1555
Phone Number
todm@redtaildg.com
Email Address

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

✓ _____
Property Owner(s) Signature(s)

STATE OF Florida COUNTY Monroe
The foregoing instrument was acknowledged before me this 23rd day of December, 2021, by Chris Sante who is personally known to me or has produced _____ as identification.

_____
Signature of Notary

ANN E. SANTE
MY COMMISSION # HH 130463
EXPIRES: September 17, 2025
(seal) Bonded Thru Notary Public Underwriters

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Site plan, to scale, including all relevant improvements:
  - ☐ Existing & proposed structures
  - ☐ Landscaping & parking,
  - ☐ Fencing, signs, etc.
- ☐ As-built Survey
- ☐ Criteria Narrative
- ☐ Complete, notarized application

Application Outlook



Description of request: Variance of 14.66 feet in width to create 6 lots that are 45.34 ft in Width.

Variance of 7.1 feet to allow residential structures to be 12.9 feet from each other.

Reason for request: Would like to have 6 lots to build new single family homes.

Existing Use : Vacant/1 SF Home Date Property was Purchased: 5/14/13

Alterations made to the site since purchase: The City Abandoned a roadway that went through the property

Has a request for this variance been denied in the past? ☐ Yes ■ No

If yes, what has changed since the denial? _____

Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

Criteria Narrative

601 Hernando Street

1. **Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.**

   At one time this lot was divided into multiple different lots with 11 residences between the lots and the Frances Avenue right-of-way went through the property. The roadway was since abandoned giving this property more land. Historically this area has always had lots that were below the current required width of 60 feet as dictated by the R4-A zoning district. A request for lot widths below 60 feet would be in keeping with how development has occurred in this area.

2. **Do special conditions or circumstances result from actions other than that of yours? Please explain**

   Hurricanes during 2004 & 2005 caused all 11 of the structures on the property to be destroyed to the point that they had to be torn down. There is currently one residence that was rebuilt on the property.

3. **Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.**

   Historically there were 11 residences on this property and this proposal is to reduce the number of potential residences to 6 single family homes instead of reverting back to the 11 residences that were on this property.

4. **What is the minimum variance that would give the reasonable use of the land, building, or structure?**

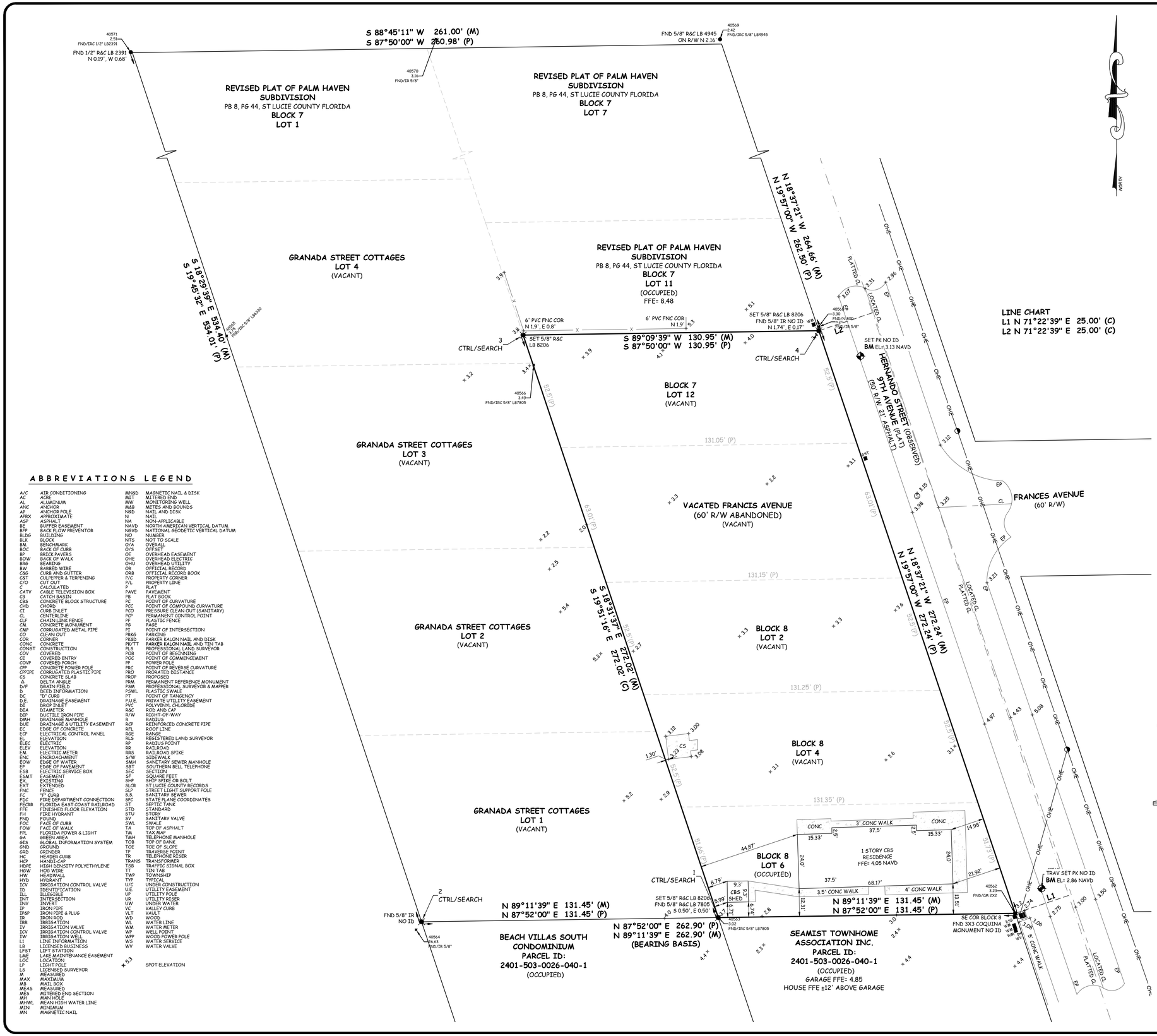
   The minimum Variance that would be needed to provide reasonable use of the land is a reduction of 14.66 feet in lot width from the standard single-family lot width of 60 feet as dictated by City Code 125-195(b)(1)(g). This would make each of the 6 lots 45.34 feet in width as opposed to 60 feet in width. Nearby lots are 52.50 feet in width which is only a difference of 7.16 feet in lot width. This request is not a huge difference compared to other current lot widths in this area.

   The minimum Variance for the second request that would be needed to provide reasonable use of the land is a reduction of 7.1 feet in the distance between residential structures from the standard of 20 feet as dictated by City Code 125-195(b)(2)(h). This would make the distance between homes 12.9 feet as opposed to 20 feet. A survey of nearby residential structures within the immediate area shows that there are homes in the R4-A zoning district that are well below the standard of 20 feet between residential buildings. Some of the homes even appear to be below 10 feet in separation. Based of this finding this request is in line with how development has occurred in the area.

5. **Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**

   This request would not be of detriment to the general welfare as this property at one time at 11 residences on it and this request would represent a reduction of 5 residences as compared to what originally was on the property. Also, this zoning district allows for townhomes and based on the density within the R4-A zoning district, 6 townhomes could be built on this property. 6 townhomes as compared to 6 single family homes is not much of a difference.

   As for the request for reduced building separation, this request would not be creating a precedent that does not already exist on this street or within this area. Some of the residential structures on properties in and around the site are under the required minimum separation distance of 20 feet. This request would only be for 12.9 feet in distance between structures which is much more distance between structures than other residential structures in the area.



ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	MN&D	MAGNETIC NAIL & DISK
AC	ACRE	MET	METERED END
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BRG	BEARING	OHU	OVERHEAD UTILITY
BW	BARBED WIRE	OR	OFFICIAL RECORD
C&G	CURB AND GUTTER	ORB	OFFICIAL RECORD BOOK
C&T	CULPEPPER & TERPENING	P/C	PROPERTY CORNER
C/O	CUT OUT	P/L	PROPERTY LINE
C	CALCULATED	P	PLAT
CATV	CABLE TELEVISION BOX	PAVE	PAVEMENT
CB	CATCH BASIN	PB	PLAT BOOK
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ICV	IRRIGATION CONTROL VALVE	U/C	UNDER CONSTRUCTION
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ILL	ILLEGIBLE	UP	UTILITY POLE
INT	INTERSECTION	UR	UTILITY RISER
INV	INVERT	UW	UNDER WATER
IP	IRON PIPE	VC	VALLEY CURB
IP&P	IRON PIPE & PLUG	VLT	VAULT
IR	IRON ROD	WD	WOOD
IRR	IRRIGATION	WL	WATER LINE
IV	IRRIGATION VALVE	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WP	WELL POINT
IW	IRRIGATION WELL	WPP	WOOD POWER POLE
LI	LINE INFORMATION	WS	WATER SERVICE
LB	LICENSED BUSINESS	WV	WATER VALVE
LFST	LIFT STATION		
LME	LAKE MAINTENANCE EASEMENT		
LOC	LOCATION	✦ 5.3	SPOT ELEVATION
LP	LIGHT POLE		
LS	LICENSED SURVEYOR		
M	MEASURED		
MAX	MAXIMUM		
MB	MAIL BOX		
MEAS	MEASURED		
MES	MITERED END SECTION		
MH	MAN HOLE		
MHWL	MEAN HIGH WATER LINE		
MIN	MINIMUM		
MN	MAGNETIC NAIL		

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LOTS CONTAINS 34,003 SQUARE FEET OR 0.78 ACRES.

BOUNDARY & TOPOGRAPHIC SURVEY FIELD DATE: 03-27-21.

CERTIFIED TO: CHRIS SANTE

LINE CHART
L1 N 71°22'39" E 25.00' (C)
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VELCON ENGINEERING & SURVEYING, LLC
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PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com
VELCON ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR
CHRIS SANTE

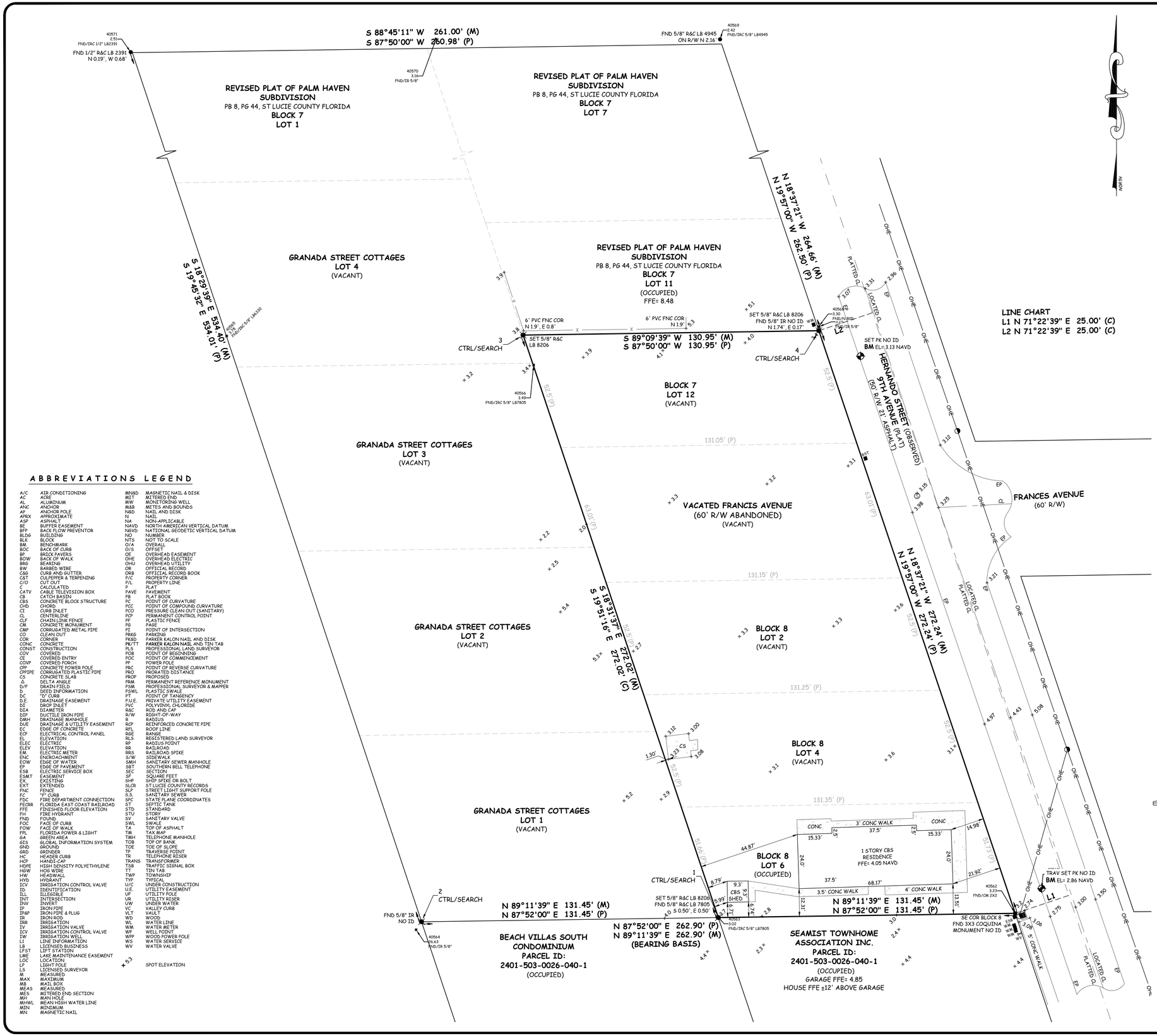
REVISIONS
DATE:
BY:

DRAWN BY: GJS
APPROVED BY: R. KEMERSON
SCALE: 1" = 20'
DATE: 04-06-21
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 21-2068

SHEET: 1 OF 1

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285



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ROBERT F. KEMERSON
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STATE OF FLORIDA (PSM)#6285

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

2021

Property Identification

Site Address:	601 HERNANDO ST
Parcel ID:	2401-502-0085-000-7
Account #:	14903
Map ID:	24/01B
Use Type:	0800
Zoning:	HI Medium
City/County:	Fort Pierce



Ownership

Christopher Sante
Pamela Sante

PO Box 3006
Key Largo, FL 33037

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 8 LOTS 2, 4 AND 6 AND THAT PART OF S 1/2 OF VAC FRANCIS AVE ADJ ON THE N (0.56 AC - 24,394 SF) (OR 3520-1422: 4111-203)

Current Values

Just/Market Value:	$262,600
Assessed Value:	$256,261
Exemptions:	$0
Taxable Value:	$256,261

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	1,678
Gross Sketched Area (SF):	1,783
Land Size (acres):	0.56
Land Size (SF):	24,394

Taxes for this parcel: SLC Tax Collector's Office □
Download TRIM for this parcel: Download PDF □

Sale History

Date:	May 14, 2013
Book/Page:	3520 / 1422
Sale Code:	0001
Deed:	WD
Grantor:	Strickland (TR) Diane L
Price:	$149,500
Date:	Feb 22, 2009
Book/Page:	3064 / 0164
Sale Code:	0111
Deed:	DE
Grantor:	Marangelli Angela
Price:	$100
Date:	Jul 20, 2004
Book/Page:	2027 / 2394

Sale Code:	XX00
Deed:	WD
Grantor:	Hutchinson Garden Apartments
Price:	$685,000
Date:	Jul 3, 2003
Book/Page:	1751 / 0647
Sale Code:	XX00
Deed:	WD
Grantor:	Tri-County Consortium Inc
Price:	$450,000
Date:	Sep 1, 1999
Book/Page:	1248 / 2762
Sale Code:	XX00
Deed:	WD
Grantor:	Buckosh Clifford J
Price:	$180,000
Date:	Mar 1, 1982
Book/Page:	0372 / 2711
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$200,000

Building Information (1 of 1)

Finished Area: 1,678 SF

Gross Sketched Area: 1,783 SF

Exterior Data

View:
Building Type: MFH
Grade: MFAQ
Story Height: 1 Story

Roof Cover: Tar & Gravel
Year Built: 1952
Effective Year: 1952
No. Units: 3

Roof Structure: Flat/Shed
Frame:
Primary Wall: Conc Block
Secondary Wall:

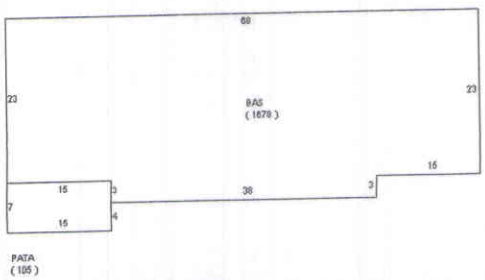
Interior Data

Bedrooms: 0
Full Baths: 3
Half Baths: 0
A/C %: 0%

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 0%





Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$49,400
Land:	$213,200
Just/Market:	$262,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$6,339
Assessed:	$256,261
Exemption(s):	$0
Taxable:	$256,261

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0041	1.8	Fort Pierce Stormwater Charge	$124.20

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

Historical Values

Permits

Number:	F98-000285
Issue Date:	Mar 12, 1998
Description:	Roof
Amount:	$78,000
Fee:	$78,000
Number:	DM2005150
Issue Date:	Oct 3, 2005
Description:	Demolition
Amount:	$0
Fee:	$130
Number:	BP13-2885
Issue Date:	Oct 4, 2013
Description:	Alterations/Remodeling
Amount:	$2,200
Fee:	$83
Number:	BP13-2886
Issue Date:	Oct 4, 2013
Description:	Alterations/Remodeling
Amount:	$2,200
Fee:	$83
Number:	BP13-2887
Issue Date:	Oct 4, 2013

Description:	Alterations/Remodeling
Amount:	$2,200
Fee:	$83
Number:	BP14-0916
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	$1,066
Fee:	$79
Number:	BP14-0917
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	$1,066
Fee:	$79
Number:	BP14-0918
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	$1,066
Fee:	$79
Number:	BP15-2362
Issue Date:	Jan 20, 2016
Description:	Alterations/Remodeling
Amount:	$12,804
Fee:	$129
Number:	BP15-2363
Issue Date:	Jan 20, 2016
Description:	Plumbing
Amount:	$10,378
Fee:	$0
Number:	BP16-3047
Issue Date:	Dec 27, 2016
Description:	Re Roof Permit
Amount:	$13,000
Fee:	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

2021

Property Identification

Site Address:	601 HERNANDO ST
Parcel ID:	2401-502-0085-000-7
Account #:	14903
Map ID:	24/01B
Use Type:	0800
Zoning:	HI Medium
City/County:	Fort Pierce



Ownership

Christopher Sante
Pamela Sante

PO Box 3006
Key Largo, FL 33037

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 8 LOTS 2, 4 AND 6 AND THAT PART OF S 1/2 OF VAC FRANCIS AVE ADJ ON THE N (0.56 AC - 24,394 SF) (OR 3520-1422: 4111-203)

Current Values

Just/Market Value:	$262,600
Assessed Value:	$256,261
Exemptions:	$0
Taxable Value:	$256,261

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	1,678
Gross Sketched Area (SF):	1,783
Land Size (acres):	0.56
Land Size (SF):	24,394

Taxes for this parcel: SLC Tax Collector's Office ☐
Download TRIM for this parcel: Download PDF ☐

Sale History

Date:	May 14, 2013
Book/Page:	3520 / 1422
Sale Code:	0001
Deed:	WD
Grantor:	Strickland (TR) Diane L
Price:	$149,500
Date:	Feb 22, 2009
Book/Page:	3064 / 0164
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Deed:	DE
Grantor:	Marangelli Angela
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Sale Code:	XX00
Deed:	WD
Grantor:	Hutchinson Garden Apartments
Price:	$685,000
Date:	Jul 3, 2003
Book/Page:	1751 / 0647
Sale Code:	XX00
Deed:	WD
Grantor:	Tri-County Consortium Inc
Price:	$450,000
Date:	Sep 1, 1999
Book/Page:	1248 / 2762
Sale Code:	XX00
Deed:	WD
Grantor:	Buckosh Clifford J
Price:	$180,000
Date:	Mar 1, 1982
Book/Page:	0372 / 2711
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$200,000

Building Information (1 of 1)

Finished Area: 1,678 SF

Gross Sketched Area: 1,783 SF

View:
Building Type: MFH
Grade: MFAQ
Story Height: 1 Story

Bedrooms: 0
Full Baths: 3
Half Baths: 0
A/C %: 0%

Exterior Data

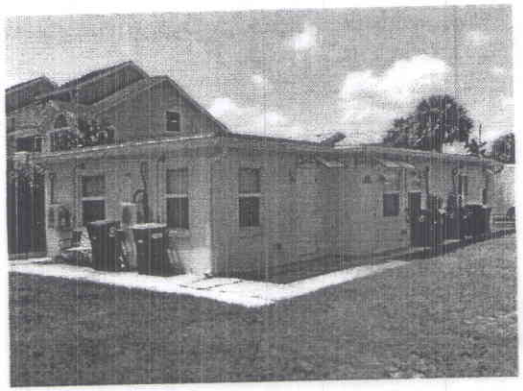
Roof Cover: Tar & Gravel
Year Built: 1952
Effective Year: 1952
No. Units: 3

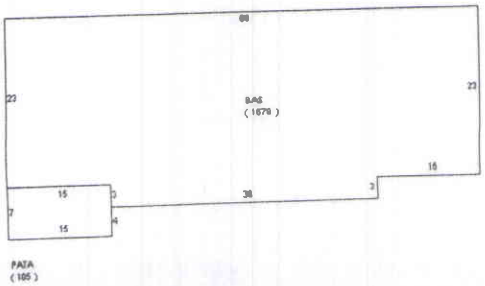
Interior Data

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: N/A%

Roof Structure: Flat/Shed
Frame:
Primary Wall: Conc Block
Secondary Wall:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 0%





Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$49,400
Land:	$213,200
Just/Market:	$262,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$6,339
Assessed:	$256,261
Exemption(s):	$0
Taxable:	$256,261

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0041	1.8	Fort Pierce Stormwater Charge	$124.20

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Historical Values

Permits

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Number:	DM2005150
Issue Date:	Oct 3, 2005
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Amount:	$0
Fee:	$130
Number:	BP13-2885
Issue Date:	Oct 4, 2013
Description:	Alterations/Remodeling
Amount:	$2,200
Fee:	$83
Number:	BP13-2886
Issue Date:	Oct 4, 2013
Description:	Alterations/Remodeling
Amount:	$2,200
Fee:	$83
Number:	BP13-2887
Issue Date:	Oct 4, 2013

Description:	Alterations/Remodeling
Amount:	$2,200
Fee:	$83
Number:	BP14-0916
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	$1,066
Fee:	$79
Number:	BP14-0917
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	$1,066
Fee:	$79
Number:	BP14-0918
Issue Date:	Apr 10, 2014
Description:	Plumbing
Amount:	$1,066
Fee:	$79
Number:	BP15-2362
Issue Date:	Jan 20, 2016
Description:	Alterations/Remodeling
Amount:	$12,804
Fee:	$129
Number:	BP15-2363
Issue Date:	Jan 20, 2016
Description:	Plumbing
Amount:	$10,378
Fee:	$0
Number:	BP16-3047
Issue Date:	Dec 27, 2016
Description:	Re Roof Permit
Amount:	$13,000
Fee:	$0

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

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

Property Identification

Site Address:	HERNANDO ST
Parcel ID:	2401-502-0083-000-3
Account #:	179992
Map ID:	24/01B
Use Type:	0000
Zoning:	HI Medium
City/County:	Fort Pierce



Ownership

Chris Sante
Pamela Sante

PO Box 3006
Key Largo, FL 33037

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 7 LOT 12 AND THAT PART OF N 1/2 OF VAC FRANCIS AVE ADJ ON THE S (0.25 AC - 10,890 SF) (OR 4026-1588: 4111-203)

Current Values

Just/Market Value:	$83,700
Assessed Value:	$83,700
Exemptions:	$0
Taxable Value:	$83,700

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.25
Land Size (SF):	10,890

Taxes for this parcel: SLC Tax Collector's Office □
Download TRIM for this parcel: Download PDF □

Sale History

Date:	Jul 26, 2017
Book/Page:	4026 / 1588
Sale Code:	0001
Deed:	WD
Grantor:	Lund Monty
Price:	$100,000
Date:	Aug 5, 2015
Book/Page:	3775 / 2656
Sale Code:	0001
Deed:	WD
Grantor:	Steiner David
Price:	$42,900
Date:	Apr 16, 2014
Book/Page:	3622 / 0785

Sale Code:	0311
Deed:	CT
Grantor:	Ocean Vue Development Corp
Price:	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$83,700
Just/Market:	$83,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$83,700
Exemption(s):	$0
Taxable:	$83,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0041	0.3	Fort Pierce Stormwater Charge	$20.70

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

Historical Values

Permits

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

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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3836645 OR BOOK 3520 PAGE 1422, Recorded 05/21/2013 at 01:53
Doc Tax: $1046.50

THIS DOCUMENT PREPARED BY:
Bridget M. Grimsley, Esquire
SUNDSTROM, FRIEDMAN & FUMERO, LLP
766 N. Sun Drive, Suite 4030
Lake Mary, FL 32746

Hoose

2401-502-0085-000-7
Parcel ID Number

WARRANTY DEED

Made this 14th day of May, 2013 A.D. by Diane L. Strickland, an unmarried woman, individually and as Trustee of an unrecorded Land Trust Agreement called the 601 Hernando Land Trust dated February 22, 2009, whose address is 3007 SE Lexington Lakes Drive, Stuart, FL 34994 (hereinafter "Grantor"), and Christopher Sante and Pamela Sante, husband and wife, whose address is P.O. Box 3006, Key Largo, FL 33037 (hereinafter "Grantees"):

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

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations to said Grantor in hand paid by said Grantees, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land lying situate in St. Lucie County, Florida, viz:

Lots 2, 4, and 6, Block 8, of REVISED PLAT OF PALM HAVEN SUBDIVISION UNIT ONE, according to the Plat thereof, as recorded in Plat Book 8, Page 44, of the Public Records of St. Lucie County, Florida

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

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

And the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor, Diane L. Strickland, individually and as Trustee of the 601 Hernando Land Trust dated February 22, 2009 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan Stevens
Printed Name: Susan Stevens

Caitlin Kerstner
Printed Name: Caitlin Kerstner

Diane L. Strickland
Diane L. Strickland, individually, and as Trustee of the 601 Hernando Land Trust dated February 22, 2009

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 14th day of May, 2013, by Diane L. Strickland, individually and as Trustee of the 601 Hernando Land Trust dated February 22, 2009, who is personally known to me or who has produced _____ as identification.

Susan Stevens
Notary Public - State of Florida
Printed Name: SUSAN STEVENS
My Commission Expires: 12-9-2015

SUSAN STEVENS
MY COMMISSION # EE 120229
EXPIRES: December 9, 2015
Bonded Thru Budget Notary Services

Street

ORDINANCE NO. 18-005

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING A PORTION OF FRANCIS AVENUE RIGHT-OF-WAY, LYING ADJACENT TO LOT 12, BLOCK 7 AND LOT 2, BLOCK 8 OF THE PALM HAVEN - UNIT 1 SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA;** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon a portion of an existing right-of-way known as Francis (aka Frances) Avenue, lying adjacent to Lot 12, Block 7 and Lot 2, Block 8 of the Palm Haven – Unit 1 Subdivision within the City of Fort Pierce, Florida as recorded in Plat Book 8, Page 44, public records of St. Lucie County, Florida; and

WHEREAS, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway, thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way;

NOW BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That the right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned upon payment of $58,000, an appraised valuation, by the applicant Christopher Sante:

A PORTION OF FRANCIS AVENUE (A PLATTED 60 FOOT RIGHT OF WAY) AS SHOWN ON THE REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 12, BLOCK 7 OF SAID REVISED PLAT OF PALM HAVEN SUBDIVISION TO THE NORTH; BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOT 2, BLOCK 8; BOUNDED BY THE WEST RIGHT OF WAY LINE OF HERNANDO STREET (PLATTED NINTH STREET, A PLATTED 50' RIGHT OF WAY) TO THE EAST; AND BOUNDED BY THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 2, BLOCK 8 TO SAID SOUTH LINE OF SAID LOT 12, BLOCK 7 TO THE WEST.

CONTAINING 0.1802 ACRES OF LAND, MORE OR LESS.

As depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4414753 03/21/2018 03:10:30 PM
OR BOOK 4111 PAGE 203 - 205 Doc Type: ORDN
RECORDING: $27.00

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This ordinance shall be and become effective upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

James M. Messer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 18-005 was duly advertised by title only in the St. Lucie News Tribune on February 9th, 2018; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 20th, 2018; and was duly introduced, read by title only, and passed on second and final reading on March 5th, 2018, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 6th day of March, 2018

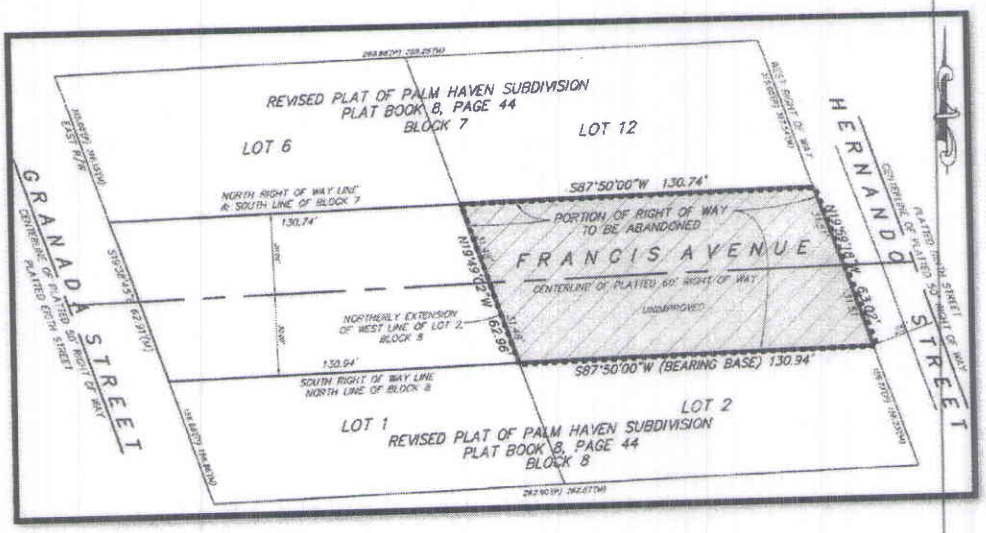
Linda Hudson,
Mayor Commissioner

ATTEST:

Linda W. Cox,
City Clerk

(City Seal)

EXHIBIT A
Right-of-way for Abandonment
Sketch & Legal Description



A PORTION OF FRANCIS AVENUE (A PLATTED 60 FOOT RIGHT OF WAY) AS SHOWN ON THE REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 12, BLOCK 7 OF SAID REVISED PLAT OF PALM HAVEN SUBDIVISION TO THE NORTH; BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOT 2, BLOCK 8; BOUNDED BY THE WEST RIGHT OF WAY LINE OF HERNANDO STREET (PLATTED NINTH STREET, A PLATTED 50' RIGHT OF WAY) TO THE EAST; AND BOUNDED BY THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 2, BLOCK 8 TO SAID SOUTH LINE OF SAID LOT 12, BLOCK 7 TO THE WEST.

CONTAINING 0.1802 ACRES OF LAND, MORE OR LESS.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4336666 OR BOOK 4026 PAGE 1588, Recorded 08/02/2017 10:39:37 AM Doc
Tax: $700.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Virginia Pennell
Sunshine Title of the Keys, Inc.
102900 Overseas Highway #6
Key Largo, Florida 33037
Our File No.: **17061843**
Property Appraisers Parcel Identification (Folio) Number: **24-01-502-0083-0003**

Lot

Florida Documentary Stamps in the amount of $700.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **31st** day of **July, 2017** by **Monty Lund, a married man,** whose post office address is 2520 B South Washington Street, Grand Forks, ND 58201 herein called the Grantor, to **Chris Sante and Pamela Sante, husband and wife** whose post office address is P.O. Box 3006, Key Largo, FL 33037, hereinafter called the Grantees:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

Lot 12, Block 7, Revised Plat of Palm Haven Subdivision (Palm Haven Subdivision Unit 1), according to the Plat thereof, recorded in Plat Book 8, Page 44, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

The property being conveyed herein does not constitute the homestead of the Grantor as he resides at 2520 B South Washington Street, Grand Forks, ND 58201, and is vacant, unimproved land.

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

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

AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

John D. Marshall
Witness #1 Printed Name

Brandy E. Shumard
Witness #2 Signature

Brandy E. Shumard
Witness #2 Printed Name

Monty Lund

STATE OF NORTH DAKOTA
COUNTY OF Grand Forks

The foregoing instrument was acknowledged before me this 26th day of July, 2017 by Monty Lund who is personally known to me or has produced Drivers License as identification and who ☐ did ☑ did not take an oath.

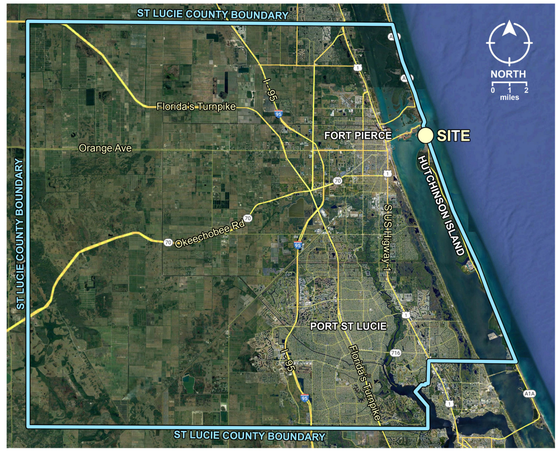
SEAL

BRANDY E SHUMARD
Notary Public
State of North Dakota
My Commission Expires October 25, 2019

Brandy E. Shumard
Notary Public

Brandy E. Shumard
Printed Notary Name

601 HERNANDO STREET
VARIANCE



LOCATION MAP

LEGAL DESCRIPTION

LOTS 2, 4, 6, 12 AND VACATED FRANCIS AVENUE, OF REVISED PLAT OF PALM HAVEN SUBDIVISION UNIT ONE, ACCORDING TO THE PALT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE ADDRESS
601 HERNANDO STREET
FORT PIERCE,
FLORIDA 34950

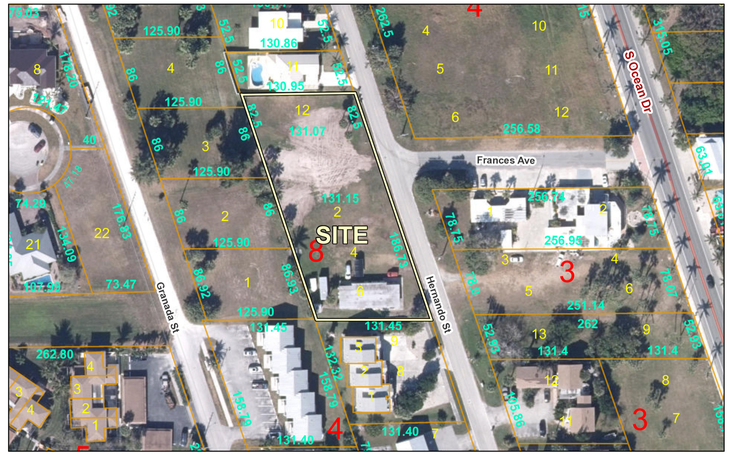
PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555



VICINITY MAP

PARCELS
SITE

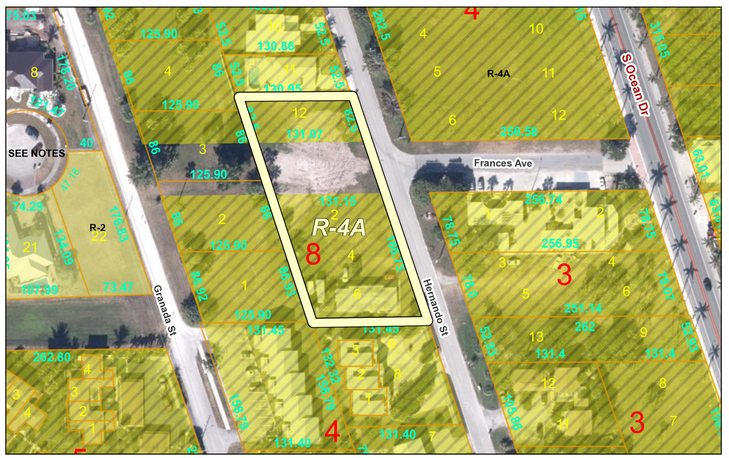
N
1:4,514
0 187.5 375 750 ft
0 55 110 220 m



TAX MAP

PARCELS
SITE

N
1:1,128
0 45 90 180 ft
0 12.5 25 50 m



ZONING MAP

PARCELS
SITE

ROW	CP-1	I-1	R-1
AG1	D	I-2	R-2
AR1	Drainage	I-3	R-3
C-1	E-1	IX	R-4
C-2	E-2	OS-1	R-4A
C-3	E-3	OS-2	R-5
C-4	ES	PD	
C-5	HIRD	PUD	
C-6	I	PUR	

N
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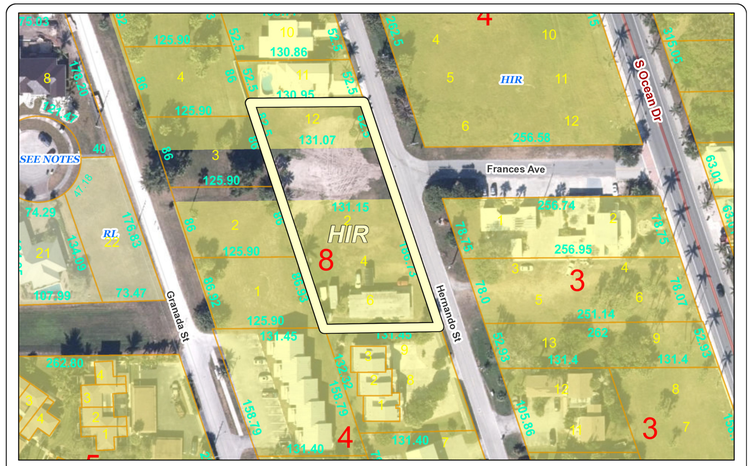
0 45 90 180 ft
0 12.5 25 50 m



FUTURE LAND USE MAP

PARCELS
SITE

RL Low Density Residential	MC Marine Commercial
HIR Hutchinson Island Residential	HIMU Hutchinson Island Mixed Use
RM Medium Density Residential	MXD Mixed Use
RH High Density Residential	INST Institutional
OP Offices Professional & Business S	BI Boundary Industrial
BC Boundary Commercial	I Industrial
NC Neighborhood Commercial	HI Heavy Industrial
GC General Commercial	COS Conservation & Open Space
CBD Central Business District	CC County Commercial
	CI County Industrial

N
1:1,128
0 45 90 180 ft
0 12.5 25 50 m

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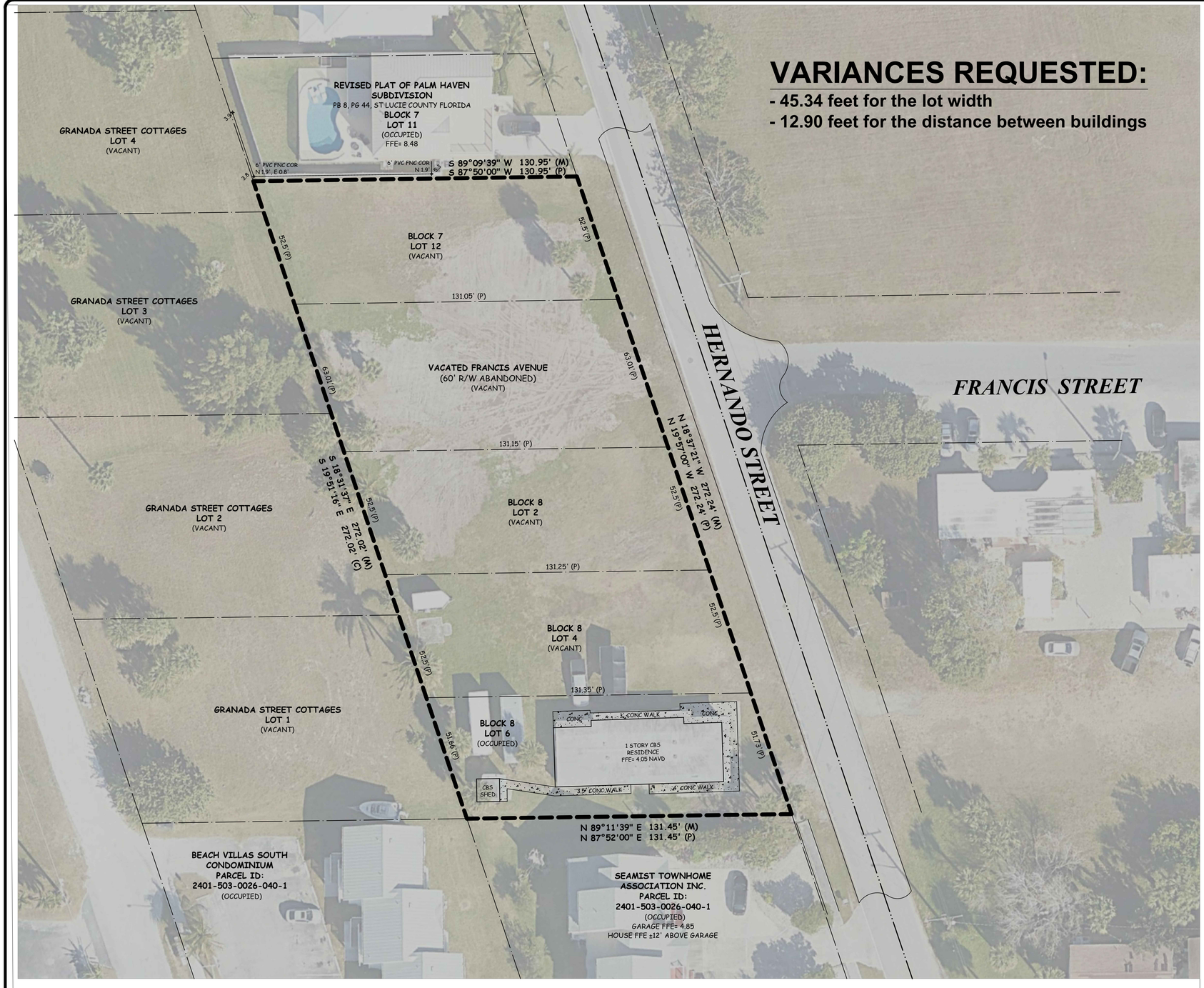
REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

TM
DESIGNED BY VP
DRAWN BY
FILENAME
LAYOUT
SCALE
12/21/2021 DATE

REVISION COMMENTS
DATE

601 HERNANDO STREET
VARIANCE
FORT PIERCE FLORIDA

21-357



LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- STREET CENTERLINE
- CONCRETE

SITE DATA

1.	**PROJECT NAME:**	601 HERNANDO STREET		
2.	**PARCEL ID:**	2401-502-0085-000-7		
3.	**LOCATION:**	601 Hernando Street Fort Pierce 34950, Florida, USA		
4.	**SECTION / TOWNSHIP / RANGE**	01 / 35S / 40E		
5.	**APPLICANT:**	Redtail DG - Tod Mowery, AICP 100 S. 2nd Street Fort Pierce 34950, Florida, USA phone: 772.742.1555 email: todm@redtaildg.com		
6.	**OWNER:**	Christopher Sante and Pamela Sante PO Box 3006 Key Largo 33037, Florida, USA santechris@yahoo.com		
7.	**TYPE OF PROJECT:**	VARIANCE		
8.	**ZONING:**	R-4A (Medium density residential zone)		
9.	**FUTURE LAND USE:**	HIR (Hutchinson Island Residential)		
10.	**FLOOD ZONE:**	AE (EL-5) Dated 2/19/2020		
11.	**MAX. BUILDING HEIGHT:**	Allowed: 45 ft.	Proposed: 30 ft. 1in.	
12.	**GROSS PROJECT SIZE:**	**ACERAGE**	**SQ. FOOTAGE**	**PERCENT**
	Residential Area	0.78 AC	34,003 SF	100.00%
	Non-Residential Area	0 AC	0 SF	0%
13.	**ZONING REQUIREMENTS**	**REQUIRED**	**PROPOSED**	
	Max. Gross Density	8 du/ac	7.69 du/ac	
	LOT SIZE			
	MIn. Lot Area	5,000 SF	5,585 SF	
	Min. Lot Width	60 ft	44.62 ft	
	Min. Lot Depth	70 ft	130.95 ft	
	BUILDING			
	Max. Building Coverage	40.00%	25.72%	
	Max. Building Height	45 ft	30.08 ft	
	Min. Distance between buildings	20 ft	12.90 ft	
	YARDS			
	Min. Front Yard:	25 ft	25 ft	
	Min. Rear Yard:	15 ft	15 ft	
	Min. Side Yard:	6 ft	6 ft	
	MIn. Street frontage	25 ft	45.36 ft	
14.	**TRAFFIC STATEMENT**			
	PROPOSED USE:	SINGLE FAMILY HOMES		
	NO. OF DWELLING UNITS:	6		
	TRAFFIC RATE:	SINGLE FAMILY HOMES (9.52 TRIPS PER DAY PER D.U.)		
	TOTAL DAILY TRIPS:	9.52 x 6 = 57.12 TRIPS		

15.	**SITE COVERAGE**	**ACERAGE**	**SQ. FOOTAGE**	**PERCENT**
	RESIDENTIAL			
	IMPERVIOUS			
	Buildings	0.20 AC	8,736.00 SF	
	Paving	0.07 AC	2,871.50 SF	
	TOTALS			
	Total Impervious	0.27 AC	11,607.50 SF	34.14%
	Total Pervious	0.51 AC	22,395.44 SF	65.86%
	Total Site Area	0.78 AC	34,002.94 SF	100.00%

16.	**OPEN SPACE**	**ACERAGE**	**PERCENT**
	No requirements per zoning		

17. **UTILITIES**

Water Service:	Fort Pierce Utilities Authority
Sewage Service:	Fort Pierce Utilities Authority
Electricity:	Fort Pierce Utilities Authority

18. **LOTS**

PROPOSED LOTS

LOT 1	5,674.90 SF	0.13 AC	16.67 %
LOT 2	5,671.47 SF	0.13 AC	16.67 %
LOT 3	5,668.04 SF	0.13 AC	16.67 %
LOT 4	5,664.61 SF	0.13 AC	16.67 %
LOT 5	5,661.18 SF	0.13 AC	16.67 %
LOT 6	5,662.74 SF	0.13 AC	16.67 %
TOTAL SITE AREA	34,002.94 SF	0.78 AC	100.00%

0 20' 40'
1" = 20'

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FORT PIERCE,
FLORIDA 34950

PLANNER
REDTAIL DESIGN GROUP
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100 S. 2ND STREET, UNIT 209
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REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

TM
DESIGNED BY
VP
DRAWN BY
FILENAME
LAYOUT
1" = 20'
SCALE
12/21/2021
DATE

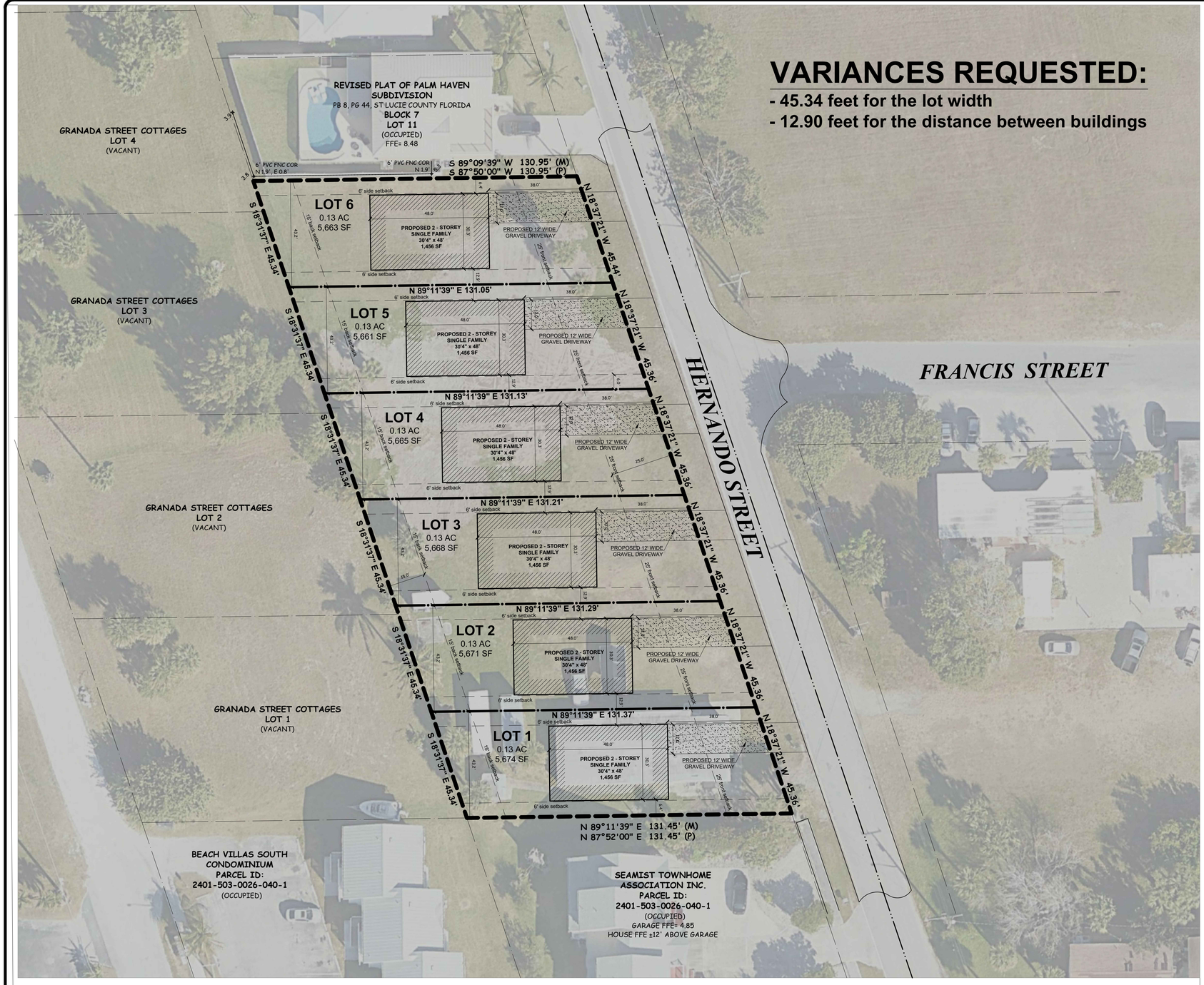
REVISION COMMENTS
DATE

601 HERNANDO STREET
FORT PIERCE FLORIDA

VARIANCE
SITE PLAN - EXISTING CONDITION

21-357

2 of **4**



SITE DATA

1.	**PROJECT NAME:**	601 HERNANDO STREET		
2.	**PARCEL ID:**	2401-502-0085-000-7		
3.	**LOCATION:**	601 Hernando Street Fort Pierce 34950, Florida, USA		
4.	**SECTION / TOWNSHIP / RANGE**	01 / 35S / 40E		
5.	**APPLICANT:**	Redtail DG - Tod Mowery, AICP 100 S. 2nd Street Fort Pierce 34950, Florida, USA phone: 772.742.1555 email: todm@redtaildg.com		
6.	**OWNER:**	Christopher Sante and Pamela Sante PO Box 3006 Key Largo 33037, Florida, USA santechris@yahoo.com		
7.	**TYPE OF PROJECT:**	VARIANCE		
8.	**ZONING:**	R-4A (Medium density residential zone)		
9.	**FUTURE LAND USE:**	HIR (Hutchinson Island Residential)		
10.	**FLOOD ZONE:**	AE (EL-5) Dated 2/19/2020		
11.	**MAX. BUILDING HEIGHT:**	Allowed: 45 ft.	Proposed: 30 ft. 1in.	
12.	**GROSS PROJECT SIZE:**	**ACERAGE**	**SQ. FOOTAGE**	**PERCENT**
	Residential Area	0.78 AC	34,003 SF	100.00%
	Non-Residential Area	0 AC	0 SF	0%
13.	**ZONING REQUIREMENTS**	**REQUIRED**	**PROPOSED**	
	Max. Gross Density	8 du/ac	7.69 du/ac	
	LOT SIZE			
	Mln. Lot Area	5,000 SF	5,585 SF	
	Min. Lot Width	60 ft	44.62 ft	
	Min. Lot Depth	70 ft	130.95 ft	
	BUILDING			
	Max. Building Coverage	40.00%	25.72%	
	Max. Building Height	45 ft	30.08 ft	
	Min. Distance between buildings	20 ft	12.90 ft	
	YARDS			
	Min. Front Yard:	25 ft	25 ft	
	Min. Rear Yard:	15 ft	15 ft	
	Min. Side Yard:	6 ft	6 ft	
	Mln. Street frontage	25 ft	45.36 ft	
14.	**TRAFFIC STATEMENT**			
	PROPOSED USE:	SINGLE FAMILY HOMES		
	NO. OF DWELLING UNITS:	6		
	TRAFFIC RATE:	SINGLE FAMILY HOMES (9.52 TRIPS PER DAY PER D.U.)		
	TOTAL DAILY TRIPS:	9.52 x 6 = 57.12 TRIPS		

15.	**SITE COVERAGE**	**ACERAGE**	**SQ. FOOTAGE**	**PERCENT**
	RESIDENTIAL			
	IMPERVIOUS			
	Buildings	0.20 AC	8,736.00 SF	
	Paving	0.07 AC	2,871.50 SF	
	TOTALS			
	Total Impervious	0.27 AC	11,607.50 SF	34.14%
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16.	**OPEN SPACE**	**ACERAGE**	**PERCENT**
	No requirements per zoning		

17. **UTILITIES**

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TOTAL SITE AREA	34,002.94 SF	0.78 AC	100.00%

LEGEND

- PROJECT BOUNDARY (EXISTING LOT LINES)
- PROPOSED LOT LINES
- EXISTING LOT LINES OF ADJACENT PROPERITES
- STREET CENTERLINE
- GRAVEL

0 20' 40'
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REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

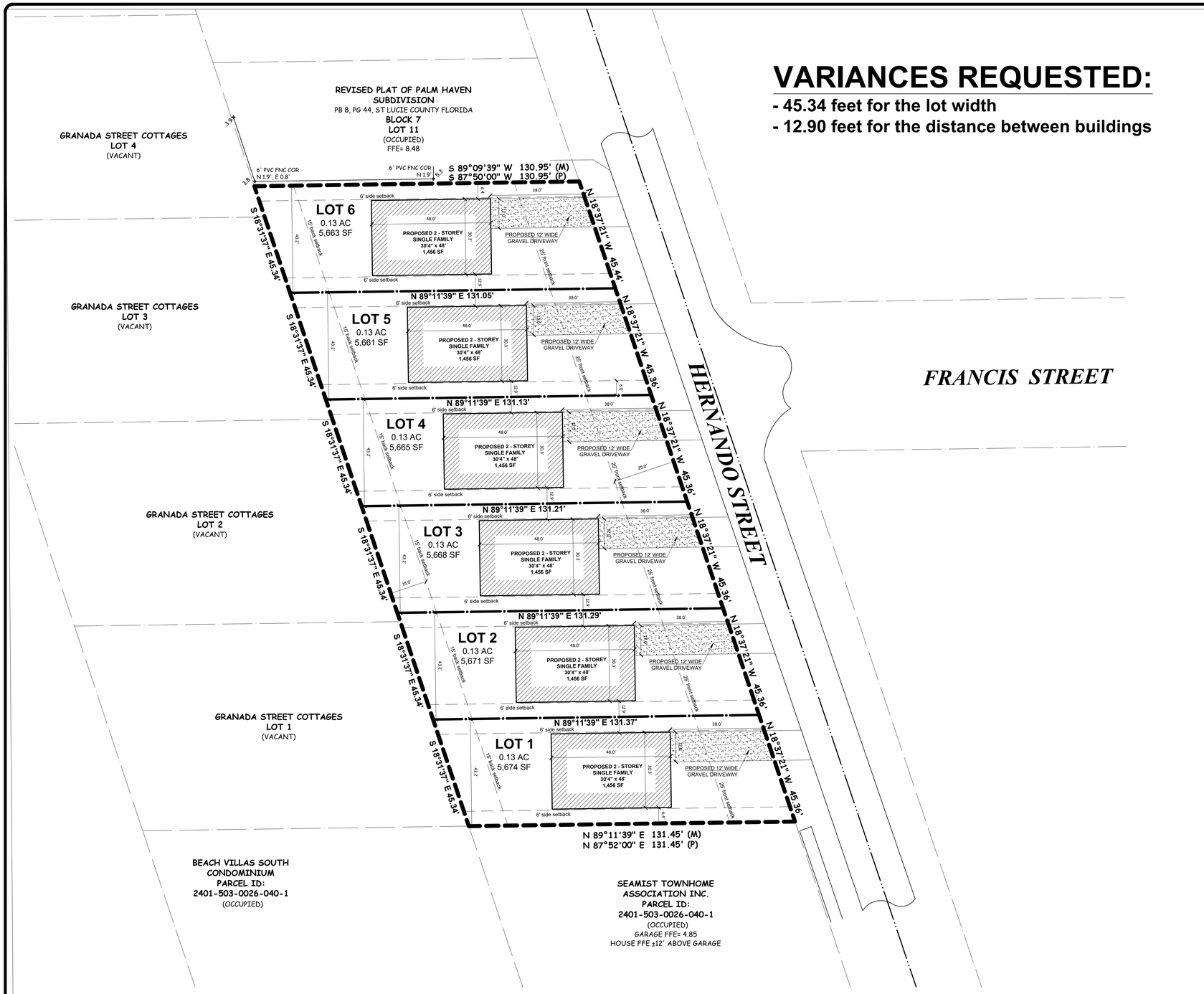
DESIGNED BY: TM
DRAWN BY: VP
FILENAME:
LAYOUT:
SCALE: 1" = 20'
DATE: 12/21/2021

REVISION COMMENTS
DATE

601 HERNANDO STREET FORT PIERCE FLORIDA

VARIANCE
SITE PLAN - PROPOSED CONDITION

21-357



VARIANCES REQUESTED:

- 45.34 feet for the lot width
- 12.90 feet for the distance between buildings

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601 HERNANDO STREET
FORT PIERCE FLORIDA

VARIANCE
SITE PLAN - PROPOSED CONDITION

21-357