AGENDA

Fort Pierce Planning Monthly Pre-Application Meeting to be held Wednesday, March 23, 2022, at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **Call to Order**

2. **New Business:**

   a. Outdoor Storage Yard - Site Improvements - 4510 Prosperity Drive

   b. Millcreek and Dick Smith - Planned Development - Orange Avenue (West of N. 41st Street)

   c. Kings Highway Commerce Center - Phase II

   d. K & K Properties - Site Plan - US Highway 1 (East of S. 7th Street and N. of Farmers Market Road)

   e. Oaks at Moore's Creek - Residential Subdivision - Means Court

   f. Southport Financial Multi-Family - 4000 S. US Highway 1

   g. Bonaventure - Multi-Family - 2152 S. Jenkins Road (2418-333-0001-000-9, 2418-333-0002-000-6, 2418-333-0003-000-3, 2418-333-0004-000-0)

   h. Surrounded by Love Eternally - Daycare - 2814 S. US Highway 1, D1-D7

   i. Oasis Townhomes - 901 and 1001 S. Ocean Drive

Pre-Application Meeting **2. a.**

Meeting Date: 03/23/2022

REQUESTED ACTION

Outdoor Storage Yard - Site Improvements - 4510 Prosperity Drive

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

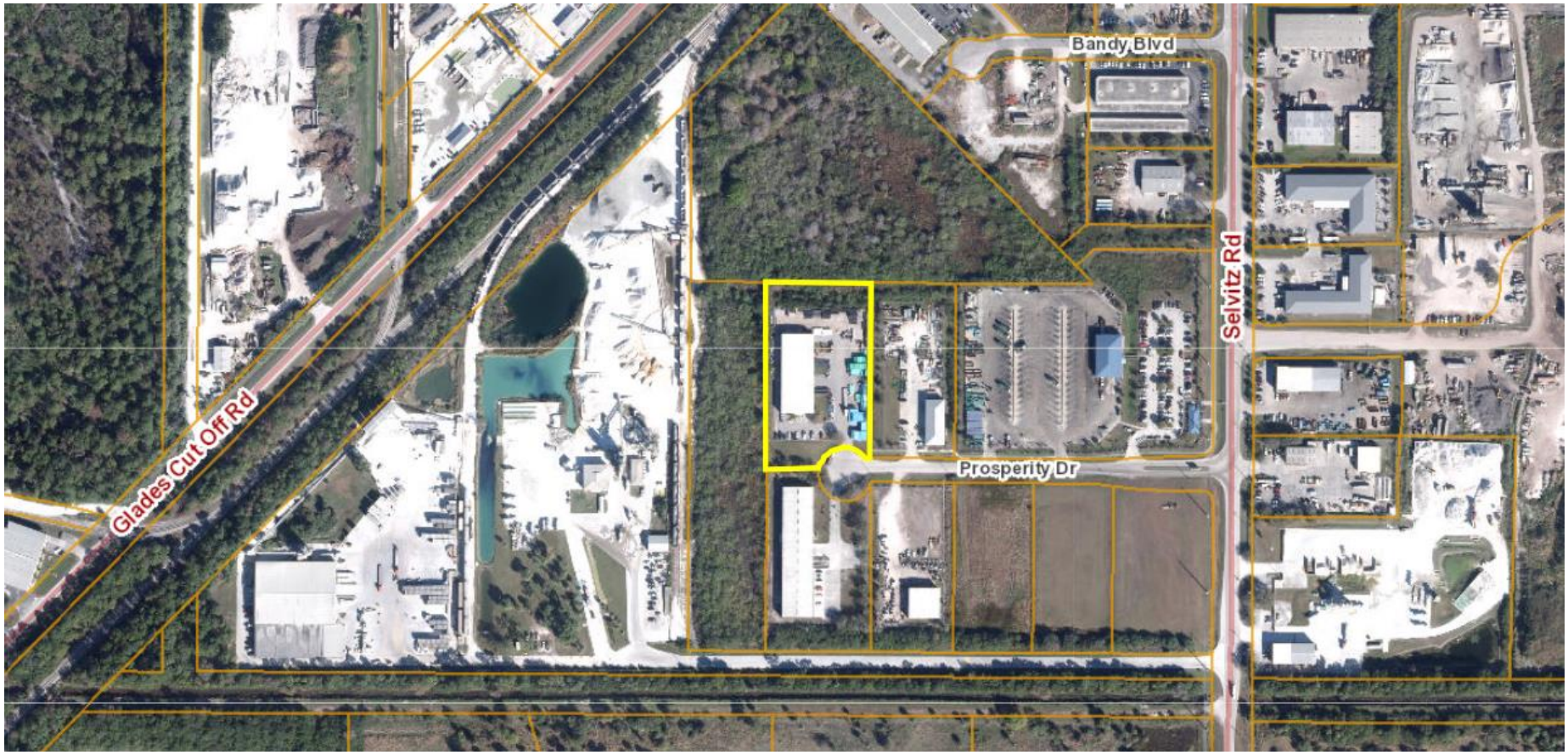
Pre-Application Packet 4510 Prosperity Drive

Form Review

Form Started By: Alicia Rosenthal Started On: 02/24/2022 10:32 AM

Final Approval Date: 02/24/2022

Site Address: 4510 PROSPERITY DR	Use Type: 4800
Sec/Town/Range: 31/35S/40E	Account #: 130880
Parcel ID: 2431-506-0007-000-2	Map ID: 24/31N
Jurisdiction: Fort Pierce	Zoning: Light Indu



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **$300** ($250 + $50 Building Department Fee) with an additional $250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:

☐ Site Plan ☐ Detailed Project Narrative ☐ Floor Plan ☐ Survey

Proposed Use of the Property: The proposed site improvements are intended to increase the outdoor storage area.

Property address or location
4510 Prosperity Drive, Ft. Pierce, FL 34891

Parcel ID(s)
2431-506-0007-000-2

Property Owner(s) Name
Strang Warehouse

Applicant/Representative, Company
Bruce Brooks

Street Address
280 Detroit Ave

Street Address
PO Box 3410

City: Staten Island State: NY Zip: 10312

City: N Chesterfield State: VA Zip: 23235

Phone Number
718 755-5831

Phone Number
804.513.8581

Email Address
Mullane_K@yahoo.com

Email Address
bruce@fsd-llc.com

☑ The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature Kathleen Mullane

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

Full Scale Development, LLC

PO Box 3410
N. Chesterfield, VA 23235
M 804.513.8581
O 804.233.6463

MEMORANDUM

RE: **Project Narrative**
Preliminary Outline to determine viability for Planning & Due-Diligence Study for the following goal:

- New Permeable Pavers in the Outdoor Storage Yard

for Real property located:
4510 Prosperity Drive
Ft. Pierce, FL 34981

General Information:
This Memorandum outlines a project narrative for proposed site improvements for the above referenced property – the project intends to:

- Alter existing areas of grass between warehouse bay doors will be replaced with new asphalt paving, matching the existing pavement – appr 6,043 SF
- Replace existing areas of gravel on the site perimeter with new asphalt paving, matching the existing pavement – appr 24,400 SF.

1st Impressions

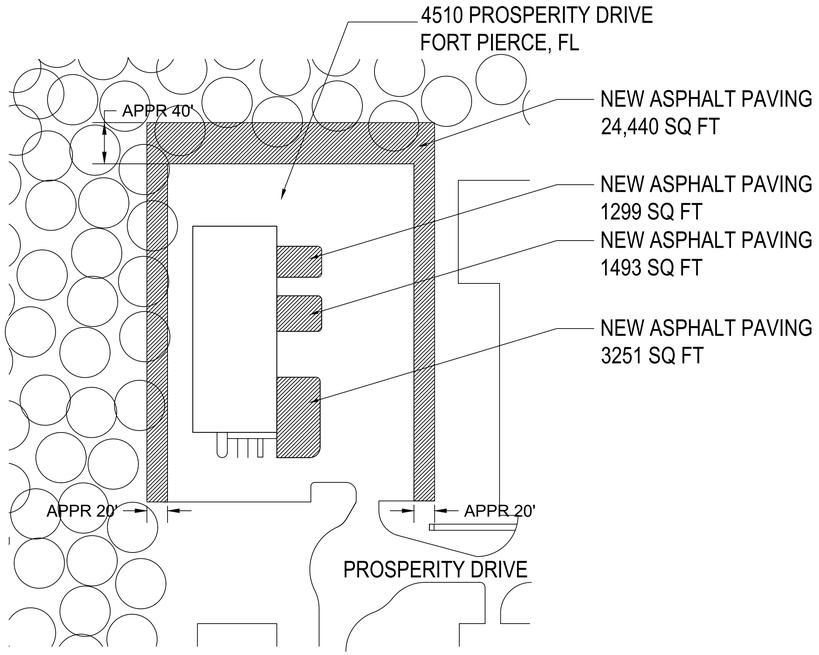
- The proposed project is feasible, fits on the site, within all identified setbacks and easements and centerline drive clearances.
- The project is in a commercial corridor, without violations, and without apparent plans to alter the zoning.
- Pending a successful review of the Pre-Application, a formal survey and site plan will be required.

Links:
Planning Department
https://www.cityoffortpierce.com/183/Planning
https://library.municode.com/fl/fort_pierce/codes/code_of_ordinances?nodeId=SPBLADEOR
https://paslc.gov/property-search/real-estate/basic-site-address

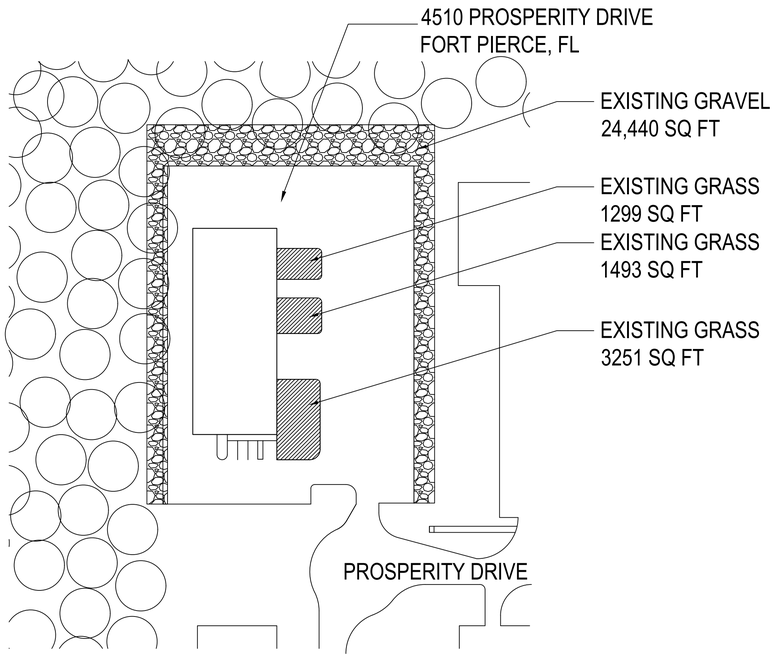
GIS
https://paslc.gov/map/?ParcelID=2431-506-0007-000-2

Attachments
Preapplication Meeting Form
220201_FEI-Ft-Pierce-prelimASP_2436

End of Memo



PRELIMINARY / PROPOSED ARCHITECTURAL SITE PLAN



EXISTING ARCHITECTURAL SITE PLAN

NEW GRAVEL ADDITION
4510 PROSPERITY DRIVE

FERGUSON
FACILITIES MANAGEMENT
12500 JEFFERSON AVE
NEWPORT NEWS, VA
23602-4314
PH: 757-874-7795
FAX: 757-989-2315

2/1/2022

THE PATINA GROUP

#281300

Pre-Application Meeting **2. b.**

Meeting Date: 03/23/2022

REQUESTED ACTION

Millcreek and Dick Smith - Planned Development - Orange Avenue (West of N. 41st Street)

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Pre-Application Packet Millcreek & Dick Smith

Conceptual Site Plan

Form Review

Form Started By: Alicia Rosenthal Started On: 02/24/2022 10:40 AM

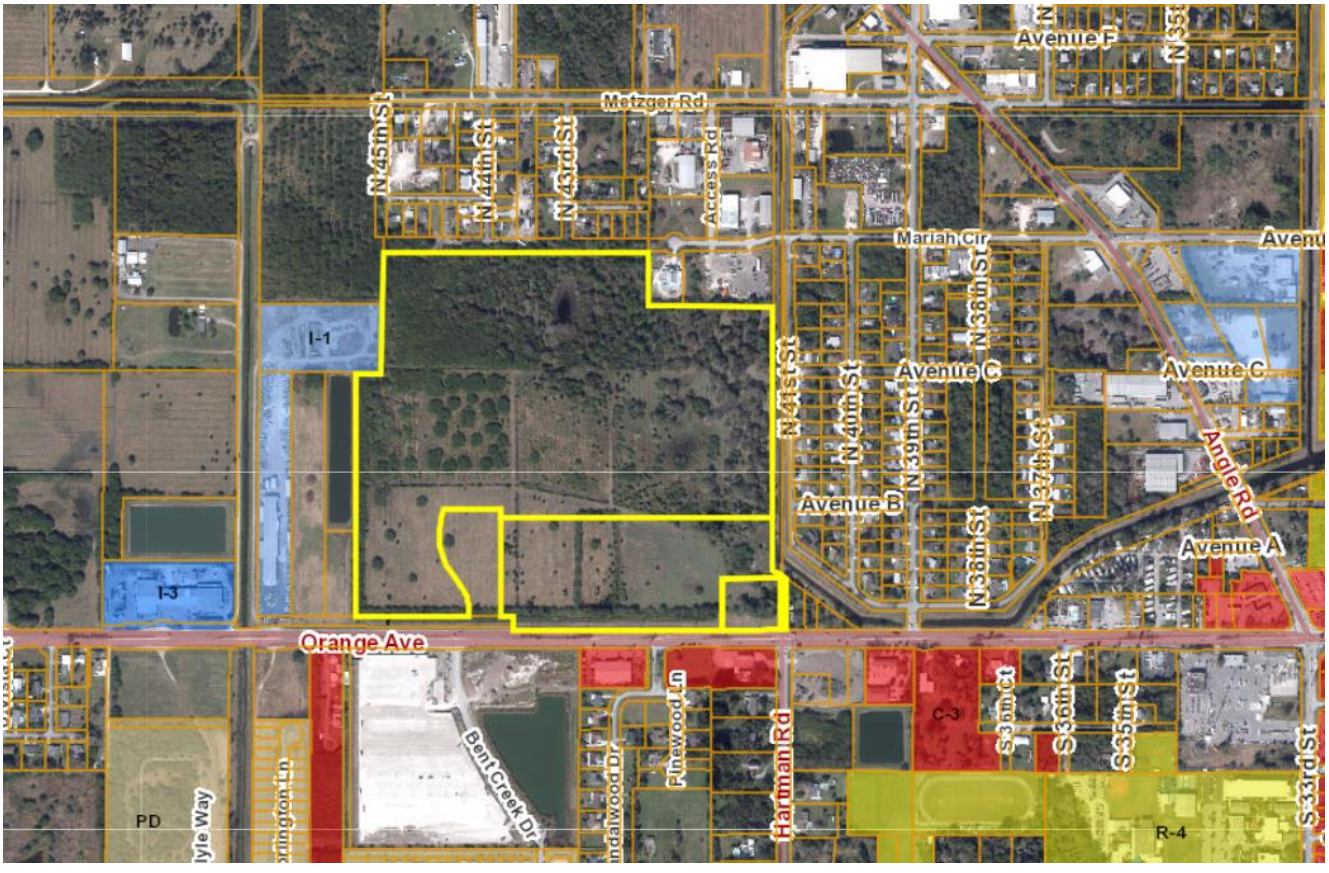
Final Approval Date: 02/24/2022

Site Address: ORANGE AVE	Use Type: 6000
Sec/Town/Range: 07/35S/40E	Account #: 19834
Parcel ID: 2407-124-0001-000-3	Map ID: 24/07N
Jurisdiction: Saint Lucie County	Zoning: Planned Un

Site Address: ORANGE AVE	Use Type: 1000
Sec/Town/Range: 07/35S/40E	Account #: 166706
Parcel ID: 2407-134-0001-000-4	Map ID: 24/07N
Jurisdiction: Saint Lucie County	Zoning: Comm Genra

Site Address: TBD	Use Type: 1000
Sec/Town/Range: 07/35S/40E	Account #: 19838
Parcel ID: 2407-144-0001-000-5	Map ID: 24/07N
Jurisdiction: Saint Lucie County	Zoning: Comm Genra

Site Address: TBD	Use Type: 1000
Sec/Town/Range: 08/35S/40E	Account #: 20038
Parcel ID: 2408-233-0001-000-1	Map ID: 24/08N
Jurisdiction: Saint Lucie County	Zoning: Comm Genra



THE SUNRISE CITY
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Pre-Application Meeting

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The minimum submittal requirements are as follows:

[X] Site Plan [X] Detailed Project Narrative [ ] Floor Plan [ ] Survey

Proposed Use of the Property: Planned Development - Residential and Commercial Usage

Property address or location

Orange Ave (West of N 41st Street)

Parcel ID(s)

2407-124-0001-000-3, 2407-134-0001-000-4, 2407-144-0001-000-5, 2408-233-0001-000-1

Property Owner(s) Name

FM MIllcreek Holdings, LLC / Orange Avenue Development II, LLC

Street Address

1698 West Hibiscus Boulevard, Suite A / 28178 Hayes Road

City State Zip

Melbourne / Roseville FL / MI 32901 / 48066

Phone Number

NA / (586) 776-8180

Email Address

NA / rsmith@wolverinebronze.com

Applicant/Representative, Company

Redtail DG - Tod Mowery, AICP

Street Address

100 S. 2nd Street

City State Zip

Fort Pierce FI 34950

Phone Number

772-742-1555

Email Address

todm@redtaildg.com

[■] The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature _____

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

February 18, 2022

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

The Fort Pierce Planning Department

RE: Pre-application Meeting Request – MILLCREEK AND DICK SMITH

Dear Planning Department,

We are pleased to propose an annexation of four parcels to the City of Fort Pierce, that would include rezoning of one of the parcels from a PUD (Planned Unit Development) to PD (Planned Development) and three parcels from the current CG (Commercial General) to a PD as well. The Future Land use would also change for latter three parcels from COM (Commercial) to MXD (Mixed Use). The Future Land use for the first parcel would remain the same, being a mix of RM (Residential Medium) and RH (Residential High). The requested Land Use and Zoning changes are consistent with the surrounding land use and president already established in the area.

Orange Ave , west of Hartman to I-95 (West Orange) is due for a transformation. This is a Gateway Corridor into the City of Fort Pierce and should be elevated and upgraded into the corridor Fort Pierce is worthy of and a corridor that reflects the vision of the future.

These are infill properties and should have greater densities to discourage urban sprawl and to allow for more cohesive & walk-able developments. Proposed Build to Rent (BTR) and mixed use developments are the darling product types sweeping the country and they will offer alternative and diversified housing options for a growing population and community.

Along with this letter, we are sending you the following documents and drawings:
- pre-application meeting request
- site plan
- warranty deeds
- zoning (existing and proposed map)
- future land use (existing and proposed map)
- vicinity map
- location map
- transmittal letter

Please let me know what questions you may have regarding the submittal.

Thank you very much,
Sincerely,

Tod

Tod Mowery, AICP
President, Redtail DG
772.742.1555

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2795650 OR BOOK 2483 PAGE 1551, Recorded 02/09/2006 at 02:53 PM
Doc Tax: $34650.00

Prepared by and Return to:

Richard W. Hawthorne, Esq.
Foley & Lardner LLP
One Independent Drive, Suite 1300
Jacksonville, FL 32202
061784/0102

Tax Parcel # 2407-144-0001-000-5
2407-124-0001-000-3
2408-233-0001-000-1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 31st day of January, 2006, by and between **FM FLORIDA LAND COMPANY LLC**, a Delaware limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantor"), and **FM MILLCREEK HOLDING, LLC**, a Florida limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantee").

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in St. Lucie County, Florida (the "Property").

See **Exhibit A** attached hereto and incorporated herein.

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

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor warrants that, except as provided on **Exhibit B** attached hereto as to which matters this conveyance is expressly made subject, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor will warrant and defend the same against lawful claims and demands of all persons claiming, by, through or under the Grantor but against none other. Grantor warrants that the Property is not homestead property.

CLERK'S NOTE: This transaction is a conveyance of real estate to a wholly-owned entity. The real estate is encumbered with a mortgage securing the principal sum of $4,950,000. Accordingly, pursuant to Crescent Miami Center, LLC v. Department of Revenue, SC03-2063 (May 19, 2005), deed documentary stamp taxes in the amount of $34,650.00 are being paid in connection with the recordation of this document based on the outstanding principal sum secured by the mortgage.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3116901 OR BOOK 2889 PAGE 77, Recorded 10/05/2007 at 11:24 AM
Doc Tax: $33250.00

PREPARED BY AND RETURN TO:
Robert S. Raynes, Jr., Esquire
Gunster, Yoakley & Stewart, P.A.
800 S.E. Monterey Commons Boulevard
Suite 200
Stuart, FL 34996

Property Tax Folio #: 2407-134-0001-000-4
2407-144-0001-000-5
2408-233-0001-000-1

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is effective as of the 5th day of October 2007, by ORANGE AVENUE DEVELOPMENT LLC, a Michigan limited liability company, whose address is 40440 Grand River Avenue, Suite E, Novi, Michigan 48375 ("Grantor"), to ORANGE AVENUE MART FLA LLC, a Florida limited liability company, whose address is 11555 Heron Bay Boulevard, Suite 200, Coral Springs, Florida 33076 ("Grantee").

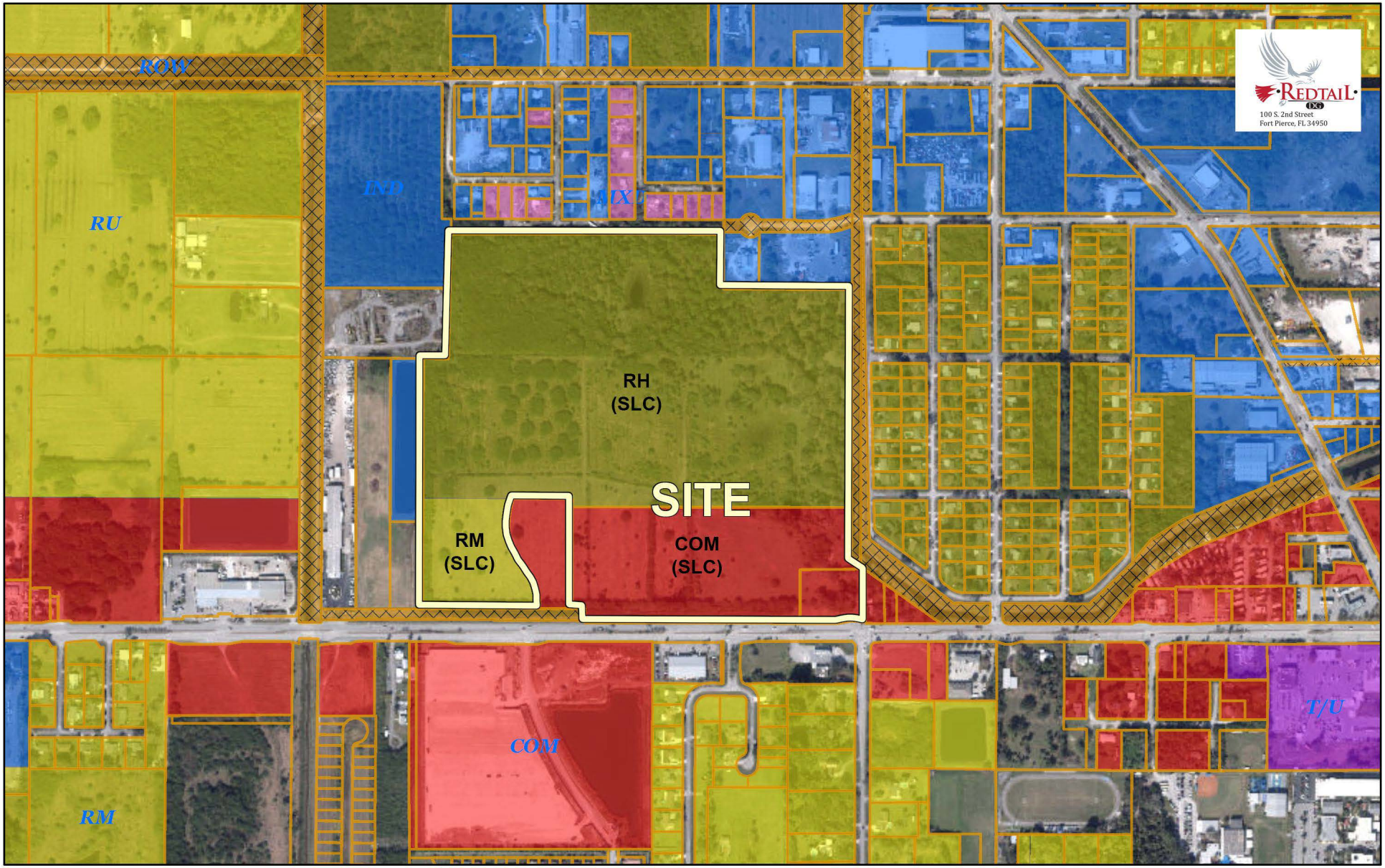
W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and sells to Grantee, its successors and assigns forever, all of that certain real property, situate in St. Lucie County, Florida which is more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
("Property")

TO HAVE AND TO HOLD the same in fee simple forever, subject to restrictions, reservations, covenants and easements of record relating thereto provided that this instrument shall not reimpose same and taxes for the year 2007 and years subsequent thereto.

GRANTOR does hereby covenant with Grantee that, except as noted above and except that certain Continuing Collateral Mortgage dated April 17, 2006, as recorded in Official Records Book 2558, Page 164, of the Public Records of St. Lucie County, Florida, as modified by that certain Modification of Mortgage recorded of even date herewith, at the time of delivery of this Statutory Warranty Deed, the Property was free from all encumbrances and that Grantor will warrant and defend the same against the lawful claims of all persons whomsoever.



EXISTING FLU MAP

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Feb 18 2022

PARCELS

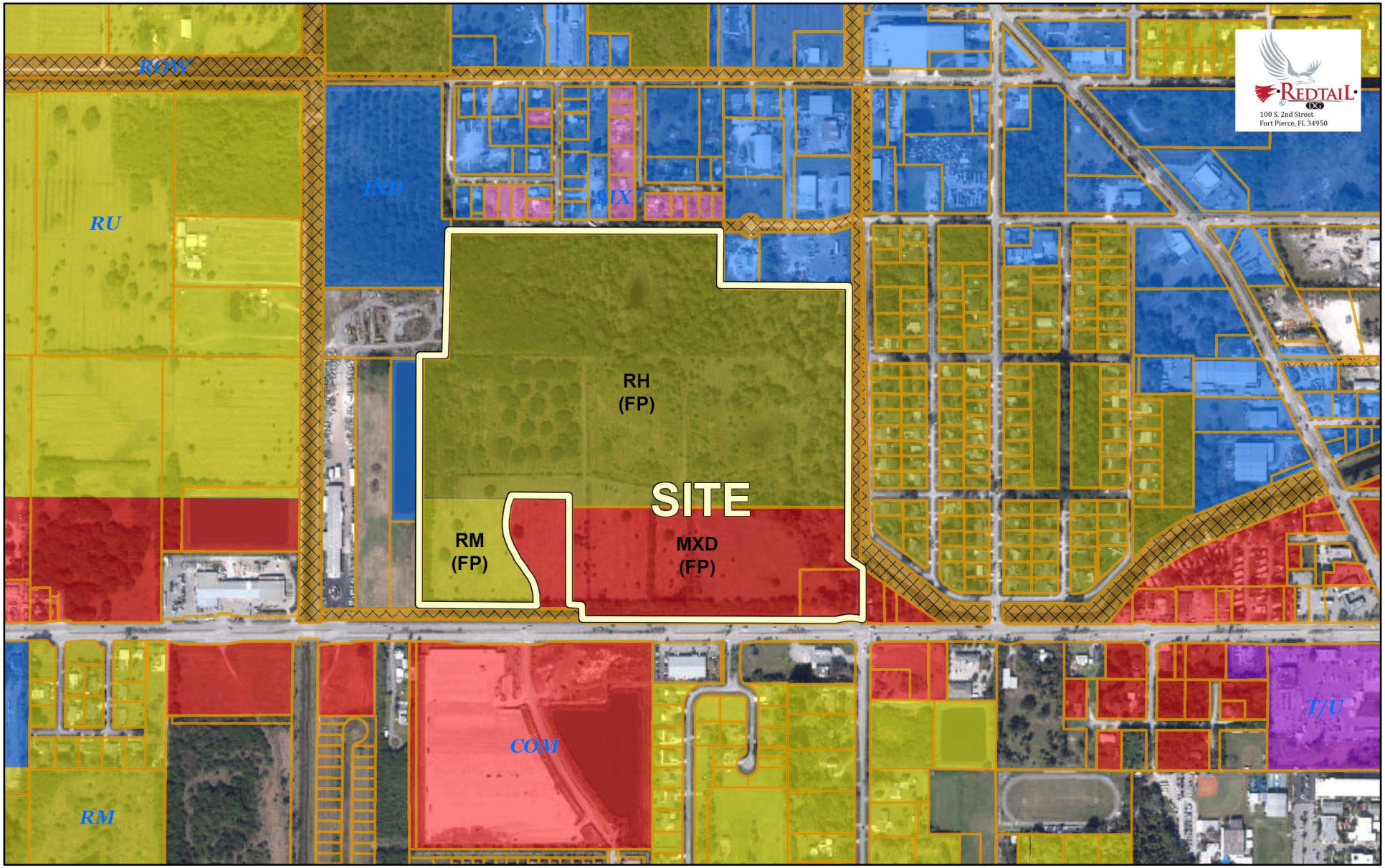
SITE

MILLCREEK & DICK SMITH

PLANNED DEVELOPMENT

ADDRESS
ORANGE AVE (TBD)

PARCEL ID
2407-124-0001-000-3, 2407-134-0001-000-4
2407-144-0001-000-5 , 2408-233-0001-000-1



PROPOSED FLU MAP

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Feb 18 2022

PARCELS

SITE

MILLCREEK & DICK SMITH

PLANNED DEVELOPMENT

ADDRESS
ORANGE AVE (TBD)

PARCEL ID
2407-124-0001-000-3, 2407-134-0001-000-4
2407-144-0001-000-5 , 2408-233-0001-000-1

LEGAL DESCRIPTION

100 S. 2nd Street
Fort Pierce, FL 34950

PARCEL ADDRESS: ORANGE AVE
PARCEL ID: 2407-124-0001-000-3
SOURCE: Boundary Survey (Made by: CCL/IBI Consultants, dated: 04/08/05)

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4, LESS THE NORTH 50 FEET THEREOF; AND THE SE 1/4 OF THE NE 1/4, LESS THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE WEST 25 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WHICH LIES NORTH OF ORANGE AVENUE EXTENSION AND SOUTH OF THE DRAINAGE CANAL (SAID 25 FOOT STRIP BEING APPROXIMATELY 355 FEET NORTH AND SOUTH); LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 211 IN OFFICIAL RECORDS BOOK 1415, PAGE 421, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

TOGETHER WITH:

TRACT No. 1:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 7, LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 2,777,245 SQUARE FEET OR 63.757 ACRES, MORE OR LESS.

Parcel 1:

A parcel of land lying in Sections 7 and 8, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:
The South 600.00 feet of the following described property:
The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4; and the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4; and Southeast 1/4 of the Northwest 1/4 of Northeast 1/4; less the North 50 feet thereof; and Southeast 1/4 of the Northeast 1/4, less the North 254.5 feet of the South 294.5 feet of the East 300 feet of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4; and the East 791.25 feet of the Southwest 1/4 of the Northeast 1/4; less rights of way for public roads and drainage canals as to all of said parcels, all in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

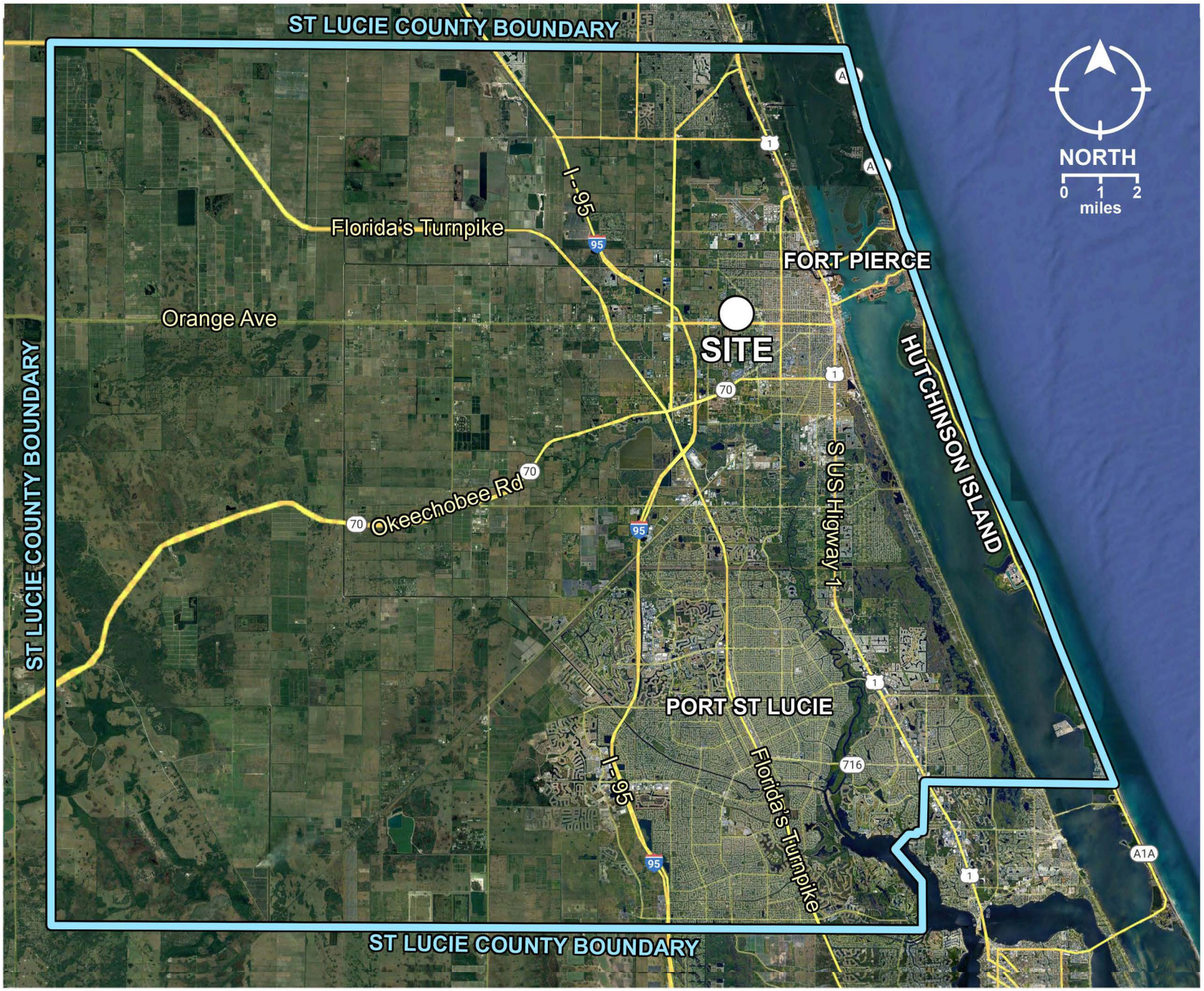
Parcel 2:

The North 254.5 feet of the South 294.5 feet of the East 300 feet of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

That part of the West 25 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 35 South, Range 40 East, which lies North of Orange Avenue extension and South of the drainage canal (said 25 foot strip being approximately 355 feet North and South); less and except that portion taken for road right of way as described as Parcel No. 211 in Official Records Book 1415, Page 421, St. Lucie County, Florida.

Less and except the West 725.27 feet of said South 600.00 feet thereof.



MILLCREEK & DICK SMITH

PLANNED DEVELOPMENT

ADDRESS
ORANGE AVE (TBD)

PARCEL ID
2407-124-0001-000-3
2407-134-0001-000-4
2407-144-0001-000-5
2408-233-0001-000-1

LOCATION MAP

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

Feb 18 2022

VICINITY MAP

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Feb 18 2022

PARCELS

SITE

MILLCREEK & DICK SMITH

PLANNED DEVELOPMENT

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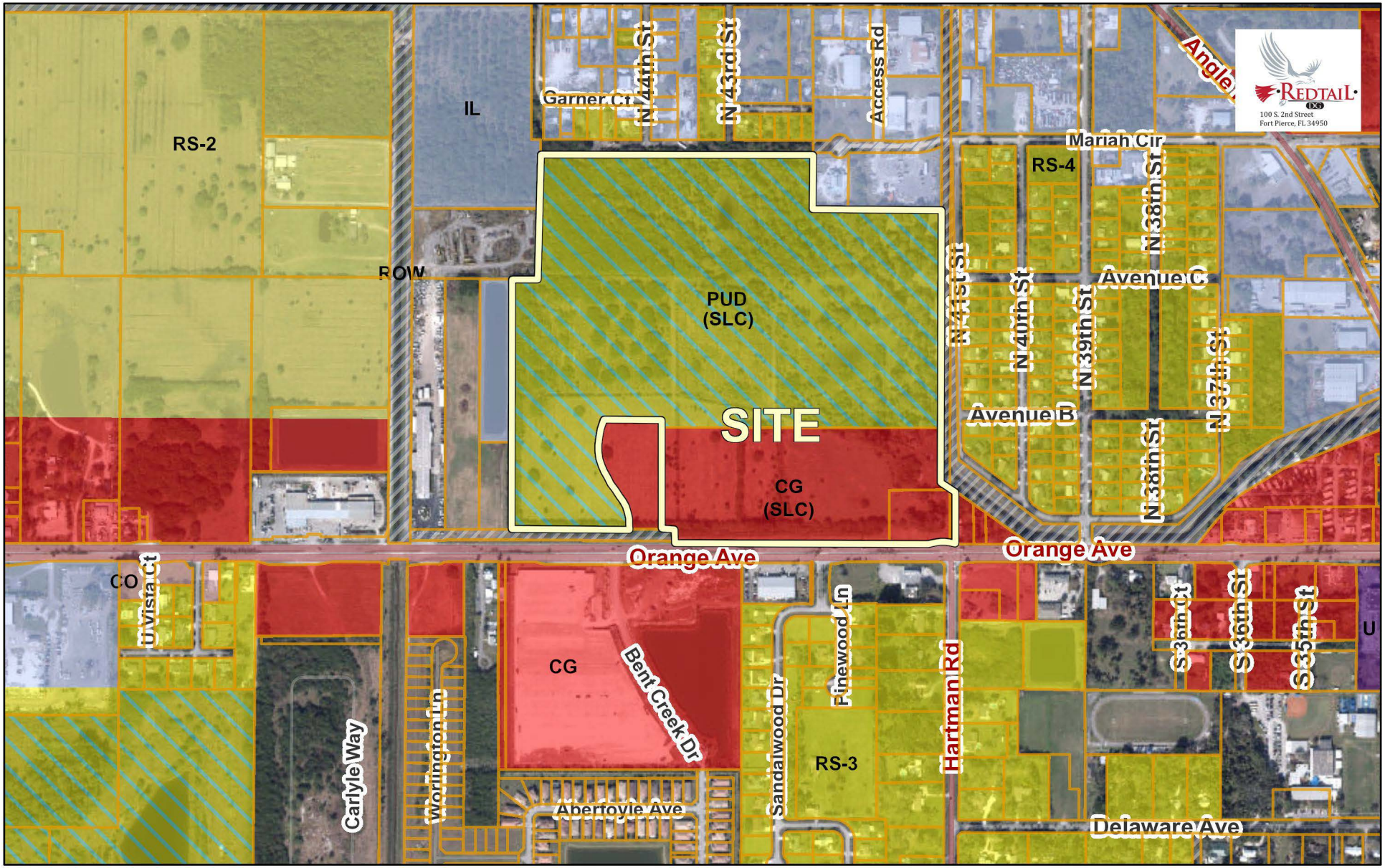
ORANGE AVE (TBD)

PARCEL ID

2407-124-0001-000-3, 2407-134-0001-000-4

2407-144-0001-000-5 , 2408-233-0001-000-1



EXISTING ZONING MAP

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Feb 18 2022

PARCELS

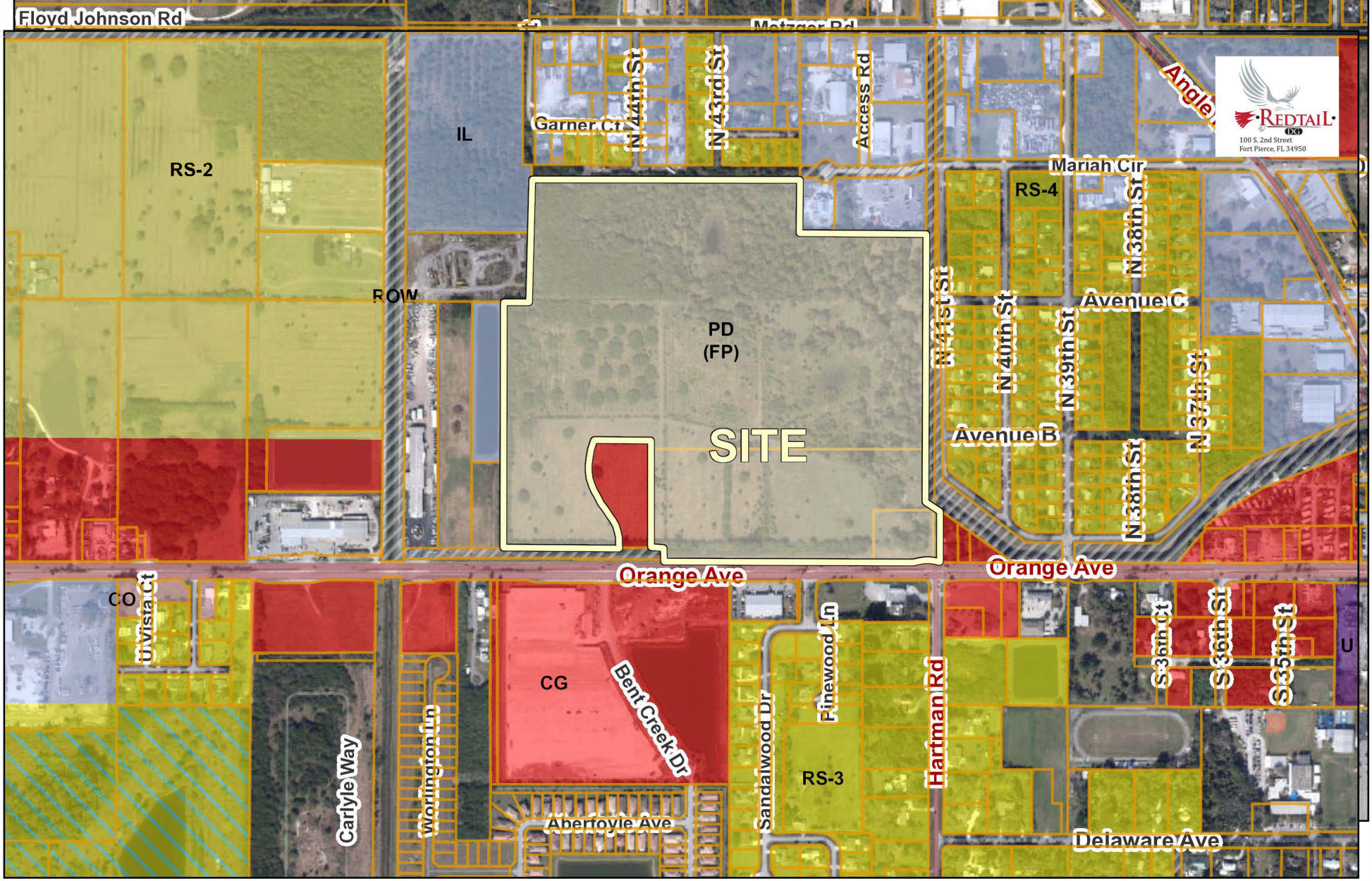
SITE

MILLCREEK & DICK SMITH

PLANNED DEVELOPMENT

ADDRESS
ORANGE AVE (TBD)

PARCEL ID
2407-124-0001-000-3, 2407-134-0001-000-4
2407-144-0001-000-5 , 2408-233-0001-000-1



PROPOSED ZONING MAP

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Feb 18 2022

PARCELS

SITE

MILLCREEK & DICK SMITH

PLANNED DEVELOPMENT

ADDRESS
ORANGE AVE (TBD)

PARCEL ID
2407-124-0001-000-3, 2407-134-0001-000-4
2407-144-0001-000-5 , 2408-233-0001-000-1

SITE DATA

1. PROJECT NAME:	MILLCREEK AND DICK SMITH
2. PARCEL ID:	2407-124-0001-000-3 2407-134-0001-000-4 2407-144-0001-000-5 2408-233-0001-000-1
3. LOCATION:	ORANGE AVENUE (TBD)
4. SECTION / TOWNSHIP / RANGE	S07/ T35S / R40E
5. TYPE OF PROJECT:	Planned Development
6. ZONING:	Existing: PUD, CG Proposed: PD
7. FUTURE LAND USE:	Existing: RM, RH, COM Proposed: RM, RH, MXD
8. FLOOD ZONE:	X and A (SE corner) Dated 2/16/2012
9. FIRM PANEL:	**0178J**

PHASE I - RESIDENTIAL

10. PARCEL ID:	2407-124-0001-000-3
11. TOTAL ACREAGE (GROSS):	63.76 acres
12. TOTAL LOTS:	109
13. TOTAL TOWNHOMES:	302
14. TOTAL UNITS:	411
15. GROSS DENSITY:	6.45 dwelling units per acre
16. MULTI-FAMILY DENSITY:	10.60 dwelling units per acre
17. SINGLE-FAMILY DENSITY:	3.60 dwelling units per acre
18. OPEN SPACE:	22.32 acres (35,0%)

PHASES II and III

19. TOTAL ACREAGE:	18.93 acres
20. STORMWATER:	2.18 acres (13%)
21. PARCEL IDs:	2407-134-0001-000-4 2407-144-0001-000-5 2408-233-0001-000-1

PHASE II - RESIDENTIAL

22. MULTI-FAMILY AREA:	16.33 acres
23. TOTAL UNITS:	312
24. TOTAL NUMBER OF PARKING SPACES:	427 (approx. 1.5 spaces per unit)
25. CLUBHOUSE:	5,400 SF.
26. AMENITY AREA:	12,000 SF.
27. NUMBER OF UNITS PER BUILDING:	24
28. UNIT SIZES:	1 BED / 1 BATH: 700 SF. 2 BEDS / 2 BATHS: 1,064 SF. 3 BEDS / 3 BATHS: 1,234 SF.

PHASE III - COMMERCIAL

29. COMMERCIAL AREA:	2.60 acres
30. TOTAL FLOOR AREA:	18,675 SF.
31. TOTAL PARKING SPACES:	80 (4.28 spaces per 1,000 SF.)

CONCEPTUAL SITE PLAN

0 100' 200'
1" = 100'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

TM
DESIGNED BY
VP
DRAWN BY
FILENAME
LAYOUT
1" = 50'
SCALE
2/18/2022
DATE

REVISION COMMENTS
DATE

MILLCREEK AND DICK SMITH
ORANGE AVENUE
2407-124-0001-000-3,2407-134-0001-000-4,
2407-144-0001-000-5, 2408-233-0001-000-1
PLANNED DEVELOPMENT
SITE PLAN
FORT PIERCE FLORIDA

SHEET
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 REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.

Pre-Application Meeting **2. c.**

Meeting Date: 03/23/2022

REQUESTED ACTION

Kings Highway Commerce Center - Phase II

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

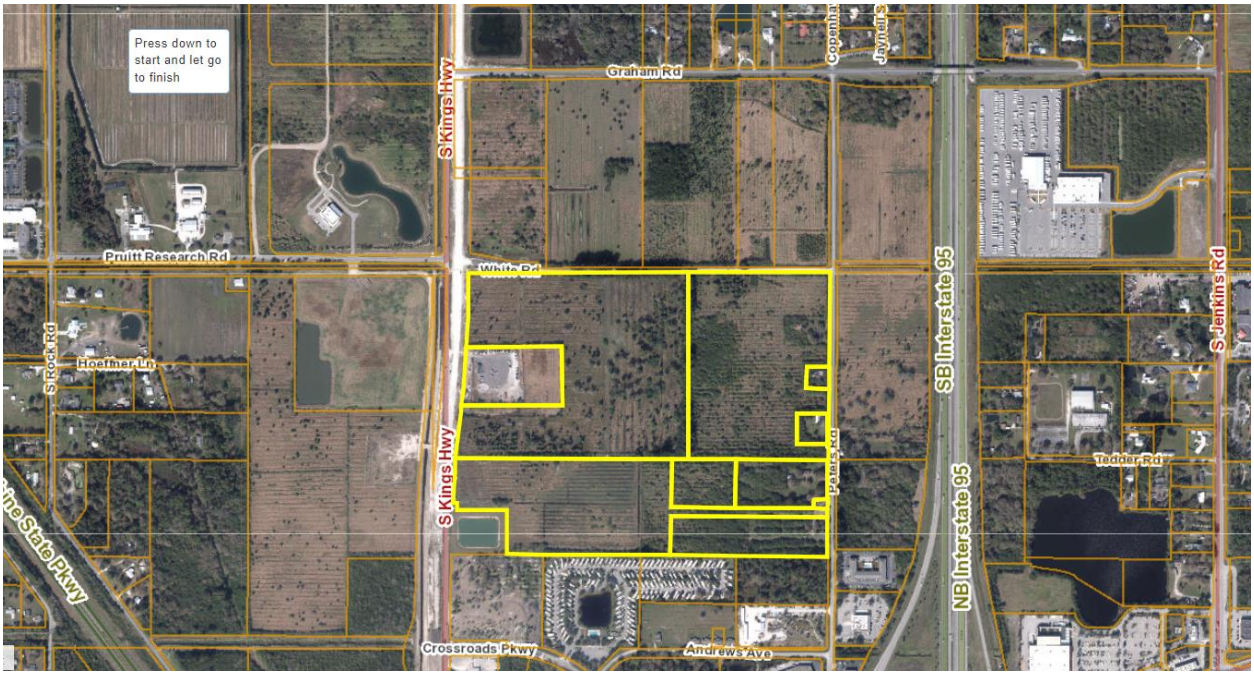
Pre-Application Packet Kings Highway Commerce Park Phase II

Form Review

Form Started By: Alicia Rosenthal Started On: 03/04/2022 02:25 PM

Final Approval Date: 03/04/2022

Site Address: 2261 PETERS RD	Use Type: 6000
Sec/Town/Range: 24/35S/39E	Account #: 14253
Parcel ID: 2324-211-0001-000-6	Map ID: 23/24N
Jurisdiction: Fort Pierce	Zoning: Comm Parkw
Site Address: 2371 PETERS RD	Use Type: 0100
Sec/Town/Range: 24/35S/39E	Account #: 14256
Parcel ID: 2324-214-0002-000-2	Map ID: 23/24N
Jurisdiction: Fort Pierce	Zoning: Comm Parkw
Site Address: 2449 PETERS RD	Use Type: 0100
Sec/Town/Range: 24/35S/39E	Account #: 14263
Parcel ID: 2324-241-0003-000-3	Map ID: 23/24N
Jurisdiction: Fort Pierce	Zoning: Comm Parkw
Site Address: 2315 PETERS RD	Use Type: 0100
Sec/Town/Range: 24/35S/39E	Account #: 14255
Parcel ID: 2324-214-0001-000-5	Map ID: 23/24N
Jurisdiction: Fort Pierce	Zoning: Comm Parkw
Site Address: S KINGS HWY	Use Type: 6000
Sec/Town/Range: 24/35S/39E	Account #: 153212
Parcel ID: 2324-241-0004-000-0	Map ID: 23/24N
Jurisdiction: Fort Pierce	Zoning: Comm Parkw
Site Address: 2421 PETERS RD	Use Type: 0100
Sec/Town/Range: 24/35S/39E	Account #: 14262
Parcel ID: 2324-241-0002-000-6	Map ID: 23/24N
Jurisdiction: Fort Pierce	Zoning: Comm Parkw
Site Address: 7001 WHITE RD	Use Type: 6000
Sec/Town/Range: 24/35S/39E	Account #: 14251
Parcel ID: 2324-210-0000-000-6	Map ID: 23/24N
Jurisdiction: Fort Pierce	Zoning: Comm Parkw
Site Address: 2496 S KINGS HWY	Use Type: 6000
Sec/Town/Range: 24/35S/39E	Account #: 14257
Parcel ID: 2324-232-0000-000-4	Map ID: 23/24N
Jurisdiction: Fort Pierce	Zoning: Comm Parkw



Site Address: 2306 KINGS HWY

Sec/Town/Range: 24/35S/39E

Parcel ID: 2324-211-0002-000-3

Jurisdiction: Fort Pierce

Use Type: 6000

Account #: 14254

Map ID: 23/24N

Zoning: Comm Parkw

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Pre-Application Meeting

Pre-application meetings are scheduled for Wednesday afternoons each week at 2:00 PM and 3:00 PM and must be scheduled a minimum of one week in advance. The meetings are typically held in the 2nd Floor Conference Room of City Hall. The applicant or property owner is required to attend; architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **$300** ($250 + $50 Building Department Fee) with an additional $250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at (772) 467-3737 or email us at planning_dl@cityoffortpierce.com.

The minimum submittal requirements are as follows:

[x] Site Plan [x] Detailed Proiect Narrative [ ] Floor Plan [x] Survey

Proposed Use of the Property: Warehouse and Distribution

Preferred Date and Time of Meeting:

Property address or location
See attached property appraiser information

Parcel ID(s)
See attached property appraiser information

Property Owner(s) Name
See attached property appraiser information

Applicant/Representative, Company
Jeff H. Iravani, Inc

Street Address
See attached property appraiser information

Street Address
1934 Commerce Lane Suite 5

City: Fort Pierce State: FL Zip: 34945

City: Jupiter State: FL Zip: 33410

Phone Number

Phone Number
561-575-6030

Email Address

Email Address
jhi@bellsouth.net

[■] The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature 2/28/22

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@bellsouth.net Website: www.JHIinc.com

February 28, 2022

City of Ft. Pierce Planning Department
P.O. Box 1480
Fort Pierce, FL 34950

Attn: Jennifer Hofmeister, AICP, LCAM
Planning Director

Re: **Kings Highway Commerce Park PH II**
Pre-Application Project Narrative
Parcel ID#'s 2324-211-0001-000-6 RV Development, LLC
2324-214-0002-000-2 "
2324-241-0003-000-3 "
2324-214-0001-000-5 "
2324-241-0004-000-0 Great American RV Prop LLC
2324-241-0002-000-6 Sapp (LF EST) Grady
2324-210-0000-000-6 Kings Highway Commerce Park, LLC
2324-232-0000-000-4 Kings highway Commercial South, LLC
2324-211-0002-000-3 Australian Properties, LLC

Dear Jennifer,

Kings Highway Commerce Park is a proposed 107.55 ac mixed use commercial development. The site is located at the southeast corner of Kings Hwy & white Road approximately ½ mile north of Okeechobee Road. Exhibit-A shows the aerial location map of the site.
The existing zoning is CP-1 & the use shall be distribution.

The Phase-I of the project which consists of 485.7 ksf of building & supporting infra structure was approved on September 20, 2021.

Phase-I is now divided in PH-IA, 265.4 ksf & PH-IB 220.3 ksf.
The revised site plan now shows a Phase-II with a 750.5 ksf building and parking infrastructure and PH-III potential for 271,8 ksf bldg.

Jennifer Hofmeister, AICP, LCAM
Kings Highway Commerce Park
February 28, 2022

The proposed development shall have a significant positive impact on City of Ft. Pierce economic development by creating significant number of construction and permanent job opportunities, generating significantly higher property tax and would be a model for future development along Kings Highway.

Thank you.

J H Iravani

Jeff H. Iravani, P.E.
President
Authorized agent

LEGAL DESCRIPTIONS

"A"
PCN 2324-241-0004-000-0
OFFICIAL RECORDS BOOK 1798 PAGE 2252

PARCEL I:
THE WEST 455.58 FEET OF THE EAST 111.8.54 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

AND PARCEL II:
THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH 264.18 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"B"
PCN 2324-211-0001-000-6

THE EAST THREE QUARTER (3/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24) TOWNSHIP THIRTY-FIVE (35) SOUTH RANGE THIRTY-NINE (39) EAST, LESS AND EXCEPTION THEREFROM THE NORTH 35 FEET AND LESS THE EAST 25 FEET FOR ROAD RIGHT-OF-WAY AND LESS AND EXCEPT PARCELS CONVEYED TO EARLE T. FIELD, JR. AND THERESA M. FIELD, HIS WIFE IN DEED BOOK 206, PAGE 141 AND IN OFFICIAL RECORDS BOOK 492, PAGE 1228; AND LESS PARCEL CONVEYED TO ROBERT LANGEL AND LILLIAN LANGEL, HIS WIFE IN DEED BOOK 207, PAGE 165, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA.

"C"
PCN 2324-214-0002-000-2
OFFICIAL RECORDS BOOK 1959 PAGE 2516

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 100 FEET; THENCE RUN WEST 25 FEET TO THE POINT OF BEGINNING; CONTINUE WEST 213.71 FEET; THENCE NORTH 208.71 FEET; THENCE EAST 213.71 FEET; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT ANY PORTION LYING IN ROAD RIGHT-OF-WAY FOR PETERS ROAD.

"D"
PCN 2324-214-0001-000-5
OFFICIAL RECORDS BOOK 1828 PAGE 2808

FROM THE INTERIOR QUARTER CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1790.5 FEET; THENCE WEST 25 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN WEST 155 FEET; THENCE NORTH 150 FEET; THENCE EAST 155 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"E"
PCN 2324-241-0002-000-6

THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CONTAINING 5 ACRES MORE OR LESS, THE SAME BEING THE NORTH HALF (N 1/2) OF LOT 9 OF THE NORTHWEST QUARTER (NW 1/4), ACCORDING TO THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY'S SUBDIVISION PER PLAT THEREOF ON FILE IN PLAT BOOK 3, PAGE 32 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

"F"
PCN 2324-241-0003-000-3

THE SOUTH 60 FEET OF THE EAST 125 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF (1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CONTAINING 5 ACRES MORE OR LESS, THE SAME BEING THE NORTH HALF (N 1/2) OF LOT 9 OF THE NORTHWEST QUARTER (NW 1/4), ACCORDING TO THE BOSTON AND FLORIDA ATLANTIC COAST LAND COMPANY'S SUBDIVISION PER PLAT THEREOF ON FILE IN PLAT BOOK 3, PAGE 32 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

"G"
PCN 2324-232-0000-000-4
OFFICIAL RECORDS BOOK 3487 PAGE 76
THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 1118.54 FEET AND THE WEST 25 FEET THEREOF AND LESS THAT PART TAKEN IN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3904, PAGE 1474, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND

THE NORTH 60 FEET OF THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH HALF (1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

"H"
PCN 2324-210-0000-000-6
OFFICIAL RECORDS BOOK 2382 PAGE 1143
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THERE FROM THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF SAID SECTION 24;
LESS RIGHT-OF-WAY FOR KINGS HIGHWAY AND WHITE ROAD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL "A"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED
PARCEL "B"
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

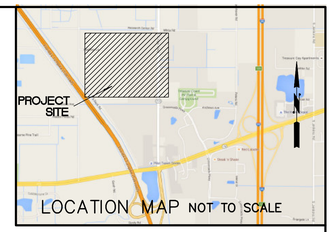
FURTHER LESS AND EXCEPT THE LANDS AS MORE PARTICULARLY DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 29, 2016 IN OFFICIAL RECORDS BOOK 3917, PAGE 899.

"I"
PCN 2324-210-0002-000-3
OFFICIAL RECORDS BOOK 2650 PAGE 1994

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET;
TOGETHER WITH:
THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET;
AND LESS:
THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE WEST 775 FEET.

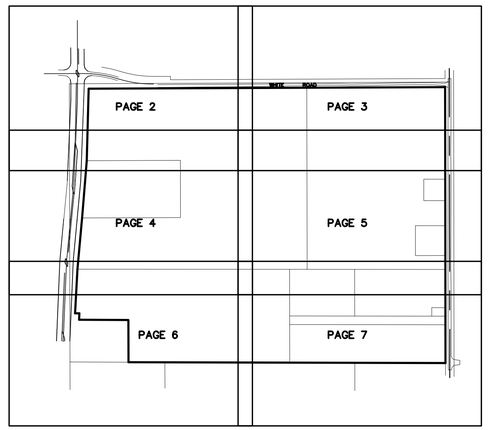
ALL LESS ANY ROAD RIGHTS-OF-WAY AND CANAL RIGHTS-OF-WAY.

ALL PARCELS "A" THROUGH "I" TOGETHER CONTAINING 109.460 ACRES MORE OR LESS

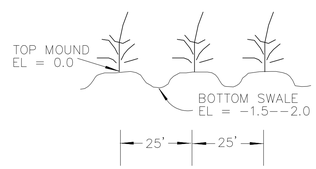


LOCATION MAP NOT TO SCALE

KEY MAP



DETAIL:
DEFUNCT GRAPEFRUIT GROVES
PARCELS A,B, H & I



DISTANCES ARE GROUND DISTANCES
COORDINATES INFORMATION
GRID DATUM – NAD 83, 1990 ADJUSTED
ZONE – FLORIDA EAST ZONE
LINEAR UNIT – U.S. SURVEY FOOT
COORDINATE SYSTEM– 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 0.9999961

ELEVATIONS OBTAINED FROM GPS MEASUREMENTS
USING LEICA VIVA GS GNSS RTK
(REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM)

VERTICAL DATUM REFERENCE INFORMATION
ST. LUCIE COUNTY
BRASS DISC "FRED"
NAVD ELEVATION = 18.46M MEASURED

PROPERTY SHOWN HEREON IS LOCATED IN
FLOOD ZONE X PER FLOOD INSURANCE RATE
MAP 120286 0167 J DATED FEBRUARY 16, 2012
MAP 120285 0167 J DATED FEBRUARY 16, 2012

NOTE:
THIS SURVEY PERFORMED
WITHOUT BENEFIT OF TITLE

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS LB 7577
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey & Topo

Prepared For: KINGS HIGHWAY DEVELOPMENT PARTNERS

Drawn by RES	Date Of Survey	Scale
Field: TF F.B. 178 Pg 37	MAY 5, 2021	NTS
REVISIONS: ADD LOT ELEVATIONS, 05-05-2021		Drawing Number 21-020

CONCRETE/ROCK REVETMENT

CANAL

FORMED CONCRETE REVETMENT COLLAPSING (VERY DANGEROUS)

CONTROL STRUCTURE

swale

B.M.#9
"X" CUT
EL=18.465

COUNTY B.M
"FRED"

ELECTRIC METER

FIRE HYDRANT & VALVE

CONCRETE CULVERT UNDER CONST.

NORTH LINE NORTHWEST QUARTER SECTION 24

N89°44'28"E

FOUND RAILROAD SPIKE
NORTHWEST CORNER
NORTHWEST QUARTER OF
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST
CERTIFIED RECORDS:
N1124325.459
E851093.185
GPS MEASEURED
N1124325.459
E851093.890

CONCRETE CULVERT UNDER CONST.

FOUND CONCRETE MONUMENT
34.94' SOUTH
25.53' EAST

SET IRON ROD & CAP "LB 7571"

B.M.#1
NAIL & DISC
"7571"
EL= 16.77

MATCH LINE G

STATE ROAD 713

FDOT STORM MANHOLE

TAKING PARCEL 112
(NORTH PORTION)
ORB 3917, PAGE 899
ORB 3981, PAGE 1816

STORM INLET

STREET LAMP & ELECTRIC BOX typical

MATCH LINE A

WOOD POST & WIRE FENCE typical

PARCEL "A"

N02°53'46"E 904.84'

Δ=06°24'45"

CANAL
(BANKS UNDER RENOVATION)

FDOT STORM MANHOLE

TAKING PARCEL 113
ORB 3917, PAGE 1057
ORB 3969, PAGE 379

"G"

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
= CONCRETE

15.5 = ELEVATIONS
EL = ELEVATIONS

N1121732.623 = STATE PLANE
E851099.141 = COORDINATES

Page 2 of 7 | Scale 1"= 50 | Drawing Number 21-020

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS – 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

WHITE ROAD

35' ROAD RIGHT-OF-WAY
PER ST. LUCIE COUNTY
OFFICIAL RECORDS BOOK 500, PAGE 2004

15' SEWER EASEMENT
ORB 2276, PAGE 2280

24" CMP CULVERT
NORTH INVERT 12.9
SOUTH INVERT 13.0

18"CMP CULVERT
NORTH INVERT 12.6
SOUTH INVERT 13.0

CMP CULVERT

18"CMP CULVERT
NORTH INVERT 11.2
SOUTH INVERT 9.1

NORTHEAST CORNER
NORTHWEST QUARTER
SECTION 24

CMP CULVERT

CMP CULVERT
B.M.#2
NAIL & DISC
MAGA 45
EL= 16.56

CMP CULVERT

24" CMP CULVERT
NORTH INVERT 9.0
SOUTH INVERT 10.1

DIRT ROAD

2490.3'

O.H.E.

ditch

B.M.#1
IRON ROD &
CAP"7571"
EL= 16.26

WOOD POST &
WIRE FENCE typical

SET IRON
ROD & CAP
"LB 7571"
16' OFFSET
SOUTH

MATCH LINE G

MATCH LINE C

WELL

ditch
berm
ditch

"B"

CONCRETE
HEADWALL
(FALLING DOWN)

EAST LINE
NORTHWEST QUARTER
SECTION 24

Page 3 of 7 | Scale 1"= 50 | Drawing Number 21-020

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

LEGEND:

℄ = CENTERLINE
calc = CALCULATED
meas = MEASURED
= CONCRETE

×15.5 = ELEVATIONS
EL = ELEVATIONS
N1121732.623 = STATE PLANE
E851099.141 = COORDINATES

KINGS HIGHWAY STATE RO

CANAL (BANKS UNDER RENOVATION)

FDOT STORM MANHOLE

B.M.#6 "X" CUT EL= 20.45

N02°53'46"E 904.84' meas

R=8468.00', Δ=06°24'45"

STREET LAMP & ELECTRIC BOX typical

MATCH LINE A

WOOD POST & WIRE FENCE typical

PARCEL "A"

"G"

TAKING PARCEL 113
ORB 3917, PAGE 1057
ORB 3969, PAGE 379

CHAINLINK FENCE

UTILITY BOX

O.H.E.

PERMANENT EASEMENT SEE DETAIL 1:

LESSED OUT PARCEL "B"

CATCH BASIN TOP GRATE EL 12.58

STORM INLET

POINT OF REVERSE CURVATURE SET IRON ROD & CAP "LB 7571"

TAKING PARCEL 112 (SOUTH PORTION)
ORB 3917, PAGE 899
ORB 3981, PAGE 1816

CONCRETE POWER POLE typical

GUY WIRES typical

WEST LINE NORTHWEST QUARTER OF SECTION 24

GPS MEASUREMENTS 2592.84' N00°06'58"W 2592.85' CERTIFIED RECORDS 2592.86' MEASURED N00°07'30"W

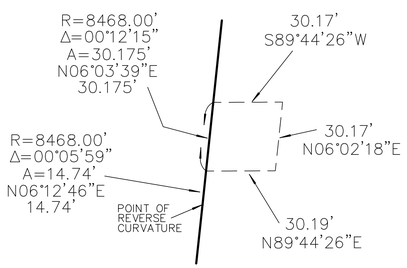
R=8308.00', Δ=04°18'07", A=623.79', CH=623.64', S04°06'39"W

ditch

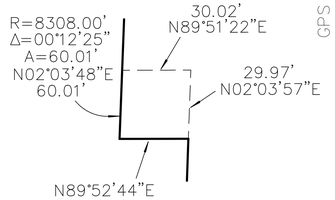
MATCH LINE B

MATCH LINE F

DETAIL: 1
PARCEL NO. 802
PERMANENT EASEMENT
ORB 3917, PAGE 899
ORB 3981, PAGE 1816



DETAIL: 2
PARCEL NO. 801
PERMANENT EASEMENT
ORB 3904, PAGE 1474
ORB 3981, PAGE 1877



Scale 1"= 50

Drawing Number 21-020

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS #7571
450 SOUTH DIXIE HIGHWAY, SUITE 10
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561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

MATCH LINE C

MATCH LINE F

MATCH LINE D

WELL

WELL

CONCRETE HEADWALL (FALLING DOWN)

EAST LINE NORTHWEST QUARTER SECTION 24

ASPHALT ROADWAY

B.M.#3 NAIL & DISC "7571" EL=16.80

O.H.E.

℄ PETERS ROAD

50' ROAD RIGHT-OF-WAY

PER PLAT BOOK 3, PAGE 32

"A"

"B"

"C"

"D"

"E"

ditch

berm

swale

N

Scale 1"= 50

Drawing Number 21-020

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PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
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JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

DETAIL 2:
PARCEL NO. 801
PERMANENT EASEMENT
ORB 3904, PAGE 1474
ORB 3981, PAGE 1877

R=8308.00'
Δ=00°12'25"
A=60.01'
N02°03'48"E
60.01'

30.02'
N89°51'22"E

29.97'
N02°03'57"E

N89°52'44"E
30.02'

R=8308.00' Δ=04°06'39" S

OLD RIGHT-OF-WAY LINE

MATCH LINE B

PERMANENT EASEMENT SEE DETAIL 2:

WOOD POWER POLE typical

WELL

O.H.E.

SET IRON ROD & CAP "LB 7571"

ditch

N89°52'44"E
30.02'

SET IRON ROD & CAP "LB 7571"

Δ=00°18'46"
R=8264.54'
A=45.11'
N01°48'41"E
45.11'

N89°50'04"W
343.82'

SET IRON ROD & CAP "LB 7571"

FDOT STORM MANHOLE

FDOT STORM MANHOLE

CONTROL STRUCTURE

TAKING PARCEL NO. 111
ORB 3904, PAGE 1474

F.D.O.T. LAKE

N00°07'16"W
295.04'

TOP OF BANK

MARCH LINE E

FOUND IRON ROD & CAP "ILLEGIBLE"

SET IRON ROD & CAP "LB 7571"

FOUND IRON ROD & CAP "LB 7571" 1.25' WEST 2.15' SOUTH

N89°50'03"W

TREASURE

PCN 232

OFFICIAL REC

PCN 2324-233-0000-000-7

OFFICIAL RECORDS BOOK 3176 PAGE 228
OFFICIAL RECORDS BOOK 3138 PAGE 1047

FOUND RAILROAD SPIKE
SOUTHWEST CORNER
NORTHWEST QUARTER OF
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST
CERTIFIED RECORDS:
N1121732.613
E851098.852
GPS MEASURED
N1121732.623
E851099.141

CROSSROADS PARKWAY

N89°41'33"W

SOUTH LINE
NORTHWEST QUARTER
SECTION 24

-25 0 50 100
1" = 50

Page 6 of 7 | Scale 1"= 50 | Drawing Number 21-020

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MATCH LINE D

MATCH LINE E

ditch

"A"

"E"

"F"

WELL

CULVERT

HEADWALL

S00°04'58"E

T.B.M.#1
IRON ROD
ELEVATION = 16.0

T.B.M.#2
IRON ROD
ELEVATION = 16.1

B.M.#4
NAIL & DISC
"4569"
EL=17.20

WOOD POST &
WIRE FENCE typical

GATE VALVE

FIRE HYDRANT

CULVERT

CATCH
BASIN

B.M.#5
NAIL & DISC
CATCH BASIN
EL=17.14

SEWER
MANHOLE

SEWER
MANHOLE

CHAINLINK
FENCE

2215.32'

FOUND IRON
ROD & CAP
"4655"

1)FOUND
IRON ROD
(DISTURBED)
4.85' EAST

2)FOUND IRON
ROD & CAP
"3870"
5.30' EAST
1.55' NORTH

FOUND
NAIL & DISC
"ILLEGIBLE"
SOUTHEAST CORNER
NORTHWEST QUARTER
SECTION 24

ASURE COAST RV RESORT

PCN 2324-234-0000-000-0

OFFICIAL RECORDS BOOK 2355 PAGE 1059

PCN 2324-244-0001-000-8

OFFICIAL RECORDS BOOK 3808 PAGE 2549

2653.85' meas
2653.77' calc

ANDREWS AVENUE

Page 7 of 7 | Scale 1"= 50 | Drawing Number 21-020

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Construction Plans & Specifications
For
Kings Highway Commerce Park Phase-II

Section 24 Township 35S Range 39E

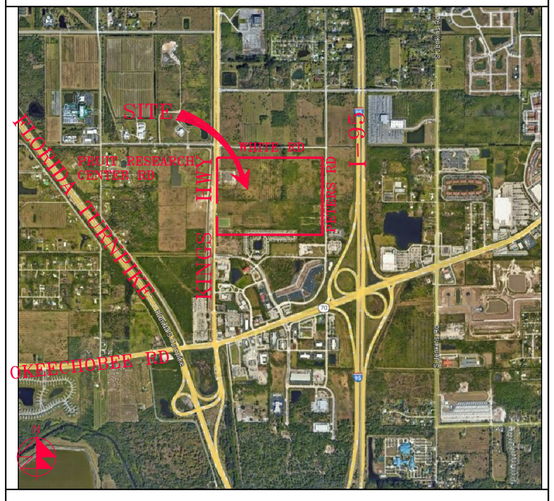
Fort Pierce, Florida

Developer

Scannel Properties #533, LLC

8801 River Crossing Blvd,
Suite 300,
Indianapolis, Indiana 46240

Aerial



Vicinity Map

Drawing Index

C-1	Cover Sheet
C-2	Pavement Marking Overall Plan
C3-C11	Pavement Marking Plans
C-12	Grading, Paving, & Drainage Overall Plan
C13-C21	Grading, Paving, & Drainage Plans
C-22	Water & Wastewater Overall Plan
C23-C31	Water & Wastewater Plans
C-32	Sections
C-33	Offsite Sections
C-34	Grading, Paving, & Drainage Details
C-35	Grading, Paving, & Drainage Details
C-36	Grading, Paving, & Drainage Details
C-37	Water Details
C-38	Wastewater Details
C-39	Wastewater Details
C-40	Lift Station Details
C-41	Lift Station Details
C-42	Pollution Prevention Plan
~~C-43~~	~~Truck Routing Plan~~

REVISIONS

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WEBSITE: www.JHIinc.com

Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Cover Sheet

JOB NO.	2101-1355
DRAWN BY	CLJ
DESIGNED BY	JHI
SCALE	NA
DATE	01/22/21

SEAL

FR # 6986

SHEET NO.
C-1

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

WHITE ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

KING'S HIGHWAY (SR-713)

PETERS ROAD

EXIST 35 R/W

PROP 60' R/W

PROP ADD'L 25' R/W

N89°44'28"E

2490.37'

DRY DET-4
0.70 AC
(BIO-SWALE)

DRY DET-5
2.59 AC (BIO-SWALE)

FUTURE TRAILER PARKING

LITTORAL ZONE

R=8511.00'

A=478.81'

FOUNTAIN

N89°44'39"E
43.08'

LAKE-1
5.34 AC

R=8468.00'

A=471.37'

FOUNTAIN

R=8408.00'

A=623.78'

LITTORAL ZONE

LAKE-2
1.93 AC

LITTORAL ZONE

FOUNTAIN

N89°51'22"E
30.02'

Δ=00°18'46"

N89°50'04"W
343.82'

BENCH W/TRASH BIN TYP

295.04'
N00°07'16"W

175

367 sp

192

600'

1,250'

BLDG-C
PH-II
750.5 KSF
40 KSF OFFICE
710.5 KSF WAREHOUSE

221 sp

DRY DETENTION-7 11.63 AC (BIO-SWALE)

1929.06'

DRY DET-6
2.56 AC

LS

BLDG-A
PH-IA
265.4 KSF
17 KSF OFFICE
248.4 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

BLDG-B
PH-IB
220.3 KSF
15 KSF OFFICE
205.3 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

LITTORAL ZONE

LAKE-3
2.30 AC

FOUNTAIN

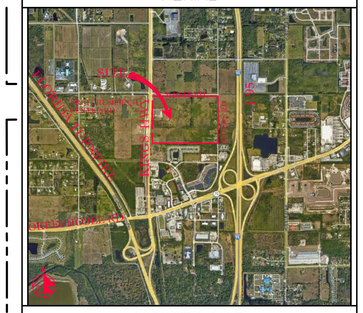
S00°04'58"E

DRY DETENTION-8 2.07 AC

N89°50'03"W

2215.32'

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 50' 100' 200'

SCALE: 1" = 100'

REVISIONS

REV PER CITY 06-25-21
REV PER SP 06-25-21
REV PER SLC 07-26-21
REV PER FDOT 08-25-21
REV PER FDOT 09-17-21
REV PER FPUA 11-30-21
REV PER SP 01-15-21

Jeff H. Iravani, Inc.
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1934 COMMERCE LANE, SUITE 5
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WEBSITE: www.JHIinc.com
EMAIL: JHI@bellsouth.net

Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Overall Pavement Marking Plan

DRAWN BY: DDI
DESIGNED BY: JHI
SCALE: 1" = 100'
DATE: 01-22-2021

SEAL

COA 6986

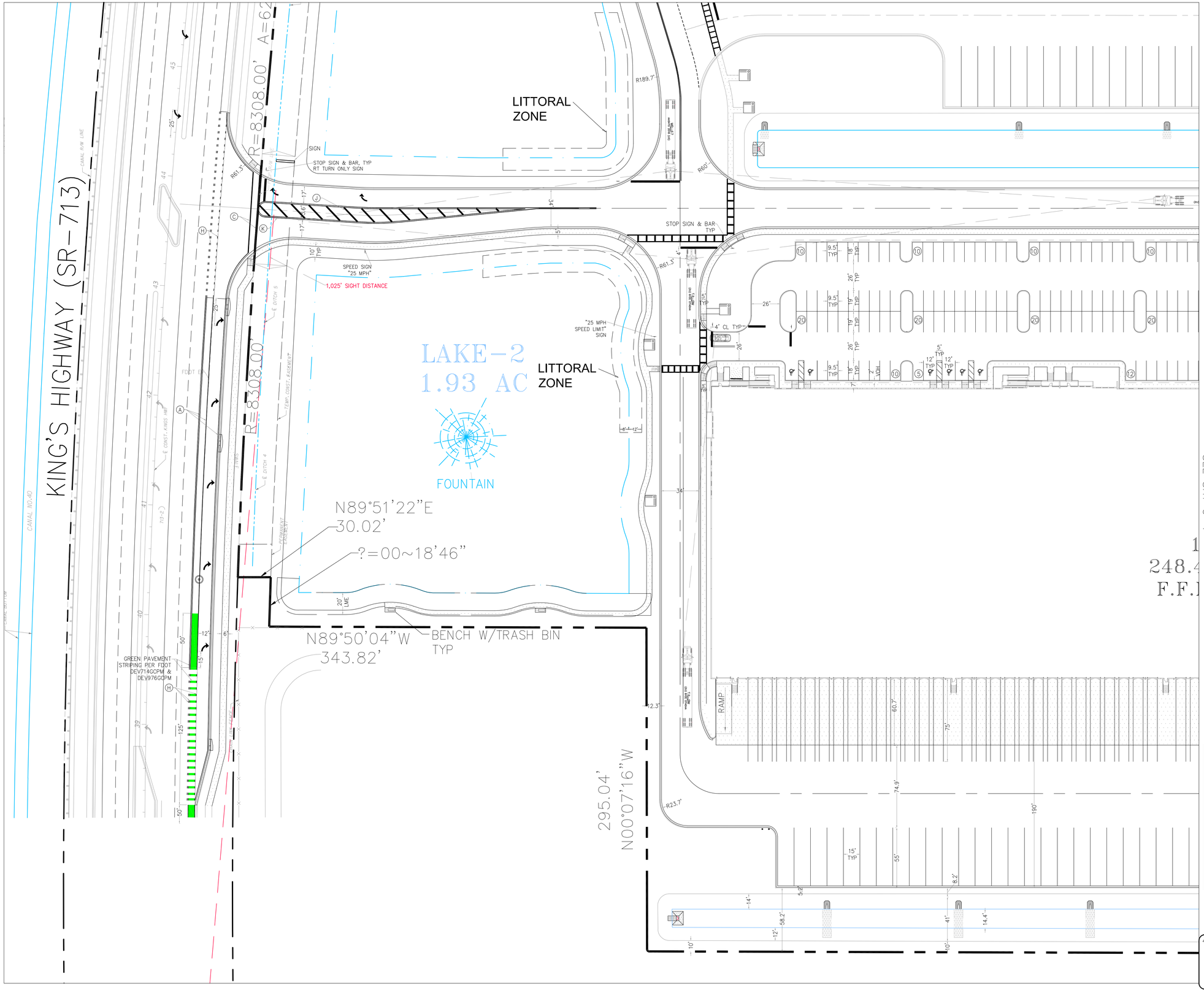
SHEET NO.
C-2

LEGEND

⊕19.7	PROP PAV'T EL
18.4	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
-WMD	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN. FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

SEE SHT C-6



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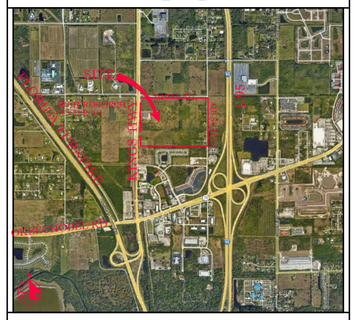

VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. SOD ALL FDOT R/W DISTURBED BY CONSTRUCTION WITH COMMON BERMUDA SOD.
2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
4. ALL CONSTRUCTION IN FDOT R/W MUST BE PERFORMED ACCORDING TO THE APPLICABLE FDOT ROADWAY AND DRAINAGE DESIGN STANDARDS AND SPECIFICATIONS.
5. STD PARKING STALL STRIPING SHALL BE TRAFFIC PAINT ALL OTHER STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. 19'-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
7. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
8. ALL HANDICAP RAMPS & DETECTABLE WARNINGS CONSTRUCTED IN ACCORD W/ DESIGN STD'S.
9. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARDS INDEX AND THE FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, ERROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

STRIPING LEGEND	
(A)	6" SOLID WHITE
(B)	8" SOLID WHITE
(C)	12" SOLID WHITE
(D)	18" SOLID WHITE
(E)	24" SOLID WHITE
(F)	6" SKIP WHITE TYP (10'-30')
(G)	6" SKIP WHITE TYP (6'-10')
(H)	6" SKIP WHITE TYP (2'-4')
(I)	6" SOLID YELLOW
(J)	18" SOLID YELLOW
(K)	6" DOUBLE YELLOW
(L)	6" SKIP YELLOW (10'-30')
(M)	6" SKIP YELLOW TYP (6'-10')
(N)	6" SKIP YELLOW TYP (2'-4')
(P)	PRM BI-DIRECTIONAL AMBER/AMBER
(R)	FDP WHITE
(S)	FDP YELLOW
(T)	RPM BI-DIRECTIONAL WHITE/RED
(U)	RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
(19.7)	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Pavement Marking Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6986

SHEET NO.
C-3

SEE SHT C-8

DRY DET-6
2.56 AC

"25 MPH SPEED LIMIT" SIGN

"25 MPH SPEED LIMIT" SIGN

"25 MPH SPEED LIMIT" SIGN

LS

R61.5' TYP

4' CL TYP

4' CL TYP

5' TYP

12' TYP

12' TYP

9.5' TYP

18' TYP

26' TYP

19' TYP

2' VCH

9.5' TYP

9.5' TYP

18' TYP

26' TYP

19' TYP

5' TYP

12' TYP

12' TYP

5'

5'

34'

BLDG-A
PH-IA
265.4 KSF
17 KSF OFFICE
248.4 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

FIRE PUMP

ELECT YARD

DUMPSTR ENCL.

STOP

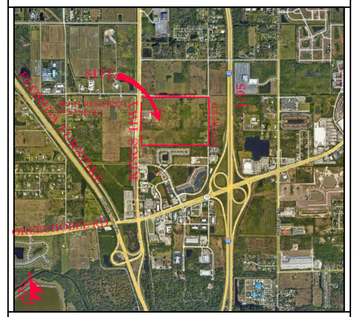
190'

DRY DETENTION-8 2.07 AC

N89°50'03"W

SEE SHT C-5

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

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(J)	6" SOLID YELLOW
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(L)	6" DOUBLE YELLOW
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(U)	RPM BI-DIRECTIONAL WHITE/RED
(V)	RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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EMAIL: JHI@bellsouth.net
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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Pavement Marking Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

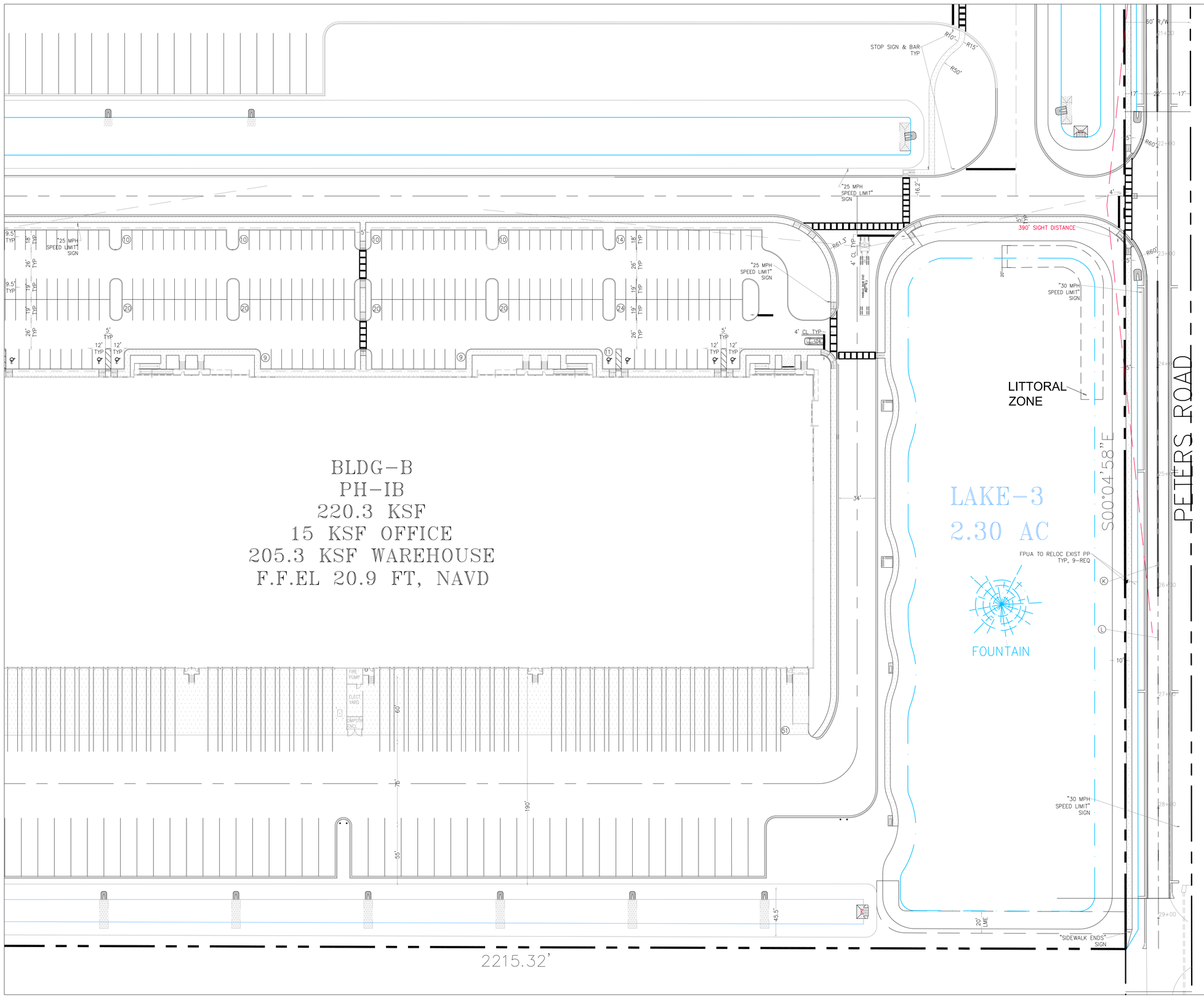
SEAL

COA 6986

SHEET NO.
C-4

SEE SHT C-10

SEE SHT C-4



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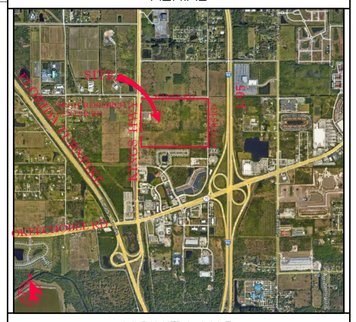

VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

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(B) 8" SOLID WHITE
(C) 12" SOLID WHITE
(D) 18" SOLID WHITE
(E) 24" SOLID WHITE
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SEAL

COA 6986

SHEET NO.
C-5

SEE SHT C-7

N89°44'39"E
43.08'

LAKE-1
5.34 AC

R=8468.00' A=471.37'

R=8308.00' A=623.78'

FOUNTAIN

STOP SIGN & BAR
TYP, 9 REQ

"25 MPH
SPEED LIMIT"
SIGN

175

367 sp

192

600'

34'

R25'

85.5'

26'

26.9'

26.9'

191'

42.1'

R132

R60'

R189.7'

LITTORAL
ZONE

SIGN

STOP SIGN & BAR, TYP
RT TURN ONLY SIGN

STOP SIGN & BAR
TYP

SPEED SIGN
"25 MPH"

1,025' SIGHT DISTANCE

"25 MPH
SPEED LIMIT"
SIGN

14' CL TYP

LAKE-2

LITTORAL

CANAL R/W LINE

PROP. R/W LINE

PERMANENT EASEMENT

CANAL BOTTOM

CANAL NO.40

E CONST. KINGS HWY

E DITCH 5

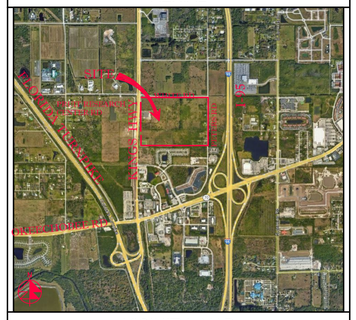
SEMINOLE PRATT WHITNEY RD

KINGS HIGHWAY (SR-713)

SEE SHT C-8

SEE SHT C-3

AERIAL



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SEAL

COA 6986

SHEET NO.
C-6

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

CANAL NO.40

CANAL BOTTOM

STOP SIGN & BAR

1,025' SIGHT DISTANCE

"30 MPH SPEED LIMIT" SIGN

DETECTABLE WARNING 2 REQ'D, TYP

STOP SIGN & BAR, TYP

510' SIGHT DISTANCE

N89°44'28"E

DRY DET-4

0.70 AC

(BIO-SWALE)

"25 MPH SPEED LIMIT" SIGN

LITTORAL ZONE

43' FDOT TEMPORARY CONSTRUCTION EASEMENT

PROPOSED FDOT DRAINAGE EASEMENT

R=8511.00' A=478.81'

A=471.37'

GREEN PAVEMENT STRIPING PER FDOT DEV714CPM & DEV976CPM

FOUNTAIN

N89°44'39"E
43.08'

LAKE-1
5.34 AC

STOP SIGN & BAR TYP, 9 REQ

175

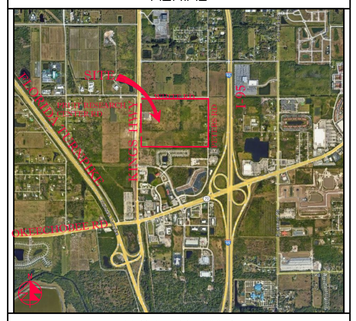
367 sp

600'

SEE SHT C-6

SEE SHT C-9

AERIAL



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COA 6986

SHEET NO.

C-7

SEE SHT C-9

BLDG-C
PH-II
750.5 KSF
40 KSF OFFICE
710.5 KSF WAREHOUSE

SEE SHT C-6

1,250'

DRY DET-6
2.56 AC

"25 MPH SPEED LIMIT" SIGN

LS

SEE SHT C-4

SEE SHT C-10

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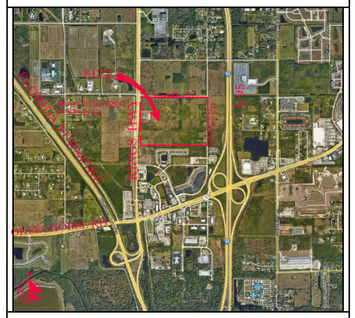

VICINITY MAP

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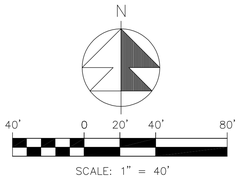

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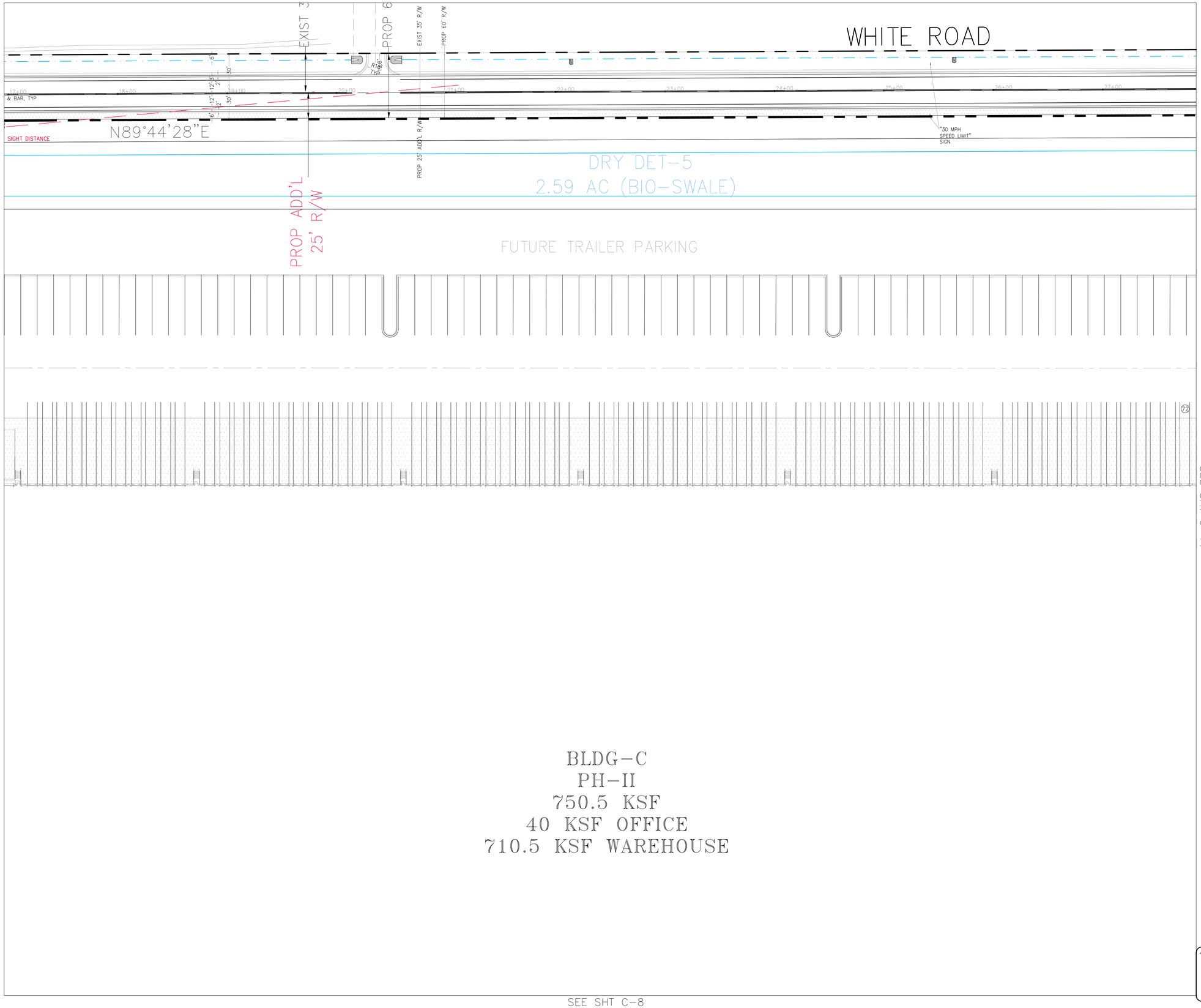

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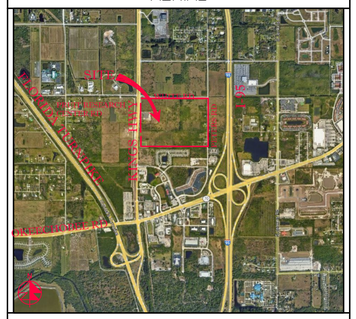

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(S)	FDP YELLOW
(T)	RPM BI-DIRECTIONAL WHITE/RED
(U)	RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

REVISIONS

Jeff H. Iravani, Inc.
Consulting Engineers
1934 COMMERCE LANE, SUITE 5
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EMAIL: JHI@bellsouth.net

Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Pavement Marking Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

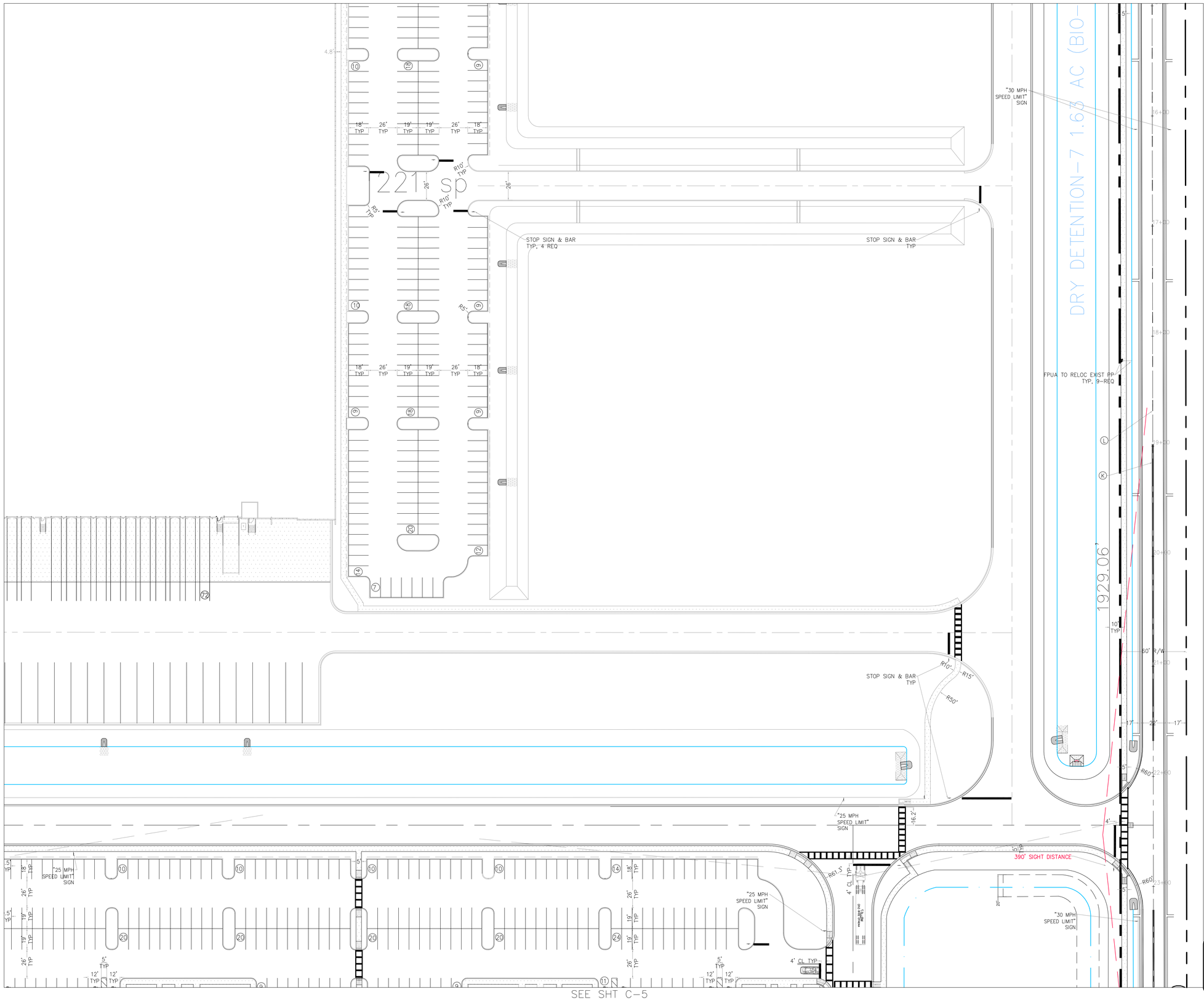
COA 6986

SHEET NO.

C-9

SEE SHT C-11

SEE SHT C-8



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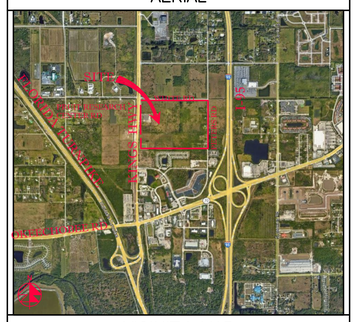

VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. SOD ALL FDOT R/W DISTURBED BY CONSTRUCTION WITH COMMON BERMUDA SOD.
2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
4. ALL CONSTRUCTION IN FDOT R/W MUST BE PERFORMED ACCORDING TO THE APPLICABLE FDOT ROADWAY AND DRAINAGE DESIGN STANDARDS AND SPECIFICATIONS.
5. STD PARKING STALL STRIPING SHALL BE TRAFFIC PAINT ALL OTHER STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
7. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
8. ALL HANDICAP RAMPS & DETECTABLE WARNINGS CONSTRUCTED IN ACCORD W/ DESIGN STD'S.
9. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARDS INDEX AND THE FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

STRIPING LEGEND	
(A)	6" SOLID WHITE
(B)	8" SOLID WHITE
(C)	12" SOLID WHITE
(D)	18" SOLID WHITE
(E)	24" SOLID WHITE
(F)	6" SKIP WHITE TYP (10'-30')
(G)	6" SKIP WHITE TYP (6'-10')
(H)	6" SKIP WHITE TYP (2'-4')
(I)	6" SOLID YELLOW
(J)	18" SOLID YELLOW
(K)	6" DOUBLE YELLOW
(L)	6" SKIP YELLOW (10'-30')
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(U)	RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
FH	FIRE HYDRANT
GV	GATE VALVE
GV	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
B--	SAMPLE POINT
MES	MITERED END SECTION
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CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

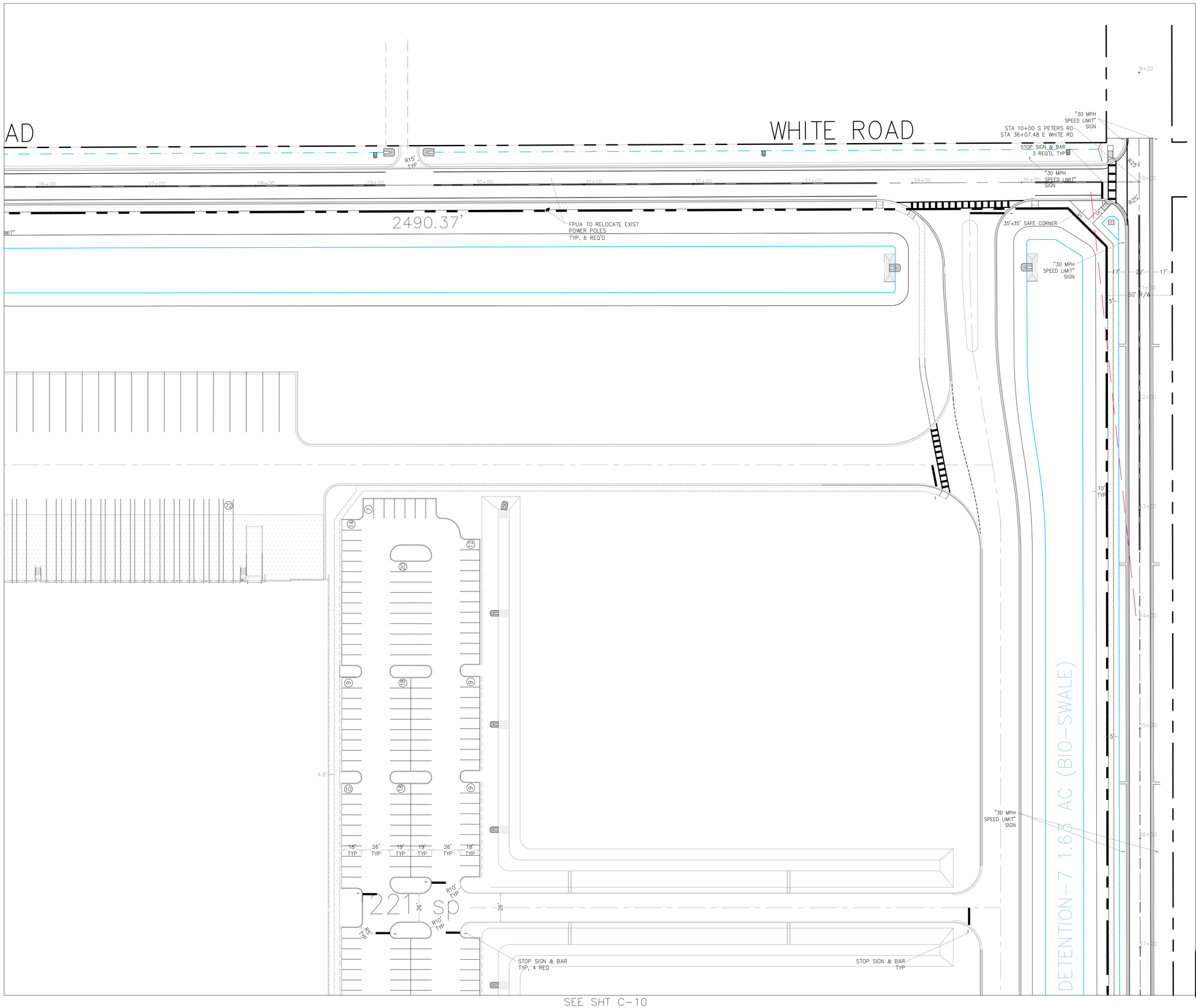
Pavement Marking Plan

JOB NO.	2101-1355
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	1"=40'
DATE	01-22-21

SEAL

COA 6986

SHEET NO.
C-10



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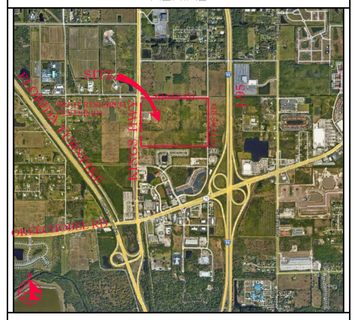

VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

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(U)	RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
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19.1	EXIST EL
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INV EL	INVERT EL
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FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
FH	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Pavement Marking Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6986

SHEET NO.
C-11

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

WHITE ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

CS-200 TYPE "H"

CS-92 "H"

DRY DET-4
0.70 AC
(BIO-SWALE)

DRY DET-5
2.59 AC (BIO-SWALE)

FUTURE TRAILER PARKING

LITTORAL ZONE

FOUNTAIN

LAKE-1
5.34 AC

BLDG-C
PH-II
750.5 KSF
40 KSF OFFICE
710.5 KSF WAREHOUSE

600'

1,250'

DRY DETENTION-7 1.63 AC (BIO-SWALE)

FOUNTAIN

CS-1 "E"

LITTORAL ZONE

DRY DET-6
2.56 AC

CS-103 "H"

LAKE-2
1.93 AC

LITTORAL ZONE

FOUNTAIN

CS-2 "E"

BLDG-A
PH-IA
265.4 KSF
17 KSF OFFICE
248.4 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

BLDG-B
PH-IB
220.3 KSF
15 KSF OFFICE
205.3 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

LITTORAL ZONE

LAKE-3
2.30 AC

FOUNTAIN

BENCH W/TRASH BIN TYP

295.04'

DRY DETENTION-8 2.07 AC

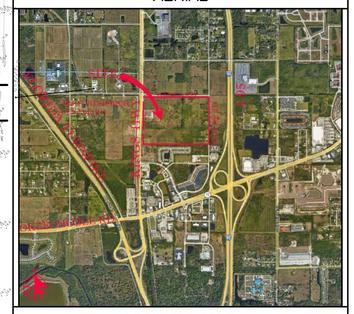
2215.32'

CS-5 "H"

CS-28 "H"

PETERS ROAD

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 50' 100' 200'

SCALE: 1" = 100'

48 HOURS BEFORE DIGGING
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811
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NOTIFICATION CENTER

LEGEND

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✕	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV. EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
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EXF	EXFILTRATION TRENCH
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FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
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MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
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TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

REVISIONS

REV PER CITY 06-25-21
REV PER SP 06-25-21
REV PER SLC 07-26-21
REV PER FDOT 08-25-21
REV PER FDOT 09-17-21
REV PER FPUA 11-30-21
REV PER SP 01-15-21

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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Overall Drainage Plan

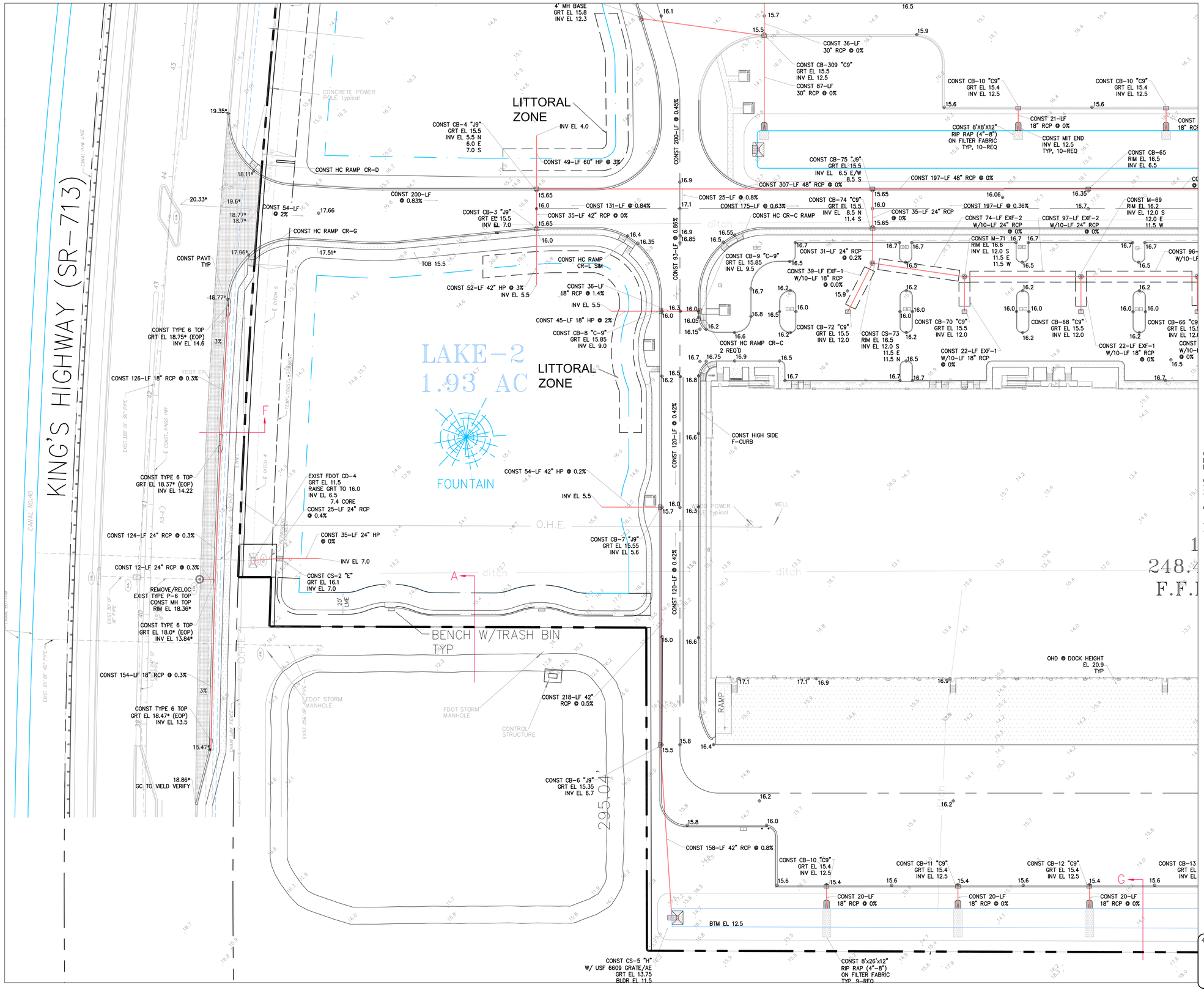
DRAWN BY: DDI
DESIGNED BY: JHI
SCALE: 1" = 100'
DATE: 01-22-2021

SEAL

COA 6986

SHEET NO.
C-12

SEE SHT C-16



SEE SHT C-14

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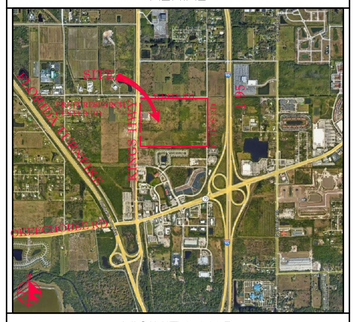
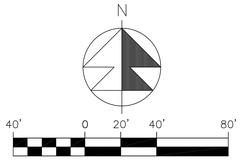


VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



NOTES:

1. GRT EL OF TYPE-9 INLETS ARE AT THE GUTTER FLOWLINE.
2. TYPE "C-9" STRUCTURES SHALL BE TYPE "C" BOX WITH TYPE "9" GRATE PER FDOT INDEX 425-052.
3. ALL OTHER INLET GRATES SHALL BE USF HEAVY DUTY LOADING GRATES. CS-5, CS-28, CS-92, CS-103 SHALL USE STEEL USF 6609 GRATE /AE.
4. ALL EXIST INFO & TOPO ARE PER MAGELLAN SURVEYING & MAPPING, INC., DWG # 21-020. ALL ELEV'S ARE IN FT, NAVD 1988.
5. THE FINAL LANDSCAPE GRADE AT BLDG SHALL BE 6" TYP, 3" MIN BELOW FIN FL ELEV.
6. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES, PIPES, SUBGRADE MATERIAL, BASE MATERIAL, ASPHALT PAVEMENT SPEC, CONCRETE MIX DESIGN AT THE MINIMUM PRIOR TO CONSTRUCTION.
7. INLETS SHALL BE PROTECTED DURING CONSTRUCTION PER FLORIDA STORMWATER, ERROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
8. ALL CATCH BASINS LOCATED IN E/F-CURB SHALL HAVE USF 6168 FRAME & GRATE.
9. ALL CATCH BASINS AND MANHOLES SHALL HAVE TURBIDITY CONTROL BARRIERS PER DETAIL DURING THE CONST PHASE OF THE PROJECT.
10. CONTRACTOR SHALL CONSTRUCT SILT FENCE AT P/L.
11. ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS & DET WARNINGS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", FBC CHAPTER 11, & FDOT INDEX 522-002.
12. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, ERROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
13. PAVT SHALL BE ½" ABOVE THE INLET GRATE & E/F-CURB
14. ALL D-CURBS SHALL TERMINATE WITH 2' TAPER.
15. ALL CATCH BASINS TYPES REFER TO FDOT INDEX 425-052.
16. ADS HP STORM PIPE MAY BE SUBSTITUTED FOR RCP PIPE PENDING EOR APPROVAL. CONTRACTOR TO PROVIDE AN ALTERNATE BID FOR ADS PIPE.

LEGEND

@19.7	PROP PAV'T EL
18.7*	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
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WM	WATER MAIN
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	FIRE HYDRANT
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	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
DWM	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
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Kings Highway Commerce Park
Off-site Improvements
Fort Pierce, Florida

Grading, Paving & Drainage Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6986

SHEET NO.
C-13

SEE SHT C-18

SEE SHT C-13

SEE SHT C-15

DRY DET-6
2.56 AC

BLDG-A
PH-IA
265.4 KSF
17 KSF OFFICE
248.4 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

DRY DETENTION-8 2.07 AC

CONST CB-10 "C9" GRT EL 15.4 INV EL 12.5

CONST 21-LF 18" RCP @ 0%

CONST MIT END INV EL 12.5 TYP, 10-REQ

CONST CB-65 RIM EL 16.5 INV EL 6.5

CONST 243-LF 48" RCP @ 0%

CONST M-69 RIM EL 16.2 INV EL 12.0 S 12.0 E 11.5 W

CONST 97-LF EXF-2 W/10-LF 24" RCP @ 0%

CONST 243-LF @ 0.3%

CONST 96-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST M-67 RIM EL 16.2 INV EL 12.0

CONST 22-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST CB-68 "C9" GRT EL 15.5 INV EL 12.0

CONST CB-66 "C9" GRT EL 15.5 INV EL 12.0

CONST 22-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST 34-LF 24" RCP @ 0.2%

CONST 44-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST CB-61 "C9" GRT EL 15.5 INV EL 12.0

CONST CB-63 "C9" GRT EL 15.5 INV EL 8.5 N 11.4 S

CONST 35-LF 24" RCP @ 0%

CONST CS-62 RIM EL 16.5 INV EL 12.0 S 11.5 E 11.5 N

CONST CB-64 "J9" GRT EL 15.5 INV EL 6.5 E/W 8.5 S

CONST 185-LF 48" RCP @ 0%

CONST 63-LF EXF-2 W/10-LF 24" RCP @ 0%

CONST M-60 RIM EL 16.18 INV EL 12.0 S 11.5 E 11.5 W

CONST 22-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST CB-59 "C9" GRT EL 15.5 INV EL 12.0

CONST CB-54 "J9" GRT EL 16.25 INV EL 6.5 E/W

CONST 286-LF @ 0.38%

CONST 101-LF EXF W/10-LF 24" RCP @ 0%

CONST M-58 RIM EL 16.18 INV EL 12.0 S 12.0 E 11.5 W

CONST CS-41 "C9" GRT EL 15.45 INV EL 9.0 N 12.0 S

CONST 97-LF EXF-2 W/10-LF 24" RCP @ 0%

CONST 22-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST CB-55 "C9" GRT EL 15.5 INV EL 12.0

CONST 22-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST 197-LF 54" RCP @ 0%

CONST 153-LF @ 0.59%

CONST HC RAMP CR-C SIM 2 REQ'D

CONST M-56 RIM EL 16.18 INV EL 12.0

CONST 17-LF B-CURB

CONST 35-LF 18" RCP @ 0%

CONST PAVT TYP

CONST CB-57 "C9" GRT EL 15.5 INV EL 12.0

CONST CB-51 "C9" GRT EL 15.35 INV EL 9.0

CONST CB-53 "J9" GRT EL 15.6 INV EL 6.5 E/W 9.0 S

CONST 109-LF 18" RCP @ 0%

CONST 153-LF @ 0.59%

CONST 335-LF 48" RCP @ 0%

CONST 181-LF @ 0.61%

CONST CB-50 "J9" GRT EL 15.5 INV EL 6.5 E/W 8.5 S

CONST CB-49 "C9" GRT EL 15.35 INV EL 8.5 N 11.4 S

CONST 90-LF @ 0.33%

CONST 105-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST 22-LF EXF-1 W/10-LF 18" RCP @ 0.0%

CONST 95-LF EXF-2 W/10-LF 24" RCP @ 0%

CONST HC RAMP CR-G RAMP 4 REQ'D

CONST CB-52 "C9" GRT EL 15.35 INV EL 9.0

CONST CB-43 "C9" GRT EL 15.5 INV EL 12.0

CONST M-44 RIM EL 16.18 INV EL 12.0

CONST CB-45 "C9" GRT EL 15.5 INV EL 12.0

CONST 22-LF EXF-1 W/10-LF 18" RCP @ 0.0%

CONST 115-LF @ 0.86%

CONST 94-LF @ 0.43%

CONST CB-18 "C9" GRT EL 16.2 INV EL 10.0

CONST CB-19 "C9" GRT EL 16.2 INV EL 10.0 W 12.0 S

CONST 35-LF 18" RCP @ 0.0%

CONST 152-LF 18" RCP @ 0.0%

CONST 154-LF @ 0.43%

CONST CB-20 "C9" GRT EL 16.75 INV EL 12.0 N 9.8 S

OHD @ DOCK HEIGHT EL 20.9 TYP

CONST CB-12 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-13 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-14 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-15 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-16 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-17 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-21 "C9" GRT EL 15.4 INV EL 9.8 N 12.5 S

CONST 180-LF 18" RCP @ 0%

CONST CB-22 "C9" GRT EL 15.4 INV EL 12.5

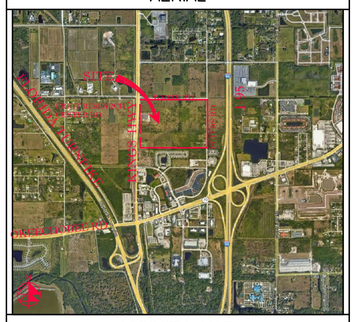
CONST CB-23 "C9" GRT EL 15.4 INV EL 12.5

CONST 20-LF 18" RCP @ 0%

BTM EL 12.5

CONST 8'x26'x12" RIP RAP (4"-8") ON FILTER FABRIC TYP, 9-REQ

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

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2. TYPE "C-9" STRUCTURES SHALL BE TYPE "C" BOX WITH TYPE "9" GRATE PER FDOT INDEX 425-052.
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LEGEND

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	EXIST EL
	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
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TV	TAPPING VALVE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
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Kings Highway Commerce Park
Fort Pierce, Florida

Grading, Paving & Drainage Plan

JOB NO.	2101-1355
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	1" =40'
DATE	01-22-21

SEAL

COA 6986

SHEET NO.
C-14

SEE SHT C-20

SEE SHT C-14

BLDG-B
PH-IB
220.3 KSF
15 KSF OFFICE
205.3 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

LAKE-3
2.30 AC

LITTORAL ZONE
REMOVE EXIST DWY & CULVERT, TYP

PETERS ROAD

REMOVE EXIST ROAD PAVT & RE-CONST PER PETERS RD SECTION ON SHT C-33 TYP

FPUA TO RELOC EXIST PP TYP, 9-REQ

FOUNTAIN

EXIST SAN
EXIST WM
CULVERT
HEADWALL

CONST CS-103 "H" W/ USF 6609 GRATE/AE GRT EL 13.75 BLDR EL 11.5 INV EL 7.2

CONST MIT END INV EL 15.45 TYP, 2 REQ

CONST 79-LF 18" RCP @ 2.0%

CONST 43-LF 42" RCP @ 1.8%

CONST CB-32 "C9" GRT EL 16.3 INV EL 6.5

CONST 42-LF 48" RCP @ 0.0%

CONST 331-LF 48" RCP @ 0%

CONST 40-LF CONST @ 3%

CONST 102-LF @ 0.35%

CONST 101-LF @ 0.64%

CONST CS-102 "E" GRT EL 17.83 INV EL 13.84 N INV EL 12.91 S

CONST CB-33 "C9" GRT EL 16.32 INV EL 6.5

CONST 79-LF 18" RCP @ 2.7%

CONST HC RAMP CR-G 2 REQ'D

CONST CB-31 "C9" GRT EL 15.35 INV EL 6.2

CONST 59-LF 48" HP @ 2.6%

INV EL 5.0

CONST 37-LF 18" HP @ 3.2%

CONST CB-30 "C9" GRT EL 15.35 INV EL 9.5 CONST HC RAMP CR-G 2 REQ'D

CONST 60-LF @ 1.67%

CONST 137-LF @ 0.6%

CONST 83-LF @ 0.35%

CONST 67-LF @ 0.3%

CONST 100-LF @ 0.3%

CONST 88-LF @ 0.32%

CONST 148-LF @ 0.34%

CONST 190-LF @ 0.37%

CONST 143-LF 18" RCP @ 0%

CONST 61-LF 36" HP @ 3.3%

CONST HIGH SIDE F-CURB

CONST CB-10 "C9" GRT EL 15.5 INV EL 12.5

CONST CB-10 "C9" GRT EL 15.4 INV EL 12.5

CONST 21-LF 18" RCP @ 0%

CONST CB-42 "J9" GRT EL 16.25 INV EL 6.5

CONST CB-41 "C9" GRT EL 15.5 INV EL 6.5 E/W 8.5 S

CONST CB-50 "J9" GRT EL 15.5 INV EL 6.5 E/W 8.5 S

CONST 335-LF 48" RCP @ 0%

CONST 227-LF 48" RCP @ 0%

CONST 192-LF 48" RCP @ 0%

CONST 35-LF 24" RCP @ 0%

CONST CB-49 "C9" GRT EL 15.35 INV EL 8.5 N 11.4 S

CONST 181-LF @ 0.61%

CONST 54-LF 24" RCP @ 0.2%

CONST 225-LF @ 0.33%

CONST 198-LF @ 0.38%

CONST CB-40 "C9" GRT EL 15.5 INV EL 8.5 N 11.4 S

CONST HC RAMP CR-C SIM 2 REQ'D

CONST 42-LF 18" RCP @ 0.2%

CONST 128-LF @ 0.86%

CONST 105-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST 95-LF EXF-2 W/10-LF 24" RCP @ 0%

CONST CS-48 RIM EL 16.5 INV EL 12.0 S 11.5 W 11.5 N

CONST M-35 RIM EL 15.45 INV EL 12.0

CONST 22-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST 96-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST 106-LF EXF-2 W/10-LF 24" RCP @ 0%

CONST CS-39 RIM EL 16.5 INV EL 11.5 W 11.5 N 12.0 S

CONST M-37 RIM EL 15.45 INV EL 12.0 S 11.5 E 11.5 W

CONST CB-43 "C9" GRT EL 15.5 INV EL 12.0

CONST M-44 RIM EL 16.18 INV EL 12.0

CONST CB-45 "C9" GRT EL 15.5 INV EL 12.0

CONST 22-LF EXF-1 W/10-LF 18" RCP @ 0.0%

CONST M-46 RIM EL 16.6 INV EL 12.0 S 11.5 E 12.0 W

CONST CB-47 "C9" GRT EL 15.5 INV EL 12.0

CONST 35-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST CB-34 "C9" GRT EL 15.5 INV EL 12.0

CONST CB-36 "C9" GRT EL 15.5 INV EL 12.0

CONST CB-38 "C9" GRT EL 15.5 INV EL 12.0

CONST 23-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST 32-LF EXF-1 W/10-LF 18" RCP @ 0%

CONST CB-22 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-23 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-24 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-25 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-26 "C9" GRT EL 15.4 INV EL 12.5

CONST CB-27 "C9" GRT EL 15.4 INV EL 12.5

CONST CS-28 "H" W/ USF 6609 GRATE/AE GRT EL 13.75 BLDR EL 11.5 INV EL 7.0

CONST 20-LF 18" RCP @ 0%

BTM EL 12.5

CONST CB-29 "C9" GRT EL 15.5 INV EL 12.5

INV EL 5.0

END MILL & OVERLAY

CONST FLARED END PER FDOT 510-001 TYP, 2 REQ

GRADE @ 6H:1V MATCH EXIST GRADE, SOD

MILL & OVERLAY TO 1" MIN SP 9.5

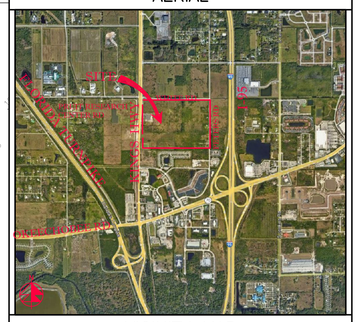
BEGIN MILL & OVERLAY

2215.32'

8'x26'x12" P (4"-8") TER FABRIC -REQ

FIRE PUMP
ELECT YARD
DUMPSTR ENCL
WELL

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

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CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
FH	FIRE HYDRANT
GV	GATE VALVE
GV	GATE VALVE
SC	SIAMESE CONN.
CV	CHECK VALVE
DCVA	DOUBLE DETECTOR CHECK VALVE
RPBP	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
SP	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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Kings Highway Commerce Park
Off-site Improvements
Fort Pierce, Florida

Grading, Paving & Drainage Plan

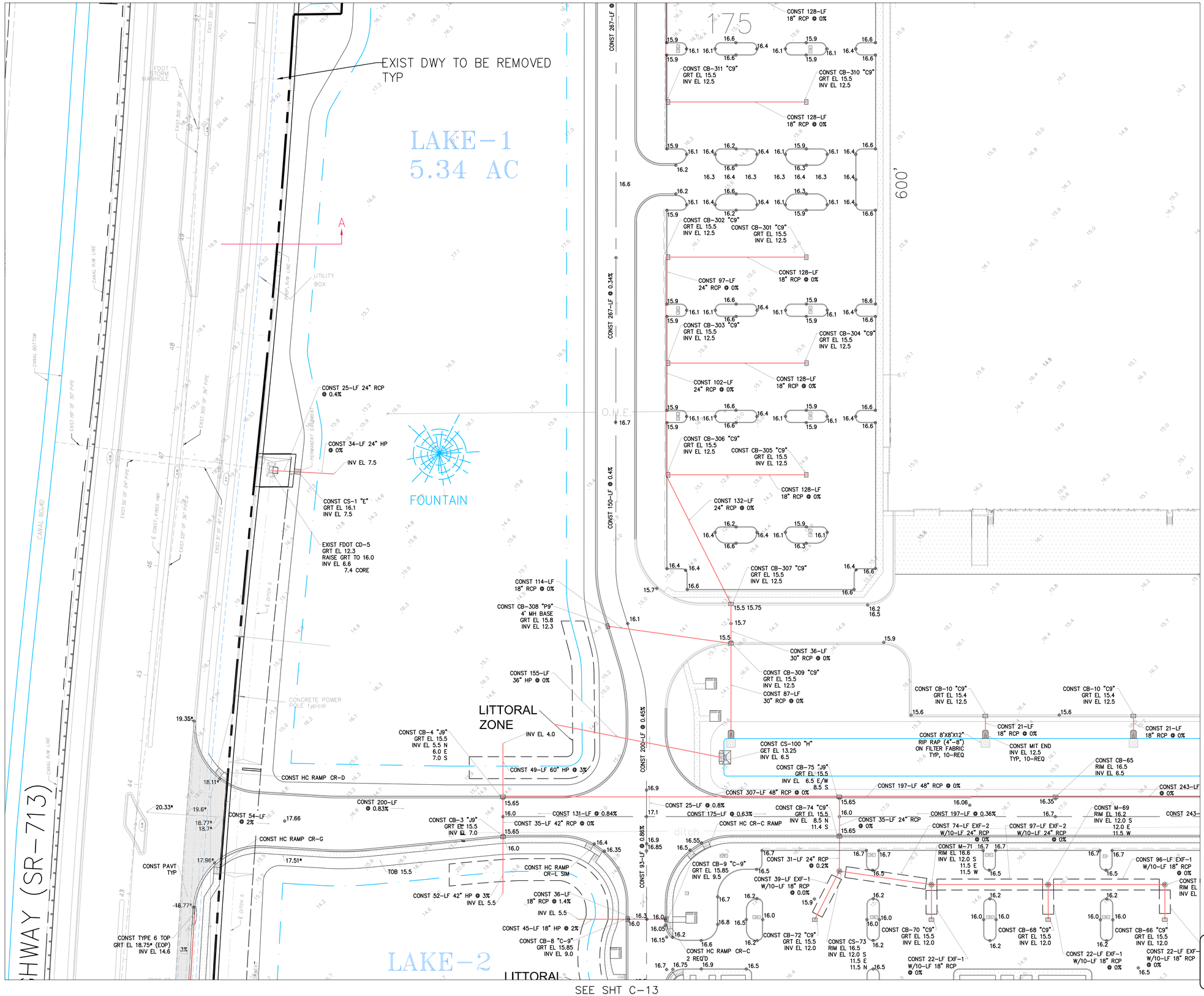
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6986

SHEET NO.
C-15

SEE SHT C-17



SEE SHT C-18

SEE SHT C-13

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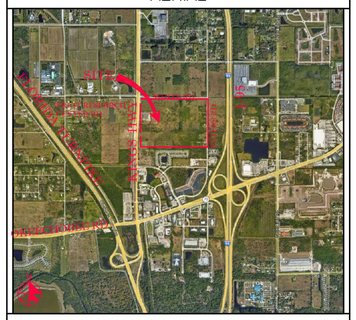
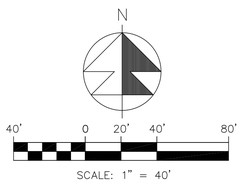


VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



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SEAL

COA 6986

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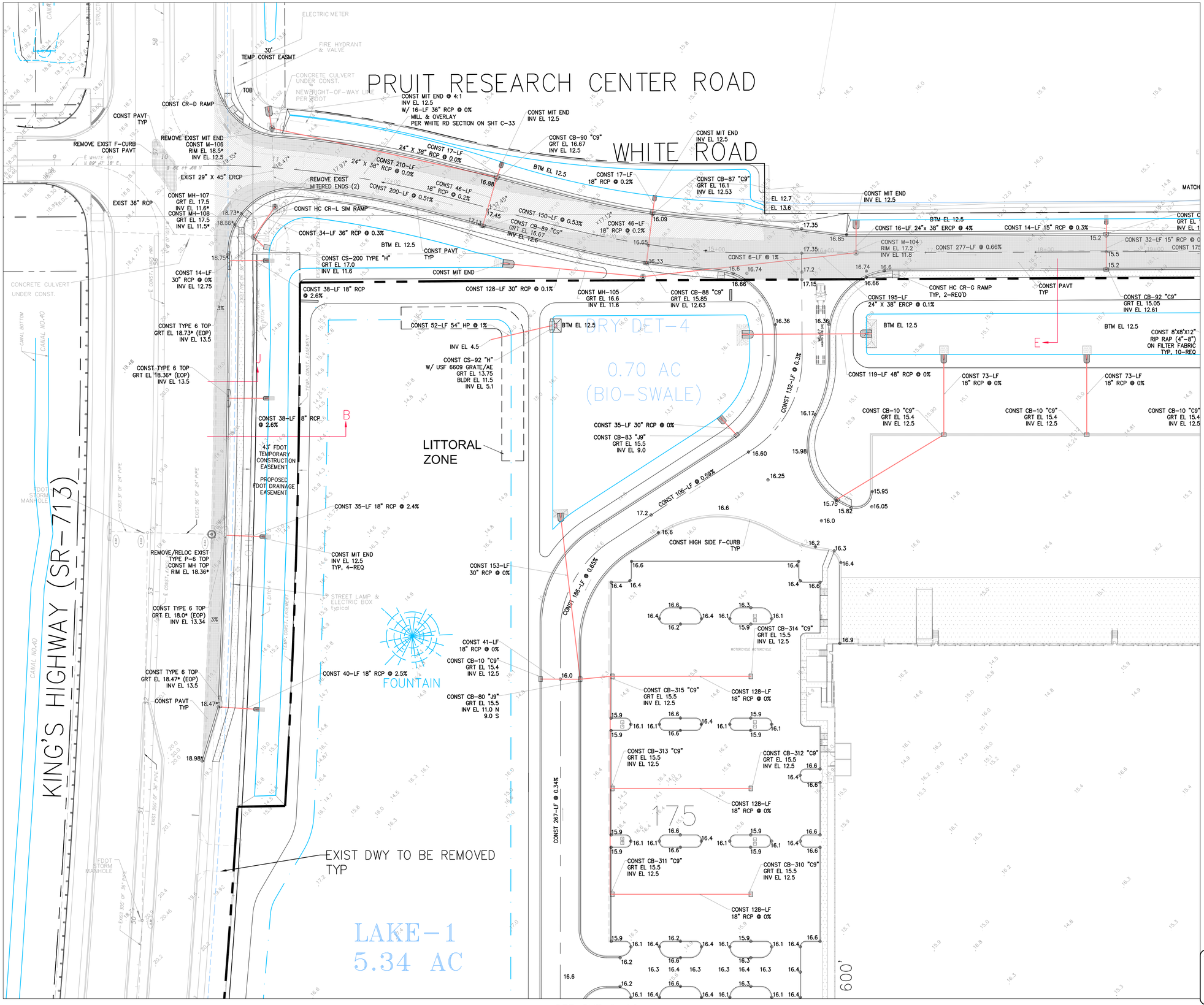
C-16



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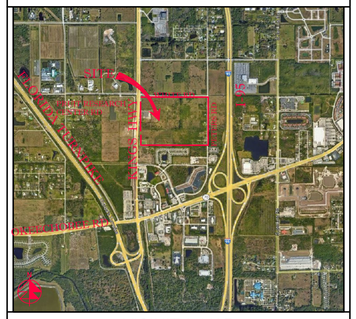
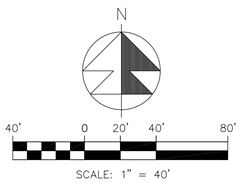


VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



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TE	TOP EL
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FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
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REVISIONS

Jeff H. Iravani, Inc.
Consulting Engineers
1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
TEL: (561) 575-6030
FAX: (561) 575-6088
WEBSITE: www.JHIinc.com
EMAIL: JHI@bellsouth.net

Kings Highway Commerce Park
Off-site Improvements
Fort Pierce, Florida

Grading, Paving & Drainage Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6986

SHEET NO.
C-17

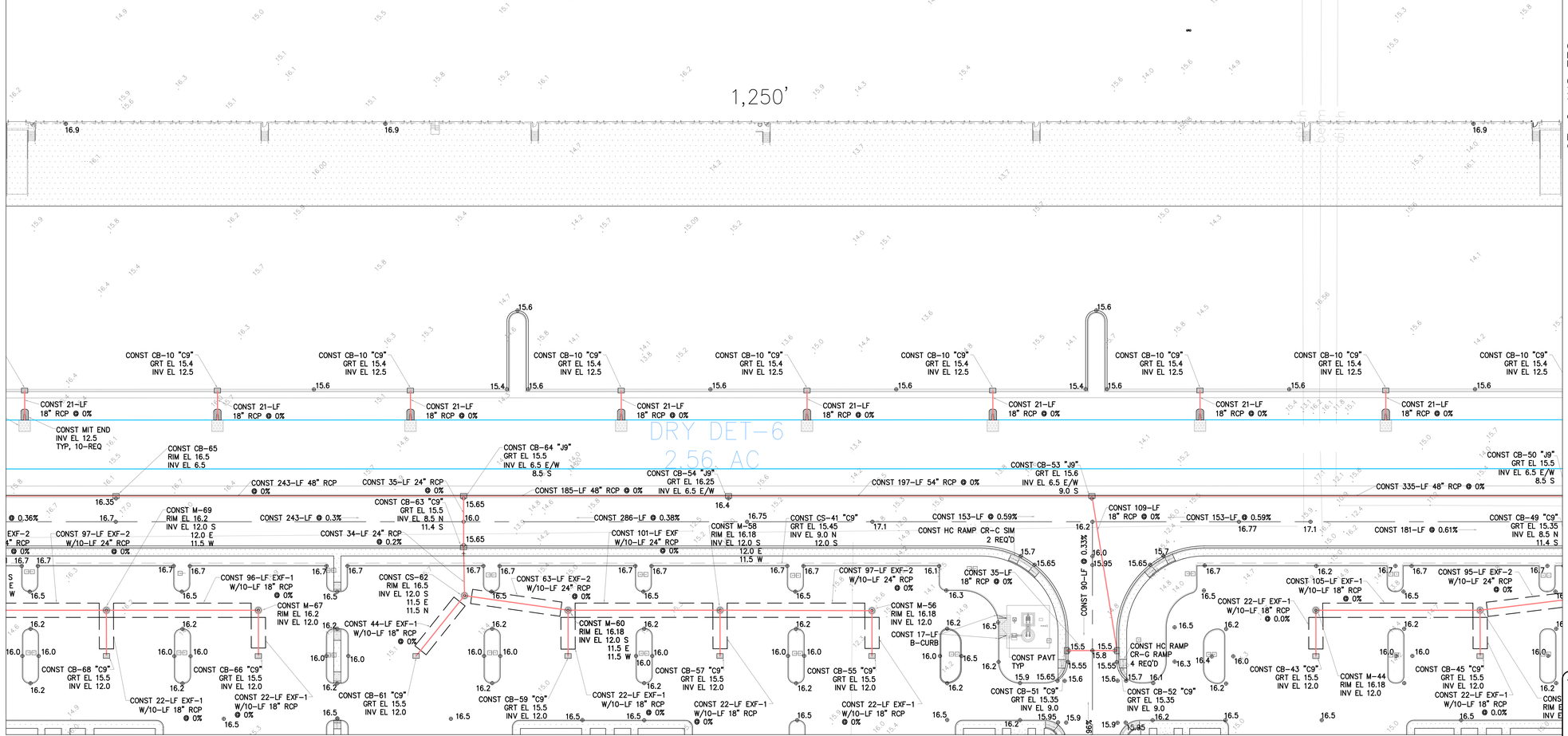
SEE SHT C-19

BLDG-C
PH-II
750.5 KSF
40 KSF OFFICE
710.5 KSF WAREHOUSE

SEE SHT C-16

SEE SHT C-20

1,250'



SEE SHT C-14

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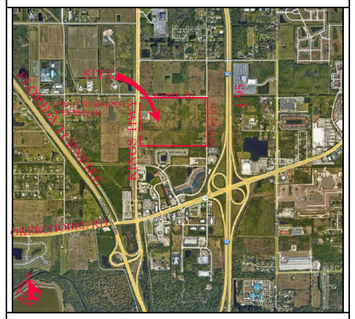

VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. GRT EL OF TYPE-9 INLETS ARE AT THE GUTTER FLOWLINE.
2. TYPE "C-9" STRUCTURES SHALL BE TYPE "C" BOX WITH TYPE "9" GRATE PER FDOT INDEX 425-052.
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LEGEND

@19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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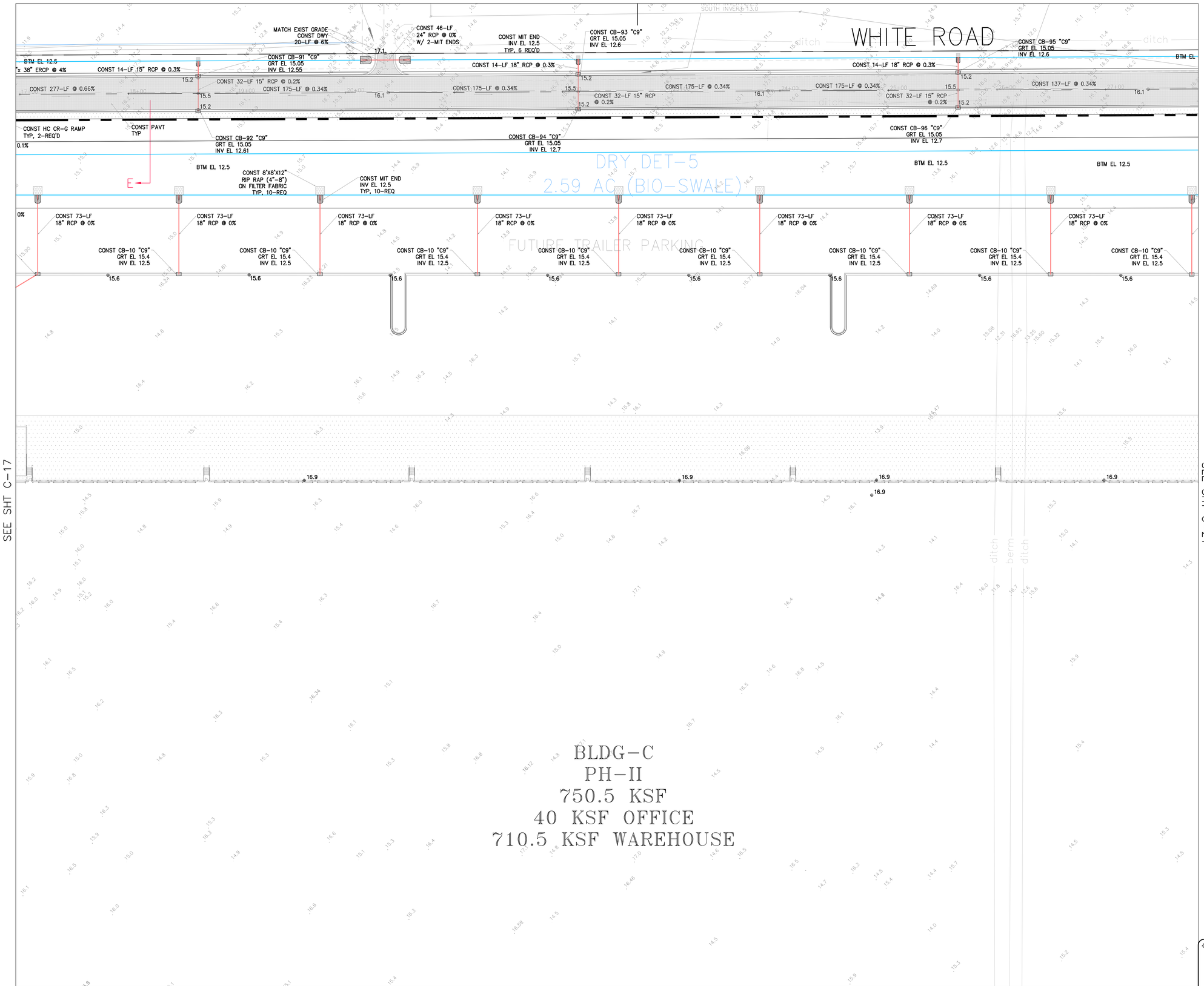
SEAL

COA 6986

SHEET NO.
C-18



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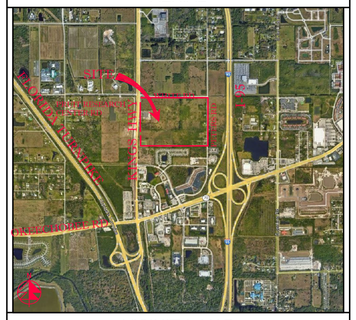
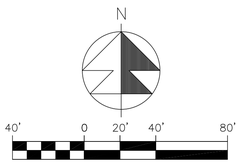


VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 40'

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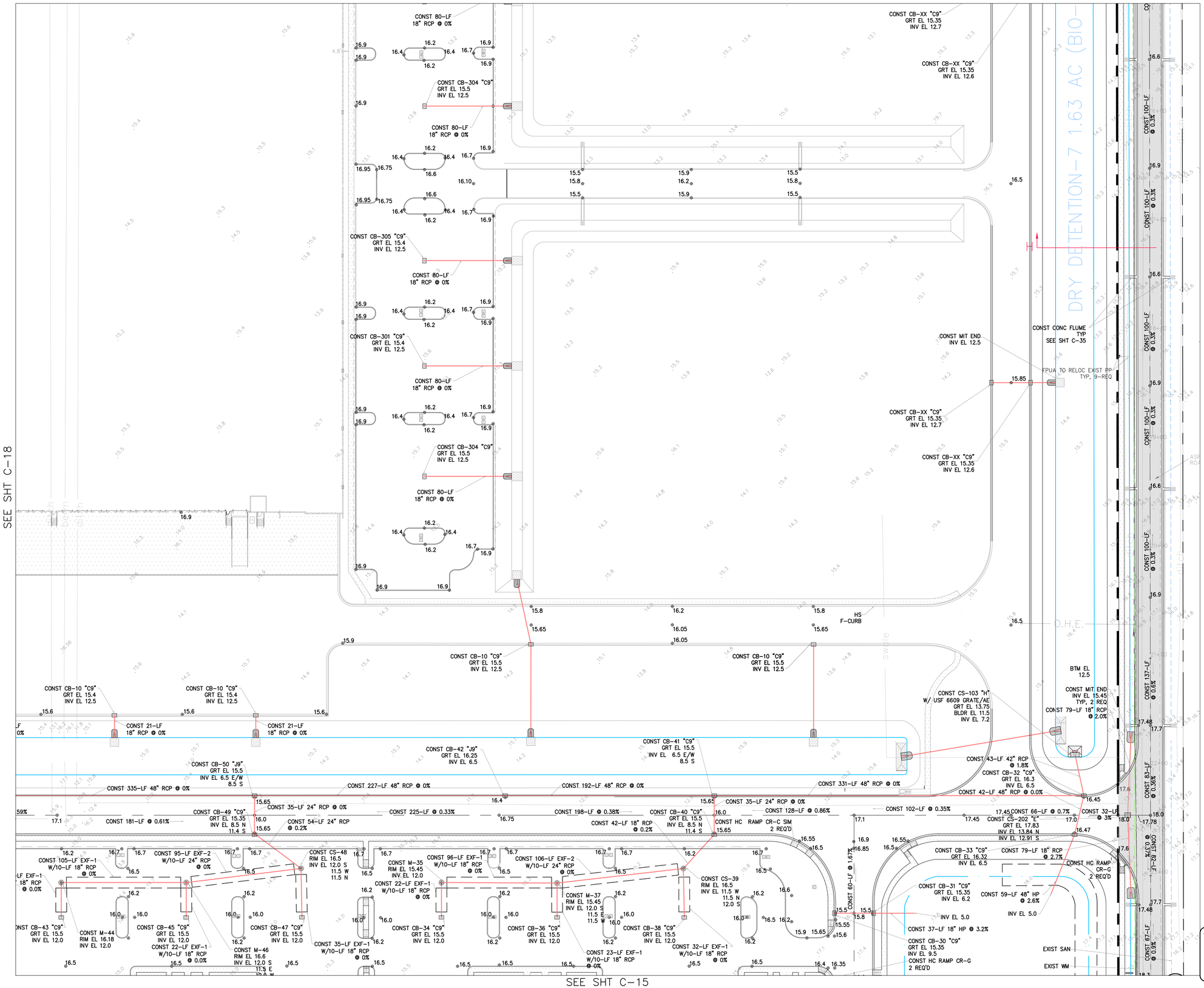
SEE SHT C-21

SEE SHT C-18



SEE SHT C-15

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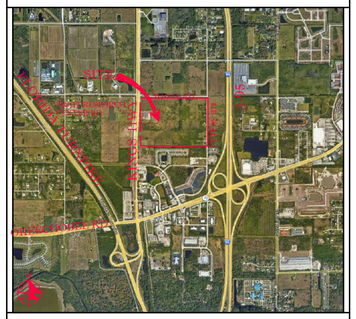
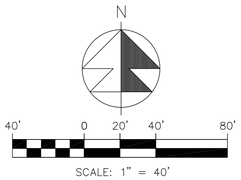


VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



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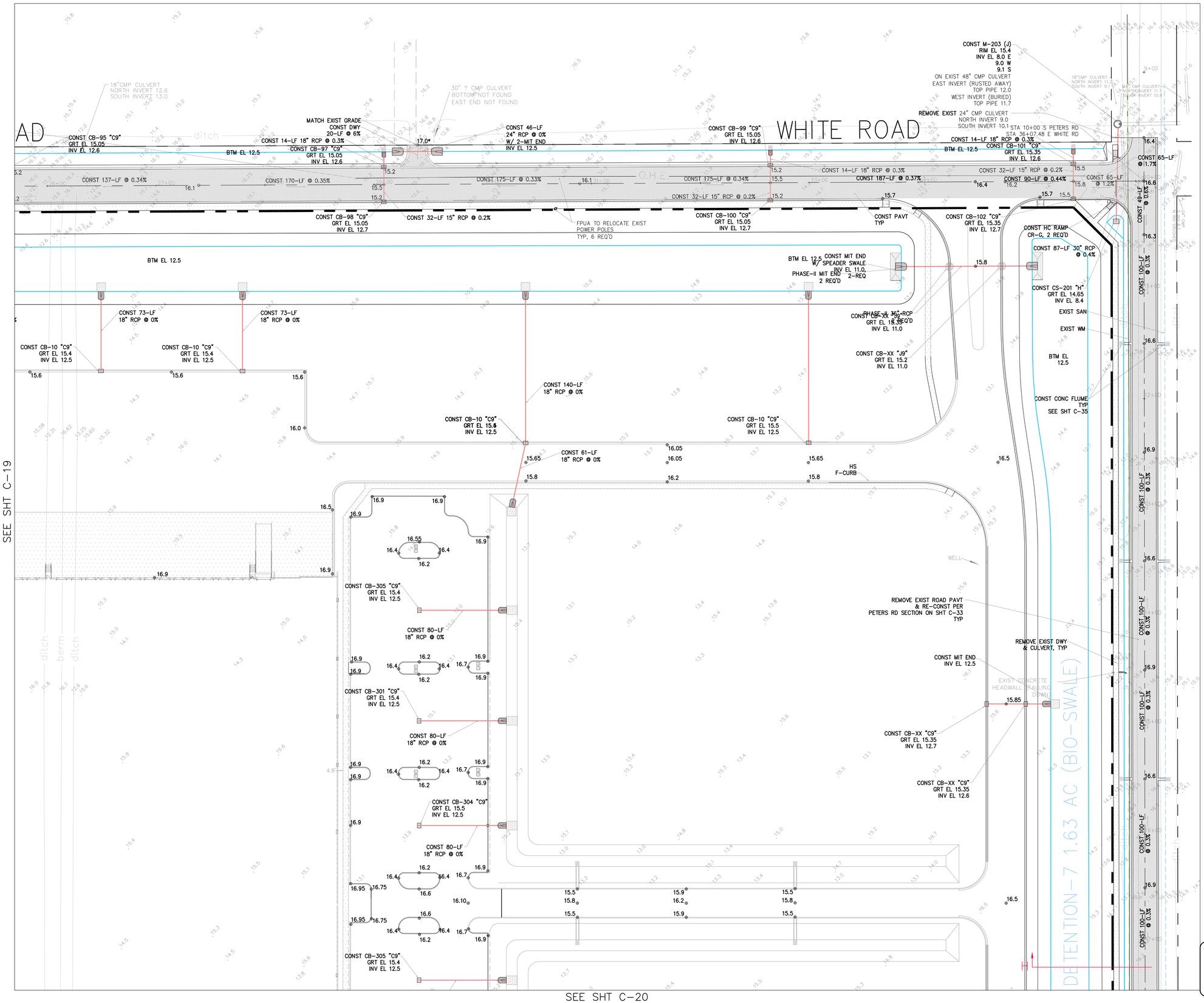

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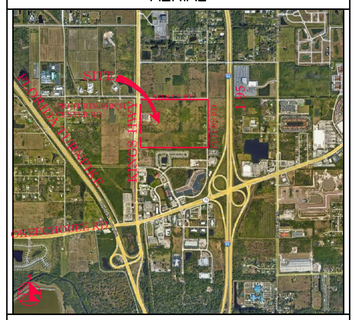

VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

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COA 6986

SHEET NO.

C-21

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

WHITE ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

KING'S HIGHWAY (SR-713)

PETERS ROAD

DRY DET-4
0.70 AC
(BIO-SWALE)

DRY DET-5
2.59 AC (BIO-SWALE)

FUTURE TRAILER PARKING

LITTORAL ZONE

FOUNTAIN

LAKE-1
5.34 AC

BLDG-C
PH-II
750.5 KSF
40 KSF OFFICE
710.5 KSF WAREHOUSE

600'

1,250'

DRY DETENTION-7 1.63 AC (BIO-SWALE)

DRY DET-6
2.56 AC

LAKE-2
1.93 AC

BLDG-A
PH-IA
265.4 KSF
17 KSF OFFICE
248.4 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

BLDG-B
PH-IB
220.3 KSF
15 KSF OFFICE
205.3 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

LAKE-3
2.30 AC

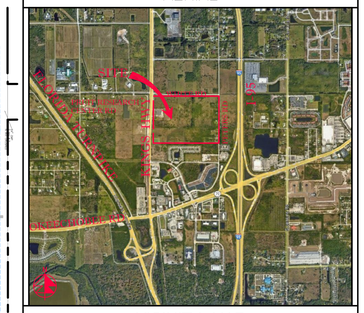
BENCH W/TRASH BIN TYP

295.04'

DRY DETENTION-8 2.07 AC

2215.32'

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 50' 100' 200'

SCALE: 1" = 100'

REVISIONS

REV PER CITY 06-25-21
REV PER SP 06-25-21
REV PER SLC 07-26-21
REV PER FDOT 08-25-21
REV PER FDOT 09-17-21
REV PER FPUA 11-30-21
REV PER SP 01-15-21

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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Water & Wastewater Overall Plan

DRAWN BY	DESIGNED BY	SCALE	DATE
DDI	JHI	1" = 100'	01-22-2021

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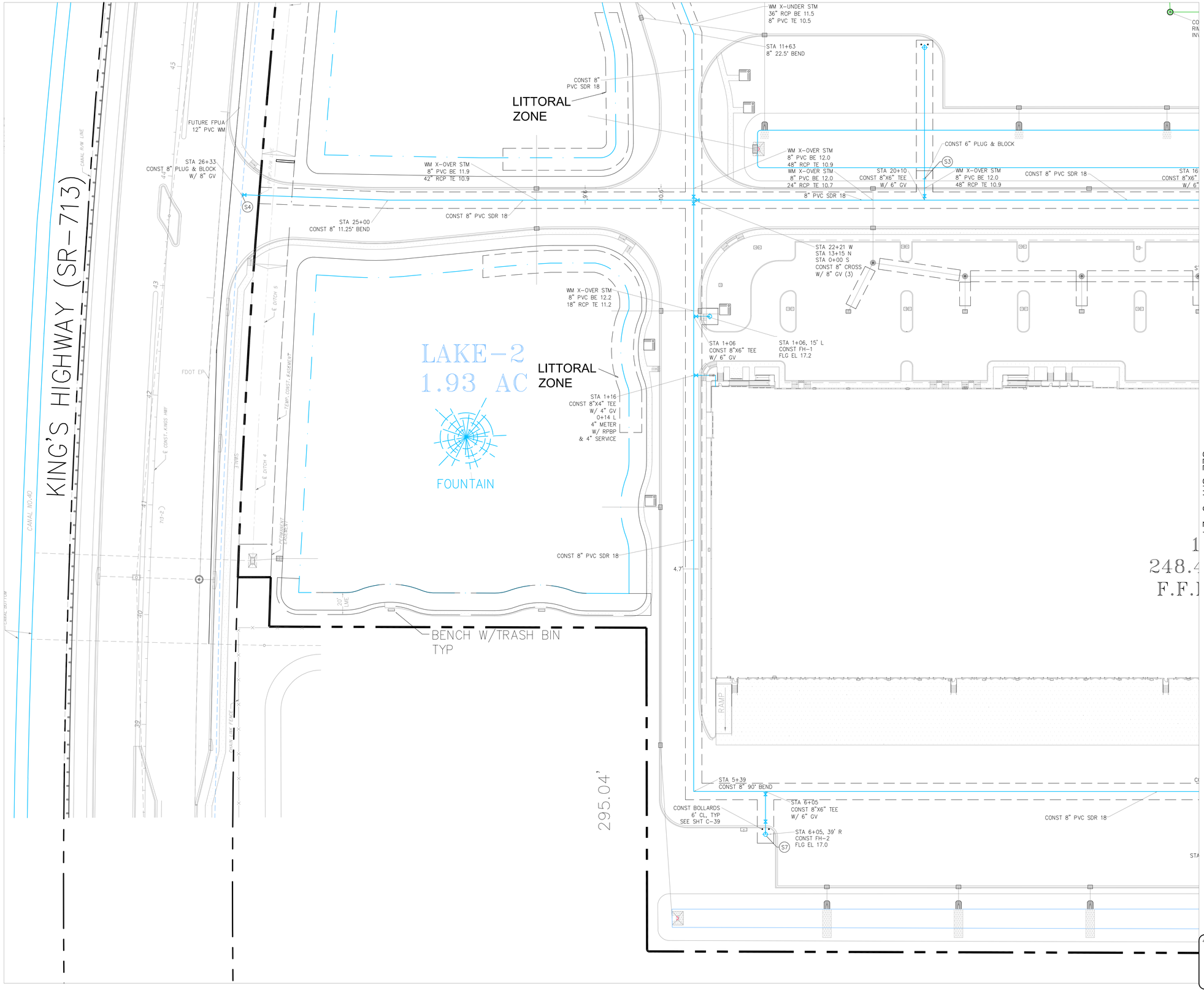
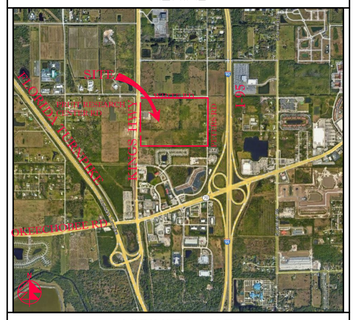
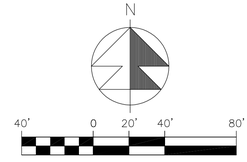


AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 40'

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YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
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	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
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TOB	TOP OF BANK
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B1	BORING NO. AND LOCATION
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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Water & Wastewater Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
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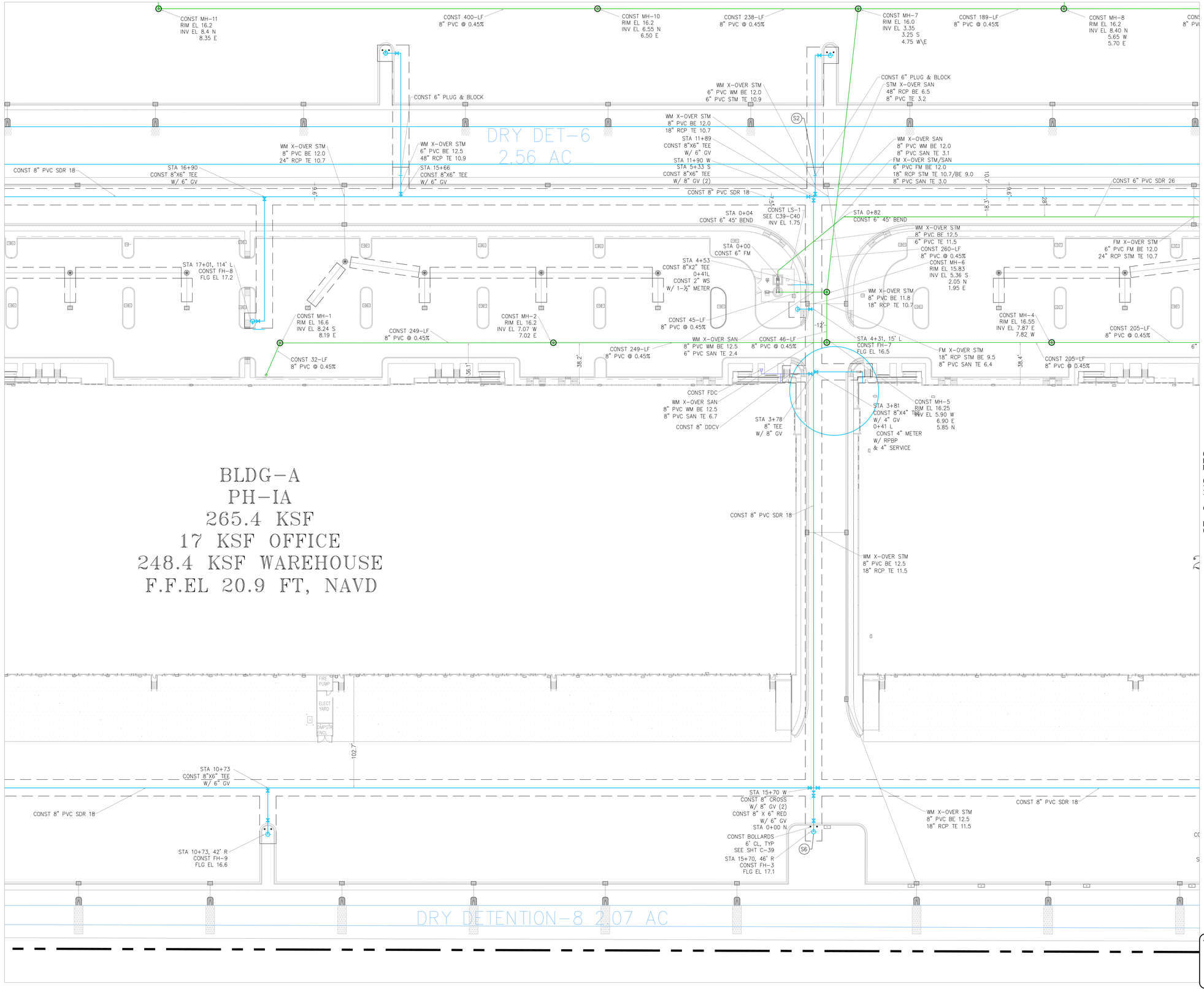
SEAL

COA 6986

SHEET NO.
C-23

SEE SHT C-28



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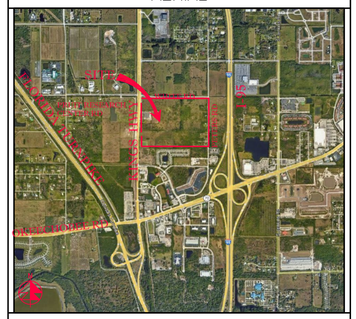

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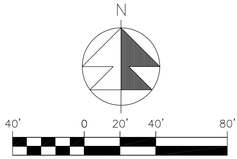
SECTION 24, TWP 35S, RGE 39E



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YD	YARD DRAIN
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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Water & Wastewater Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6986

SHEET NO.
C-24

SEE SHT C-30

SEE SHT C-24

CONST 189-LF
8" PVC @ 0.45%

CONST MH-8
RIM EL 16.2
INV EL 8.40 N
5.65 W
5.70 E

CONST 400-LF
8" PVC @ 0.45%

RIM EL 16.2
INV EL 8.10 N
INV EL 7.40 W

CONST 6" PLUG & BLOCK

WM X-OVER STM
30" RCP BE 11.5
8" PVC TE 10.5

STA 0+00
CONST 8" WET TAP
CONST 8"X6" TAPPING SLEEVE
W/ 8" TV

SAN X-OVER WM
8" PVC WM TE 11.5
12" CLR MIN

CONST 6" PLUG & BLOCK

WM X-OVER STM
6" PVC WM BE 12.0
48" RCP STM TE 10.9

STA 7+25
CONST 8"X6" TEE
W/ 6" GV

WM X-OVER STM
24" RCP TE 10.7

WM X-OVER FM
6" PVC WM BE 12.0
6" PVC FM TE 11.0

STA 3+04 E
CONST 8"X6" TEE
W/ 6" GV
STA 29+95 S

WM X-OVER STM
8" PVC BE 12.0
48" RCP TE 10.9

WM X-OVER FM
8" PVC WM BE 12.0
6" PVC FM TE 11.0

STA 1+50 E
STA 0+00 N
CONST 8" TEE
W/ 8" GV

7/BE 9.0

STA 7+40
CONST 8"X6" TEE
W/ 6" GV

CONST 6" PVC SDR 26

CONST 8" PVC SDR 18

10.7' | 19.6' | 82' | 18.3'

STM
2.5
1.5
0-LF
0.45%
MH-6
15.83
5.36 S
2.05 N
1.95 E

FM X-OVER STM
6" PVC FM BE 12.0
24" RCP STM TE 10.7

WM X-OVER STM
8" PVC BE 12.0
24" RCP TE 10.7

FM X-OVER STM
6" PVC FM BE 12.0
18" RCP STM TE 10.7

WM X-OVER STM
8" PVC BE 12.0
48" RCP TE 10.9

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6" PVC FM BE 12.0
48" RCP STM TE 10.9

WM X-OVER STM
8" PVC BE 12.5
18" RCP TE 11.2

WM X-UNDER STM
18" RCP BE 13.9
8" PVC TE 12.7
SAN X-UNDER STM
18" RCP BE 13.3
6" PVC FM TE 12.3

CONST MH-4
RIM EL 16.55
INV EL 7.87 E
7.82 W

CONST 205-LF
8" PVC @ 0.45%

CONST MH-3
RIM EL 16.5
INV EL 8.84 S
8.79 W

CONST 33-LF
6" PVC @ 0.65%

STA 7+46, 114' L
CONST FH-6
FLG EL 17.2

STA 28+93, 15' L
CONST FH-5
FLG EL 16.6

STA 28+34
8" TEE
W/ 8" GV

STA 12+52
CONST 6" WET TAP
CONST 6"X6" TAPPING SLEEVE
W/ 6" GV
CONST OPEN CUT
& RESTORE
SEE SHT C-34

LITTORAL
ZONE

X-OVER STM
RCP STM BE 9.5
PVC SAN TE 6.4

38.4'

CONST 205-LF
8" PVC @ 0.45%

CONST FDC

CONST 8" DDCV

EXIST 6" FM
EXIST 8" WM

BLDG-B
PH-IB
220.3 KSF
15 KSF OFFICE
205.3 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

CONST 8" PVC SDR 18

LAKE-3
2.30 AC

FPUA TO RELOC EXIST PP
TYP, 9-REQ

FOUNTAIN

4.7'

FIRE PUMP

ELECT YARD

DMPSTR ENCL

102.7'

STA 20+01
CONST 8"X6" TEE
W/ 6" GV

CONST 8" PVC SDR 18

STA 24+56
CONST 8" TEE
W/ 8" GV
CONST 8" X 6" RED
W/ 6" GV

VER STM
BE 12.5
TE 11.5

CONST BOLLARDS
6' CL, TYP
SEE SHT C-39

STA 20+01, 42' R
CONST FH-10
FLG EL 16.6

CONST BOLLARDS
6' CL, TYP
SEE SHT C-39

STA 24+56, 39' R
CONST FH-4
FLG EL 16.8

EXIST 8" WM
EXIST 6" FM

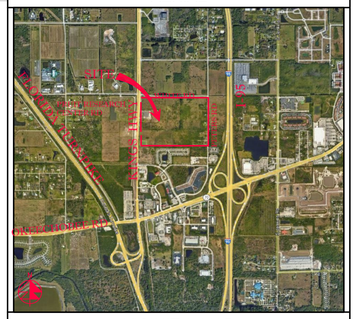
20' LAKE

PETERS ROAD

21+00 | 22+00 | 23+00 | 24+00 | 25+00 | 26+00 | 27+00 | 28+00 | 29+00

2215.32'

AERIAL



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SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

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COA 6986

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LAKE-1
5.34 AC

8" PVC SDR 18

S9

CONST 6" PLUG & BLOCK

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W/ 8" GV
CONST 6" GV

600'

FOUNTAIN

STA 10+87
8" 22.5° BEND

WM X-UNDER STM
36" RCP BE 11.5
8" PVC TE 10.5

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8" 22.5° BEND

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6" PVC @ 0.65%

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RIM EL 16.2
INV EL 8.4 N
8.35 E

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PVC SDR 18

LITTORAL
ZONE

FUTURE FPUA
12" PVC WM

STA 26+33
CONST 8" PLUG & BLOCK
W/ 8" GV

WM X-OVER STM
8" PVC BE 11.9
42" RCP TE 10.9

WM X-OVER STM
8" PVC BE 12.0
48" RCP TE 10.9

WM X-OVER STM
8" PVC BE 12.0
24" RCP TE 10.7

STA 20+10
CONST 8"X6" TEE
W/ 6" GV

CONST 6" PLUG & BLOCK

WM X-OVER STM
8" PVC BE 12.0
48" RCP TE 10.9

CONST 8" PVC SDR 18

STA 16+90
CONST 8"X6" TEE
W/ 6" GV

8" PVC SDR 18

CONST 8" PVC SDR 18

STA 25+00
CONST 8" 11.25° BEND

STA 22+21 W
STA 13+15 N
STA 0+00 S
CONST 8" CROSS
W/ 8" GV (3)

STA 17+01, 11
CONST F
FLG EL

WM X-OVER STM
8" PVC BE 12.2
18" RCP TE 11.2

LAKE-2

STA 1+06
CONST 8"X6" TEE
W/ 6" GV

STA 1+06, 15° L
CONST FH-1
FLG EL 17.2

LITTORAL

CANAL R/W LINE

CANAL BOTTOM

CANAL NO-40

PROP. R/W LINE

PERMANENT EASEMENT

E DITCH 5

E CONST. KINGS HWY

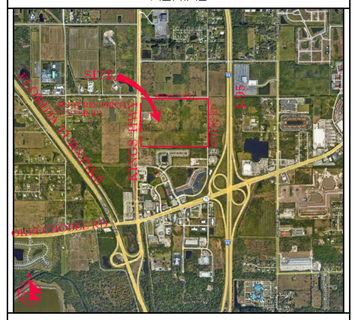
FRONT ED

gas

SEE SHT C-23

SEE SHT C-28

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

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40' 0 20' 40' 80'

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19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
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	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
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TOB	TOP OF BANK
TOS	TOE OF SLOPE
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Kings Highway Commerce Park
Phase-II

Fort Pierce, Florida

Water & Wastewater Plan

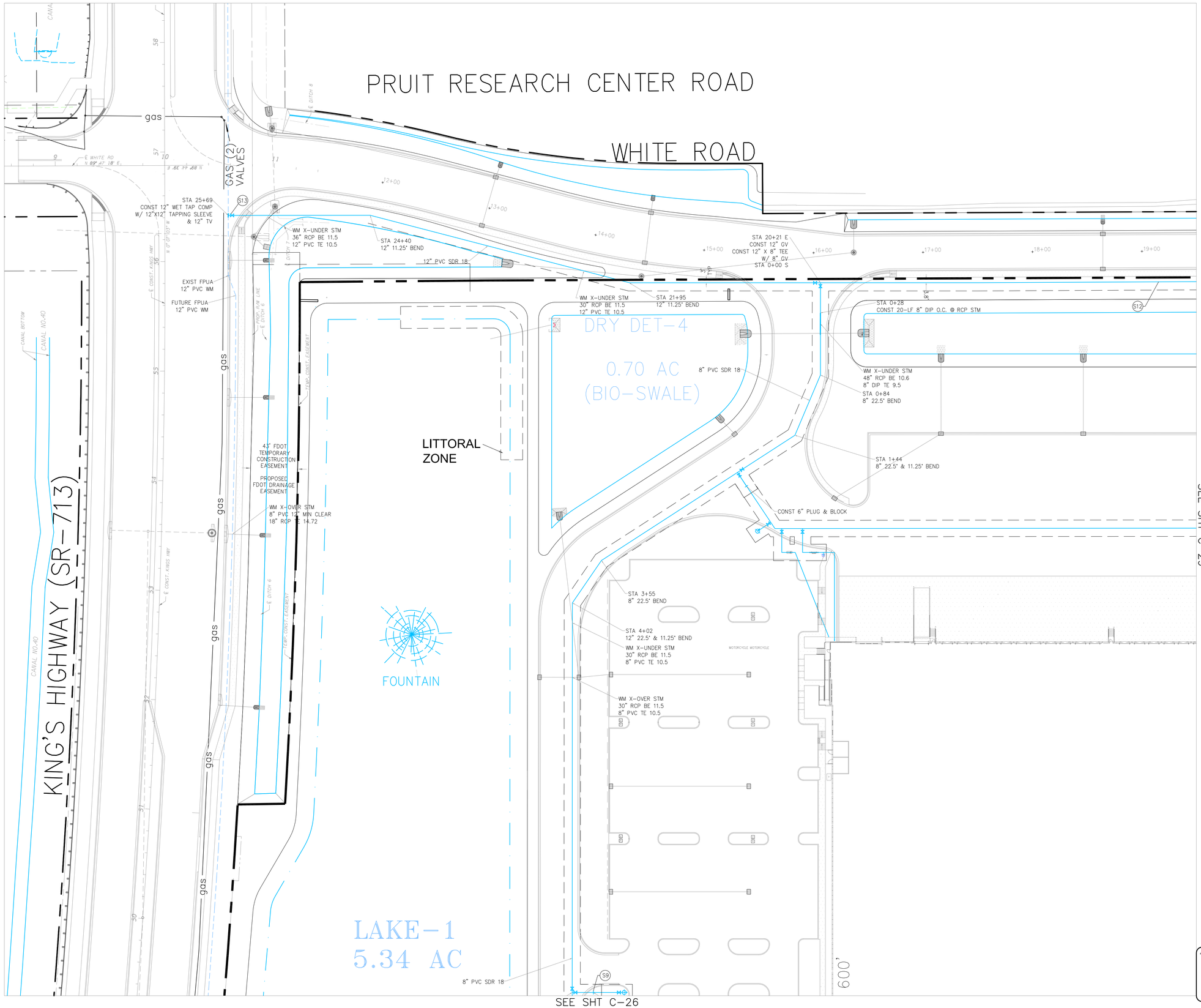
JOB NO.	DRAWN BY	DESIGNED BY	SCALE	DATE
2101-1355	DDI	JHI	1"=40'	01-22-21

SEAL

CDA 6986

SHEET NO.

C-26



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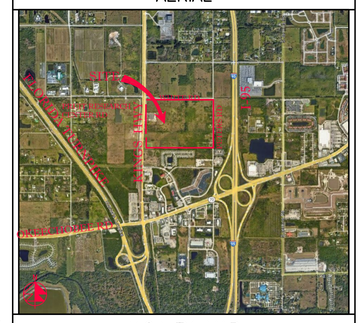

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BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
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GV	GATE VALVE
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	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
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TOB	TOP OF BANK
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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Water & Wastewater Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6986

SHEET NO.
C-27

SEE SHT C-29

BLDG-C
PH-II
750.5 KSF
40 KSF OFFICE
710.5 KSF WAREHOUSE

SEE SHT C-26

1,250'

CONST 96-LF
6" PVC @ 0.65%

CONST MH-11
RIM EL 16.2
INV EL 8.4 N
8.35 E

CONST 400-LF
8" PVC @ 0.45%

CONST MH-10
RIM EL 16.2
INV EL 6.55 N
6.50 E

CONST 238-LF
8" PVC @ 0.45%

CONST MH-7
RIM EL 16.0
INV EL 3.35
3.25 S
4.75 W\E

CONST 189-LF
8" PVC @ 0.45%

CONST MH-8
RIM EL 16.2
INV EL 8.40 N
5.65 W
5.70 E

CONST 96-LF
6" PVC @ 0.65%

CONST 6" PLUG & BLOCK

WM X-OVER STM
8" PVC BE 12.0
24" RCP TE 10.7

WM X-OVER STM
6" PVC BE 12.5
48" RCP TE 10.9

DRY DET-6
2.56 AC

WM X-OVER STM
8" PVC BE 12.0
6" PVC STM TE 10.9

WM X-OVER STM
8" PVC BE 12.0
18" RCP TE 10.7

STA 11+89
CONST 8"X6" TEE
W/ 6" GV

STA 11+90 W
STA 5+33 S
CONST 8"X6" TEE
W/ 8" GV (2)

CONST 6" PLUG & BLOCK
STM X-OVER SAN
48" RCP BE 6.5
8" PVC TE 3.2

WM X-OVER SAN
8" PVC WM BE 12.0
8" PVC SAN TE 3.1
FM X-OVER STM/SAN
6" PVC FM BE 12.0
18" RCP STM TE 10.7/BE 9.0
8" PVC SAN TE 3.0

CONST 8" PVC SDR 18

STA 16+90
CONST 8"X6" TEE
W/ 6" GV

STA 15+66
CONST 8"X6" TEE
W/ 6" GV

CONST 8" PVC SDR 18

CONST 6" PVC SDR 26

STA 0+04
CONST 6" 45° BEND

CONST LS-1
SEE C39-C40
INV EL 1.75

STA 0+82
CONST 6" 45° BEND

STA 0+00
CONST 6" FM

STA 4+53
CONST 8"X2" TEE
0+47L
CONST 2" WS
W/ 1-½" METER

WM X-OVER STM
8" PVC BE 12.5
6" PVC TE 11.5
CONST 260-LF
8" PVC @ 0.45%
CONST MH-6
RIM EL 15.83
INV EL 5.36 S
2.05 N
1.95 E

FM X-OVER STM
6" PVC FM BE 12.0
24" RCP STM TE 10.7

WM X-OVER STM
8" PVC BE 11.8
18" RCP TE 10.7

STA 17+01, 114' L
CONST FH-8
FLG EL 17.2

CONST MH-1
RIM EL 16.6
INV EL 8.24 S
8.19 E

CONST 249-LF
8" PVC @ 0.45%

CONST MH-2
RIM EL 16.2
INV EL 7.07 W
7.02 E

CONST 45-LF
8" PVC @ 0.45%

CONST 249-LF
8" PVC @ 0.45%

WM X-OVER SAN
8" PVC WM BE 12.5
6" PVC SAN TE 2.4

CONST 46-LF
8" PVC @ 0.45%

STA 4+31, 15' L
CONST FH-7
FLG EL 16.5

FM X-OVER STM
18" RCP STM BE 9.5
8" PVC SAN TE 6.4

CONST MH-4
RIM EL 16.55
INV EL 7.87 E
7.82 W

CONST 205-LF
8" PVC @ 0.45%

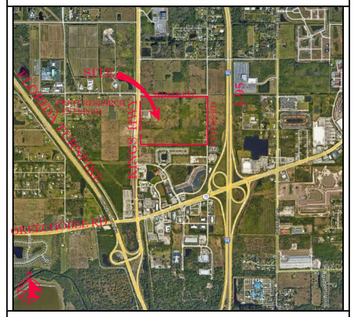
CONST 205-LF
8" PVC @ 0.45%

CONST 32-LF
8" PVC @ 0.45%

SEE SHT C-24

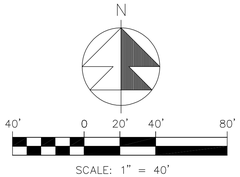
SEE SHT C-30

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



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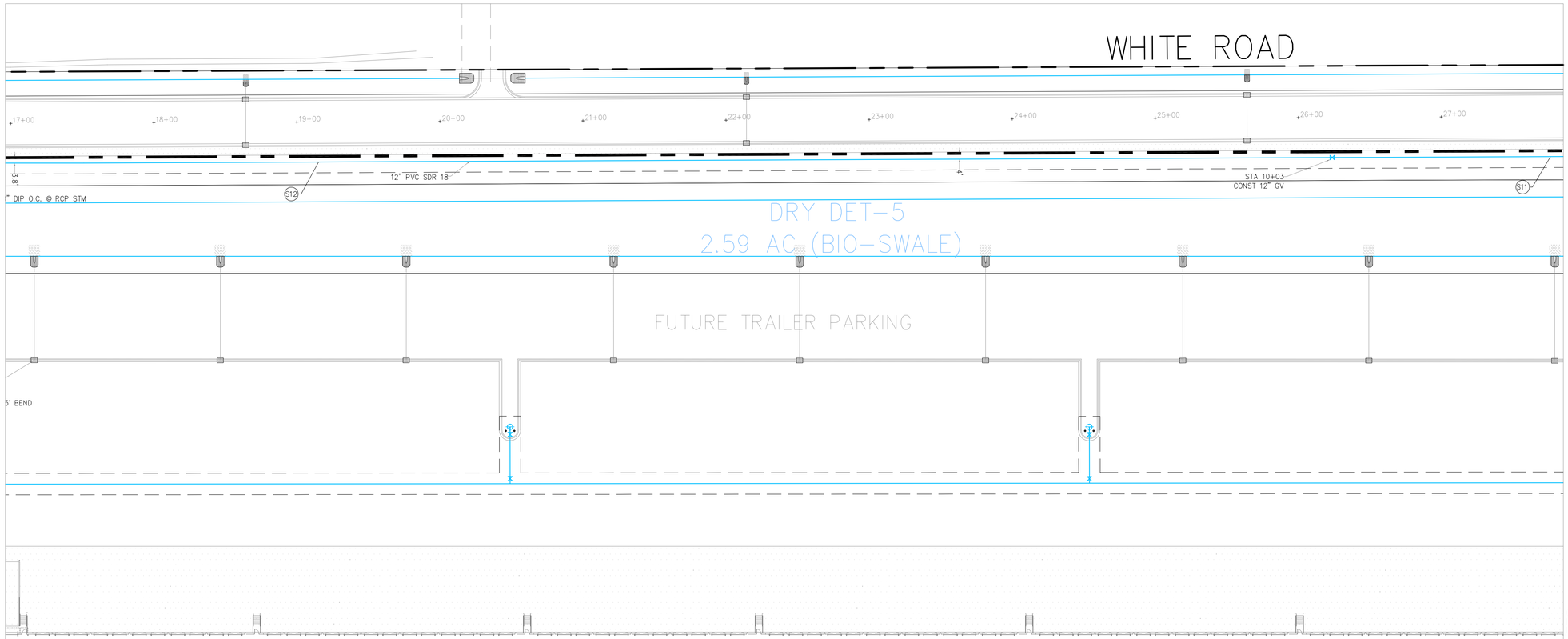

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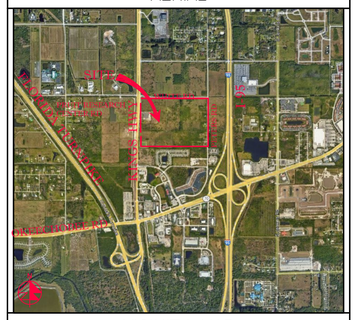

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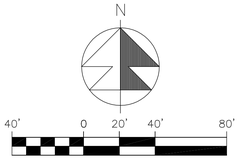

SCALE: 1" = 40'

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BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
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FM	FORCE MAIN
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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Water & Wastewater Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

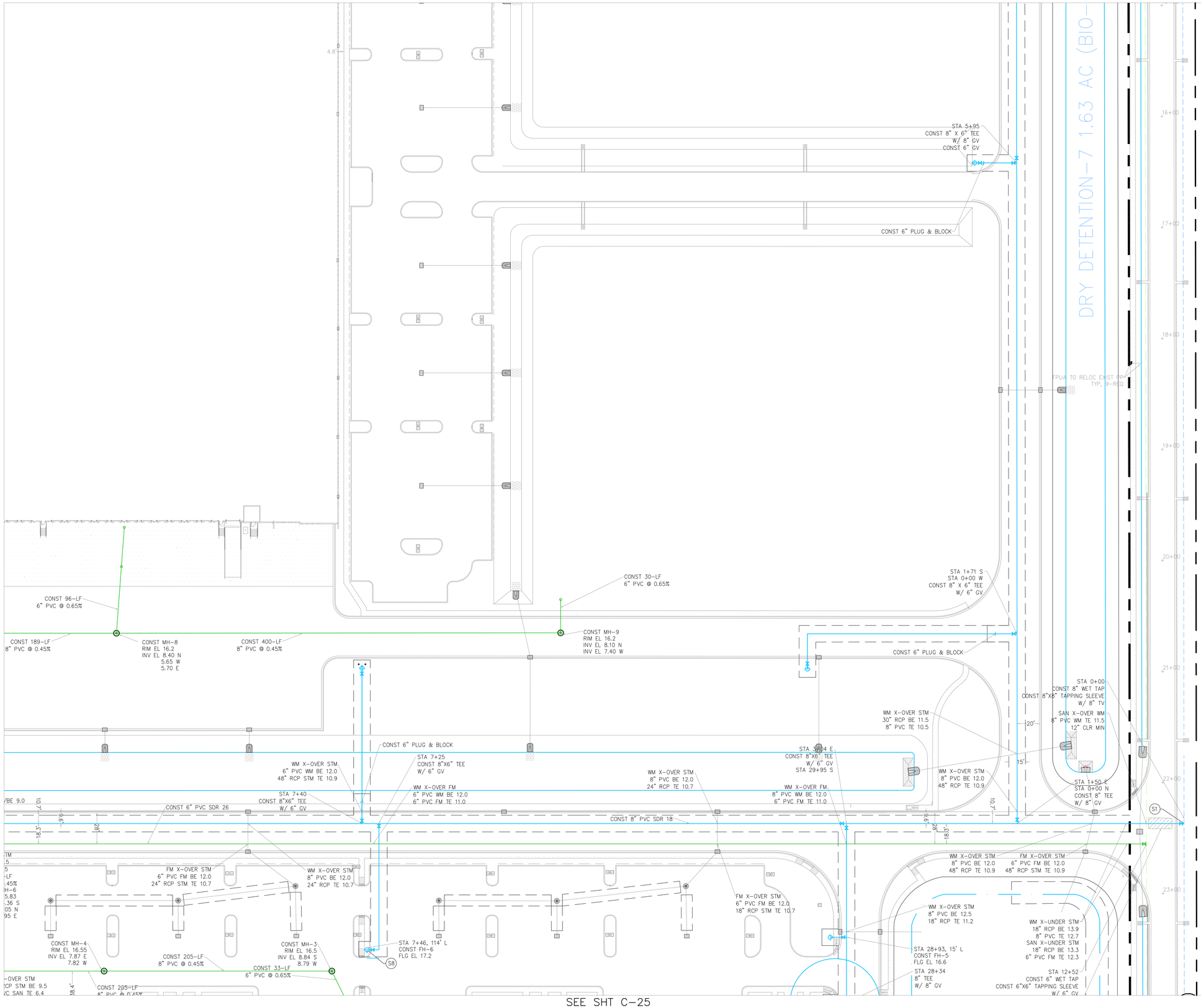
COA 6986

SHEET NO.

C-29

SEE SHT C-28

SEE SHT C-31



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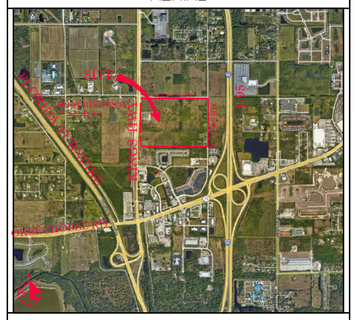

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SEAL

COA 6986

SHEET NO.

C-30

AD

WHITE ROAD

SEE SHT C-29

SEE SHT C-30

26+00 27+00 28+00 29+00 30+00 31+00 32+00 33+00 34+00 35+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00

STA 10+00 S PETERS RD
STA 36+07.48 E WHITE RD

24" CMP CULVERT
NORTH INVERT 11.7
SOUTH INVERT 10.8

STA 0+65
CONST 12"X6" TEE
W/ 6" GV
STA 0+65, 7' L
CONST FH-11
FLG EL 17.0

STA 0+00
CONST 12" WET TAP COMP
W/ 12"X12" TAPPING SLEEVE
& 12" TV

S10

4.2'

0.5'

A 10+03
12" GV

S11

EPUA TO RELOCATE EXIST
POWER POLES
TYP, 6 REQ'D

12" PVC SDR 18

STA 1+61 E
CONST 12" X 8" TEE
W/ 8" GV
CONST 12" GV
STA 12+11 S

WM X-OVER STM
30" RCP STM BE 11.5
8" PVC WM TE 10.5

WM X-OVER STM
12" PVC WM BE 12.2
30" RCP STM TE 11.14

SAN X-OVER WM
12" PVC WM TE 11.5
12" CLR MIN

CONST OPEN CUT
& RESTORE
SEE SHT C-34

EXIST 8" WM

EXIST 6" FM

15'

STA 10+24
STA 9+93
CONST 8" 22.5° BEND (2)

CONST 6" PLUG & BLOCK

STA 9+78 N
STA 19+74 W
CONST 8" TEE
W/ 8" GV (2)

15'

20.7'

4.8'

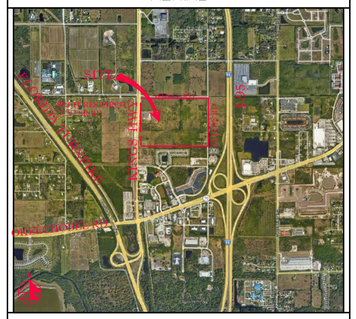
STA 5+95
CONST 8" X 6" TEE
W/ 8" GV
CONST 6" GV

(DW)

CONST 6" PLUG & BLOCK

DETENTION-7 1.63 AC (BIO-SWALE)

AERIAL



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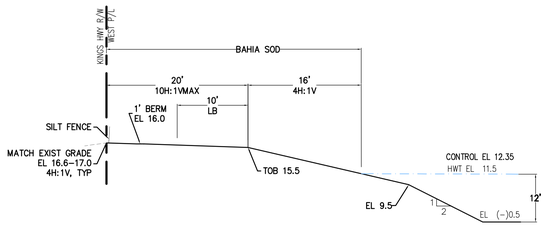
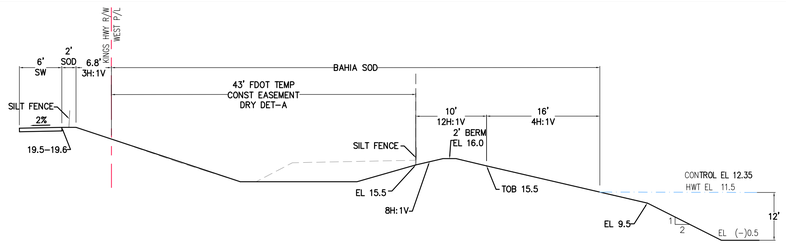
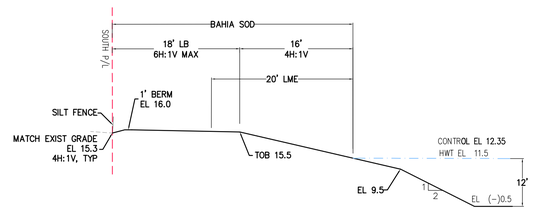


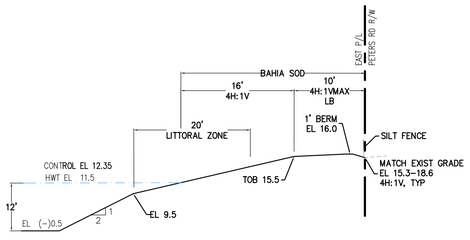
LAKE-1 SECTION
@ WEST P/L
SECTION A



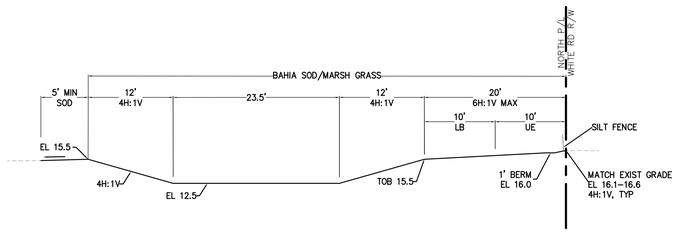
LAKE-1 SECTION
@ WEST P/L
SECTION B



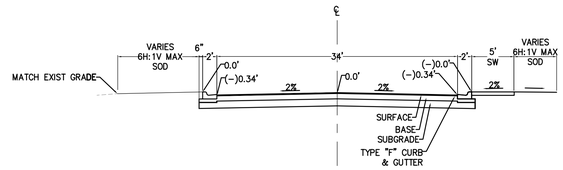
LAKE-3 SECTION
@ SOUTH P/L
SECTION C



LAKE-3 SECTION
@ EAST P/L
SECTION D



DRY DETENTION / BIO-SWALE @ NORTH P/L
SECTION E



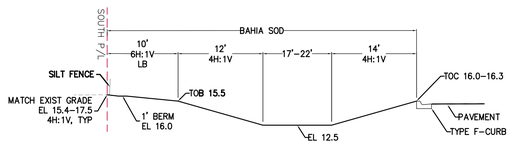
PAVEMENT SECTION:

SURFACE: 3" TYPE S-1 @ 2-1.5" LIFTS

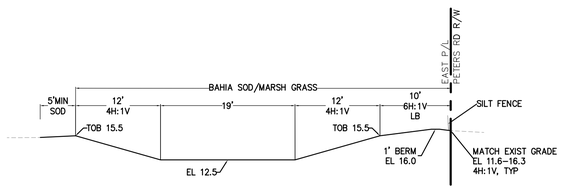
BASE: 8" LIMEROCK / COQUINA ROCK / CRUSHED CONCRETE

SUBGRADE: 12" STABILIZED LBR-40

MAIN DRIVE
TYPICAL SECTION



DRY DETENTION @ SOUTH P/L
SECTION F



DRY DETENTION / BIO-SWALE @ EAST P/L
SECTION G

REVISIONS

REV PER SLC 06-15-21
REV PER SFWMD 09-11-21

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EMAIL: JHI@bellsouth.net

Kings Highway Commerce Park
Fort Pierce, Florida

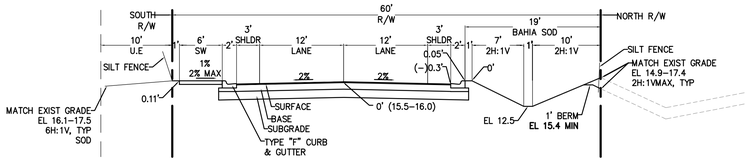
SECTIONS

JOB NO.	2101-1355
DRAWN BY	CLJ
DESIGNED BY	JHI
SCALE	NA
DATE	01/22/2021

SEAL

FR # 6986

SHEET NO.
C-32



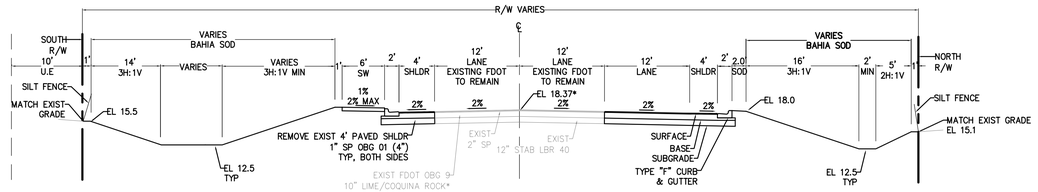
PAVEMENT SECTION:

SURFACE: 3" SP-12.5/S-1 (2-1.5" LIFTS)

BASE: 10" LIMEROCK / COQUINA ROCK / CRUSHED CONCRETE

SUBGRADE: 12" COMPACTED 98% MAX D.D. (AASHTO T-180)

WHITE ROAD
TYPICAL SECTION



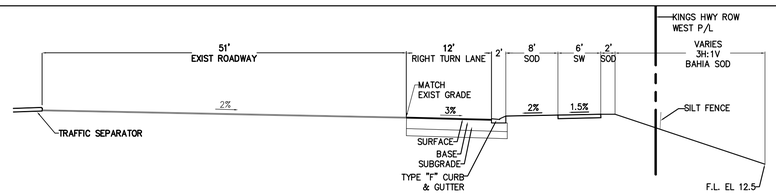
PAVEMENT SECTION:

SURFACE: 3" SP-12.5 (2-1.5" LIFTS)

BASE: 12" LIMEROCK / COQUINA ROCK / CRUSHED CONCRETE

SUBGRADE: 12" COMPACTED 98% MAX D.D. (AASHTO T-180)
* FROM FDOT CERTIFIED PIT MTG FDOT OBG 06

WHITE ROAD W/ RIGHT TURN LANE
STA 11+10



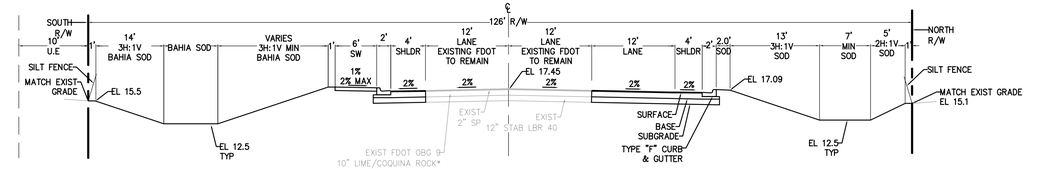
PAVEMENT SECTION:

SURFACE: 1.5" TYPE SP STRUCTURAL COURSE (TRAFFIC D)
1.5" TYPE SP STRUCTURAL COURSE (TRAFFIC D) (PG 76-22)
¾" FRICTION COURSE FC-5 (PG 76-22)

BASE: 17.5" LIMEROCK / COQUINA ROCK / CRUSHED CONCRETE

SUBGRADE: 12" COMPACTED 98% MAX D.D. (AASHTO T-180)

KINGS HWY RIGHT TURN
TYPICAL SECTION



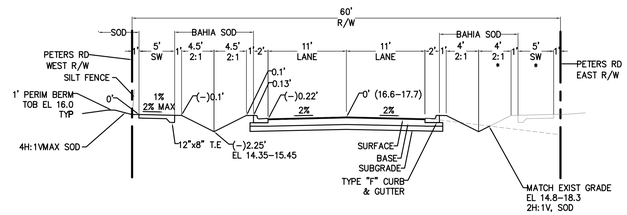
PAVEMENT SECTION:

SURFACE: 3" SP-12.5 (2-1.5" LIFTS)

BASE: 12" LIMEROCK / COQUINA ROCK / CRUSHED CONCRETE

SUBGRADE: 12" COMPACTED 98% MAX D.D. (AASHTO T-180)
* FROM FDOT CERTIFIED PIT MTG FDOT OBG 06

WHITE ROAD W/ RIGHT TURN LANE
STA 12+97



PAVEMENT SECTION:

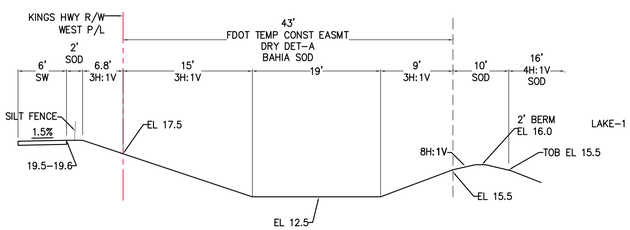
SURFACE: 1.5" SP-12.5/S-1, 1" SP-9.5/S-3

BASE: 8" LIMEROCK / COQUINA ROCK / CRUSHED CONCRETE

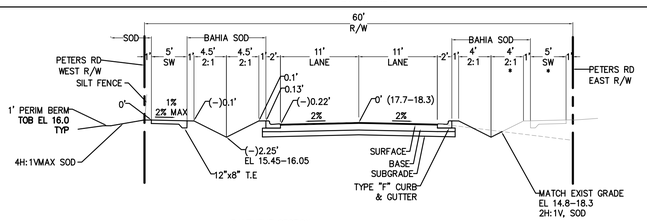
SUBGRADE: 12" COMPACTED 98% MAX D.D. (AASHTO T-180)

PETERS ROAD
STA 9+60 – STA 21+68
TYPICAL SECTION

* BY OTHERS



FDOT TEMP CONST EASMT
KINGS HIGHWAY RIGHT TURN DITCH
TYPICAL SECTION



PAVEMENT SECTION:

SURFACE: 1.5" SP-12.5/S-1, 1" SP-9.5/S-3

BASE: 8" LIMEROCK / COQUINA ROCK / CRUSHED CONCRETE

SUBGRADE: 12" COMPACTED 98% MAX D.D. (AASHTO T-180)

PETERS ROAD
STA 21+68 – STA 28+82
TYPICAL SECTION

* BY OTHERS

NOTES:

1. ALL SOD IN PUBLIC R/W SHALL BE BAHIA GRASS.
2. CONTRACTOR SHALL IRRIGATE ALL SOD FOR 30 DAYS MIN AFTER INSTALLATION/TILL GRASS HAS GROWN TO MIN 12".
3. CRUSHED CONC SHALL BE FROM FDOT CERTIFIED PIT W/ LBR 150.

REVISIONS

REV PER SLC 06-15-21
REV PER FDOT 09-16-21
REV PER SLC 01-24-22

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Kings Highway Commerce Park
Off-Site Improvements
Fort Pierce, Florida

SECTIONS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/22/2021	NA	JHI	CLJ	2101-1355

SEAL

FR # 6986

SHEET NO.

C-33

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES AGAINST THE CONSTRUCTION OPERATION THAT MAY CAUSE DAMAGE TO SAID FACILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTION AND/OR TEST.
4. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
5. WHERE ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AN AREA DETERMINANT BY THE ENGINEER AND BACKFILLED WITH CLEAN GRANULAR SAND OR SELECT MATERIAL APPROVED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T99-C. FILL UNDER BUILDING SHALL BE PLACED IN ACCORDANCE WITH SOIL ENGINEER'S RECOMMENDATIONS.
6. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP MANNER AND SHALL MEET WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.
7. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.
8. ALL CONCRETE SHALL DEVELOP A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI OR OTHERWISE NOTED.
9. ALL REINFORCING STEEL SHALL CONFORM TO ASTM-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI OR OTHERWISE NOTED.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FORM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS DURING FORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

DRAINAGE

1. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS PER DETAIL AND IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. PIPE TRENCH SHALL BE DRY WHILE PIPE IS BEING LAID AND TO BE BEDDED PER DETAIL AND IN CONFORMANCE WITH SECTION 430, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. PIPE TRENCHES TO EXCAVATED AND BACKFIELD IN ACCORDANCE WITH SECTION 125, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. THE FOLLOWING PIPES SHALL CONFORM WITH THE APPROPRIATE FOLLOWING SECTIONS OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION:
   1. REINFORCED CONCRETE PIPE (RCP) – SECTIONS 430 AND 941
   2. CORRUGATED ALUMINUM PIPE (CAP) – SECTIONS 430 AND 945
   3. CORRUGATED STEEL PIPE (CMP) – SECTIONS 430 AND 943
5. ALL CORRUGATED PIPES SHALL BE INSTALLED WITH MAXIMUM LENGTHS IN ORDER TO MINIMIZE JOINTS.
6. ALL CONNECTION BANDS, FOR CORRUGATED PIPES, SHALL BE CORRUGATED, LAP-TYPE, IN CONFORMANCE WITH AASHTO M-196, AND TO BE MADE WATER-TIGHT BY USING A GASKET AT LEAST SIX (6) INCHES WIDE BY 3/4" THICK.
7. HDPE PIPE MATERIALS:
   HDPE PIPES 12" THROUGH 36" NOMINAL DIAMETER:
   TYPE "S" SMOOTH INTERIOR PIPE IN CONFORMACE WITH AASHTO M294.
   NOTE: CORRUGATIONS SHALL BE ANNULAR CONFIGURATION ONLY.
   HDPE PIPES 42" AND 48" NOMINAL DIAMETER:
   TYPE "D" SMOOTH INTERIOR, SMOOTH EXTERIOR PIPE IN CONFORMANCE MP46-95 TYPE "D".
8. ALL SOD LAID WITHIN SLOPES OF BERMS, DRAINAGE SWALES, AND RETENTION AREAS SHALL BE PINNED PER ENGINEERS DIRECTION.
9. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
10. ALL ROOF DRAINS AND YARD DRAINS SHALL BE CONNECTED TO STRUCTURES BY THE UNDERGROUND CONTRACTOR.

ROADWAY

1. SUBGRADE SHALL BE AS SHOWN ON SECTION.
2. BASE SHALL BE AS SHOWN ON SECTION, HAVE A MINIMUM LBR 100 AND TO BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTOT-180.
3. PRIME COAT SHALL BE APPLIED AT THE RATE OF .15 GALLON PER SQ. YARD. WHERE REQUIRED, TACK SHALL BE APPLIED AT THE RATE OF . .08 GALLON PER SQUARE YARD.
4. THE CONTRACTOR IS TO SUBMIT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIAL PRIOR TO ANY REQUEST FOR PAYMENT.
5. IF ANY TEST FAILS TO MEET THEIR SPECIFICATIONS, THE CONTRACTOR, AT HIS EXPENSE, SHALL CORRECT ALL DEFICIENT WORK AND SUBMIT TEST RESULTS INDICATING COMPLIANCE WITH THESE SPECIFICATIONS PRIOR TO ANY REQUEST FOR PAYMENT.
6. ALL UNDERGROUND UTILITIES WITHIN ROADWAY CONSTRUCTION SHALL BE INSTALLED PRIOR TO ROAD CONSTRUCTION.
7. ALL ROADWAY CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL CURBING, AND RAISED SIDEWALK IF SHOWN, SHALL BE CONSTRUCTED PRIOR TO ASPHALT PAVING.

CONSTRUCTION INSPECTION CHECKPOINTS

ROADWAY: THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR INSPECTION AT THE FOLLOWING CHECKPOINTS:

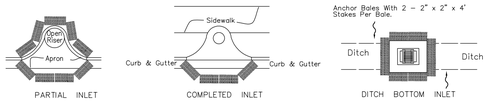
1. PRIOR TO ANY DEVIATION FROM THE APPROVED GRADING, PAVING, AND DRAINAGE PLANS.
2. PRIOR TO BACK FILLING OF TRENCHES CONTAINING HYDRAULIC CONDUITS, SO THAT JOINTS MAY BE INSPECTED.
3. UPON COMPLETION OF THE SUBGRADE COMPACTION.
4. AT THE TIME OF DELIVERY OF BASE MATERIAL.
5. UPON COMPLETION OF THE BASE AND PRIOR TO PRIMING
6. IMMEDIATELY PRIOR TO AND DURING THE FIRST APPLICATION OF THE MIXES WEARING SURFACE.
7. UPON COMPLETION OF CONSTRUCTION A FINAL INSPECTION MAY BE MADE WITH THE CONTRACTOR.

STRIPING

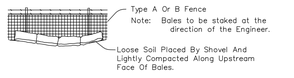
1. ALL PAVEMENT STRIPING SHALL BE TRAFFIC PAINT IN ACCORDANCE WITH FDOT INDEX 17346. STRIPING FOR PEDESTRIAN CROSSING AND STOP BARS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT INDEX 17346.

CONCRETE SPECIFICATIONS

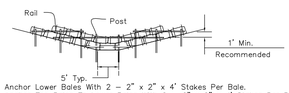
1. ALL CONCRETE SHALL REACH COMP STRENGTH OF 3,000 PSI MIN IN 28 DAYS. MIX DESIGN SHALL INCLUDE MINIMUM CEMENT CONTENT OF 470 LBS OF PORTLAND CEMENT TYPE II PER ASTM C-150 & 120 LB OF FLY ASH /AE PER CY AND ADMIXTURES SHALL CONFORM TO ASTM C-494. WATER/CEMENT=0.5 MAX.
2. SLUMP AND CYLINDER TESTS (ASTM C-31) SHALL BE MADE BY AN INDEPENDENT TESTING LABORATORY. PROVIDE 4 TESTS WITH EACH CONCRETE POUR AND/OR EACH 50 YD OF CONCRETE PLACED. SLUMP @ POUR SHALL BE 5 IN MAX. (6" FOR PUMP MIX). NO WATER IS TO BE ADDED ON THE JOB SITE.
3. CONTRACTOR SHALL SUBMIT THE MIX DESIGN TO ENGINEER FOR REVIEW.



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

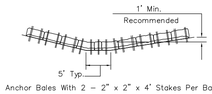


BALES BACKED BY FENCE



Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart 1, Sheet 1 of 3, Index No. 102, FDOT standard specifications.

BARRIER FOR UNPAVED DITCHES

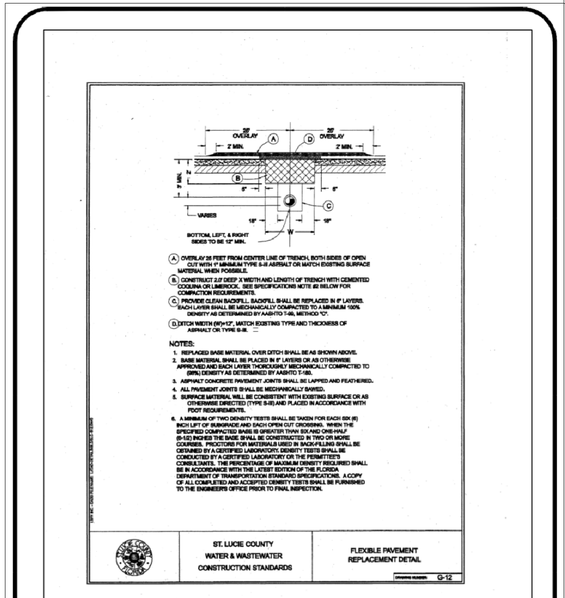


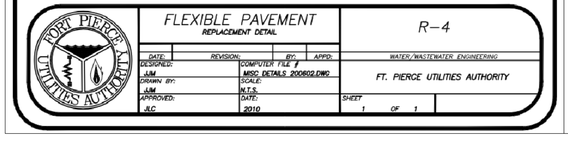
Note: Spacing for Type III Fence to be in accordance with Chart 1, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

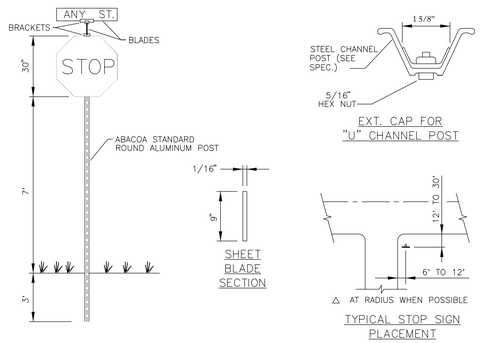
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS
8" MIN EMBEDMENT

BALED HAY OR STRAW BARRIERS AND SILT FENCES



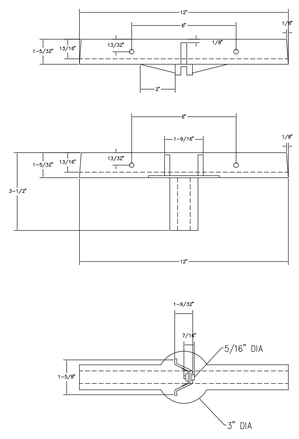




GENERAL SPECIFICATIONS

FLAT BLADE: ALCOA #86054.6063-T6 ALLOY ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL DIMENSIONS – 9" & 12" MIN H., 24",30" OR 36" L.
LETTER: NAME – 6" & 9" SERIES 'B' #2270 SCOTCHLITE (SILVER) OR EQUAL – SUFFIX – 4.5" SERIES AS ABOVE.
BRACKETS: SEE DETAILS
POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M. – A – 123 WITHOUT ANCHOR PLATES.
STOP SIGN: R1-1 MUTCD – 30"x30" (HIGH INTENSITY) 36"x36" (FDOT DRIVEWAYS)
LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.
POLICY: 9" BLADE WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.
12" BLADES WITH 9" LETTERS:
–THOROUGHFARE ROADS FOUR LANES OR WIDER
–TWO LANE ROADS WITH A POSTED SPEED LIMIT 45 MPH OR MORE.

STREET SIGN/STOP SIGN DETAIL



9"-12" SNS (D-3) BRACKET DETAIL

A- ALL DIMENSIONS AND SPECIFICATIONS CONTAINED IN DRAWINGS

B- MATERIALS: ALUMINUM HIGH STRENGTH ALLOY 380 ASTM B95-60T. HARDWARE SHALL BE SMOOTHLY FINISHED AND PRECISION MACHINED TO FIT STANDARD FLAT BLADE SECTION. ALLOWING CLEARANCE FOR REFLECTIVE FACING ACCORDING TO REQUIREMENTS

C- POST TO SIGN BRACKET: THEY SHALL BE ATTACHED FIRMLY ON STANDARD ROUND TUBING OR U-CHANNEL POSTS BY MEANS OF (2) 5/16" DIAMETER HEX HEAD SCREWS

D- SIGN TO SIGN BRACKET: THEY SHALL BE 90 OR 45 DEGREE TYPE WITH MINIMUM REQUIREMENTS EQUAL TO THE POST TO SIGN BRACKET

REVISIONS

REV PER FDOT 09-16-21

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Kings Highway Commerce Park
Fort Pierce, Florida

PAVING, GRADING, & DRAINAGE DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/22/2021	NA	JHI	CLJ	2101-1355

SEAL

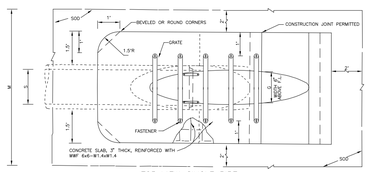
COA # 6986

SHEET NO.
C-34

4 TO 1 SLOPE

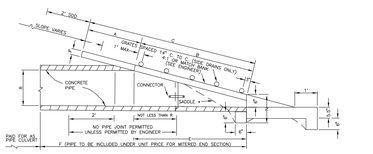
	D	X	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE	N	GRATE STANDARD WEIGHT PIPE
15"	2'-1"	2.21'	4.58'	6.36'	4.00'	8"	1.22'	4.63'	7.25'	9.39'	12.37'	1.19'	15"
18"	2'-7½"	2.56'	5.12'	7.48'	4.00'	9"	1.41'	4.84'	7.70'	10.06'	13.42'	1.31'	15"
24"	3'-3"	2.93'	6.18'Δ	9.11'	7.00'Δ1'	11"	1.74'	5.50'	8.62'	12.33'	15.79'	1.59'	15"
30"	4'-1"	3.70'	9.76'	11.95'	9.00'	13"	2.00'	6.08'	10.13'	14.58'	18.83'	1.78'	15"

Δ 6.42' Δ 6.25' DIMENSIONS PERMITTED TO ALLOW USE OF 8' STANDARD PIPE LENGTHS.
Δ1 10.42' Δ1 10.10' DIMENSIONS PERMITTED TO ALLOW USE OF 12' STANDARD PIPE LENGTHS.
Δ-Δ CONCRETE SLAB SHALL BE DEEPENED TO FORM BRIDGE ACROSS CROWN OF PIPE. SEE SECTION BELOW.



TOP VIEW-SINGLE PIPE

NOTE:
1. GRATE SHALL BE UTILIZED ONLY FOR CROSS DRAIN UNDER PUBLIC RIGHT OF WAY.

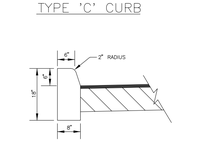


SECTION

• SLOPE:
TO MAJOR AND FOR PIPES 24" & 30" AND SMALLER, 2:1 FOR PIPES 36" & 42" AND LARGER.

MITERED END DETAIL

SEE LATEST FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL
SIDE DRAIN MITERED END SECTION FOR SINGLE AND MULTIPLE ROUND CONCRETE PIPE



DENSITY PROCEDURES:

The backfill for the first and second stages shall be placed in 6" layers (compacted thickness) and shall be compacted to 100% of maximum density as determined by AASHTO T-99.

Stage #1

The contractor shall provide adequate compacted fill beneath the haunches of the pipe, using mechanical tamps suitable for this purpose. This compaction applies to the material placed beneath the haunches of the pipe and above any bedding required.

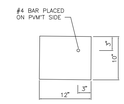
Stage #2

The contractor shall obtain a well compacted bed and fill along the sides of the pipe and to a point indicating the top of sub-grade material.

GENERAL NOTES:

1. See Notes For Typical Trench detail for backfill and bedding material specifications.
2. Base material shall be placed in 6" layers and each layer compacted to 98% of maximum density per AASHTO T-180.
3. Asphalt concrete pavement joints shall be mechanically sawed (butt joints only).
4. Surface material will be consistent with the existing surface. The affected area shall be restored to equal or better condition.
5. The developer/contractor shall be responsible for compliance regarding any additional specifications as required by the property owner. (FDOT, County, City, etc.....)
6. Excavatable "Flowable Fill" with ultimate compressive strength between 50 and 150 psi may be used to substitute for the backfill and base materials.
7. Pavement overlay on both sides of the cut maybe required per owner specification.
8. Magnetic Tape is required for all Potable Water Mains and all PVC/HDPE Force Mains and Reclaimed Water Mains. (See Trenching Detail for installation instructions).
9. The contractor shall be compliant with applicable trench safety regulations (OSHA, etc.)

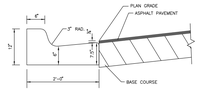
PIPE INSTALLATION UNDER EXISTING PAVEMENT - OPEN CUT



TYPE 'C' CURB

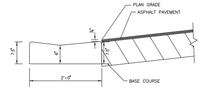
NOTES:
1. SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS
3. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
4. SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.

TYPE "D" CURB
NOT TO SCALE



NOTE:
1. INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520-001
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

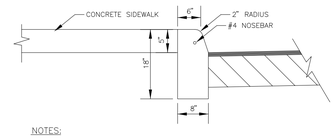
TYPE "F" CURB
NOT TO SCALE



NOTE:
1. INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520-001
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

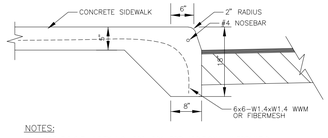
DROP CURB
NOT TO SCALE

CURB DETAILS



NOTES:
1. SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS
3. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
4. SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.
5. SIDEWALK TO BE POURED AFTER CURB CONSTRUCTION
6. SEE SIDEWALK DETAIL FOR JOINT PLACEMENT

RAISED SIDEWALK W/ CURB
NOT TO SCALE

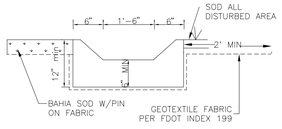


NOTES:
1. SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS
3. SEE SIDEWALK DETAIL FOR JOINT PLACEMENT

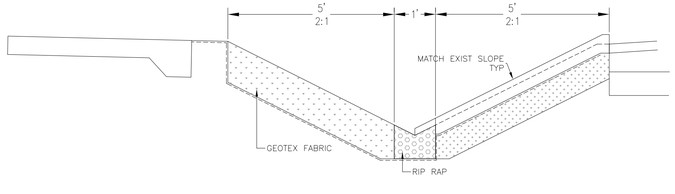
MONOLITHIC RAISED SIDEWALK
NOT TO SCALE

SIDEWALK DETAILS

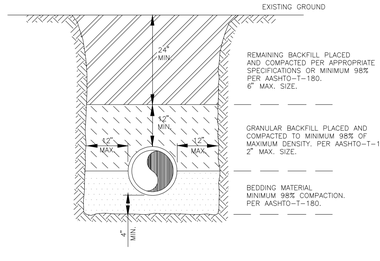
FRONT



SIDE

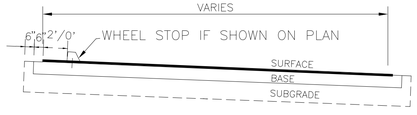


PETERS RD CONC FLUME DETAIL



NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, OR AS DIRECTED BY THE INSPECTOR.

TYPICAL TRENCH DETAIL



FLEXIBLE PAVEMENT (PARKING)
SURFACE: 2.5"ACSC (1ST LIFT 1.5" S-1 2ND LIFT 1" S-3)
BASE: 8" LIMEROCK/COQUINA ROCK/CRUSHED CONC* MIN LBR 100
SUBGRADE: 12" COMP
COMP: COMPACTED TO 98% MAX D.D. AASHTO T-180

FLEXIBLE PAVEMENT (ROADWAY/HEAVY DUTY)
SURFACE: 3" S-1 ACSC (2-1.5" LIFTS)
BASE: 8" LIMEROCK/COQUINA ROCK/CRUSHED CONC* MIN LBR 100
SUBGRADE: 12" STAB 40 LBR
COMP: COMPACTED TO 98% MAX D.D. AASHTO T-180

CONC SLAB
SURFACE: 6" 3KSI W/2-6X6 W1.4XW1.4 WWM
W/1.5" SAW-CUTS @ 12' MAX O.C. E.W.
SAW CUT SLAB DIM'S PROPORTION SHALL BE 1.5:1MIN
ALL JOINTS SHALL BE IN ACCORD W/ FDOT INDEX 305
BASE: 6" LIMEROCK / COQUINA ROCK COMP MIN LBR 100
SUBGRADE: 12" COMP

CONCRETE SPECIFICATIONS
1. ALL CONCRETE SHALL REACH COMP STRENGTH OF 3,000 PSI MIN IN 28 DAYS. MIX DESIGN SHALL INCLUDE MINIMUM CEMENT CONTENT OF 470 LBS OF PORTLAND CEMENT TYPE II PER ASTM C-150 & 120 LB OF FLY ASH /AE PER CY AND ADMIXTURES SHALL CONFORM TO ASTM C-494. WATER/CEMENT=0.5 MAX.
2. SLUMP AND CYLINDER TESTS (ASTM C-31) SHALL BE MADE BY AN INDEPENDENT TESTING LABORATORY. PROVIDE 4 TESTS WITH EACH CONCRETE POUR AND/OR EACH 50 YD OF CONCRETE PLACED. SLUMP @ POUR SHALL BE 5 IN MAX. (6" FOR PUMP MIX). NO WATER IS TO BE ADDED ON THE JOB SITE.
3. CONTRACTOR SHALL SUBMIT THE MIX DESIGN TO ENGINEER FOR REVIEW.

PAVEMENT TYP SECTION

REVISIONS
REV PER CLT 06-25-21
REV PER SLC 07-26-21
REV PER FDOT 09-16-21

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Kings Highway Commerce Park
Off-Site Improvements
Fort Pierce, Florida

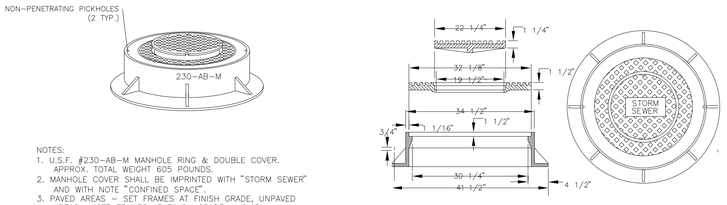
PAVING, GRADING, & DRAINAGE DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/22/2021	NA	JHI	CLJ	2101-1355

SEAL

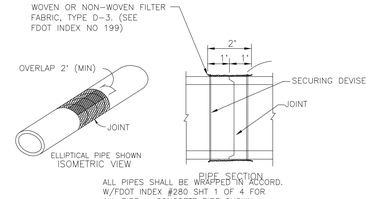
CDA # 6986

SHEET NO.
C-35



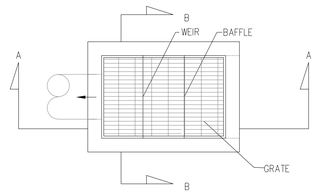
NOTES:
1. U.S.F. #230-AB-M MANHOLE RING & DOUBLE COVER. APPROX. TOTAL WEIGHT 605 POUNDS.
2. MANHOLE COVER SHALL BE IMPRINTED WITH "STORM SEWER" AND WITH NOTE "CONFINED SPACE".
3. PAVED AREAS - SET FRAMES AT FINISH GRADE, UNPAVED AREAS - SET FRAMES AT FINISH GRADE + 0.15'.

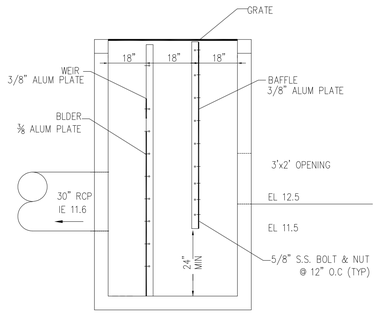
MANHOLE FRAME AND RING DETAIL



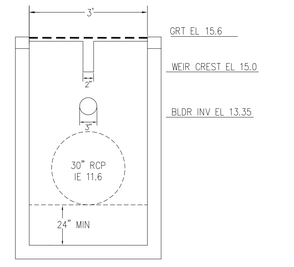
ALL PIPES SHALL BE WRAPPED IN ACCORD. W/FDOT INDEX #280 SHT 1 OF 4 FOR ALL PIPE - CONCRETE PIPE SHOWN

FILTER FABRIC JACKET



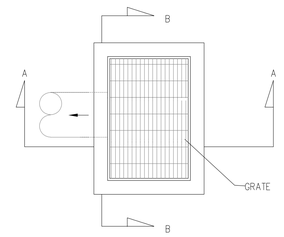


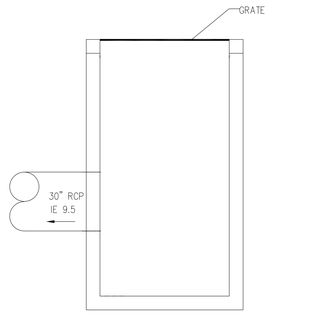
SECTION A-A



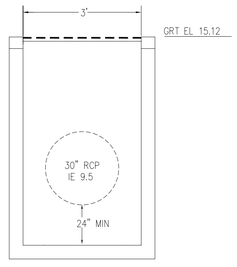
SECTION B-B

CS-200 TYPE "E" CONTROL STRUCTURE



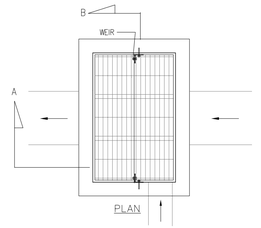


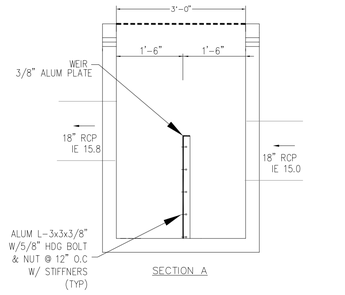
SECTION A-A



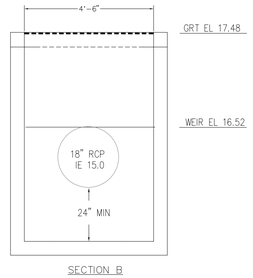
SECTION B-B

CS-201 TYPE "H" CONTROL STRUCTURE





SECTION A

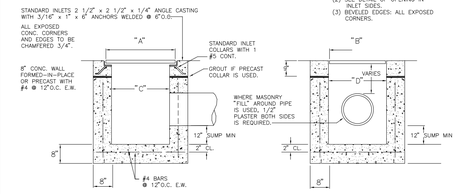


SECTION B

CS-202 TYPE "E" CONTROL STRUCTURE

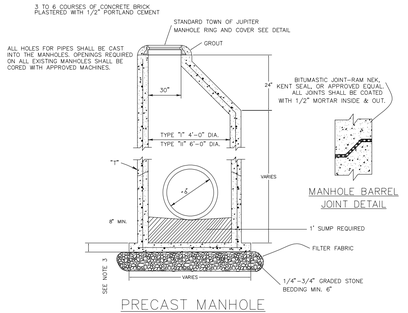
MAX. C.F.S.	TYPE INLET	"A"	"B"	"C"	"D"	GRATE APPROX. WT.
15.66	E	2'-4"	3'-0"	2'-0"	3'-1"	330 LBS.
23.49	G	4'-4"	3'-0"	4'-1"	3'-1"	580 LBS.
30.23	I	5'-4"	4'-4"	5'-0"	4'-6"	665 LBS.
58.20	H	5'-4"	6'-4"	5'-0"	6'-7"	725 LBS.

NOTES:(1) GRATES TO BE CAST IRON WITH ONE (1) SHOP COAT OF RED LEAD PAINT AND WITH A FIELD COAT TO MEET FDOT STANDARD SPECIFICATIONS, LATEST EDITION.
(2) SEE DETAIL OF OPENING IN INLET SIDES.
(3) BEVELED EDGES: ALL EXPOSED CORNERS.



CROSS SECTION LONGITUDINAL SECTION

INLET DETAILS
N.T.S.



MANHOLE BARREL JOINT DETAIL

PRECAST MANHOLE
NTS

NOTES:
1. MANHOLE SHALL CONFORM TO ASTM C478 WITH 4000 PSI CONCRETE.
2. CONE SECTION MAY BE EITHER CONCENTRIC OR ECCENTRIC.
3. BASE SHALL BE A MINIMUM OF 5" AND PRECAST WITH BOTTOM SECTION.
4. ONE CAGE #5 @ 12" CTRS., BOTH WAYS, IN CENTER 1/3 OF CONCRETE WALL.
5. COMPLETELY FILL ANNULUS BETWEEN PIPE AND M/H WALL WITH CLAY BRICK AND PORTLAND TYPE II CEMENT.
6. MINIMUM CONCRETE STRENGTH 4000 PSI MINIMUM.
7. FOR ADDITIONAL INFORMATION AND CLARIFICATION CONCERNING MANHOLE AND INLET CONSTRUCTION DETAILS AND SPECIFICATIONS, REFER TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (STANDARD INDEX MANUAL) LATEST EDITION.

STORM SEWER PRECAST MANHOLE

REVISIONS

REV PER CLT 06-25-21
REV PER SLC 07-26-21
REV PER JHI 10-15-21

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Kings Highway Commerce Park
Off-Site Improvements
Fort Pierce, Florida

PAVING, GRADING, & DRAINAGE DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/22/2021	NA	JHI	CLJ	2101-1355

SEAL

CDA # 6986

SHEET NO.
C-36

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 ENGINEERING 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: JLM	COMPUTER FILE # DETAIL NOTES 200602.DWG
DRAWN BY: JLM	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	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 IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES 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 8" 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 MAINTAINED 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 THE 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: JLM	COMPUTER FILE # DETAIL NOTES 200602.DWG
DRAWN BY: JLM	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 2 OF 2

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.

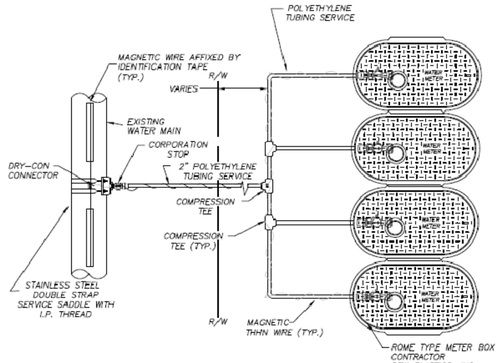
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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: JLM	COMPUTER FILE # DETAIL NOTES 200602.DWG
DRAWN BY: JLM	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1

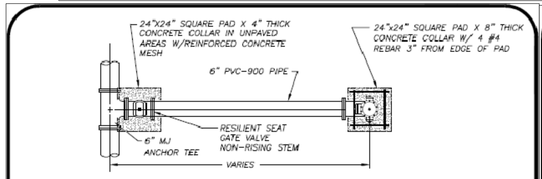


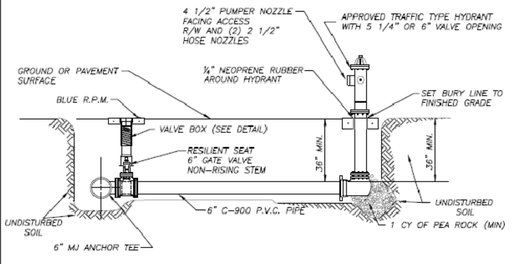
NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE 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".
5. POLY SERVICE LINE SHALL VARY IN SIZE PER COMMERCIAL USE.
6. F.P.U.A. SHALL REMOVE METER BOXES AND INSTALL STAND PIPES AT THE TIME OF CONNECTION.

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)
(N.T.S.)

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)	W-4.A
03-09 DATE: REVISION: SLL BY: LLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # W-4.DWG
DRAWN BY: SLL	SCALE: N.T.S.
APPROVED: JLC	DATE: 2020
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1



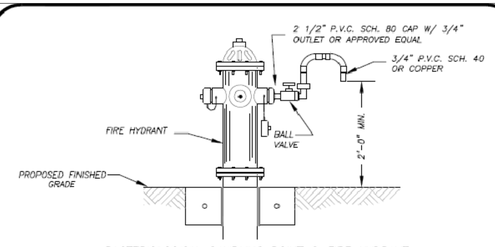


NOTES:

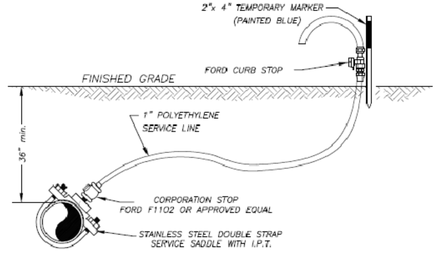
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
03-09 DATE: REVISION: SLL BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATERDETAIL.DWG
DRAWN BY: SLL	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

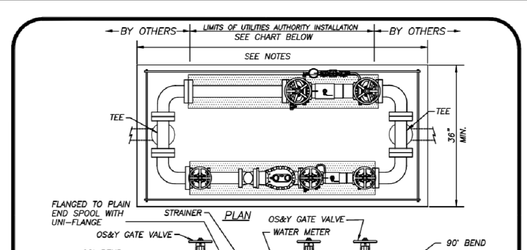


BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

BACTERIOLOGICAL SAMPLING PONIT DETAIL	W-6
03-09 DATE: 02-15 REVISION: SLL BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATERDETAIL.DWG
DRAWN BY: SLL	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1



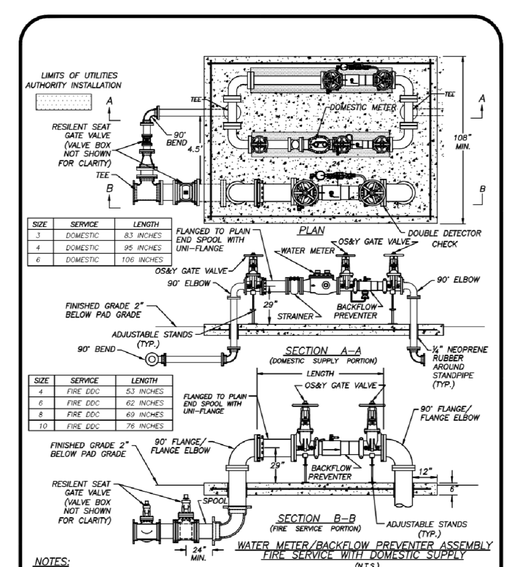
NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. CONTRACTOR TO INSTALL APPROPRIATE SIZED SPOOL PIECES TO FIT BETWEEN 90° BENDS UNTIL METERS ARE APPROVED FOR INSTALLATION. ALL SPOOL PIECES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE IN ACCORDANCE WITH THE CHART BELOW.
3. PRIOR TO POURING CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND ARE INSTALLED AT THE SAME ELEVATION IN THE PRESENCE OF THE FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
3	COMPOUND	83 INCHES
4	COMPOUND	95 INCHES
6	COMPOUND	106 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY
COMMERCIAL WATER METER SERVICES (METER SIZE ≥ 3")

WATER METER/BACKFLOW PREVENTER DOMESTIC SERVICE (METER SIZE ≥ 3")	W-9
03-09 DATE: CONCRETE PAD REVISION: SLL BY: LLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200602.DWG
DRAWN BY: SLL	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1



SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	95 INCHES
6	DOMESTIC	106 INCHES

SIZE	SERVICE	LENGTH
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY
FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W-11
03-09 DATE: CONCRETE PAD REVISION: SLL BY: LLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # W-11.DWG
DRAWN BY: SLL	SCALE: N.T.S.
APPROVED: JLC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1

REVISIONS

REV PER FPUA 11/01/21

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Kings Highway Commerce Park
Fort Pierce, Florida

WATER DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/22/2021	NA	JHI	CLJ	2101-1355

SEAL

CDA # 6986

SHEET NO.
C-37

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 REQUIREMENTS 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 CONSISTING 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 COMMENCING 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 UTILITIES 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:	APP'D: WATER/WASTEWATER ENGINEERING
DESIGNED: JLM	COMPUTER FILE # DETAIL NOTES 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

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.

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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.

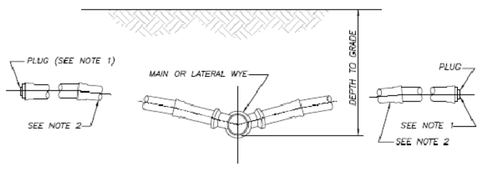
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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:	APP'D: WATER/WASTEWATER ENGINEERING
DESIGNED: JLM	COMPUTER FILE # DETAIL NOTES 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	

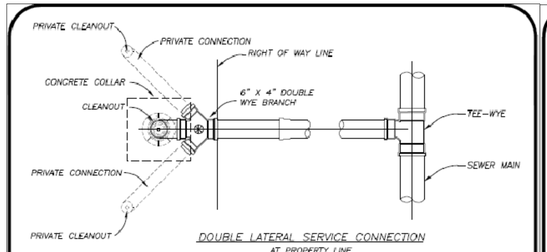


NOTES:

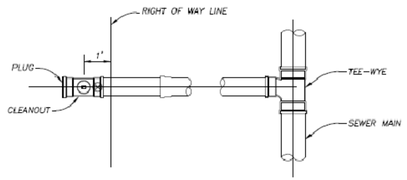
1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER			S-2
02-06 DATE	REVISION:	BY:	APP'D: WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE



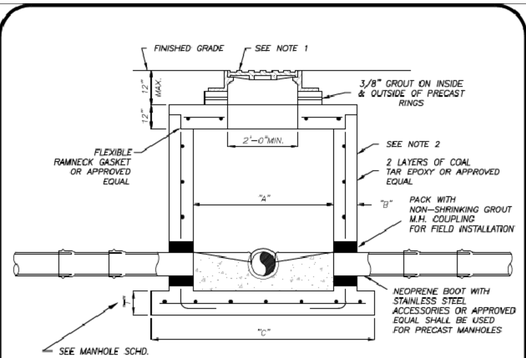
SINGLE SERVICE LATERAL CONNECTION

⊕ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT. BALL BY 3M CORP. OR APPROVED EQUAL

SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER			S-3
02-06 DATE	REVISION:	BY:	APP'D: WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



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"

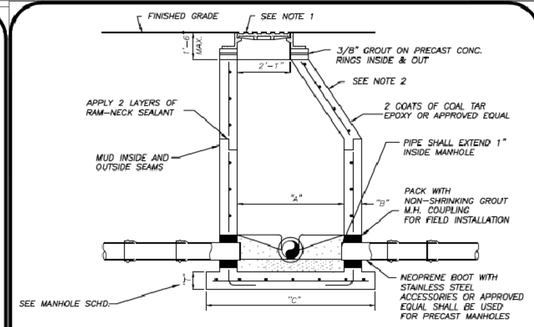
TYPICAL MANHOLE DIMENSIONS

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:	APP'D: WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



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"

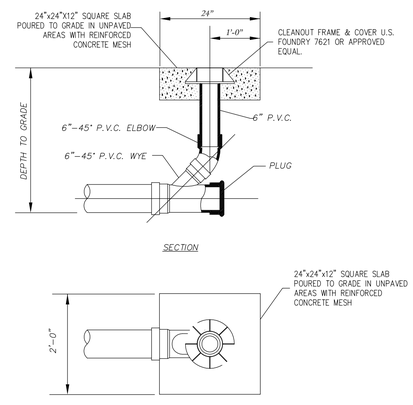
TYPICAL MANHOLE DIMENSIONS

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.

STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

PRECAST MANHOLE DEPTH 5'- 0" & GREATER			S-7
02-06 DATE	REVISION:	BY:	APP'D: WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	



SECTION

PLAN

CLEANOUT DETAIL
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER			
02-06 DATE	REVISION:	BY:	APP'D: WATER/WASTEWATER/GAS ENGINEERING
DESIGNED:	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY 206 SOUTH 6TH STREET FT. PIERCE, FLORIDA 34948 (561) 466-1600
DRAWN BY: DLP	SCALE: N.T.S.		
APPROVED:	DATE: DECEMBER, 2007	SHEET 1 OF 1	

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Kings Highway Commerce Park
Fort Pierce, Florida

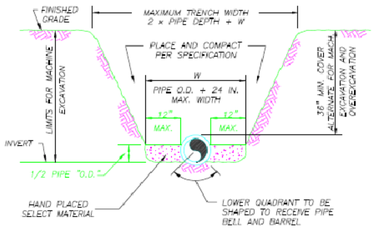
WASTEWATER DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/22/2021	NA	JHI	CLJ	2101-1355

SEAL

CDA # 6986

SHEET NO.
C-38

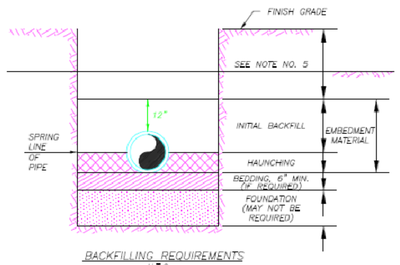


NOTES:

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.

EPUA COMMUNITY PROUD	TYPICAL TRENCH DETAIL	M-1
12-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING	
JLC	MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL JLC 2015	SHEET 1 OF 1	

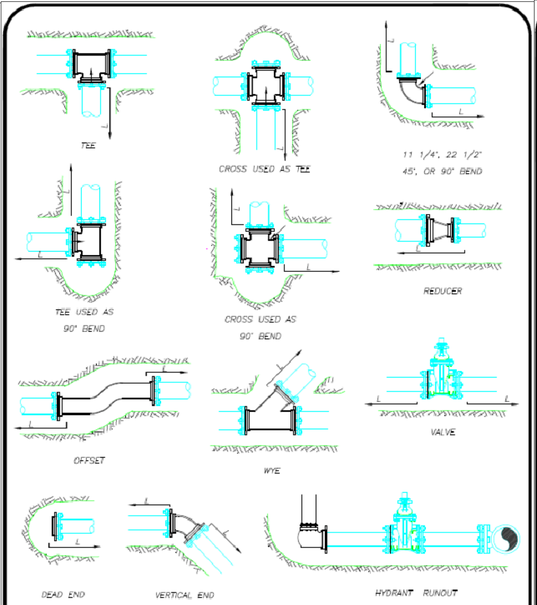


BACKFILLING REQUIREMENTS
N.T.S.

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.

EPUA COMMUNITY PROUD	BACKFILLING REQUIREMENTS	M-2
12-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING	
JLC	MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL JLC 2015	SHEET 1 OF 1	



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

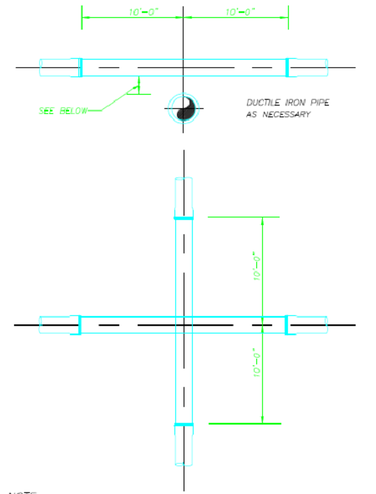
EPUA COMMUNITY PROUD	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
12-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING	
JLC	MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL JLC 2015	SHEET 1 OF 1	

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

EPUA COMMUNITY PROUD	MECHANICAL JOINT RESTRAINT NOTES	M-4
12-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING	
JLC	MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL JLC 2015	SHEET 1 OF 1	

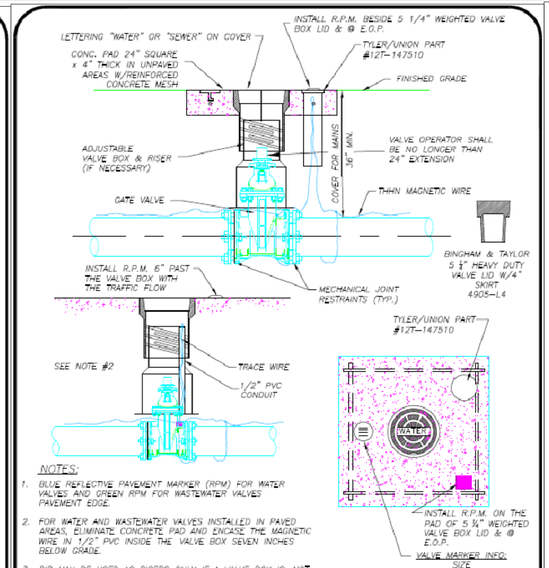


NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

EPUA COMMUNITY PROUD	UTILITY CROSSING DETAIL	M-5
12-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING	
JLC	MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL JLC 2015	SHEET 1 OF 1	

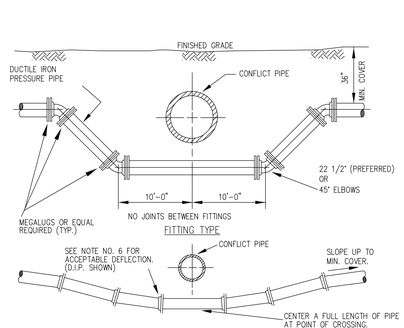


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

EPUA COMMUNITY PROUD	TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
12-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING	
JLC	MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL JLC 2015	SHEET 1 OF 1	

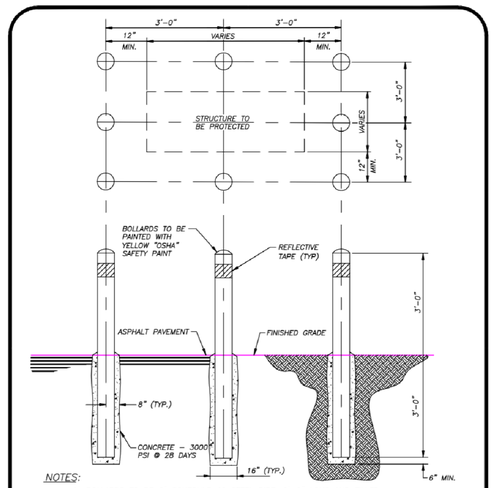


DEFLECTION TYPE

NOTES:

1. STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM 12" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED,
2. WHENEVER POSSIBLE MAINTAIN 10' (MIN 6') HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN MIN.
3. FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
4. FITTINGS SHALL BE RESTRAINED.
5. THE DEFLECTION TYPE CROSSING IS PREFERRED.
6. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION FOR DUCTILE IRON PIPE.
7. ALL EXPOSED TIE STEEL SHALL BE COATED WITH COAL-TAR EPOXY
8. POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH MIN. 12" VERTICAL SEPARATION. WHERE THIS MIN. SEPARATION CAN NOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MIN. 10' LONG CASING CENTERED OVER THE CROSSING WITH MIN. 6" VERTICAL SEPARATION.

RECLAIMED WATER MAIN POTABLE WATER/FORCE MAIN PRESSURE PIPE CONFLICT DETAIL



NOTES:

1) BOLLARDS TO BE 6" SCHEDULE 40 STEEL PIPE, 6'-0" LONG AND FILLED WITH CONCRETE.
2) BOLLARDS ON SIDE NOT ACCESSIBLE TO VEHICLES MAY BE OMITTED BY THE APPROVING AGENCY.
3) PLACE 6" WIDE YELLOW CLASS 4 REFLECTIVE TAPE 4" DOWN FROM TOP FOR FULL DIAMETER ON ALL BOLLARDS.
4) CONTRACTOR TO ASSURE THAT BOLLARDS ARE PLACED TO ALLOW FULL ACCESS TO THE PROTECTED FACILITY.

EPUA COMMUNITY PROUD	BOLLARD DETAIL	M-12
12-09 CONCRETE SLAB SLL JLC	WATER/WASTEWATER ENGINEERING	
JLC	MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL JLC 2015	SHEET 1 OF 1	

REVISIONS

REV PER FPUA 11/01/21

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Kings Highway Commerce Park
Fort Pierce, Florida

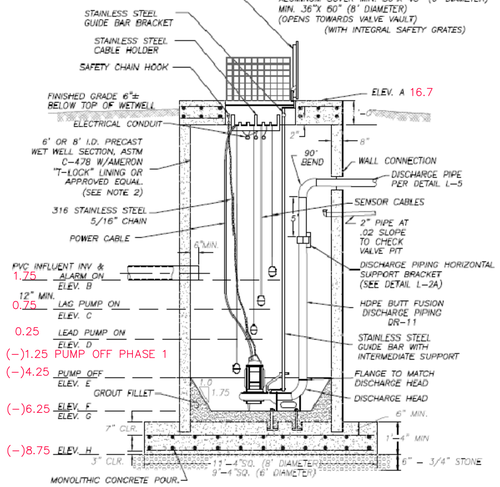
WASTEWATER DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/22/2021	NA	JHI	CLJ	2101-1355

SEAL

CDA # 6986

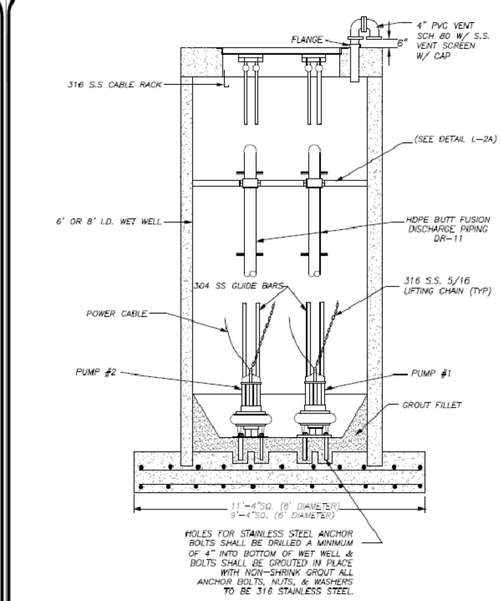
SHEET NO.
C-39



NOTES:

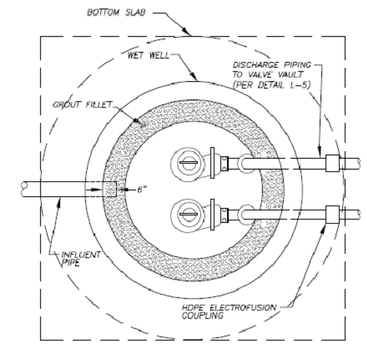
1. ALL INTERIOR CONCRETE SURFACES OF WET WELL NOT COVERED WITH AMERON "T-LOCK" SHALL HAVE 2 COATS OF COAL TAR EPOXY IN INSTANCES WHERE FPUA ENGINEERING DIRECTS.
2. "T-LOCK" OR APPROVED EQUAL SHALL ALSO BE REQUIRED ON ALL STRUCTURE PENETRATIONS AND THE INTERIOR OF THE TOP SLAB.
3. TRIPLEX MASTER LIFT STATIONS SHALL HAVE 12' DIAMETER WETWELL.
4. MINIMUM SIZE DISCHARGE PIPING SHALL BE AS FOLLOWS: 4" FOR 6' DIA WETWELL, 6" FOR 8' DIA WETWELL, AND 8" FOR 12' DIA WETWELL.
5. STRUCTURAL DESIGN– PER MANUFACTURERS SHOP DRAWINGS.
6. FLOATATION PER DESIGN ENGINEER.

FPUA COMMUNITY PROUD	LIFT STATION SECTION VIEW	L-1
	DESIGNED: JLM; DRAWN BY: JLM; APPROVED: JLC; COMPUTER FILE #: LIFT STATION DETAILS200802.DWG; SCALE: N.T.S.; DATE: FEBRUARY 2017	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1



HOLES FOR STAINLESS STEEL ANCHOR BOLTS SHALL BE DRILLED A MINIMUM OF 4" INTO BOTTOM OF WET WELL & BOLTS SHALL BE GROUTED IN PLACE WITH NON-SHRINK GROUT ALL ANCHOR BOLTS, NUTS, & WASHERS TO BE 316 STAINLESS STEEL.

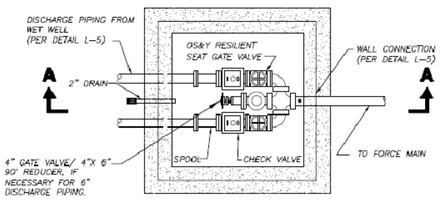
FPUA COMMUNITY PROUD	SECTION VIEW–DUPLEX PUMP INSTALLATION	L-2
	DESIGNED: JLM; DRAWN BY: JLM; APPROVED: JLC; COMPUTER FILE #: LIFT STATION DETAILS200802.DWG; SCALE: N.T.S.; DATE: FEBRUARY 2017	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1



NOTE:

TOP SLAB NOT SHOWN FOR CLARITY

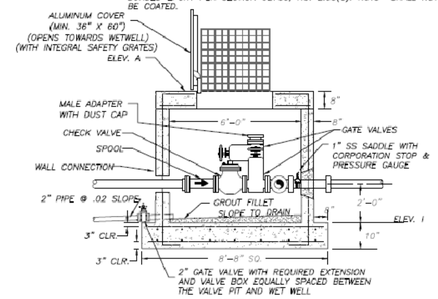
FPUA COMMUNITY PROUD	LIFT STATION PLAN VIEW	L-3
	DESIGNED: JLM; DRAWN BY: JLM; APPROVED: JLC; COMPUTER FILE #: LIFT STATION DETAILS200802.DWG; SCALE: N.T.S.; DATE: DECEMBER 2007	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1



PLAN

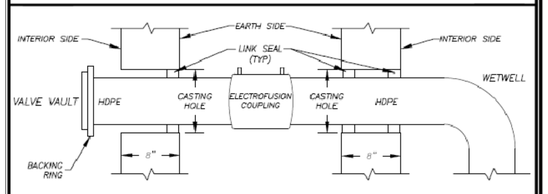
NOTES:

1. TOP SLAB NOT SHOWN FOR CLARITY
2. VALVES, PIPES, & FITTINGS ALL 4" I.D. OR LARGER FOR DISCHARGE PIPING. (AS PER SECTIONS 02600 & 02732)
3. ALL INTERIOR DUCTILE IRON PIPING SHALL BE COATED WITH FUSION BONDED EPOXY PER SECTION 02735, NO. 2.05(C). NUTS SHALL NOT BE COATED.



SECTION A–A

FPUA COMMUNITY PROUD	LIFT STATION VALVE PIT	L-4
	DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE #: LIFT STATION DETAILS200802.DWG; SCALE: N.T.S.; DATE: DECEMBER 2007	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1



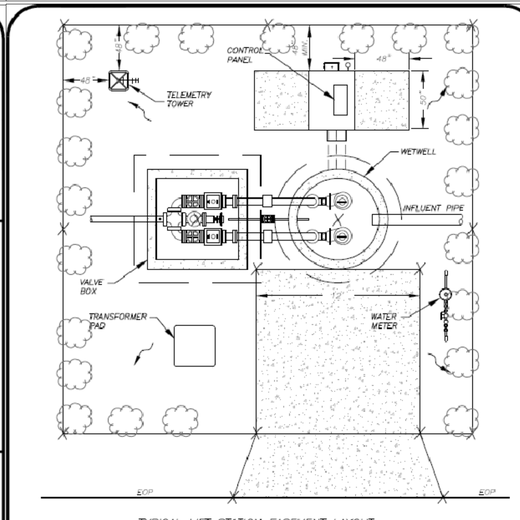
HDPE

NOTE:

1) MODEL "OS–316" LINK–SEAL MODULAR SEALS WITH NITRILE ELEMENTS OR APPROVED EQUAL.
2) CASTING HOLE DIAMETER VARIES WITH THE SIZE OF WET–WELL DISCHARGE PIPE.

DISCHARGE PIPE	CASTING HOLE DIAMETER
4" HDPE DR–11	8 INCHES
6" HDPE DR–11	10 INCHES

FPUA COMMUNITY PROUD	LIFT STATION TO VALVE VAULT PIPING CONNECTION DETAIL	L-5
	DESIGNED: JLM; DRAWN BY: JLM; APPROVED: JLC; COMPUTER FILE #: LIFT STATION DETAILS200802.DWG; SCALE: N.T.S.; DATE: DECEMBER 2007	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1

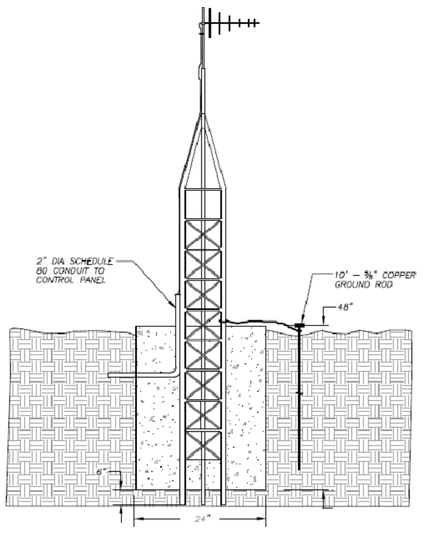


TYPICAL LIFT STATION EASEMENT LAYOUT
N.T.S

NOTES:

1) ONLY TO BE USED FOR GENERAL SITE LAYOUT. REFER TO FPUA'S LIFT STATIONS, PUMPS, AND CONTROL DESIGN AND CONSTRUCTION STANDARDS 02735 FOR SPECIFIC CONSTRUCTION REQUIREMENTS.
2) LANDSCAPE AROUND LIFT STATION PER LOCAL ORDINANCE. (COCO PLUM)
3) AREA TO BE LAID WITH SOD.
4) BOLD "X" REPRESENTS ELEVATIONS NECESSARY TO CONFIRM DRAINAGE AND INSTALLATION REQUIREMENTS.
5) LIFT STATION EASEMENT SHALL MEASURE 30' x 30' (MINIMUM)

FPUA COMMUNITY PROUD	LIFT STATION LAYOUT PLAN	L-6
	2015 CONCRETE PAD; DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE #: LIFT STATION DETAILS200802.DWG; SCALE: N.T.S.; DATE: AUGUST 2014	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1

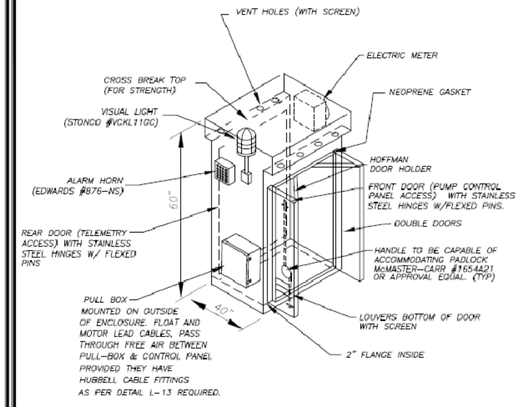


NOTE

1. CONSTRUCT TELEMETRY TOWER SUCH THAT THE ANTENNA IS AT LEAST 10 FEET AWAY FROM ELECTRIC DISTRIBUTION LINES.

150 MPH WIND RATED

FPUA COMMUNITY PROUD	RADIO TOWER LAYOUT – REMOTE SITE	L-7
	2015 DESIGNED: JLM; DRAWN BY: JLM; APPROVED: JLC; COMPUTER FILE #: LIFT STATION DETAILS200802.DWG; SCALE: N.T.S.; DATE: DECEMBER 2007	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1



NOTES:

1. ATTACH ENCLOSURE TO EQUIPMENT PAD WITH A MINIMUM OF 12– 3/8" x 3 1/2" STAINLESS STEEL DRILLED ANCHORS.
2. ENCLOSURE SHALL BE OF 1/8" GAUGE 5052 ALUMINUM.

FPUA COMMUNITY PROUD	LIFT STATION OVER–HOUSE CONTROL PANEL	L-8
	DESIGNED: JLC; DRAWN BY: JLM; APPROVED: JLC; COMPUTER FILE #: LIFT STATION DETAILS200802.DWG; SCALE: N.T.S.; DATE: DECEMBER 2007	FT. PIERCE UTILITIES AUTHORITY; SHEET 1 OF 1

REVISIONS

Jeff H. Iravani, Inc.
Consulting Engineers
1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
EMAIL: JHI@bellsouth.net
TEL: (561) 575–6030
FAX: (561) 575–6088
WEBSITE: www.JHIinc.com

Kings Highway Commerce Park
Fort Pierce, Florida

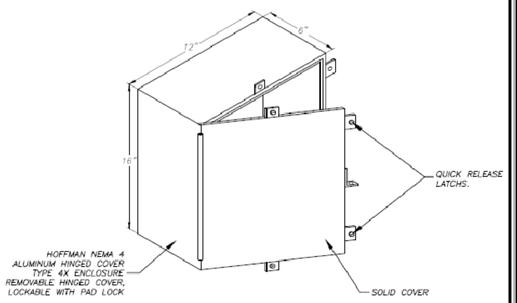
LIFT STATION DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY:	JOB NO.
01/22/2021	NA	JHI	CLJ	2101–1355

SEAL

CDA # 6986

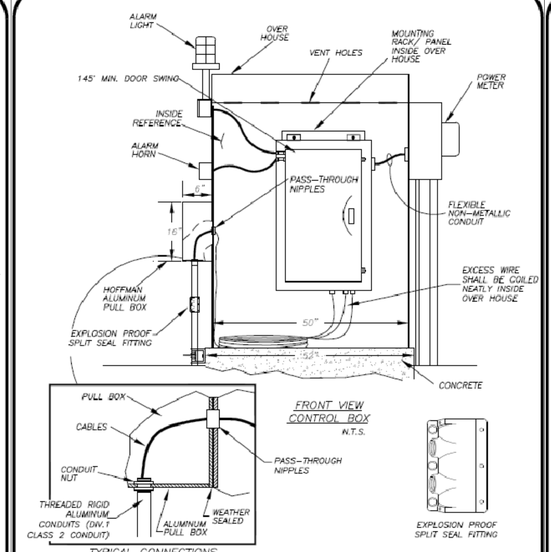
SHEET NO.
C–40



NOTES

1. MOTOR LEADS AND FLOAT LEADS SHALL BE CONTINUOUS THROUGH PULL BOX.
2. CABLES FROM PULL BOX TO CONTROL PANEL SHALL BE SEALED OFF WITH HUBBLE FITTINGS P-200KLBK (SEE DETAIL L-10.)
3. CAT NO. A-16P12AL (16" X 12" X 6"), LARGER ENCLOSER MAY BE REQUIRED.

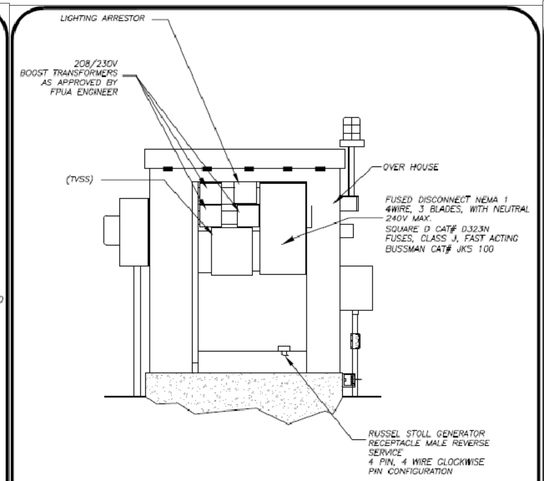
FPUA COMMUNITY PROUD	LIFT STATION PULL BOX		L-9
2015 DATE:	REVISION:	BY:	APPD:
DESIGNED: JJH	COMPUTER FILE #: LIFT STATION DETAILS2016002.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: CJM	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: DECEMBER 2007		SHEET 1 OF 1



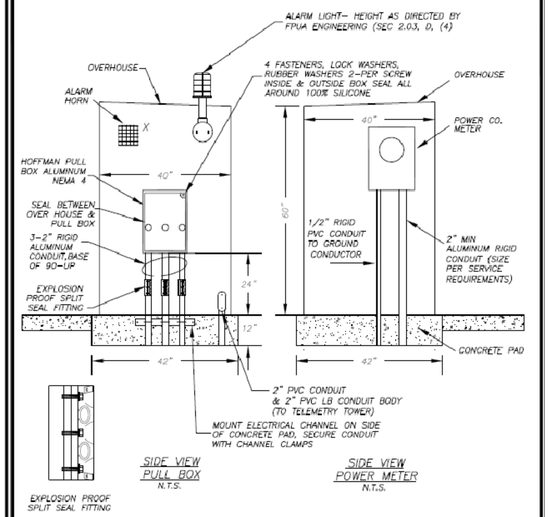
TYPICAL CONNECTIONS INSIDE DETAIL

PULL BOX MUST BE NEMA 4, CONDUIT WILL BE ALUMINUM, RIGID AND THREADED ENDS, CONNECTIONS FROM ELBOW TO BOTTOM OF PULL BOX, AS PER "NFPA 820 STANDARDS, CLASS1 DIVISION2, AND NEC, SECTION 501-4 UNDER EXCEPTION4.

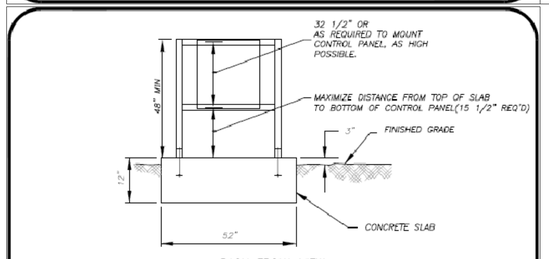
FPUA COMMUNITY PROUD	CONTROL PANEL / OVERHOUSE FRONT VIEW		L-10
2014 DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE #: LIFT STATION DETAILS2016002.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: DECEMBER 2007		SHEET 1 OF 1



FPUA COMMUNITY PROUD	CONTROL PANEL / OVERHOUSE REAR VIEW		L-11
2014 DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE #: LIFT STATION DETAILS2016002.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: DECEMBER 2007		SHEET 1 OF 1



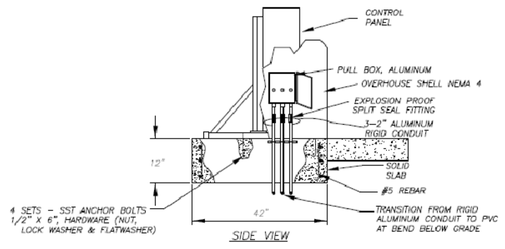
FPUA COMMUNITY PROUD	LIFT STATION CONTROL PANEL OVERHOUSE SIDE VIEWS		L-12
2014 DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE #: LIFT STATION DETAILS2016002.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: DECEMBER 2007		SHEET 1 OF 1



RACK FRONT VIEW

NOTES:

1. ALL BOLTS, NUTS & WASHERS REQUIRED FOR ASSEMBLING FRAMING SHALL BE 316 STAINLESS STEEL
2. FRAMING SHALL BE 2" SQ. 5052 ALUMINUM TUBING.



SIDE VIEW

FPUA COMMUNITY PROUD	LIFT STATION EQUIPMENT MOUNTING RACK		L-13
2014 DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	COMPUTER FILE #: LIFT STATION DETAILS2016002.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: DECEMBER 2007		SHEET 1 OF 1

PUMP DATA: MANUFACTURER, Barnes with 130mm Impeller
MOD. No. XGV IMP. No. 50N2 MOTOR, _____ HP, ____
RPM, _____ VOLTS, 230 PHASE, 60 HERTZ

OPERATING CONDITIONS: 244 GPM AT 75.5 TDH. 34.5 % EFFICIENCY

AS-BUILT: PUMP NO. 1: _____ GPM AT _____ TDH.
PUMP NO. 2: _____ GPM AT _____ TDH.

WET WELL: SIZED FOR MINIMUM PUMP CYCLE TIME OF 5 MINUTES AND A MAXIMUM OF 12 PUMP STARTS PER HOUR. WORKING DEPTH 3 FT. WORKING VOLUME 1,128 GALS.

ELECTRICAL: FEEDERS AND CONDUIT _____ MAIN SWITCH _____ POLES _____ AMPS

REVISIONS

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WEBSITE: www.JHIinc.com

Kings Highway Commerce Park
Fort Pierce, Florida

LIFT STATION DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/22/2021	NA	JHI	CLJ	2101-1355

SEAL

CDA # 6986

SHEET NO.
C-41

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

WHITE ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

DRY DET-4
0.70 AC
(BIO-SWALE)

DRY DET-5
2.59 AC (BIO-SWALE)

CONST SILT FENCE
TYP

FUTURE TRAILER PARKING

LITTORAL
ZONE

FOUNTAIN

LAKE-1
5.34 AC

BLDG-C
PH-II
750.5 KSF
40 KSF OFFICE
710.5 KSF WAREHOUSE

600'

1,250'

DRY DETENTION-7 11.63 AC (BIO-SWALE)

PETERS ROAD

LITTORAL
ZONE

FOUNTAIN

DRY DET-6
2.56 AC

CONST SILT FENCE
TYP

40'X50' CONSTRUCTION ENTRANCE
12" DEEP #4 FDOT AGGREGATE
2-REQ

LAKE-2
1.93 AC

LITTORAL
ZONE

FOUNTAIN

BENCH W/TRASH BIN
TYP

BLDG-A
PH-IA
265.4 KSF
17 KSF OFFICE
248.4 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

BLDG-B
PH-IB
220.3 KSF
15 KSF OFFICE
205.3 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

LITTORAL
ZONE

LAKE-3
2.30 AC

FOUNTAIN

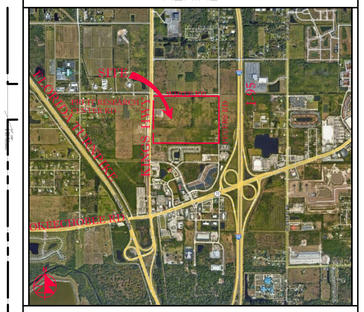
295.04'

DRY DETENTION-8 2.07 AC

2215.32'

CONST SILT FENCE
TYP

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 50' 100' 200'

SCALE: 1" = 100'

NOTES:

1. SILT FENCE SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. FILTER FABRIC SHALL BE INSTALLED UNDER INLET GRATES IN CONSTRUCTION AREAS & SHALL BE MAINTAINED/REPLACED AS REQ'D. FABRIC SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS HAVE BEEN RESTORED, CLEANED FREE OF SEDIMENTATION & SOD IS INSTALLED AS REQ'D.
3. MINIMUM 6" DEEP #1 FDOT AGGREGATE SHALL BE INSTALLED AT THE CONSTRUCTION ENTRANCE PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL STABILIZE / SEED & MULCH ANY DISTURBED AREA WITH NO WITH NO CONTRUCTION ACTIVITY IN 14 DAYS.
5. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES FOR EROSION & SEDIMENTATION CONTROL PER FDEP GUIDELINE.
6. ALL LAKES SHALL BE EXCAVATED WET WITH NO DEWATERING.
7. ALL DEWATERING DISCHARGE SHALL BE KEPT ON SITE.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

LEGEND

●19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
RPBFP	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

REVISIONS

REV PER CITY 06-25-21
REV PER SP 06-25-21
REV PER SLC 07-26-21
REV PER FDOT 08-25-21
REV PER FDOT 09-17-21
REV PER FPUA 11-30-21
REV PER SP 01-15-21

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Kings Highway Commerce Park
Phase-II
Fort Pierce, Florida

Pollution Prevention Plan

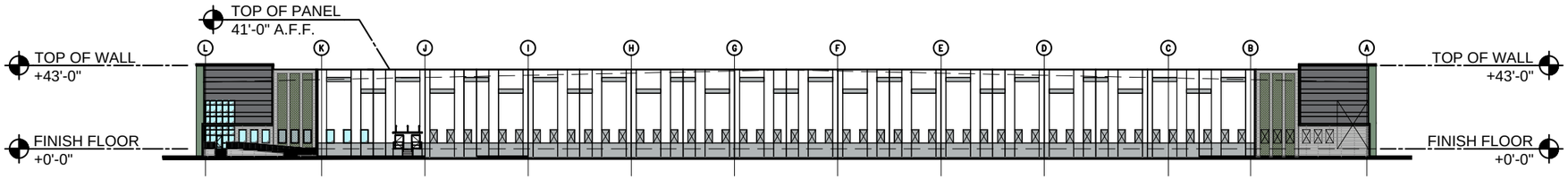
DRAWN BY: DDI
DESIGNED BY: JHI
SCALE: 1" = 100'
DATE: 01-22-2021

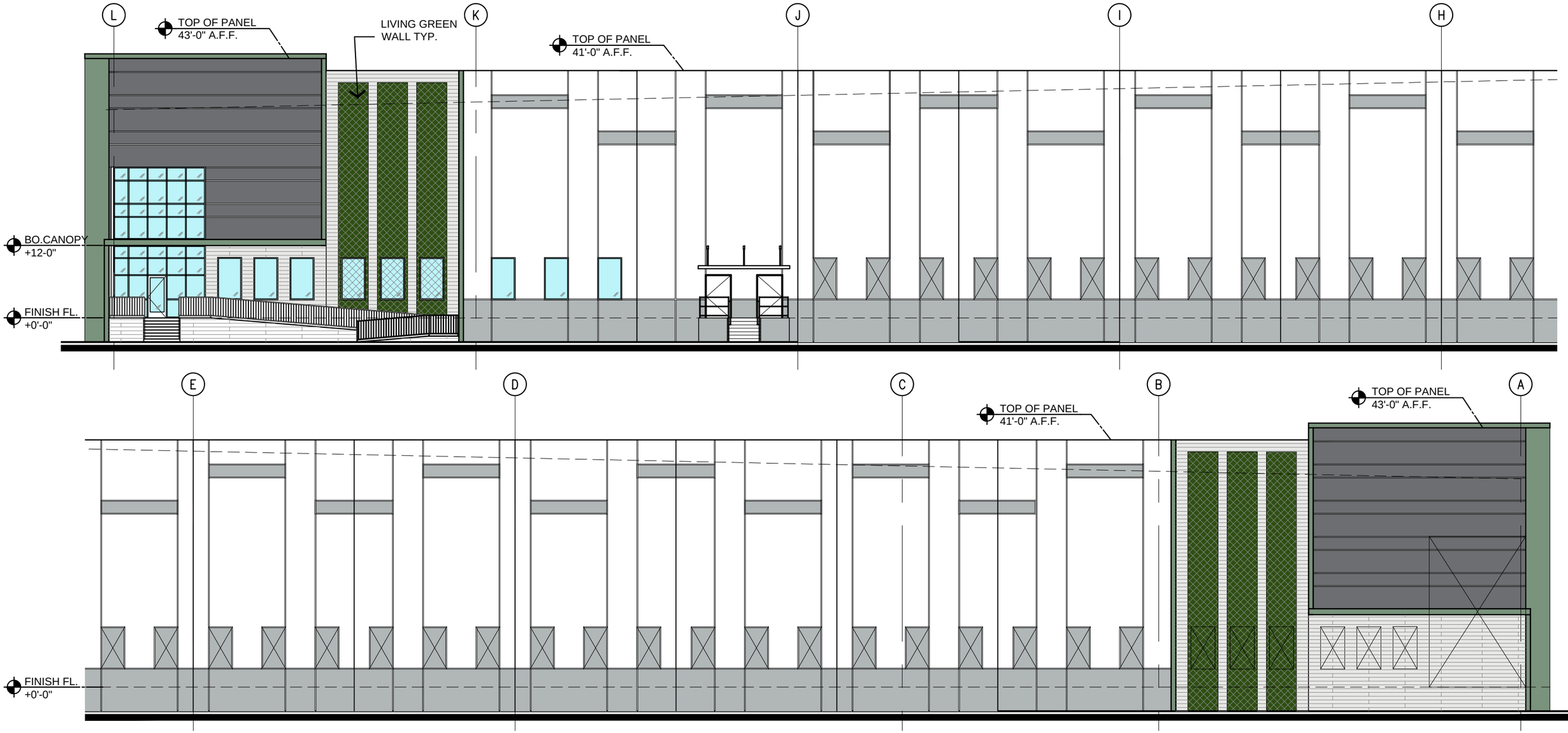
SEAL

COA 6986

SHEET NO.
C-42

STOP





0' 8' 16'

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

KINGS HIGHWAY COMMERCE PARK

BUILDING C - WEST ELEVATIONS

FEBRUARY 22, 2022

FT. PIERCE, FLORIDA

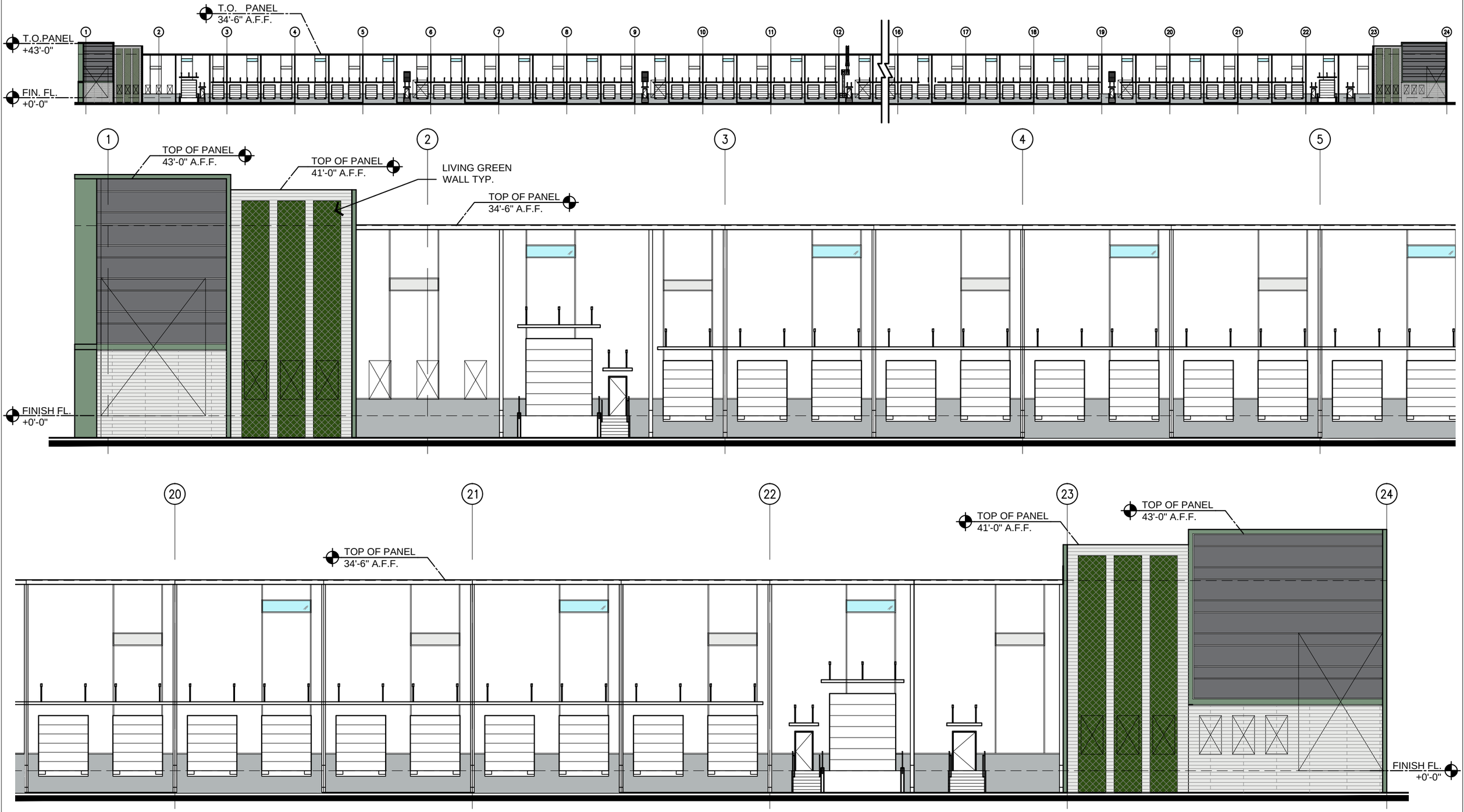
21384

JOINT VENTURE OF:

SCANNELL PROPERTIES

LEGACY DEVELOPMENT PARTNERS

C4 ARCHITECTURE



0' 8' 16'

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

KINGS HIGHWAY COMMERCE PARK

BUILDING C - SOUTH ELEVATIONS

FEBRUARY 22, 2022

FT. PIERCE, FLORIDA

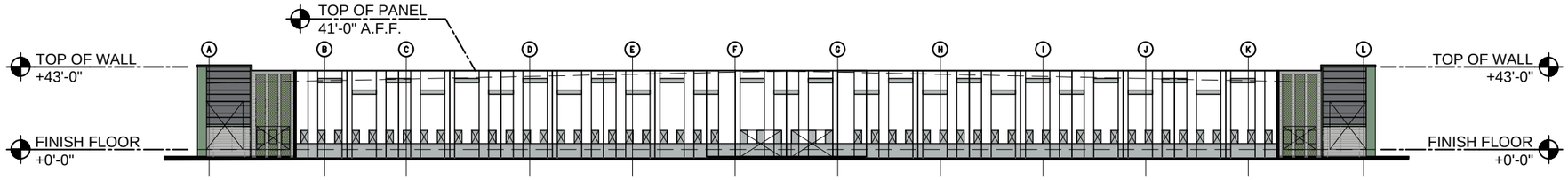
21384

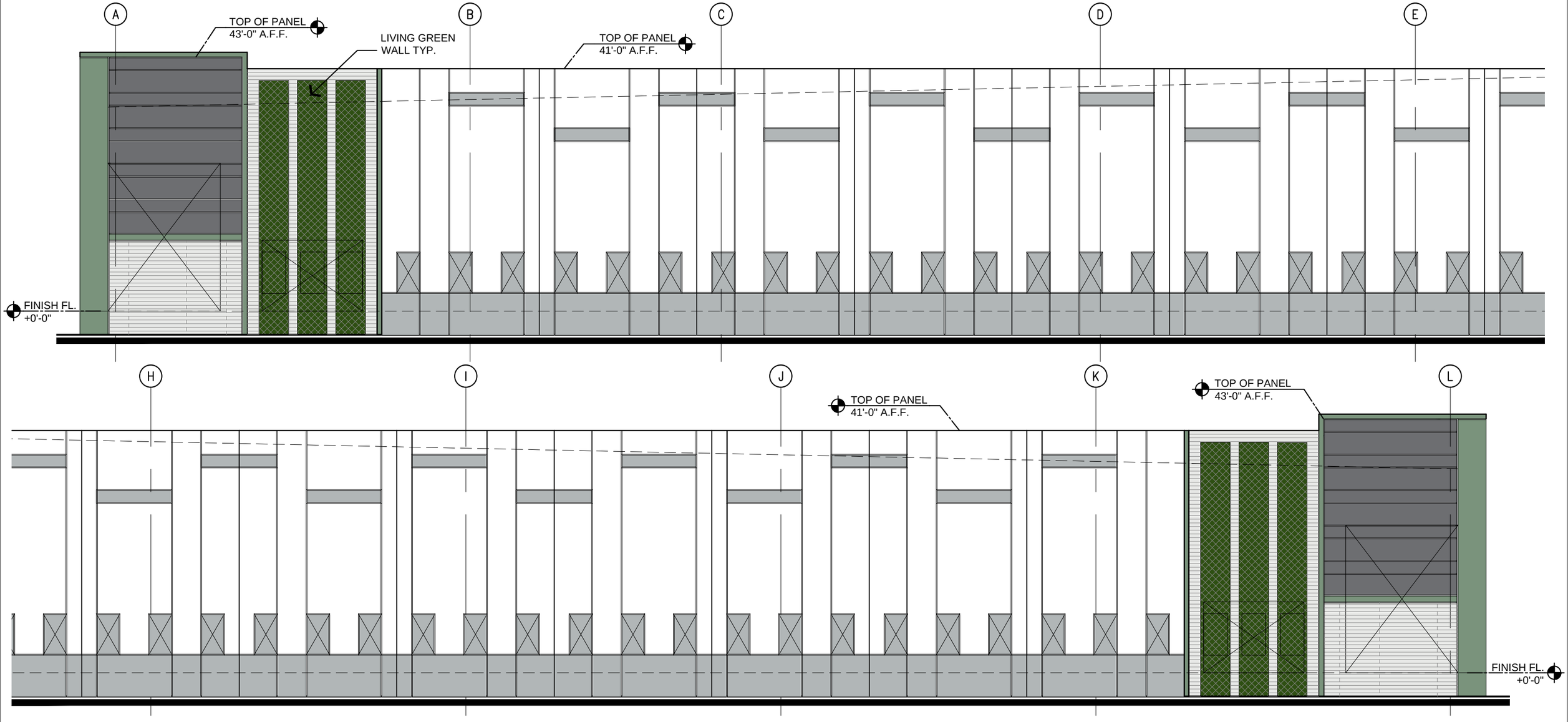
JOINT VENTURE OF:

SCANNELL PROPERTIES

LEGACY DEVELOPMENT PARTNERS

C4 ARCHITECTURE





0' 8' 16'

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

KINGS HIGHWAY COMMERCE PARK

BUILDING C - EAST ELEVATIONS

FEBRUARY 22, 2022

FT. PIERCE, FLORIDA

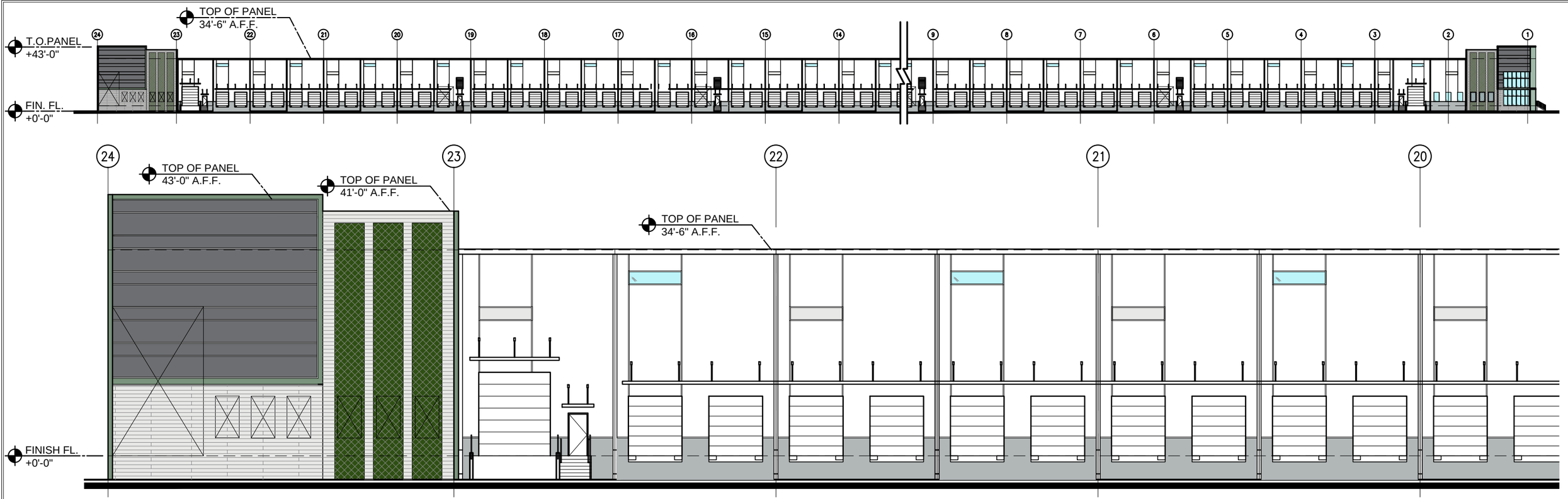
21384

JOINT VENTURE OF:

SCANNELL PROPERTIES

LEGACY DEVELOPMENT PARTNERS

C4 ARCHITECTURE



0' 8' 16'

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

K·I·N·G·S H·I·G·H·W·A·Y C·O·M·M·E·R·C·E P·A·R·K

BUILDING C - NORTH ELEVATIONS

FEBRUARY 22, 2022

FT. PIERCE, FLORIDA

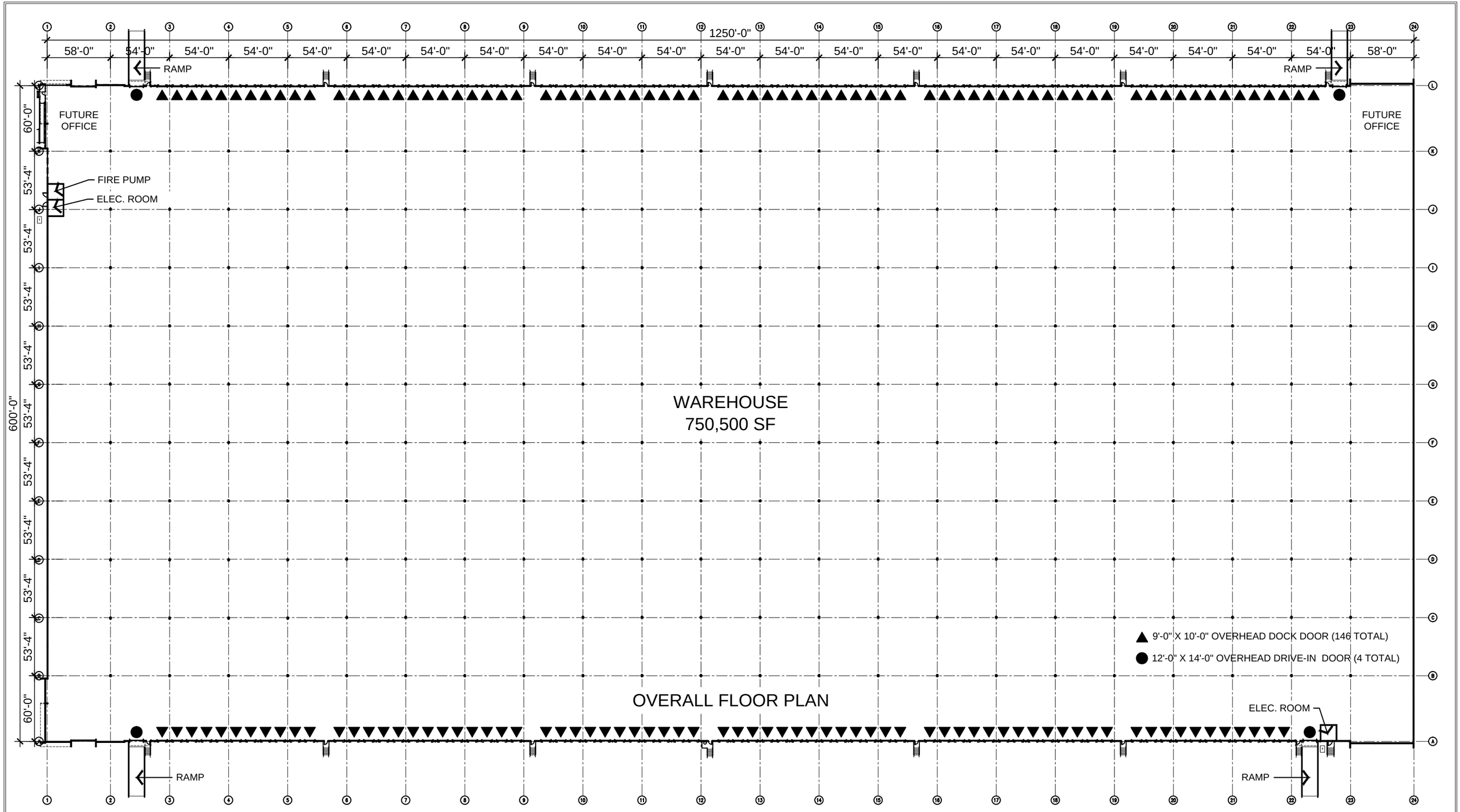
21384

JOINT
VENTURE OF:

SCANNELL PROPERTIES

LEGACY DEVELOPMENT PARTNERS

C4 ARCHITECTURE



OVERALL FLOOR PLAN

North

0' 40' 80'

SCALE:1"=80'-0"

FEBRUARY 23, 2022

K·I·N·G S H·I·G·H·W·A·Y

SPECULATIVE WAREHOUSE

FT. PIERCE, FLORIDA

21384

JOINT VENTURE OF:

SCANNELL PROPERTIES

LEGACY DEVELOPMENT PARTNERS

C4 ARCHITECTURE

UNITY OF TITLE

BY THESE PRESENTS, Scannell Properties #533, LLC, an Indiana limited liability company, hereinafter referred to as "Owner," for good and valuable consideration hereby agrees to restrict the use of lands more particularly described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the City Commission for the City of Fort Pierce, Florida.

3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County.

Signed, sealed, executed and acknowledged on the 10th day of February, 2022, in Marion County, Indiana.

Witnesses:

Signature

Shannon Parkhurst
Printed Name

Julie Troha
Signature

Julie Troha
Printed Name

Owner:

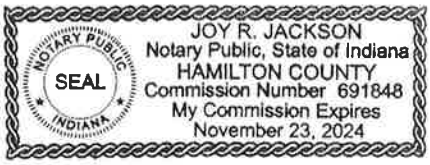
Scannell Properties #533, LLC

BY: _____
Marc Pfleging, Manager

STATE OF INDIANA
COUNTY OF MARION

I hereby certify that the foregoing instrument was acknowledged before me this 10th day of February, 2022, by Marc Pfleging, Manager of Scannell Properties #533, LLC. He is (X) personally known to me or ( ) has produced _____ as identification.

NOTARY PUBLIC



Joy R. Jackson

Name Printed:
My Commission Expires: 11/23/24

EXHIBIT “A”

EXHIBIT A

LEGAL DESCRIPTION

Tract I

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

The South 400 feet of the North 903.20 feet of the East 750 feet of the West 775 feet.

Together with the South 35.30 feet of the North 938.50 feet of the East 750 feet of the West 775 feet;

Less the South 35.30 feet of the North 538.50 feet of the East 750 feet of the West 775 feet.

ALL Less any road rights of way and canal rights of way.

Tract II:

Parcel 1:

The West 455.58 feet of the East 1118.54 of the North Half of the North Half of the South Half of the Northwest ¼ of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Parcel 2:

The West 1088.54 feet of the East 1118.54 of the South 264.18 feet of the South Half of the North Half of the South Half of the Northwest ¼ of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

AND

An easement and right-of-way for the purpose of ingress and egress across the following described tract of land:

The North 60 feet of the West 1088.54 feet of the East 1118.54 feet of the South ½ of the North ½ of the South ½ of the Northwest ¼ of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

The easement herein granted shall be deemed appurtenant to and run with the ownership of Parcel 1 and Parcel 2 and their respective heirs, successors and assigns in title to all or part of the Parcel 1 and Parcel 2.

Tract III:

PARCEL 1 (FEE SIMPLE ESTATE)

The Northwest Quarter of the Northwest Quarter and the West Half of the West Half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; LESS AND EXCEPTING there from the South 400 feet of the North 903.20 feet of the East 750 feet of the West 775 feet of said Section 24; LESS right-of-way for Kings Highway and White Road.

Together with the following described Parcel "A":

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; more particularly described as follows:

The South 35.30 feet of the North 538.50 feet of the East 750 feet of the West 775 feet of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Less the following described Parcel "B":

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; more particularly described as follows:

The South 35.30 feet of the North 938.50 feet of the East 750 feet of the West 775 feet of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Further LESS AND EXCEPT the lands as more particularly described in Order of Taking recorded September 29, 2016 in Official Records Book 3917, Page 899.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE)

Together with the non-exclusive easement as created by that certain Grant of Easement - Sewer recorded June 20, 2005 in Official Records Book 2276, Page 2280 as modified by Modification of Easement recorded in Official Records Book 2382, Page 1131, of the Public Records of St. Lucie County, Florida.

Tract IV:

The North ½ of the South ½ of the Northwest ¼ of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, LESS the East 1118.54 feet and the West 25 feet thereof and LESS that part taken in Stipulated Order of Taking recorded in Official Records Book 3904, Page 1474, of the Public Records of St. Lucie County, Florida.

AND

The North 60 feet of the West 1088.54 feet of the East 1118.54 feet of the South ½ of the North ½ of the South ½ of the Northwest ¼ of Section 24, Township 35 South, Range 39 East, St. Lucie, County Florida.

Tract V:

Parcel 1

The East Three Quarters (3/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24) Township Thirty-five(35) South Range Thirty-nine (39) East, less and excepting therefrom the North 35 feet and less the East 25 feet for road rights of way and less and except parcels conveyed to Earle T. Field, Jr. and Theresa M. Field, his wife in Deed Book 206, page 141 and in Official Records Book 492, page 1228; and less parcel conveyed to Robert Langel and Lillian Langel, his wife in Deed Book 207, page 165, all of the Public Records of St. Lucie County, Florida.

Parcel 2

From the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; thence run North 100 feet; thence run West 25 feet to the Point of Beginning; continue West 213.71 feet; thence North 208.71 feet; thence East 213.71 feet; thence South 208.71 feet to the Point of Beginning. Less and except any portion lying in road right of way for Peters Road.

Parcel 3

From the Interior Quarter Section Corner of Section 24, Township 35 South, Range 39 East, run North along the East line of the Northwest 1/4 of said Section 1790.5 feet; thence West 25 feet to the Point of Beginning: from said Point of Beginning run West 155 feet: thence North 150 feet; thence East 155 feet; thence South 150 feet to the Point of Beginning; being a part of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Parcel 4

The South 60 feet of the East 125 feet of the following described property:

The North 1/2 of NE 1/4 of SE 1/4 of the NW 1/4 of Section 24, Township 35 South, Range 39 East, the same being the North 1/2 of Lot 9, of the NW 1/4, according to the Boston and Florida Atlantic Coast Land Company's Subdivision according to the plat thereof as recorded in Plat Book 3, page 32, of the Public Records of St. Lucie County, Florida.
Less and Except the East 25 feet for Road Right of Way

Tract VI:

The North 1/2 of the NE 1/4 of the SE 1/4 of the NW 1/4, less the South 60 feet of the East 125 feet and less the East 30 feet, Section 24, Township 35 South, Range 39 East, lying and being in St. Lucie County, Florida.

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 2

KING'S HWY.

℄ CONST. KINGS HWY

713-2.)

LAKE
1.97 AC.

LITTORAL PLANTING (5,394 sf)
(299) GREAT SPIKE RUSH
(212) PICKEREL WEED
(208) FIRE FLAG

LITTORAL ZONE

FOUNTAIN

20' LME

SOD

FIRE HYDRANT

STOP SIGN AND BAR

WATER MAIN

BACKFLOW

TYPE F CURB

CATCH BASIN

TYPE D CURB TYP

LIGHTING

STOP SIGN AND BAR

BLDG-A
PH-1
265 KSF
17 KSF OFFICE
248 KSF WAREHOUSE

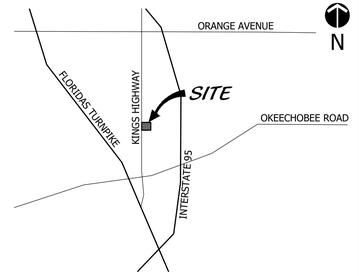
RAMP

TYPE F CURB

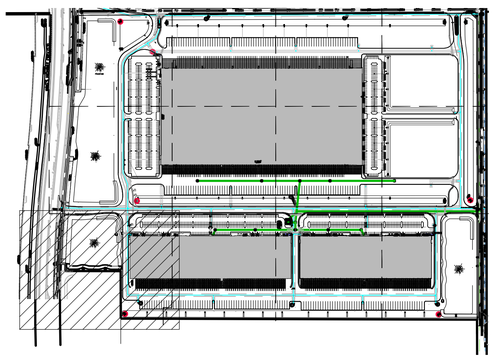
LIGHTING

FIRE HYDRANT TYP

LOCATION MAP



SHEET LAYOUT MAP



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

Landscape Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
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Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

King's Highway Commerce Park

Landscape Plan
City of Fort Pierce, Florida

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	21-0130
DATE	04-28-21
REVISIONS	06-25-21
	02-25-21

February 24, 2022 5:00:03 p.m.
Drawing: 21-0130 LP1.DWG

SHEET 1 OF 13

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MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 3

BLDG-A
PH-1
265 KSF
17 KSF OFFICE
248 KSF WAREHOUSE

STORM SEWER

LIGHTING

CATCH BASIN

CATCH BASIN (TYP)

TYPE 'D' CURB TYP

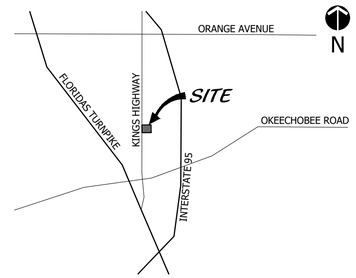
CATCH BASIN TYP

CATCH BASIN TYPE D CURB TYP

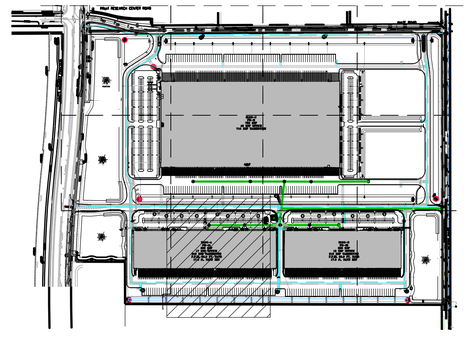
FIRE HYDRANT TYP

SOD

LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

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Landscape Plan
City of Fort Pierce, Florida

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

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DRAWN	AGB
APPROVED	DEH
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MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4

SOD

TYPE 'D' CURB TYP

LIGHTING

LIFT STATION

5'

STOP SIGN AND BAR

DETECTABLE WARNING STIP

TYPE 'D' CURB

9.5'

19'

SOD STRIP TYP.

ADA RAMP TYP

BLDG-A
PH-1
265 KSF
17 KSF OFFICE
248 KSF WAREHOUSE

BLDG-B
PH-1
220 KSF
14 KSF OFFICE
207 KSF WAREHOUSE

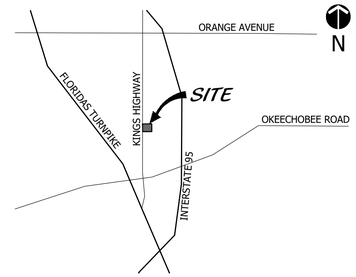
FIRE PUMP

ELECT YARD

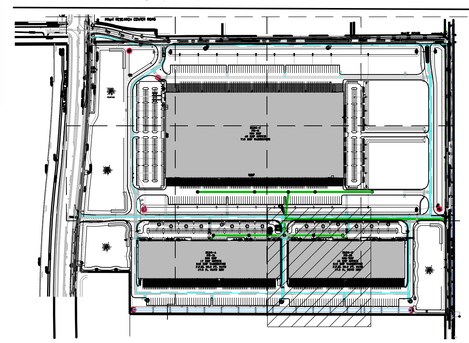
DMPSTR ENCL

FIRE HYDRANT TYP

LOCATION MAP



SHEET LAYOUT MAP



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City of Fort Pierce, Florida

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SHEET 3 OF 13

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MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

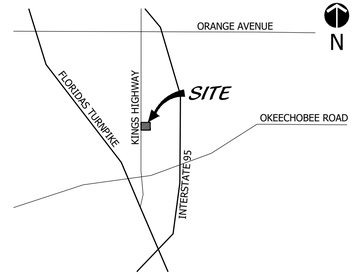
BLDG-B
PH-1
220 KSF
14 KSF OFFICE
207 KSF WAREHOUSE

PETERS ROAD

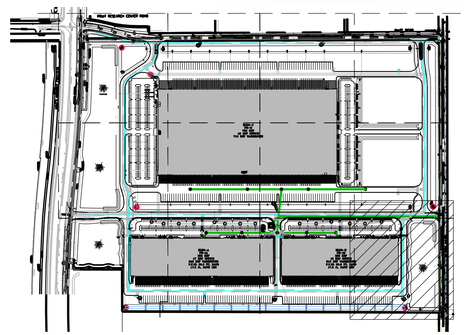
23+00
24+00
25+00
26+00
27+00
28+00
29+00

SOD
FIRE HYDRANT TYP
6' CROSS WALK
BACKFLOW
WATER MAIN
FDC TYP
BENCH WITH TRASH CAN TYP
LITTORAL ZONE
LITTORAL PLANTING (3,947 sf)
(219) GREAT SPIKE RUSH
(155) PICKEREL WEED
(152) FIRE FLAG
BENCH
EXISTING OAK TREE TO REMAIN
TYPE F CURB TYP
LIGHTING
20' LME

LOCATION MAP



SHEET LAYOUT MAP



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City of Fort Pierce, Florida

0' 15' 30' 60'
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SHEET 4 OF 13

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MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

CE 2
CIR 12
CE 4
CIR 104
MUH 21
IE 1
CE 4
MUH 21
IE 1
CE 5
QV 24
QV 19
QV 9

BIO SWALE PLANTINGS (15,199 sf)
(1,567) WIREGRASS
(2,340) SEAOXEYE DAISY
(1,343) PINK MUHLY GRASS

BIO SWALE PLANTINGS (12,164 sf)
(1,254) WIREGRASS
(1,873) SEAOXEYE DAISY
(1,075) PINK MUHLY GRASS

SOD
SOD

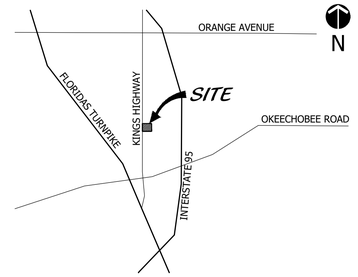
QV 2
SOD
PEZ 5
MUH 28
QV 3
PEZ 5
HD 56
QV 3
PEZ 5
MUH 24
QV 3
PEZ 5
HD 56
QV 3
MDD 1
CI 240
LID 5
PHM 1
LJIG 4
PS 190
CH1 2
AGO

17+00
18+00
19+00
20+00
21+00
22+00

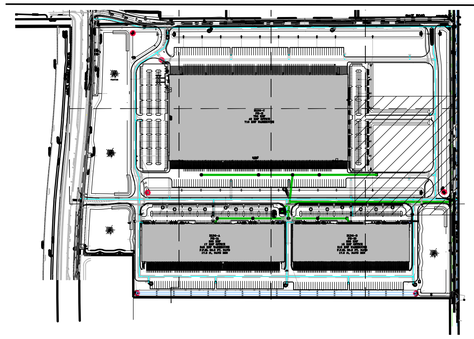
PETER'S ROAD

STA 22+44.34 S PETERS RD

LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

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www.cotleurhearing.com
Lic# LC-26000535

King's Highway Commerce Park

Landscape Plan
City of Fort Pierce, Florida

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

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	21-0130
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February 24, 2022 5:00:03 p.m.
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SHEET 5 OF 13

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MATCHLINE SEE SHEET 11

SE

BLDG C
PH-II
750 KSF
40 KSF OFFICE
710 KSF
WAREHOUSE

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5

CID 60
QV 2
BS 3
HD 174
CID 60
QV 2
CLD15 93
MUH 28
IE 2
CID 33
QV 1
MUH 28
CID 33
QV 1
IE 2
CID 60
IE 2
TF 74
TF 33
CIR 24
QV 3
SP 5
MUH 107
SPC 5
QV 4
QV 17
QV 3

BIO SWALE PLANTINGS (20,744 sf)
(2,138) WIREGRASS
(3,194) SEAOXEYE DAISY
(1,833) PINK MUHLY GRASS

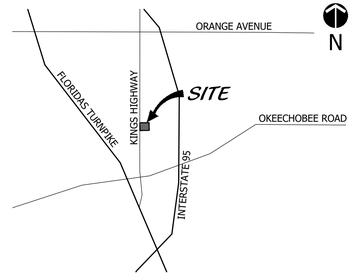
S2

SOD
SOD
SOD

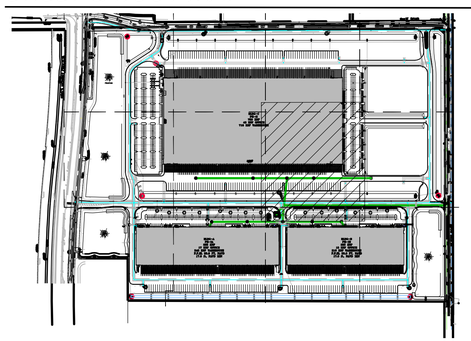
SANITARY SEWER
STORM SEWER
WATER MAIN

MATCHLINE SEE SHEET 3

LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

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King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

0' 15' 30' 60'
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SHEET 6 OF 13

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MATCHLINE SEE SHEET 10

BLDG C
PH-II
750 KSF
40 KSF OFFICE
710 KSF
WAREHOUSE

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

BIO SWALE PLANTINGS (20,136 sf)
(2,076) WIREGRASS
(3,101) SEAOXEYE DAISY
(1,779) PINK MUHLY GRASS

SOD

SOD

SOD

SOD

OV
16

WATER MAIN

TYPE F CURB
TYP

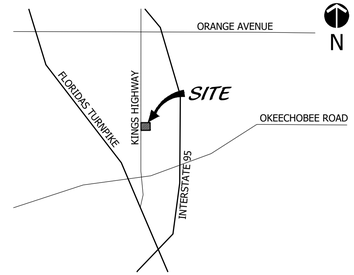
CATCH
BASIN
TYP

WATER MAIN

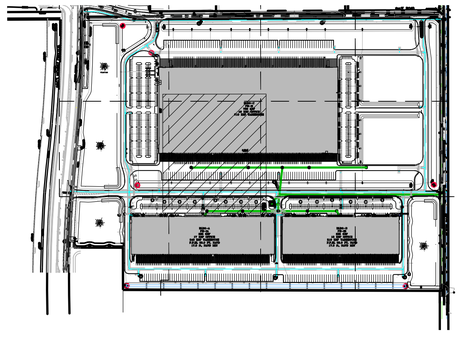
WATER MAIN

MATCHLINE SEE SHEET 2

LOCATION MAP



SHEET LAYOUT MAP



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SHEET 7 OF 13

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MATCHLINE SEE SHEET 9

KING'S HWY.

SOD

QV 1

MUH 46

PE2 3

QV 2

QV 1

CU3 70

SP 5

QV 1

SOD

MUH 46

PE2 3

PERMANENT EASEMENT

QV 2

TF 19

CU3 70

SP 5

SOD

QV 2

LI3 2

SOD

QV 2

PE2 3

MUH 46

LI3 4

QV 1

RL 125

PD 89

PHM 1

SOD

AGG 2

MONUMENT SIGN LOCATION 1

MDD 5

QV 4

STORM SEWER

LAKE 1
5.49 AC.

FOUNTAIN

LITTORAL ZONE

20'

30'

LITTORAL PLANTING (4,629 sf)
(257) GREAT SPIKE RUSH
(182) PICKEREL WEED
(179) FIRE FLAG

QV 1

MDD 2

CID 60

QV 2

CID 60

QV 2

CID 60

QV 2

CID 60

QV 2

QV 11

MUH 28

IE 2

IE 1

MUH 28

IE 2

IE 1

MUH 28

IE 2

IE 1

MUH 28

IE 2

CID 60

IE 2

CID 60

IE 2

QV 1

SP 19

CIR 102

BS 3

RL 264

600'

BLDG C
PH-II
750 KSF
40 KSF OFFICE
710 KSF
WAREHOUSE

QV 1

CID 33

CID 33

QV 1

TJ 5

FG 21

PM15 12

SP 4

MUH 111

SPC 5

CID 48

LN 6

FG 146

QV 1

XP 1

XP 1

HS 30

FG 15

QV 4

QV 19

FG 18

AGG 7

IV 41

QV 1

PE2 3

XP 2

XP 2

QV 6

LN 7

FG 172

PE2 11

MUH 251

BS 5

SPC 9

TF 96

HS 37

BIO SWALE PLANTINGS (6,787 sf)
(700) WIREGRASS
(1,045) SEAOXEYE DAISY
(600) PINK MUHLY GRASS

STOP SIGN AND BAR TYP

WATER MAIN

CATCH BASIN TYP

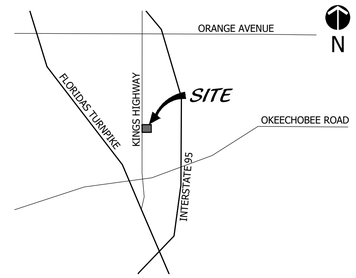
STORM SEWER

WATER MAIN

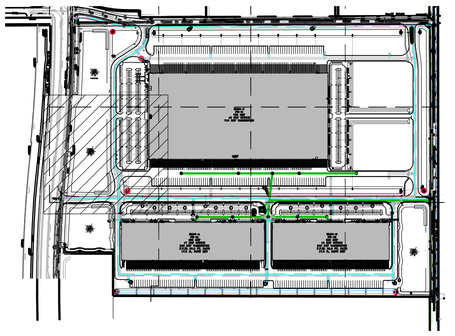
MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 1

LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

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King's Highway Commerce Park

Landscape Plan
City of Fort Pierce, Florida

0' 15' 30' 60'

Scale: 1" = 30'-0"

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APPROVED	DEH
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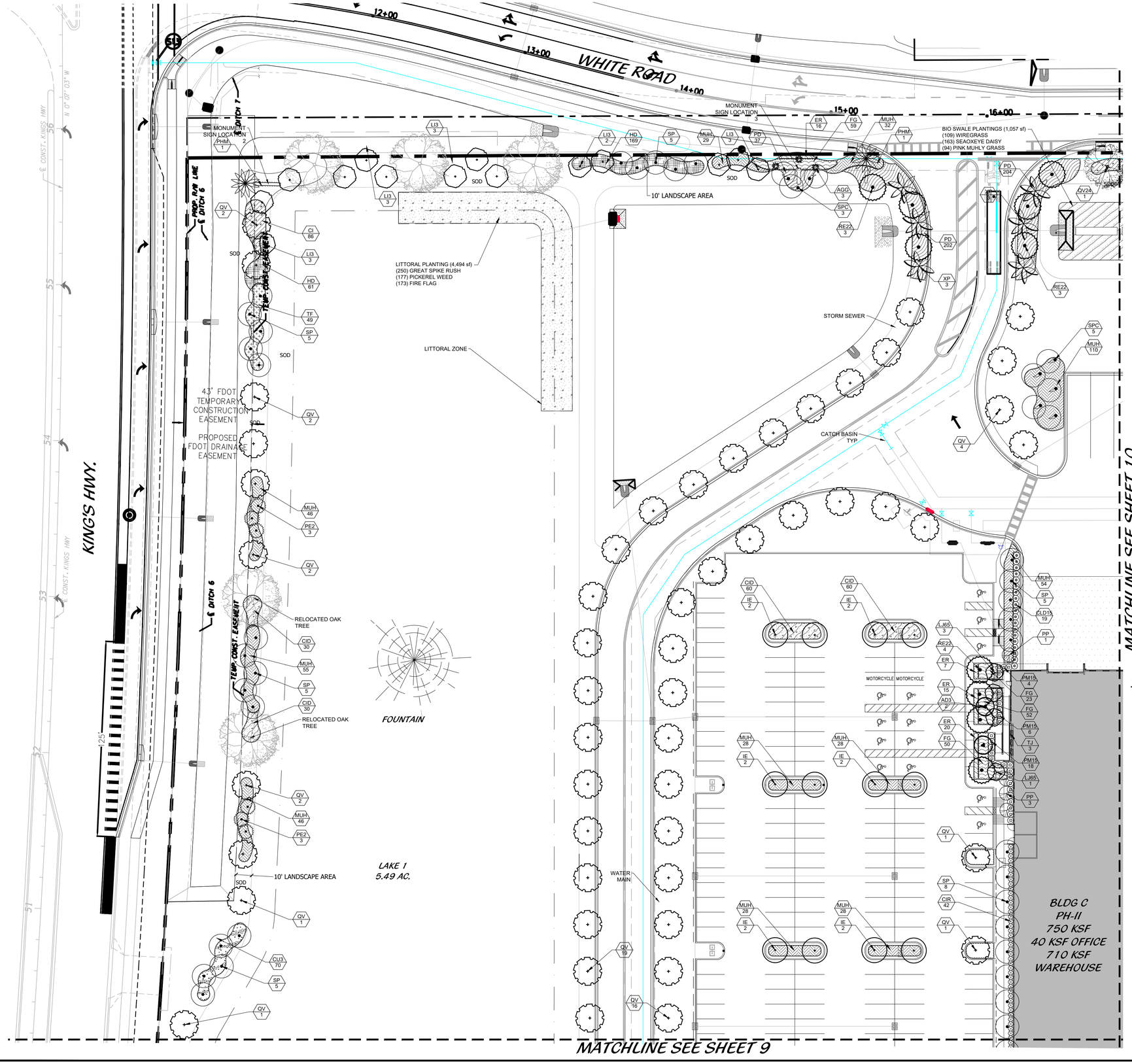
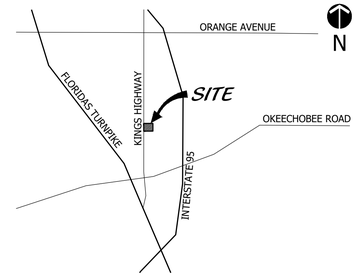
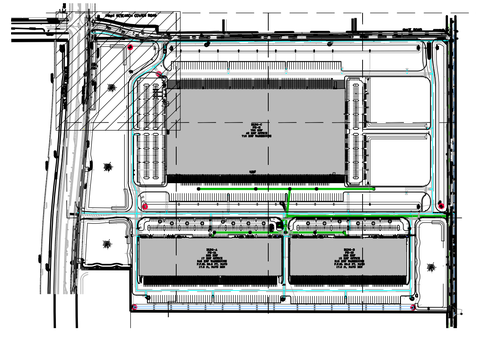


LOCATION MAP



SHEET LAYOUT MAP



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King's Highway Commerce Park

Landscape Plan
City of Fort Pierce, Florida

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

DESIGNED	DEH
DRAWN	AGB
APPROVED	DEH
JOB NUMBER	21-0130
DATE	04-28-21
REVISIONS	06-25-21
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February 24, 2022 5:00:03 p.m.
Drawing: 21-0130 LP1.DWG

SHEET 9 OF 13

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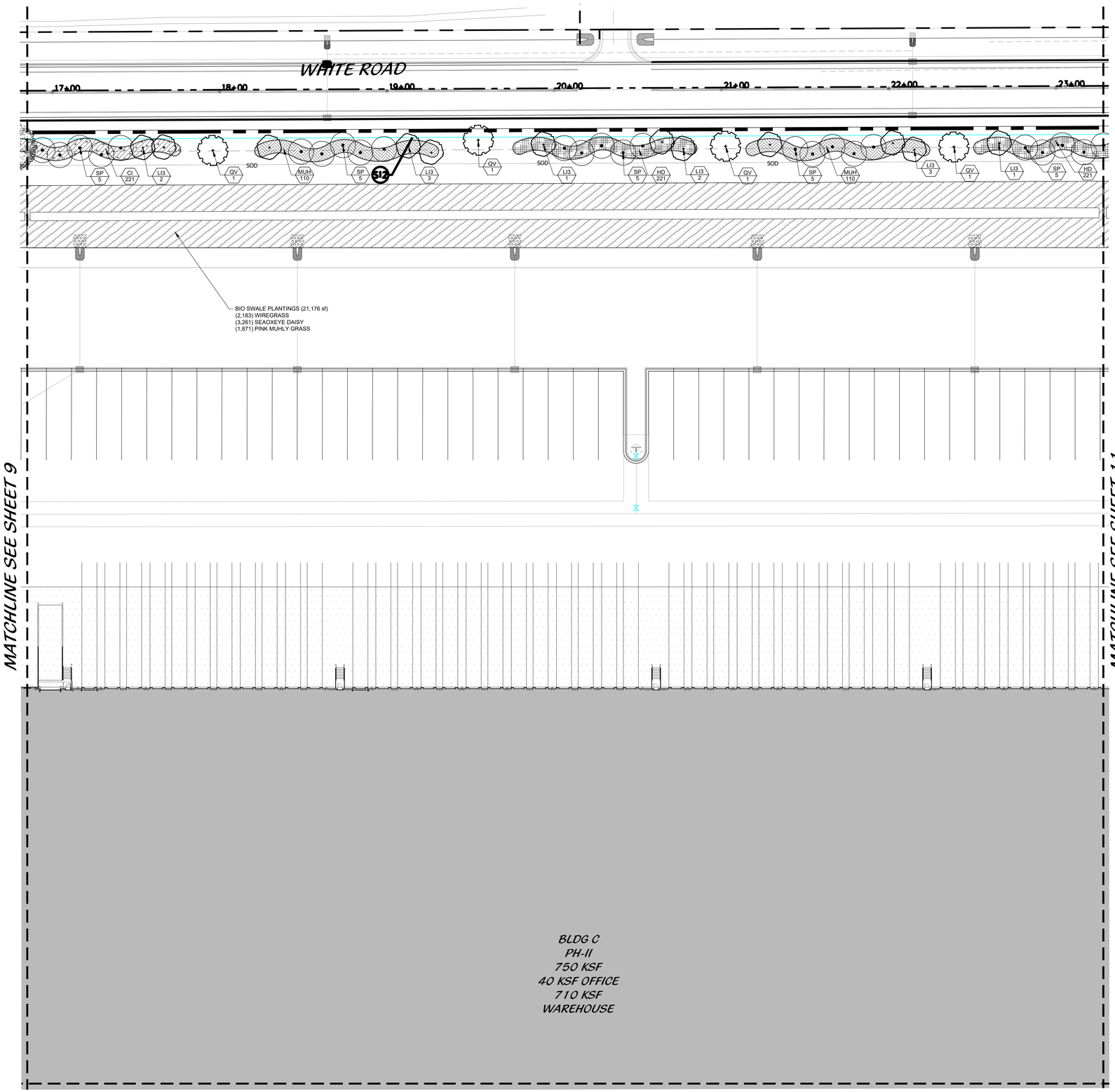
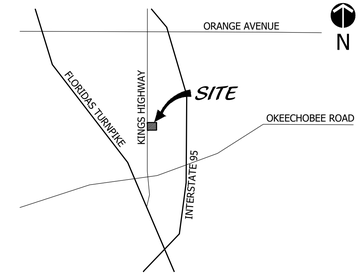


LOCATION MAP



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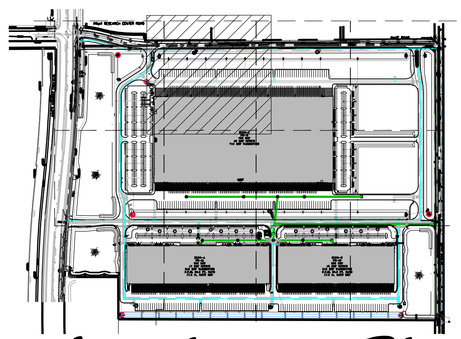

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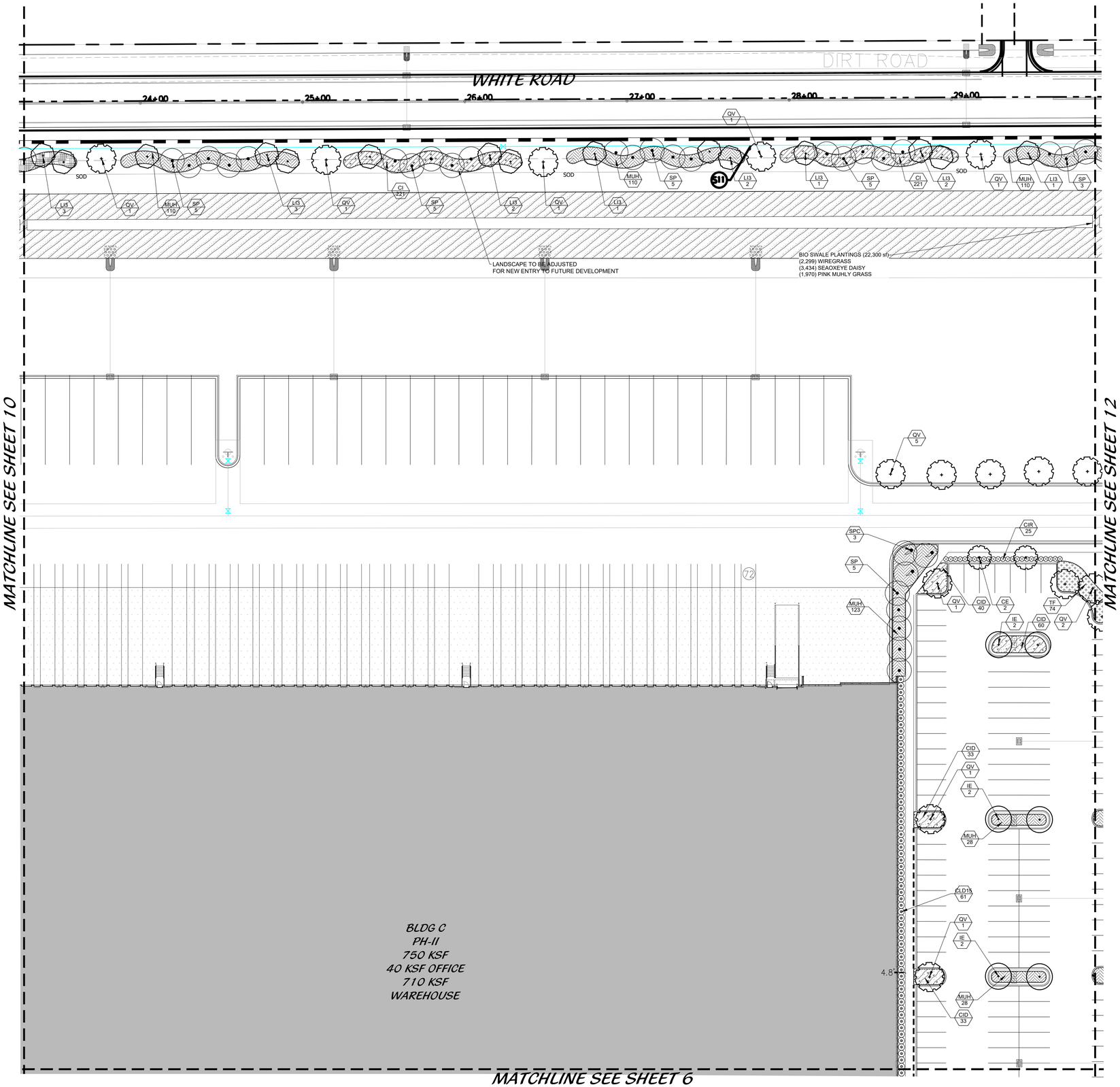

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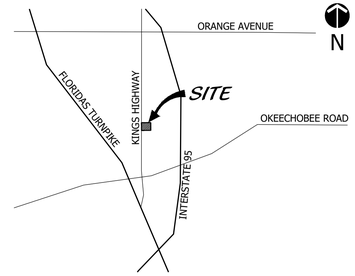

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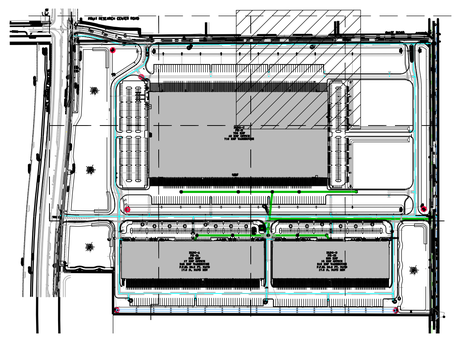

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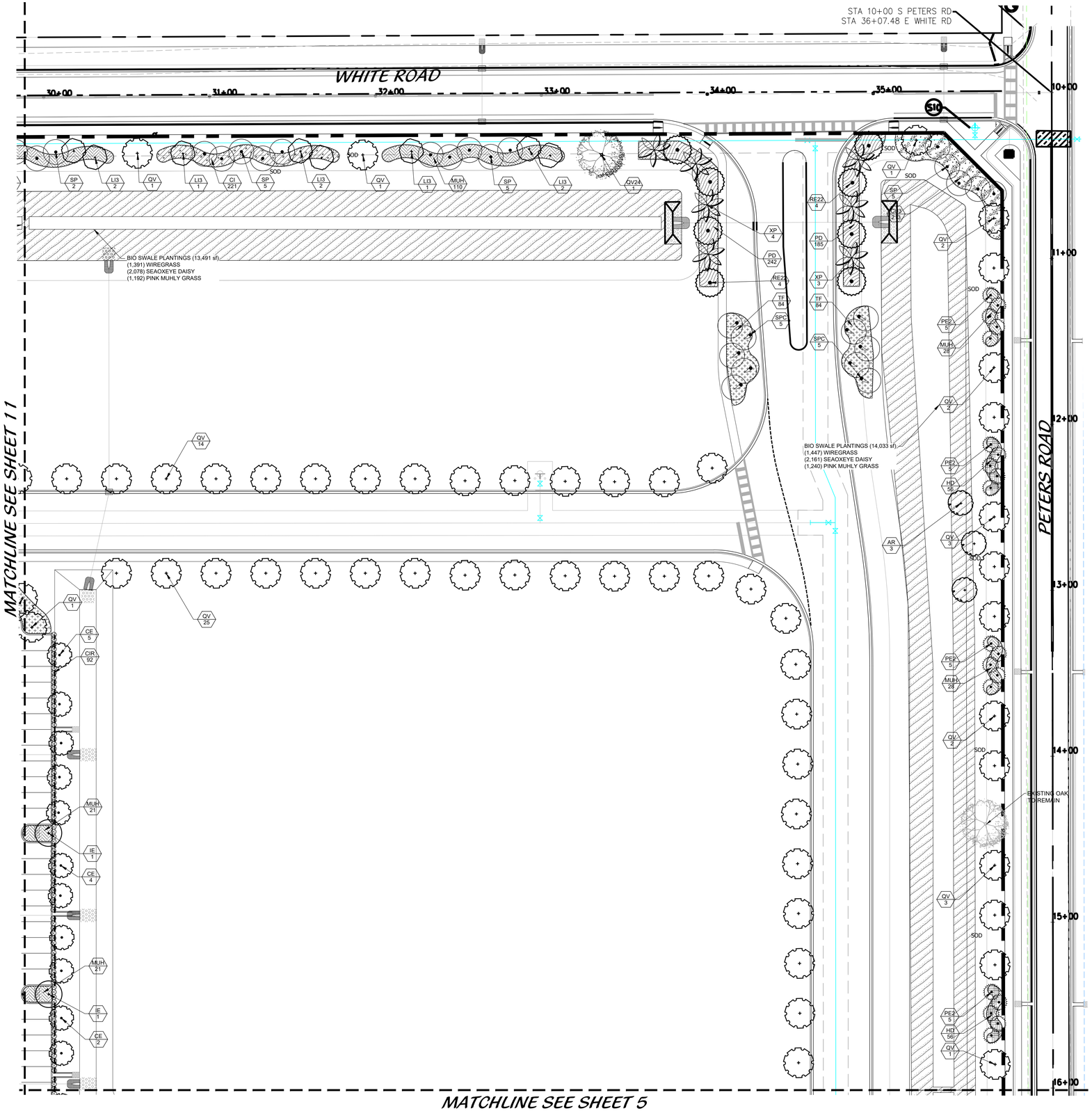

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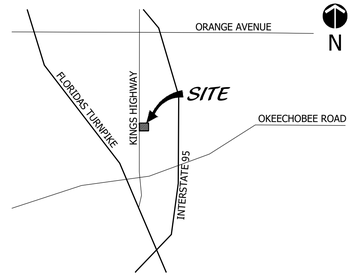

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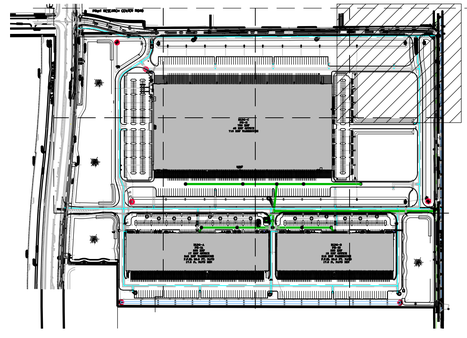

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LANDSCAPE NOTES

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 ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 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

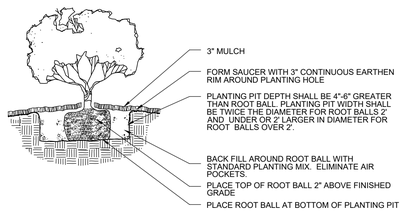
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL 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

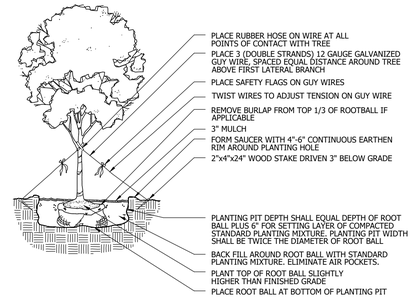
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE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



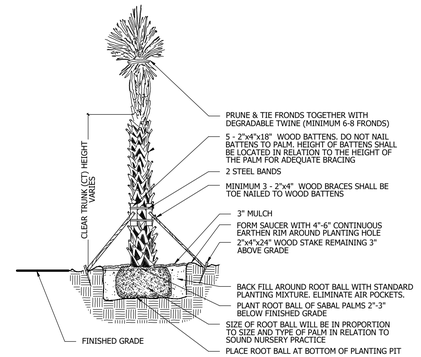
SHRUB/GROUNDCOVER PLANTING DETAIL

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
AR	3	ACER RUBRUM	RED MAPLE	25 GAL	2" CAL	12` O.A.X 5` SPRD	Y	Y	FULL CANOPY, 5` C.T. MIN.
BS	11	BURSERA SIMARUBA	GUMBO LIMBO	FIELD GROWN	3"Cal	14` HT, 6` - 8` SPRD	Y		FULL CANOPY
CE	28	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	30 GAL. OR F.G.	2.5" CAL	12` O.A.	Y		FULL CANOPY
IE	50	ILEX X ATTENUATA `EAGLESTON`	EAGLESTON HOLLY	45 GAL.	2.5"Cal	12`-14` HT, X 5` SPRD.	Y		FULL CANOPY, 5` CT. SOUTH GROWN, MATCHED, FLORIDA FANCY
LI3	71	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.
LI6S	19	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
MDD	20	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD`	SOUTHERN MAGNOLIA	100 GAL	5" CAL	18`-20` O.A.	Y		FULL CANOPY, SOUTH GROWN, MATCHING,FF
PE2	146	PINUS ELLIOTTII `DENSA`	SLASH PINE	N.A.		10-12` OA	Y		FULL CANOPY; PLANTED IN PRESERVE
PE3	5	PINUS ELLIOTTII `DENSA`	SLASH PINE	N.A.		8-10` OA	Y		FULL CANOPY
PP	4	POLYALTHIA LONGIFOLIA PENDULA	INDIAN MAST TREE	45 GAL	2" CAL. MIN	12`-14` HT.	N		FULL & THICK, MATCHED
QV	538	QUERCUS VIRGINIANA	LIVE OAK	30 GAL. OR F.G.	2" CAL. MIN	12` HT. X 5` SPRD.	Y		FULL CANOPY, 4` CT MIN.
QV24	2	QUERCUS VIRGINIANA `CATHEDRAL` ~	CATHEDRAL LIVE OAK	FIELD GROWN	8-10" CAL.	25` x 25`	Y	Y	SINGLE, STRAIGHT TRUNK. FULL CANOPY, SYMMETRICAL. 6` CT MIN.
TH	29	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	12	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	13	LIVISTONA NITIDA ^	NITIDA PALM	FIELD GROWN	N.A.	14`-16` OA			FULL CANOPY, DIAMOND CUT, FLORIDA FANCY.
PHM	6	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FIELD GROWN	N.A.	10`-12` WD.	N		STRAIGHT TRUNK, FULL CANOPY, DIAMOND CUT. HT.
RE22	33	ROYSTONEA REGIA	ROYAL PALM	FG	N/A	22` C.T.	Y		FULL HEAD, HEAVY CALIPER, FLORIDA #1 OR BETTER
SPC	65	SABAL PALMETTO	CABBAGE PALM	FIELD GROWN	N.A.	14`, 18`, 22` CT., STGG.			SLICK, CURVED TRUNK, STAGGER HEIGHTS IN CLUSTERS
SP	208	SABAL PALMETTO	CABBAGE PALM	N.A.	N.A.	14`, 18`, 22` STGG.	Y		RELOCATED FROM ON SITE
TR2	12	THRINAX RADIATA	FLORIDA THATCH PALM	FG	N.A.	8` - 10` HT.	Y		FULL & THICK.
AD3	20	VEITCHIA MERRILLII-ADONIDIA	TRIPLE CHRISTMAS PALM	FIELD GROWN	N.A.	12`-14` HT.	N	N	FULL CANOPY, TRIPLE TRUNK
VM2	14	VEITCHIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	FIELD GROWN	N.A.	14`-16` OA			FULL CANOPY, DOUBLE TRUNK

SIGNATURE PALM	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	LOW MAINT	REMARKS
XP	36	X BUTIAGRUS NABONNANDII	MULE PALM	FG		8` CT.			MATCHING

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS
AGG	18	AGAVE AMERICANA `GAINESVILLE BLUE`	GAINESVILLE BLUE AGAVE	30 GAL		4`-5` O.A. X 3`-4` SPRD.	A.S.	N		FULL & THICK
CIR	763	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL		3` X 3`	3` O.C.	Y		FULL
CLD15	240	CLUSIA GUTTIFERA	CLUSIA	15 GAL		6` HT, X 3` SPRD.	3` O.C.	N		FULL & THICK
PM7	88	PODOCARPUS MAKII	PODOCARPUS	7 GAL		3` X 2`	2` O.C.	N		FULL & THICK
PM15	124	PODOCARPUS MAKII~	PODOCARPUS	15 GAL		5` O.A., 2` SPRD	2` O.C.	N		FULL & THICK
PM30	14	PODOCARPUS MAKII~	PODOCARPUS	30 gal		6` X 3`	3` O.C.	N	N	FULL & THICK. SHRUB FORM
TJ	42	TRACHELOSPERMUM JASMINOIDES	JASMINE VINE	25 GAL		10-12` O.A.	A.S.			CLIMBING

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	LOW MAINT	REMARKS

Site Plan
For
Kings Highway Commerce Park

Section 24 Township 35S Range 39E

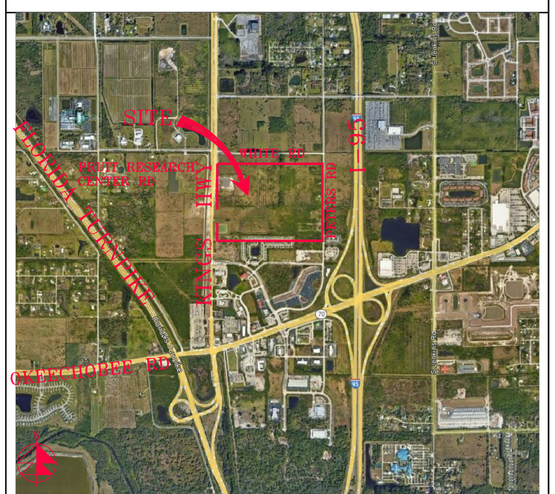
Fort Pierce, Florida

Developer

Scannel Properties #533, LLC

8801 River Crossing Blvd,
Suite 300,
Indianapolis, Indiana 46240

Aerial



Vicinity Map

Drawing Index

C-1	Cover Sheet
MSP-1	Master Site Plan
SP1-SP9	Site Plan
TCP-1	Truck Circulation Plan
TCP-2	Truck Circulation Plan
TCP-3	Truck Circulation Plan
TCP-4	Truck Circulation Plan

REVISIONS

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Kings Highway Commerce Park
Fort Pierce, Florida

Cover Sheet

JOB NO.	2101-1355
DRAWN BY	CLJ
DESIGNED BY	JHI
SCALE	NA
DATE	01/22/21

SEAL

FR # 6986

SHEET NO.
C-1

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

WHITE ROAD

WHITE ROAD

EXIST 35' R/W

PROP 60' R/W

PROP ADD'L 25' R/W

KING'S HIGHWAY (SR-713)

SIGN-2

SIGN-3

SIGN-1

DRY DET-4
0.70 AC
(BIO-SWALE)

DRY DET-5
2.59 AC (BIO-SWALE)

FUTURE TRAILER PARKING

LITTORAL ZONE

FOUNTAIN

LAKE-1
5.34 AC

RAMP

RAMP

FIRE PUMP
ELEC ROOM

BLDG-C
PH-II
750.5 KSF
40 KSF OFFICE
710.5 KSF WAREHOUSE

PH-III
271.8 KSF
20 KSF OFFICE
251.8 KSF WAREHOUSE

PETERS ROAD

DRY DETENTION-7 1.63 AC (BIO-SWALE)

TRELLIS W/BENCH TYP

DRY DET-6
2.75 AC

LAKE-2
1.93 AC

30' FDOT TEMP CONST EASMT

TRELLIS W/BENCH TYP

BIKE RACK 6 SPACES TYP

BENCH W/TRASH BIN TYP

BLDG-A
PH-IA
265.4 KSF
17 KSF OFFICE
248.4 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

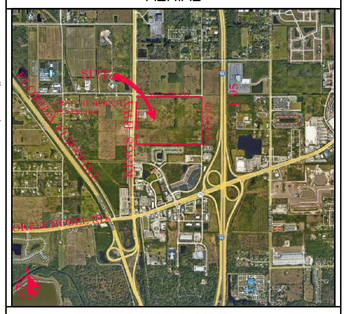
BLDG-B
PH-IB
220.3 KSF
15 KSF OFFICE
205.3 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

LAKE-3
2.30 AC

DRY DETENTION-8 2.07 AC

2215.32'

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 50' 100' 200'

SCALE: 1" = 100'

SITE DATA

PROPOSED USE	OFFICE/WAREHOUSE/DISTRIBUTION		
FUTURE LAND USE	CG/MXD		
EXISTING ZONING	CP-1		
PARCEL AREA	4,768,078 SF	109.46 AC	
WHITE RD PROP R/W	62,812 SF	1.44 AC	
FDOT PROP R/W	20,604 SF	0.47 AC	
PROJECT AREA	4,684,660 SF	107.55 AC	100%
BUILDOUT			
BUILDING AREA	1,508,000 SF		31.6%
OFFICE	92,000 SF		
WAREHOUSE	1,416,000 SF		
PHASE-I			
BUILDING AREA	485,700 SF		
OFFICE	32,000 SF		
WAREHOUSE	453,700 SF		
PHASE-II			
BUILDING AREA	750,500 SF		
OFFICE	40,000 SF		
WAREHOUSE	710,500 SF		
PHASE-III			
BUILDING AREA	271,800 SF		
OFFICE	20,000 SF		
WAREHOUSE	251,800 SF		

PARKING REQ PH-I			254 SP
OFFICE ITE RATE	32,000 SF @ 2.39/KSF		77 SP
WAREHOUSE ITE RATE	453.000 SF @ 0.39/KSF		177 SP
HANDICAP			7 SP
PARKING PROP			532 SP
HANDICAP			16 SP
LOADING REQ			17 SP
LOADING PROP			116 SP
PARKING REQ PH-II			373 SP
OFFICE ITE RATE	40,000 SF @ 2.39/KSF		96 SP
WAREHOUSE ITE RATE	710.500 SF @ 0.39/KSF		277 SP
HANDICAP			8 SP
PARKING PROP			623 SP
HANDICAP			13 SP
LOADING REQ			25 SP
LOADING PROP			144 SP
PARKING REQ PH-III			146 SP
OFFICE ITE RATE	20,000 SF @ 2.39/KSF		48 SP
WAREHOUSE ITE RATE	251,800 SF @ 0.39/KSF		98 SP
HANDICAP			5 SP
PARKING REQ PH-II & III			519 SP
PARKING PROP PH-II & III			623 SP
HANDICAP			13 SP
LOADING REQ			9 SP
LOADING PROP			46 SP
PAVT/SW	1,749,370 SF		37.3%
TOTAL IMPERVIOUS	3,257,370 SF		69.5%
LAKES	416,869 SF		8.9%
PERVIOUS	1,010,042 SF		21.6%
BLDG HEIGHT	65 FT MAX		

SETBACKS	REQ'D	PROP
FRONT	15'	485'
REAR	10'	251.6'
SIDE STREET	10'	58.6'
SIDE	20'	262'

PCN
2324-210-0000-000-6
2324-232-0000-000-4
2324-211-0002-000-3
2324-211-0001-000-6
2324-214-0001-000-5
2324-214-0002-000-2
2324-241-0003-000-3
2324-241-0002-000-6
2324-241-0004-000-0

REVISIONS

REV PER CITY 06-25-21
REV PER SP 06-25-21
REV PER SLC 07-26-21
REV PER FDOT 08-25-21
REV PER FDOT 09-17-21
REV PER FPUA 11-30-21
REV PER SP 01-15-21
REV PH-II 02-22-2022

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Kings Highway Commerce Park

Fort Pierce, Florida

Master Site Plan

DRAWN BY: DDI

DESIGNED BY: JHI

SCALE: 1" = 100'

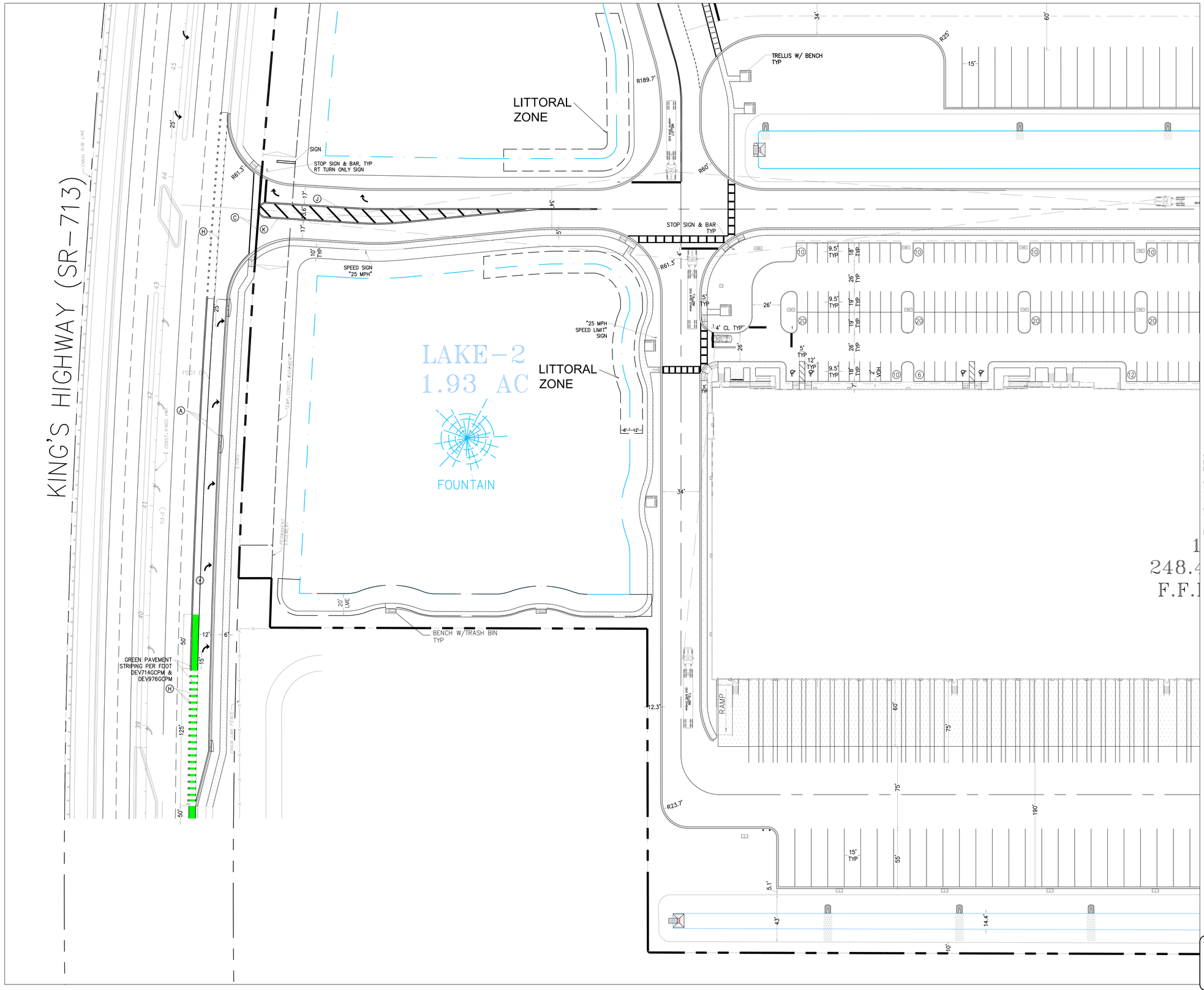
DATE: 01-22-2021

SEAL

SHEET NO.

MSP-1

SEE SHT SP-4



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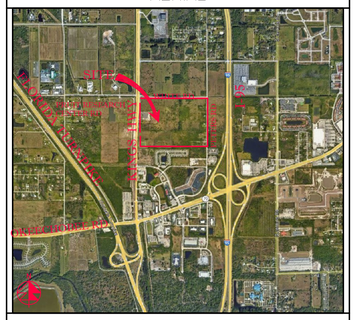

VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. SOD ALL FDOT R/W DISTURBED BY CONSTRUCTION WITH COMMON BERMUDA SOD.
2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
4. ALL CONSTRUCTION IN FDOT R/W MUST BE PERFORMED ACCORDING TO THE APPLICABLE FDOT ROADWAY AND DRAINAGE DESIGN STANDARDS AND SPECIFICATIONS.
5. STD PARKING STALL STRIPING SHALL BE TRAFFIC PAINT ALL OTHER STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
7. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
8. ALL HANDICAP RAMPS & DETECTABLE WARNINGS CONSTRUCTED IN ACCORD W/ DESIGN STD'S.
9. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARDS INDEX AND THE FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, ERROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

SEE SHT SP-2

STRIPING LEGEND	
(A)	6" SOLID WHITE
(B)	8" SOLID WHITE
(C)	12" SOLID WHITE
(D)	18" SOLID WHITE
(E)	24" SOLID WHITE
(F)	6" SKIP WHITE TYP (10'-30')
(G)	6" SKIP WHITE TYP (6'-10')
(H)	6" SKIP WHITE TYP (2'-4')
(I)	6" SOLID YELLOW
(J)	18" SOLID YELLOW
(K)	6" DOUBLE YELLOW
(L)	6" SKIP YELLOW (10'-30')
(M)	6" SKIP YELLOW TYP (6'-10')
(N)	6" SKIP YELLOW TYP (2'-4')
(P)	PRM BI-DIRECTIONAL AMBER/AMBER
(R)	FDP WHITE
(S)	FDP YELLOW
(T)	RPM BI-DIRECTIONAL WHITE/RED
(U)	RPM BI-DRIECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
	EXIST EL
	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

REVISIONS

02/22/2022 REV/PH-II

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EMAIL: JHI@bellsouth.net

Kings Highway Commerce Park
Fort Pierce, Florida

SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

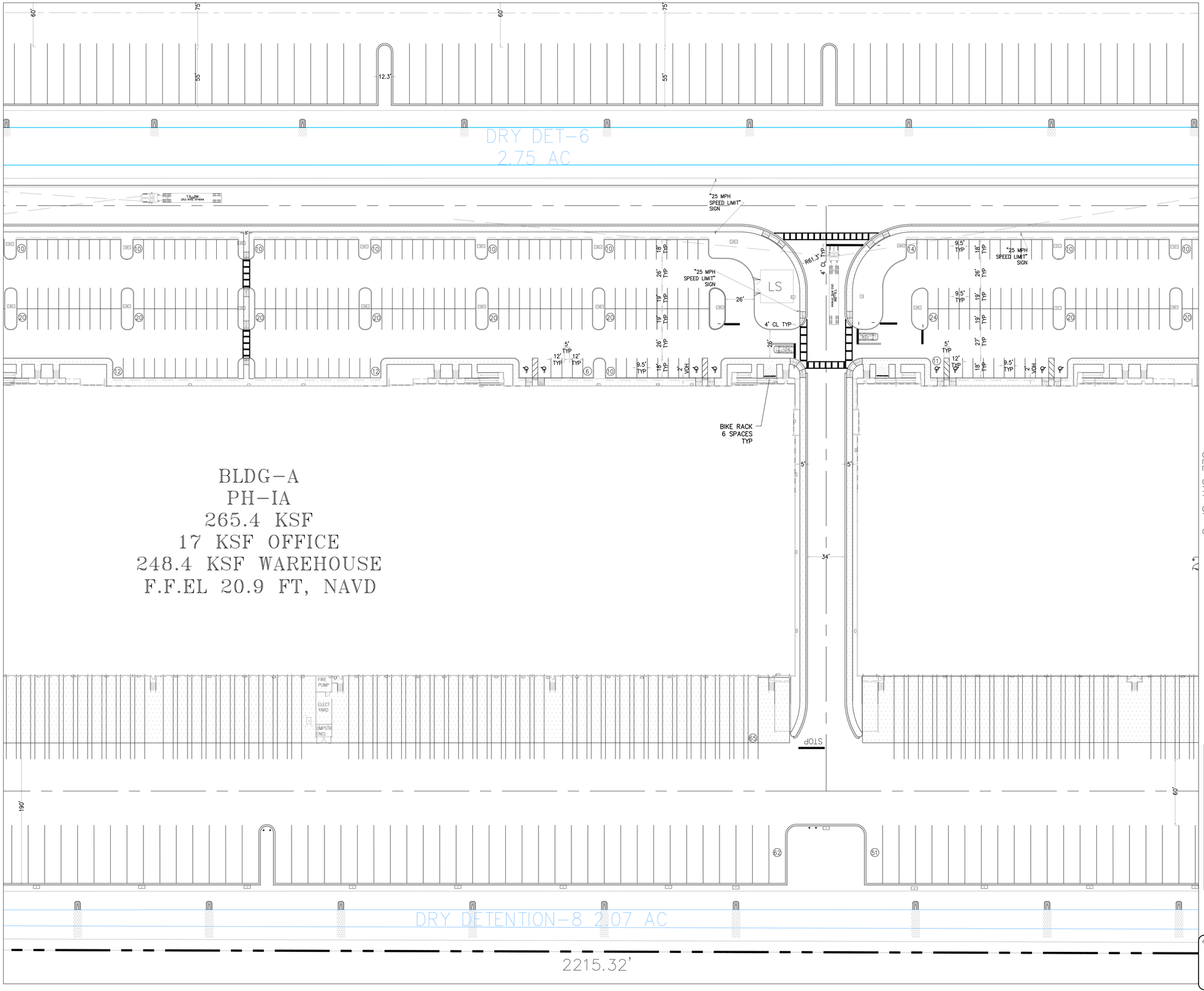
SEAL

COA 6986

SHEET NO.

SP-1

SEE SHT SP-6



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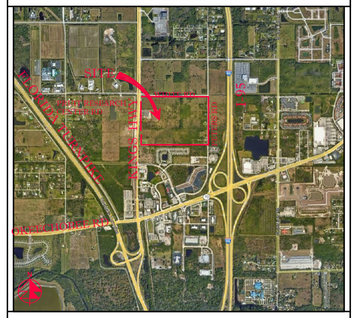
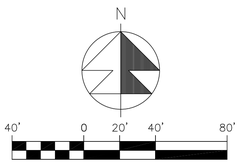


VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 40'

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19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
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GV	GATE VALVE
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	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
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TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

REVISIONS

02/22/2022 REV/PH-II

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Kings Highway Commerce Park
Fort Pierce, Florida

SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

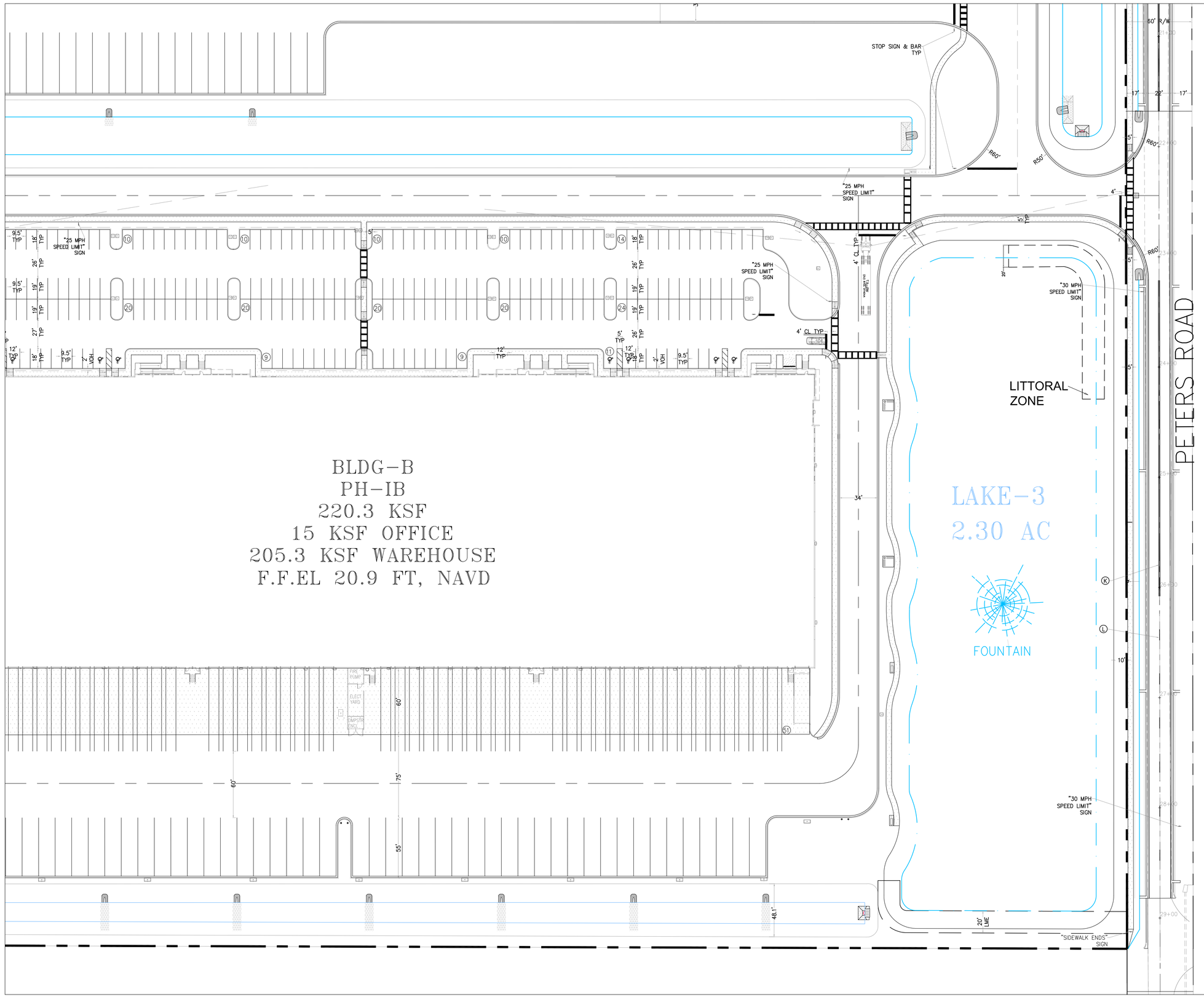
COA 6986

SHEET NO.

SP-2

SEE SHT SP-8

SEE SHT SP-2



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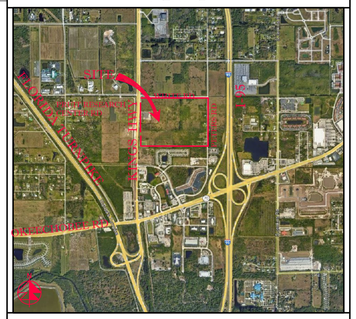
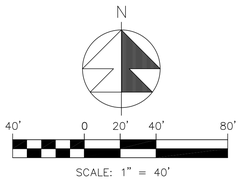


VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



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01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6986

SHEET NO.
SP-3

SEE SHT SP-5

LAKE-1
5.34 AC

STOP SIGN & BAR
TYP, 9 REQ

"25 MPH
SPEED LIMIT"
SIGN

FOUNTAIN

TRELLIS W/ BENCH
TYP

RAMP

LITTORAL
ZONE

SIGN
STOP SIGN & BAR, TYP
RT TURN ONLY SIGN

STOP SIGN & BAR
TYP

SPEED SIGN
"25 MPH"

"25 MPH
SPEED LIMIT"
SIGN

LAKE-2
1.93 AC

LITTORAL
ZONE

SEE SHT SP-1

SEE SHT SP-3

CANAL R/W LINE

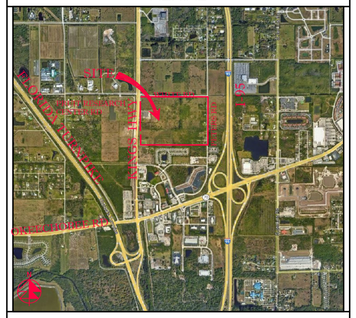
E CONST. KINGS HWY

PERMANENT EASEMENT

FDOT R/W

KINGS HIGHWAY (SR-713)

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

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40' 0 20' 40' 80'

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Kings Highway Commerce Park
Fort Pierce, Florida

SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6986

SHEET NO.
SP-4

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

R60'
4"
STOP SIGN & BAR

R60'
2"

"30 MPH SPEED LIMIT" SIGN

125'

DETECTABLE WARNING 2 REQ'D, TYP

STOP SIGN & BAR, TYP

10' UE

SIGN

SIGN

DRY DET-4
0.70 AC
(BIO-SWALE)

"25 MPH SPEED LIMIT" SIGN

R101.3'

R99.6'

R60'

R100'

R15'

23'

21.6'

43' FDOT TEMPORARY CONSTRUCTION EASEMENT

PROPOSED FDOT R/W

5.5'-12'

10'

LITTORAL ZONE

GREEN PAVEMENT STRIPING PER FDOT DEV714GDPM & DEV976GDPM

50'

15'

125'

50'

FOUNTAIN

LAKE-1
5.34 AC

STOP SIGN & BAR TYP, 9 REQ

R25'

SEE SHT SP-4

MOTORCYCLE MOTORCYCLE

RAMP

FIRE PUMP
ELEC ROOM

26.7' 18.7' 26' 19' 19' 26' 19' 19' 26' 18' 7' 6.1'

34'

10'

34'

55'

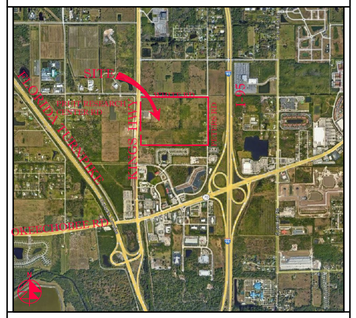
60'

75'

60'

SEE SHT SP-7

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

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Kings Highway Commerce Park

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01-22-21	1"=40'	JHI	DDI	2101-1.355

SEAL

FR#6986

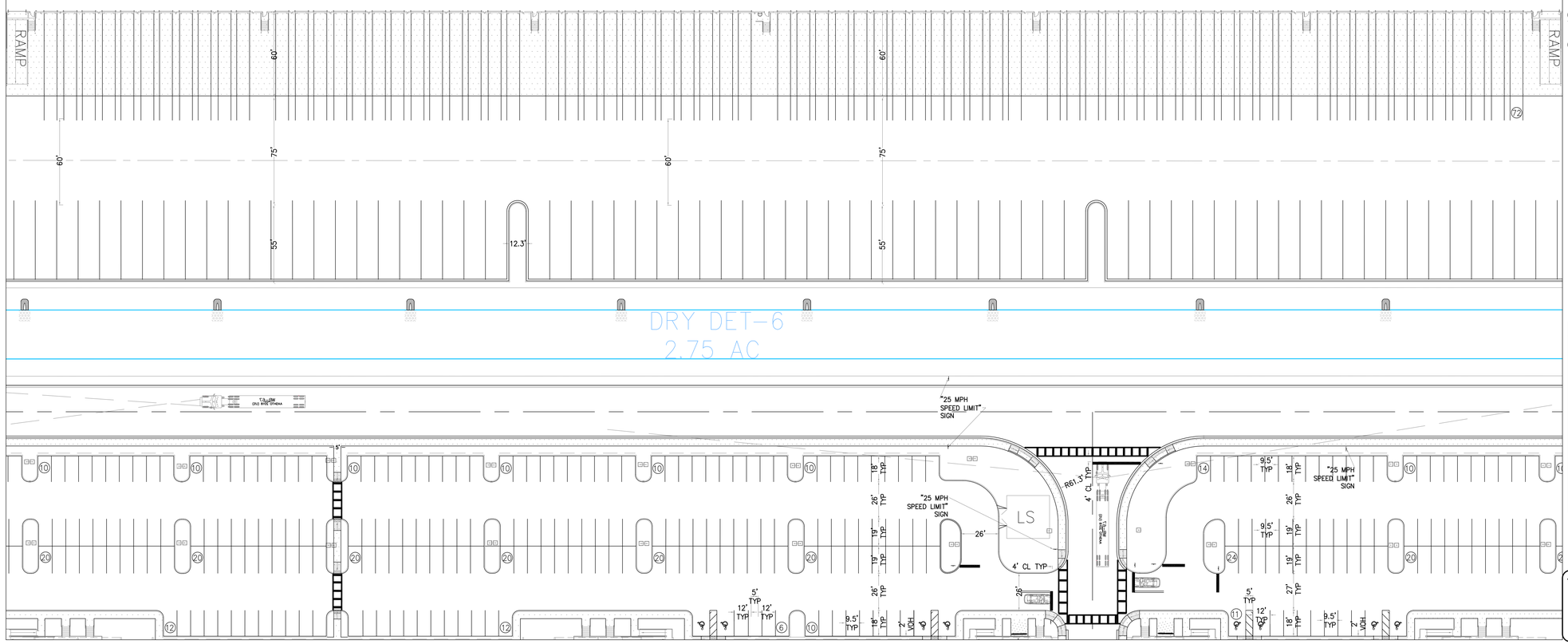
SHEET NO.

SP-5

SEE SHT SP-7

BLDG-C
PH-II
750.5 KSF
40 KSF OFFICE
710.5 KSF WAREHOUSE

SEE SHT SP-4



SEE SHT SP-2

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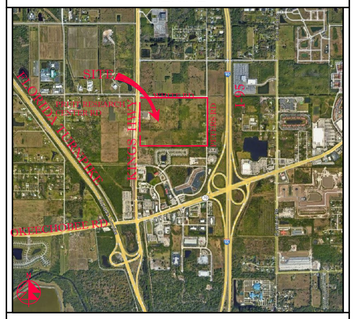
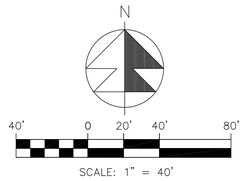


VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



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SEE SHT SP-8

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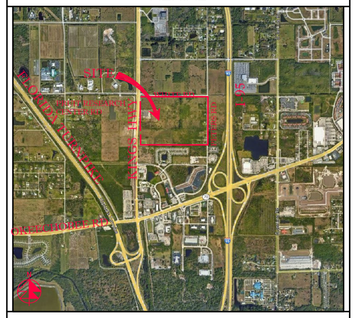
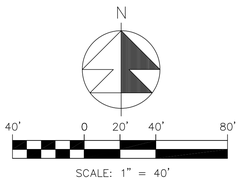


VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 40'

NOTES:

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2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
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10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, ERROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

STRIPING LEGEND	
(A)	6" SOLID WHITE
(B)	8" SOLID WHITE
(C)	12" SOLID WHITE
(D)	18" SOLID WHITE
(E)	24" SOLID WHITE
(F)	6" SKIP WHITE TYP (10'-30')
(G)	6" SKIP WHITE TYP (6'-10')
(H)	6" SKIP WHITE TYP (2'-4')
(I)	6" SOLID YELLOW
(J)	18" SOLID YELLOW
(K)	6" DOUBLE YELLOW
(L)	6" SKIP YELLOW (10'-30')
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(R)	FDP WHITE
(S)	FDP YELLOW
(T)	RPM BI-DIRECTIONAL WHITE/RED
(U)	RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

REVISIONS
02/22/2022 REV/PH-II

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Consulting Engineers
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EMAIL: JHI@bellsouth.net
WEBSITE: www.JHIinc.com

Kings Highway Commerce Park
Fort Pierce, Florida

SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL
COA 6986

SHEET NO.
SP-7

SEE SHT SP-9

SEE SHT SP-6

PH-III
271.8 KSF
20 KSF OFFICE
251.8 KSF WAREHOUSE

DRY DETENTION-7 1.63 AC (BIO-

PETERS ROAD

"30 MPH SPEED LIMIT" SIGN

STOP SIGN & BAR TYP, 4 REQ

STOP SIGN & BAR TYP

STOP SIGN & BAR TYP

RAMP

"25 MPH SPEED LIMIT" SIGN

"25 MPH SPEED LIMIT" SIGN

"30 MPH SPEED LIMIT" SIGN

4' CL TYP

4' CL TYP

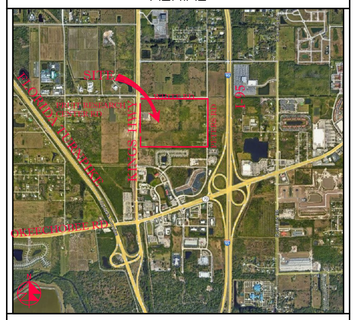
4' CL TYP

50' R/W

ROAD

SEE SHT SP-3

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

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SEAL

COA 6986

SHEET NO.
SP-8

AD

WHITE ROAD

SEE SHT SP-7

SEE SHT SP-8

"30 MPH SPEED LIMIT" SIGN

STOP SIGN & BAR 3 REQ'D, TYP

"30 MPH SPEED LIMIT" SIGN

35'x35' SAFE CORNER

"30 MPH SPEED LIMIT" SIGN

24" CMP CULVERT
NORTH INVERT 11.7
SOUTH INVERT 10.8

CROSSING AN N
GAS LINE

R15' TYP

R25'

R25'

R60'

26+00 27+00 28+00 29+00 30+00 31+00 32+00 33+00 34+00 35+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00

17' 22' 17'

60' R/W

5'

34' 38'

5'

10' TYP

34'

5'

RAMP

R5' TYP

R10' TYP

R10' TYP

26' 26'

48' 18' 26' 19' 19' 26' 18'

STOP SIGN & BAR TYP; 4 REQ

STOP SIGN & BAR TYP

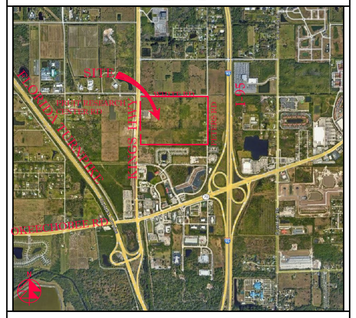
"30 MPH SPEED LIMIT" SIGN

PH-III
271.8 KSF
20 KSF OFFICE
251.8 KSF WAREHOUSE

DETENTION-7 1.63 AC (BIO-SWALE)

PETERS ROAD

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

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SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6986

SHEET NO.

SP-9

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

WHITE ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

PETERS ROAD

DRY DET-4
0.70 AC
(BIO-SWALE)

DRY DET-5
2.59 AC (BIO-SWALE)

FUTURE TRAILER PARKING

LITTORAL ZONE

FOUNTAIN

LAKE-1
5.34 AC

FIRE PUMP
ELEC ROOM

RAMP

BLDG-C
PH-II
750.5 KSF
40 KSF OFFICE
710.5 KSF WAREHOUSE

PH-III
271.8 KSF
20 KSF OFFICE
251.8 KSF WAREHOUSE

DRY DETENTION-7 1.63 AC (BIO-SWALE)

LITTORAL ZONE

FOUNTAIN

LAKE-2
1.93 AC

LITTORAL ZONE

FOUNTAIN

DRY DET-6
2.75 AC

LS

BLDG-A
PH-IA
265.4 KSF
17 KSF OFFICE
248.4 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

BLDG-B
PH-IB
220.3 KSF
15 KSF OFFICE
205.3 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

LITTORAL ZONE

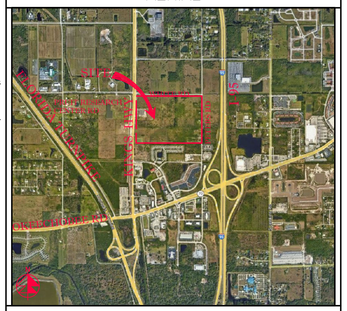
LAKE-3
2.30 AC

FOUNTAIN

DRY DETENTION-8 2.07 AC

2215.32'

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 50' 100' 200'

SCALE: 1" = 100'

REVISIONS

REV PER CITY 06-25-21
REV PER SP 06-25-21
REV PER SLC 07-26-21
REV PER FDOT 08-25-21
REV PER FDOT 09-17-21
REV PER FPUA 11-30-21
REV PER SP 01-15-21
REV PH-II 02-22-2022

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Kings Highway Commerce Park

Fort Pierce, Florida

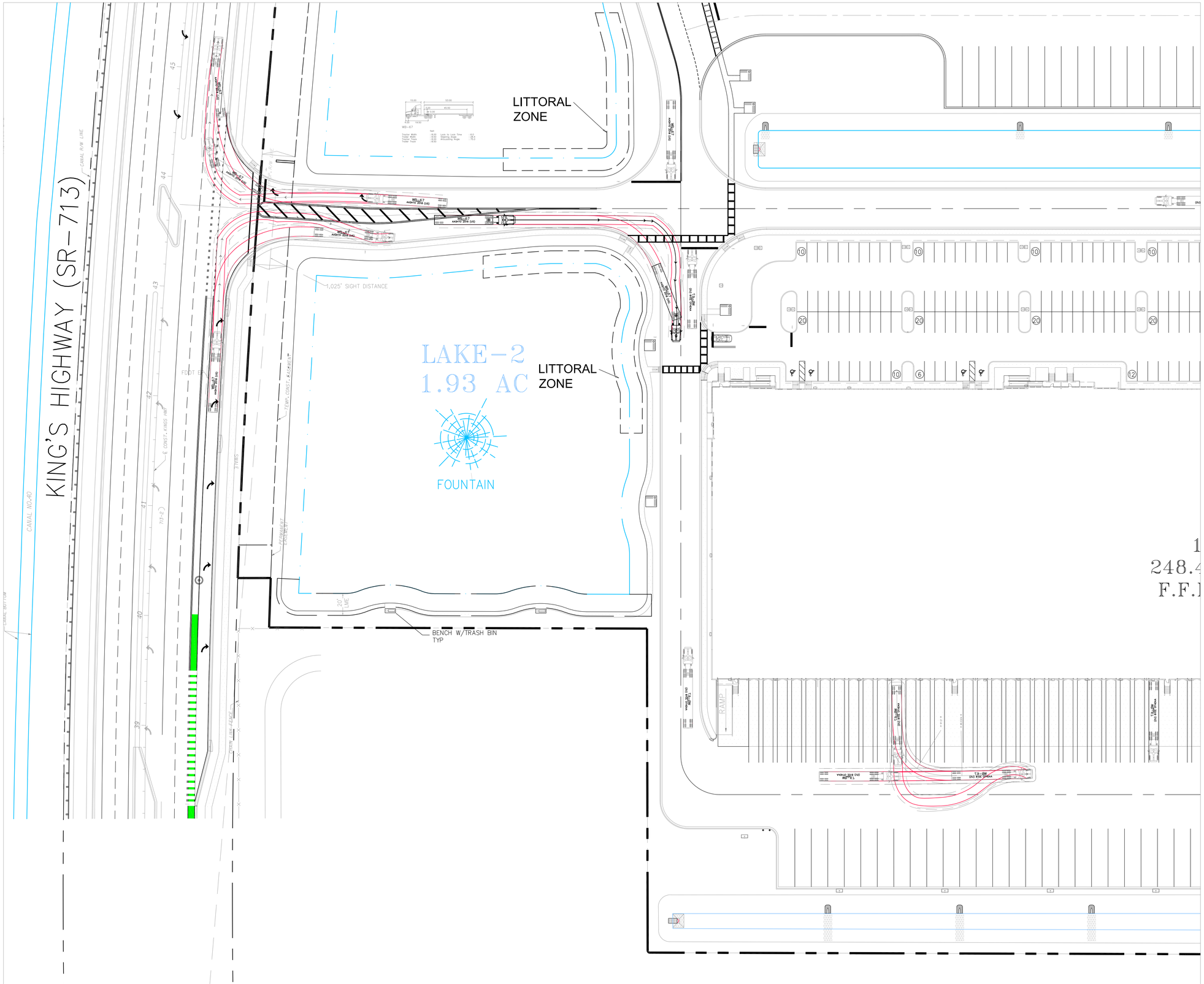
TRUCK CIRCULATION PLAN

DRAWN BY	DESIGNED BY	SCALE	DATE
DDI	JHI	1" = 100'	01-22-2021

SEAL

SHEET NO.

TCP-1



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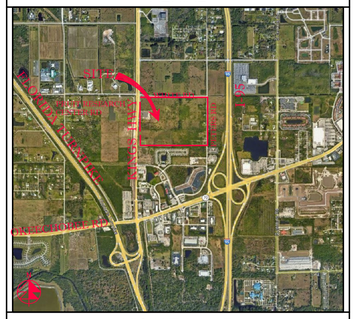
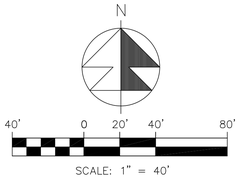


VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



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TRUCK CIRCULATION PLAN

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SEAL

COA 6986

SHEET NO.

TCP-2

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

1,025' SIGHT DISTANCE

1,025' SIGHT DISTANCE

510' SIGHT DISTANCE

510' SIGHT DISTANCE

DRY DET-4

0.70 AC

(BIO-SWALE)

LITTORAL ZONE

43' FDOT TEMPORARY CONSTRUCTION EASEMENT

PROPOSED FDOT R/W

125'

FOUNTAIN

LAKE-1

5.34 AC

RAMP

MOTORCYCLE MOTORCYCLE

FIRE PUMP

ELEC ROOM

CANAL NO-40

CANAL BOTTOM

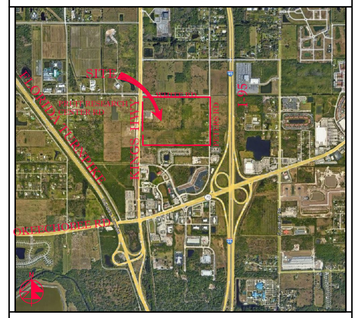
CANAL NO-40

CONST. KINGS HWY

TEMP. CONST. EASEMENT

PROP. R/W LINE

AERIAL



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TRUCK CIRCULATION PLAN

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01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

FP#6986

SHEET NO.

TCP-3

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

1,025' SIGHT DISTANCE

510' SIGHT DISTANCE

DRY DET-4

0.70 AC

(BIO-SWALE)

LITTORAL ZONE

43' FDOT TEMPORARY CONSTRUCTION EASEMENT

PROPOSED FDOT R/W

125'

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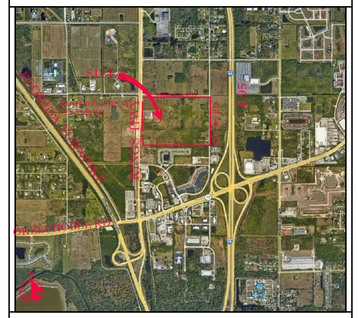

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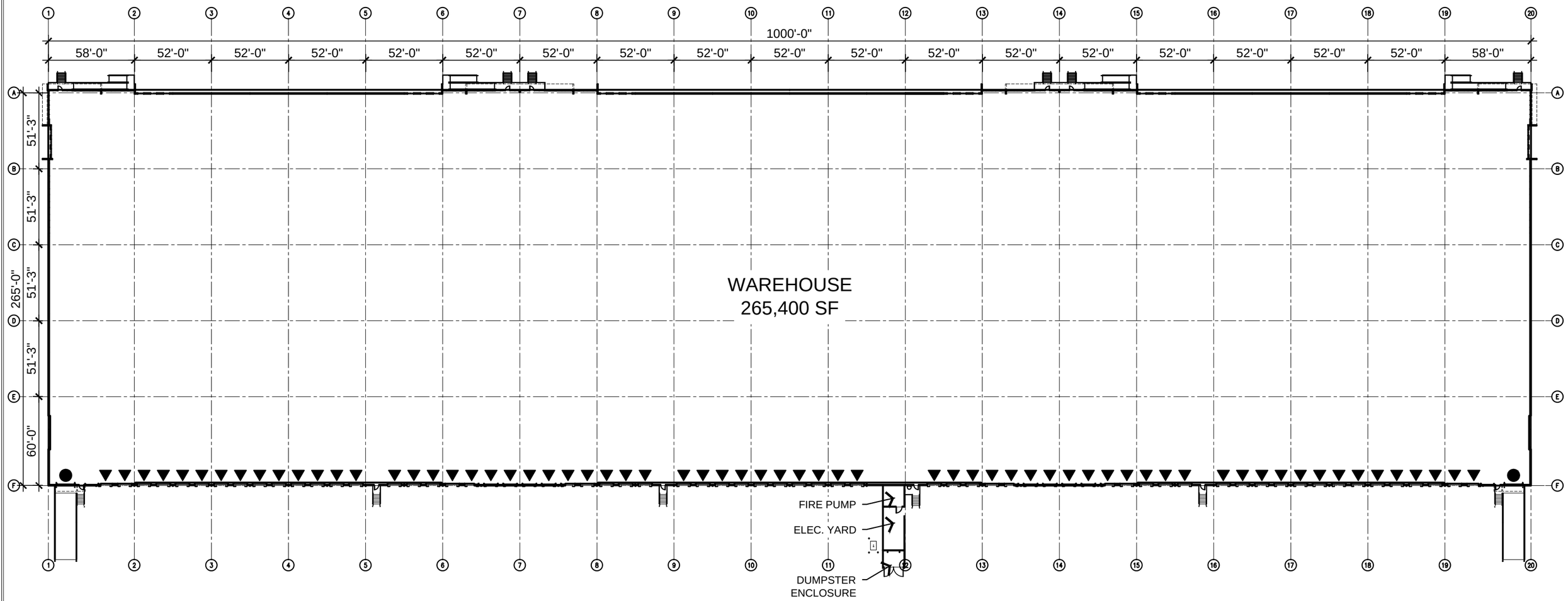
SEAL

FR#6986

SHEET NO.

TCP-4



OVERALL FLOOR PLAN

North

SCALE:1"=80'-0"

KINGS HIGHWAY COMMERCE PARK

BUILDING A

JANUARY 28, 2022

FT. PIERCE, FLORIDA

21384

JOINT VENTURE OF:

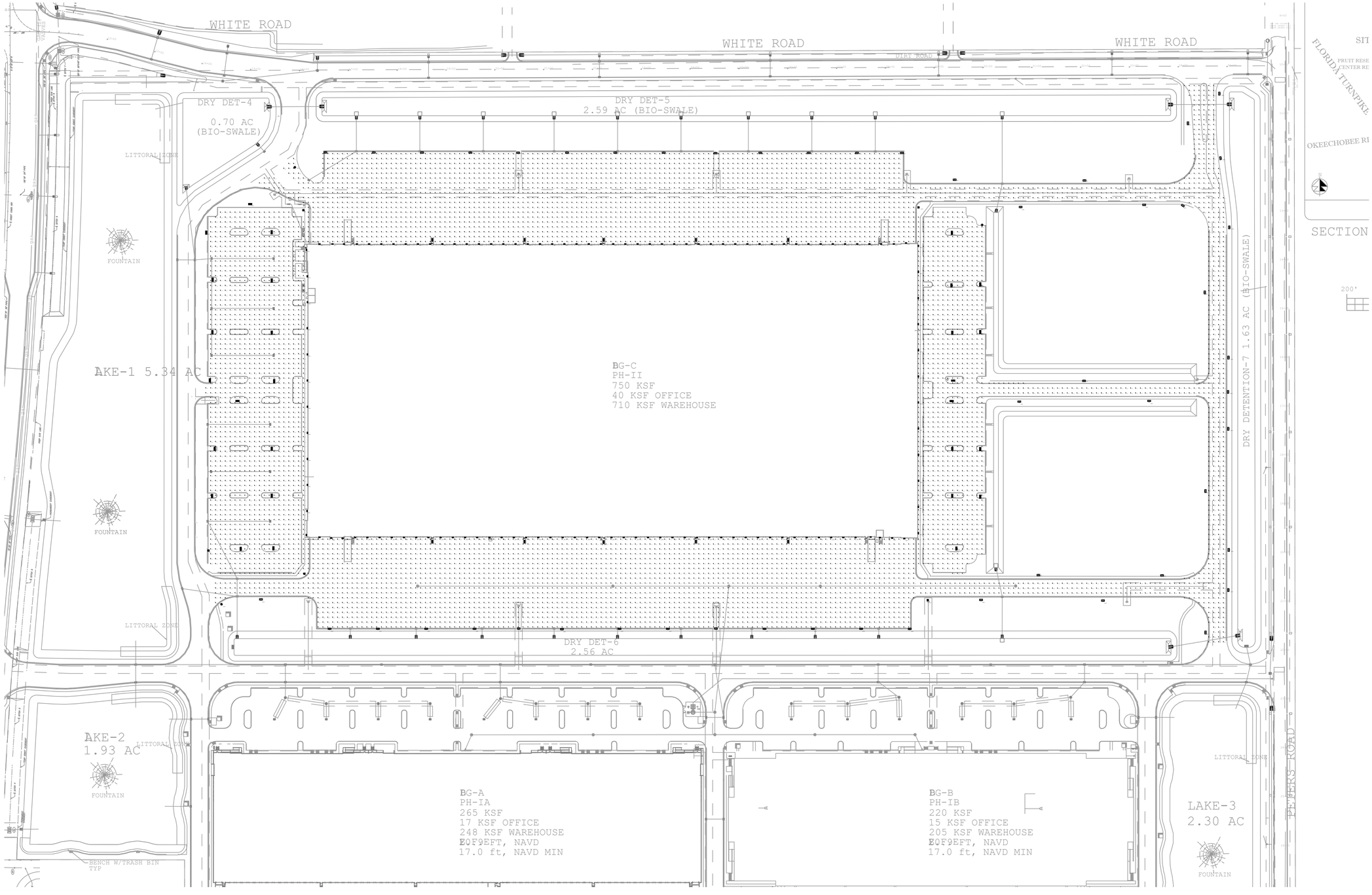
SCANNELL PROPERTIES

LEGACY DEVELOPMENT PARTNERS

C4 ARCHITECTURE

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	28	GLEON-SA4A-827-U-SL4-HSS_BB	Back-Back	GLEON-SA4A-827-U-SL4-HSS-BB	SP2	1.000	11216	129	7224	25
	8	GLEON-SA4C-827-U-SL4-HSS	Single	GLEON-SA4C-827-U-SL4-HSS	SP3	1.000	17023	225	1800	25
	51	GLEON-SA8C-827-U-T4FT	Single	GLEON-SA8C-827-U-T4FT	SP8	1.000	41922	445	22695	25
	24	GWC-SA2A-827-U-SL4-HSS	Single	GWC-SA2A-827-U-SL4-HSS	WP1	1.000	5802	66	1584	10
	98	GWC-SA2B-827-U-T4FT	Single	GWC-SA2B-827-U-T4FT	WP3	1.000	8820	85	8330	18

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
parking	Illuminance	Fc	3.10	9.2	1.0	3.10	9.20
roadway	Illuminance	Fc	4.06	8.6	1.1	3.69	7.82



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

RGD CONSULTING ENGINEERS
JUPITER | ORLANDO
561-743-0165 | 407-845-6630
WWW.RGDENGINEERS.COM

MEP ENGINEER: RGD CONSULTING ENGINEERS
2151 SOUTH HIGHWAY A1A ALT
SUITE 2000, JUPITER, FL 33477

CLIENT: COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1,
JUPITER, FL, 33458

DATE 1.31.2022

REVISIONS:

NO.	DESCRIPTION	DATE

KEY PLAN
AREA DESCRIPTION

PROJECT ADDRESS:
KINGS HIGHWAY COMMERCE PARK
FORT PIERCE, FLORIDA

PROJECT NAME:
KINGS HIGHWAY
COMMERCE PARK PHASE
II

DATE: 01/21/2022

RGD PROJ. NO: 22-1024

SCALE: AS SHOWN

DRAWN:

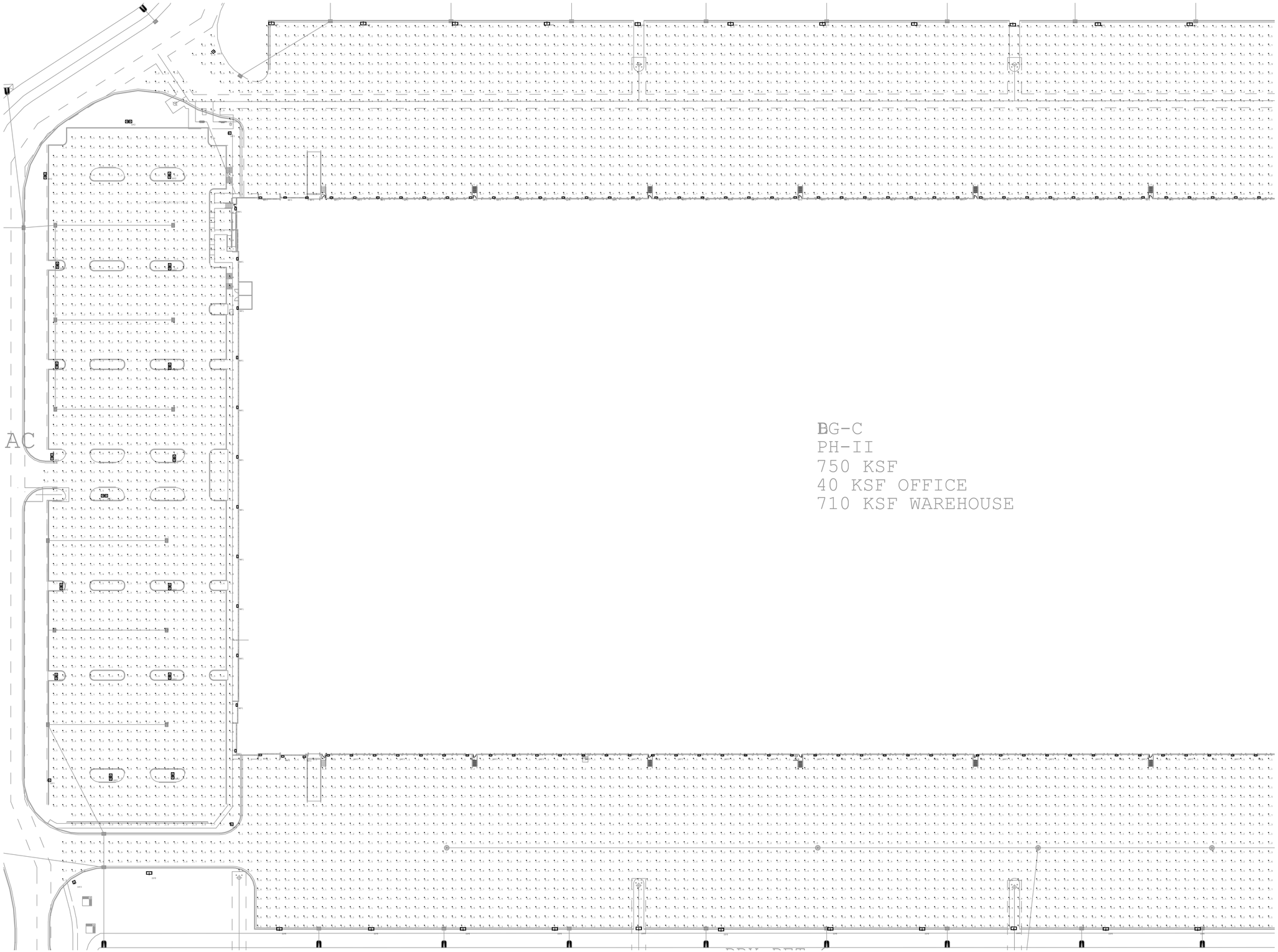
CHECKED:

SHEET NAME:
PHOTOMETRIC PLAN

SHEET NO.
E0.1

PROJECT PHASE:
100% CONSTRUCTION DOCUMENTS

These Drawings are NOT VALID for any purpose which requires the original signature and seal of the engineer unless the original signature and seal are affixed. Drawings not signed and sealed by the engineer shall not be submitted to any authority or used for any purpose where signed and sealed documents are required.



1 ENLARGED PLAN A
SCALE: 1/4" = 1'-0"

RGD
CONSULTING
ENGINEERS

JUPITER | ORLANDO
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SUITE 2000, JUPITER, FL 33477

CLIENT: COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1,
JUPITER, FL, 33458

DATE 1.31.2022

REVISIONS:

NO.	DESCRIPTION	DATE

KEY PLAN
AREA DESCRIPTION

N

PROJECT ADDRESS:
KINGS HIGHWAY COMMERCE PARK
FORT PIERCE, FLORIDA

PROJECT NAME:
KINGS HIGHWAY
COMMERCE PARK PHASE
II

DATE: 01/21/2022

RGD PROJ. NO: 22-1024

SCALE: AS SHOWN

DRAWN:

CHECKED:

SHEET NAME:

ENLARGED PLAN A

SHEET NO.
E1.1

PROJECT PHASE:
100% CONSTRUCTION DOCUMENTS

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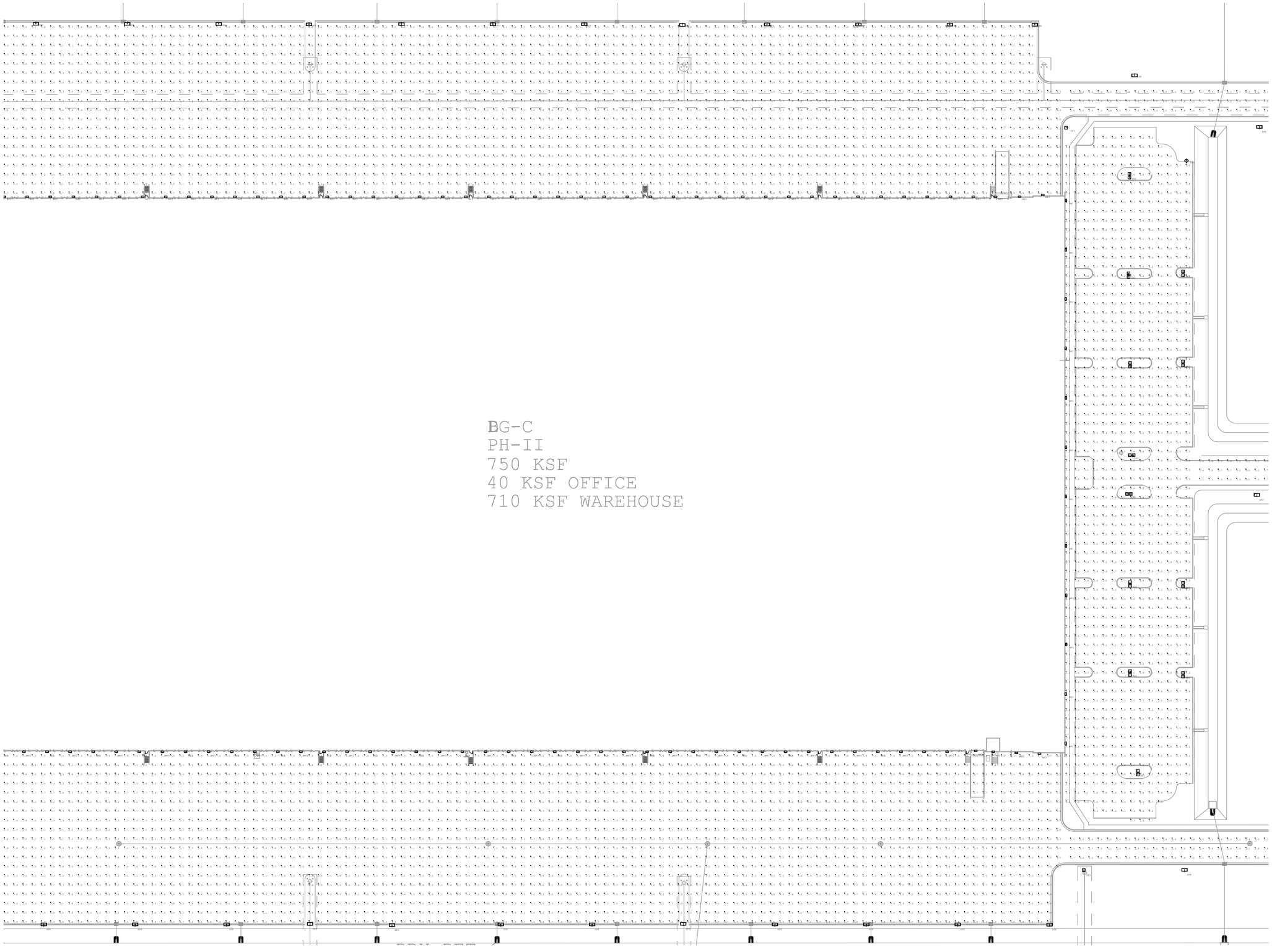


1 ENLARGE PLAN B
SCALE: 1/4" = 1'-0"

RGD
CONSULTING
ENGINEERS

JUPITER | ORLANDO
561-743-0165 | 407-845-6630
WWW.RGDENGINEERS.COM

MEP ENGINEER: RGD CONSULTING ENGINEERS
2151 SOUTH HIGHWAY A1A ALT
SUITE 2000, JUPITER, FL 33477

CLIENT: COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1,
JUPITER, FL, 33458

DATE 1.31.2022

REVISIONS:

NO.	DESCRIPTION	DATE

KEY PLAN
AREA DESCRIPTION

N

PROJECT ADDRESS:
KINGS HIGHWAY COMMERCE PARK
FORT PIERCE, FLORIDA

PROJECT NAME:
KINGS HIGHWAY
COMMERCE PARK PHASE
II

DATE: 01/21/2022

RGD PROJ. NO: 22-1024

SCALE: AS SHOWN

DRAWN:

CHECKED:

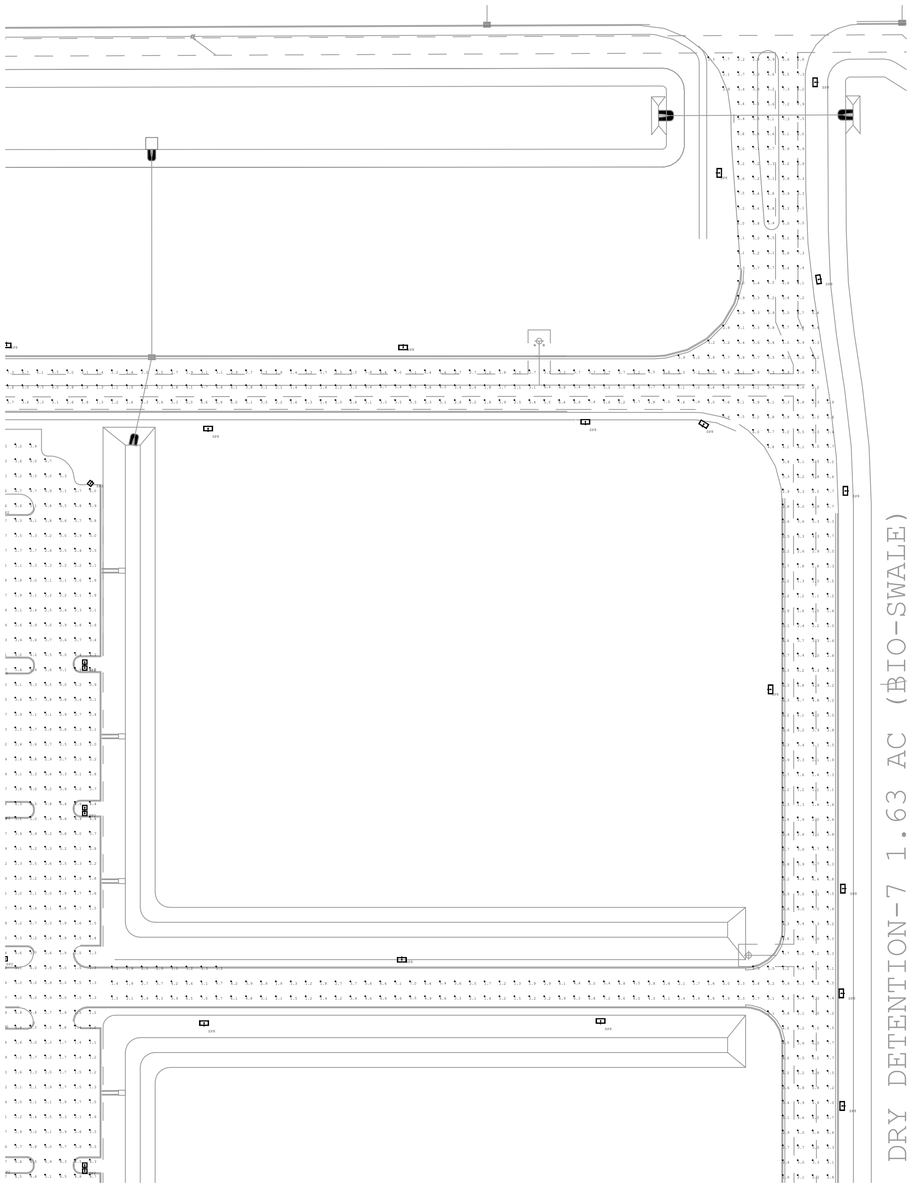
SHEET NAME:

ENLARGE PLAN B

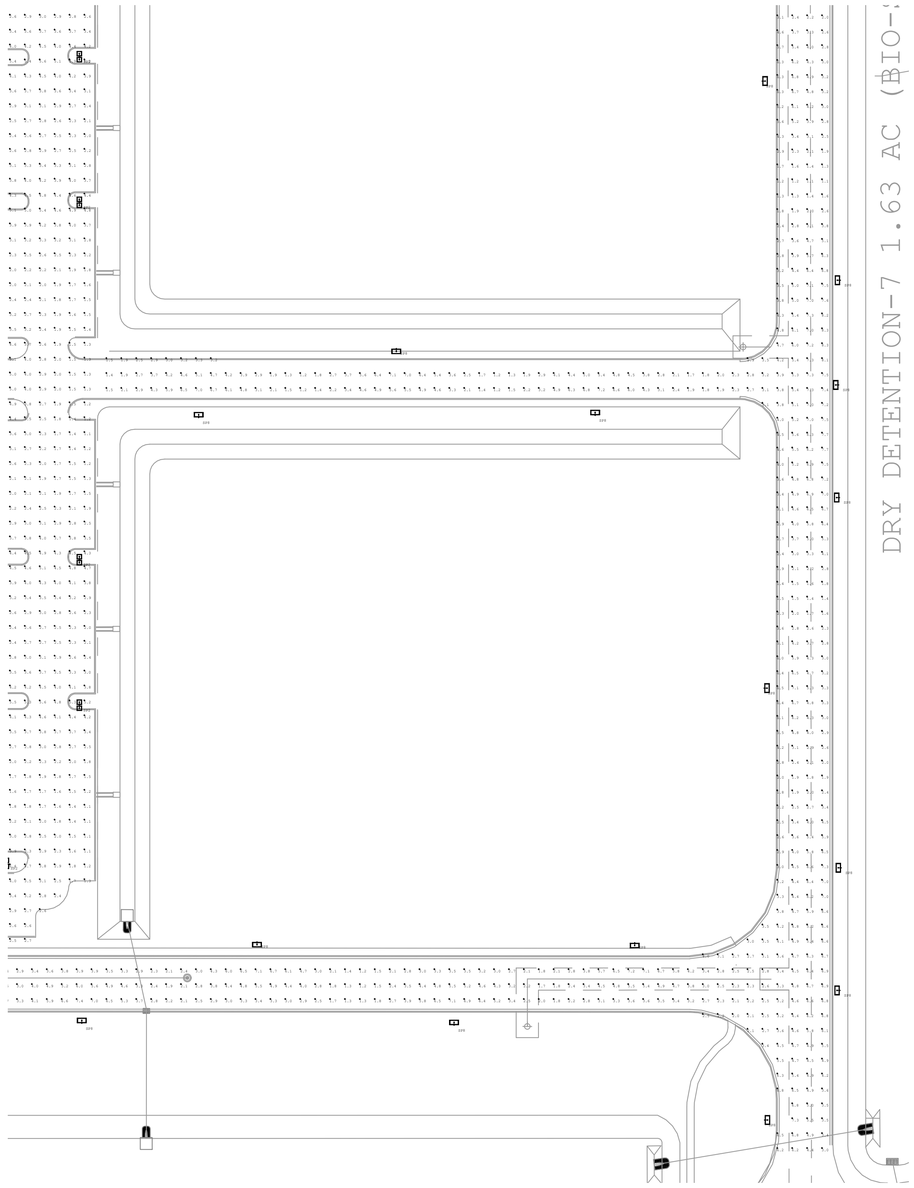
SHEET NO.
E1.2

PROJECT PHASE:
100% CONSTRUCTION DOCUMENTS

These Drawings are NOT VALID for any purpose which requires the original signature and seal of the engineer unless the original signature and seal are affixed. Drawings not signed and sealed by the engineer shall not be submitted to any authority or used for any purpose where signed and sealed documents are required.



1 ENLARGED ROADWAY A
SCALE: 1/4" = 1'-0"



1 ENLARGED ROADWAY B
SCALE: 1/4" = 1'-0"

RGD
CONSULTING
ENGINEERS

JUPITER | ORLANDO
561-743-0165 | 407-845-6630
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MEP ENGINEER: RGD CONSULTING ENGINEERS
2151 SOUTH HIGHWAY A1A ALT
SUITE 2000, JUPITER, FL 33477

CLIENT: COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1,
JUPITER, FL, 33458

DATE 1.31.2022

REVISIONS:

NO.	DESCRIPTION	DATE

KEY PLAN
AREA DESCRIPTION

N

PROJECT ADDRESS:
KINGS HIGHWAY COMMERCE PARK
FORT PIERCE, FLORIDA

PROJECT NAME:
KINGS HIGHWAY
COMMERCE PARK PHASE
II

DATE: 01/21/2022

RGD PROJ. NO: 22-1024

SCALE: AS SHOWN

DRAWN:

CHECKED:

SHEET NAME:
ENLARGE PLAN C

SHEET NO.
E1.3

PROJECT PHASE:
100% CONSTRUCTION DOCUMENTS

These Drawings are NOT VALID for any purpose which requires the original signature and seal of the engineer unless the original signature and seal are affixed. Drawings not signed and sealed by the engineer shall not be submitted to any authority or used for any purpose where signed and sealed documents are required.

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

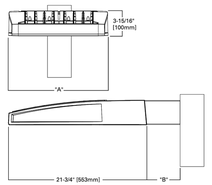
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 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

Dimensional Details



Product Certifications

DLC · DLC Premium · ISTI · cULus Certified · 3G VIB · IP66 · cULus Certified · FC · WARNING · IP66 · IDA · 5 YEAR

Product Features

LumenSafe Technology · Enlighted · WaveLinx · Light Advisories™

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	**SA1**–1 Square **SA2**–2 Squares **SA3**–3 Squares **SA4**–4 Squares [3] **SA5**–5 Squares **SA6**–6 Squares **SA7**–7 Squares [4] **SA8**–8 Squares [4] **SA9**–9 Squares [4] **SA10**–10 Squares [4]	**A**=350mA **B**=525mA **C**=700mA **D**=1200mA [5]	**722**=702CRI, 2200K **727**=702CRI, 2700K **730**=702CRI, 3000K **735**=702CRI, 3500K **740**=702CRI, 4000K **750**=702CRI, 5000K **760**=702CRI, 6000K **AWC**=CCT, 2200K **830**=802CRI, 3000K **AMB**=Amber, 590nm [6,8]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [14] **9**=347V [14]	**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 **AFL**=Automotive Frontline	[blank]=Arm for Round or Square Pole **EA**=Extended Arm [7] **MA**=Mast Arm Adapter [9] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [7] **QMEA**=Quick Mount Arm (Extended Length) [7]	**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)
DIM=External 0-10V Dimming Leads [10,28] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fused (208, 240 or 480V Specify Voltage) **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two Circuits [11,29] **HA**=50°C High Ambient [29] **HSS**=Houseside Shield [12,29] **GRSBK**=Glare Reducing Shield, Black [29] **GRSWH**=Glare Reducing Shield, White [29] **LCF**=Light Square Trim Painted to Match Housing [29] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **CC**=Coastal Construction finish [3] **L30**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **SF**=Single Fuse **AHD1A8S**=After Hours Dim, 6 Hours [29] **AHD2A8S**=After Hours Dim, 6 Hours [29] **AHD2B5S**=After Hours Dim, 7 Hours [29] **AHD3S5**=After Hours Dim, 8 Hours [29] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PIR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [31] **SPB3**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [31] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [31] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [28] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [28] **MSLX-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [26,28] **MSLX-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [26,28] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [28] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [28] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle **SWPSXX**=WaveLinx Sensor Only, 7'-15' [15,16,28] **SWPOSXX**=WaveLinx Sensor Only, 15'-40' [15,16,28] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [15,16] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [15,16] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [15,16,28] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [15,16,28]	**GA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V [28] **GA/RA1027**=NEMA Photocontrol - 480V **GA/RA1285**=NEMA Photocontrol - 347V [28] **GA/RA1013**=Photocontrol Shorting Cap **GA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1026-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1027-XX**=(@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=(@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=(@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=(@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=(@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=(@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1028-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1029-XX**=(@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=(@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=(@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=(@60° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=(@90° Tenon Adapter for 3-1/2" O.D. Tenon **GLEON-MP1**=Field Installed Mesh Top for 1-4 Light Square **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Square **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Square **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 [7] **GLEON-QMEA**=Quick Mount Extended Arm Kit [7] **LSAHS**=Field Installed House Side Shield [6,28] **LSGRSBK**=Glare Reducing Shield, Black [6,28] **LSGRSWH**=Glare Reducing Shield, White [6,28] **LSPFS**=Perimeter Shield, Black [6] **WCLC-7P-10A**=WaveLinx Outdoor Control Module [16,28] **SWPO4-XX**=Wireless Wireless Sensor, 7'–15' Mounting Height [15,16,28,30] **SWPOS-XX**=Wireless Wireless Sensor, 15' – 40' Mounting Height [15,16,28,30]

NOTES:
1. Configurator is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Design Lights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
4. Not available with HSS option.
5. Not compatible with extended quick mount arm (QMEA).
6. Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Not available with 1200mA, SPD, or HSS. Not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
9. Reserved.
10. Cannot be used with other control options.
11. Not available in 1200mA. When used with CSP or HA options, only available with single light square.
12. Not available in 1200mA, HFC or HA. CSP only available with single light square.
13. Not available with 1200mA, HFC, HA, CSP, PR, or HSS options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP 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 LXR with L30 (-U mounting), L20 (F-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Not available with Enlighted wireless sensors.
21. Cannot be used with other control options.
22. Low voltage control lead brought out 18" outside fixture.
23. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
24. 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.
25. Not for use with 14FT, 14W or SL4 optics. See IES files for details.
26. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
27. Replace X with number of Light Squares operating in low output mode.
28. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See Enlighted Sensor Guide for more information.
29. Not for use with SWO, SWO, SWQ or RW optics. A black trim plate is used when HSS is selected.
30. CE is not available with the 1200, DALI, LWR, WO, MS/DIM, BPC, PIR or PR7 options. Available in 120-277V only.
31. One required for each light square.
32. Requires PR7.
33. Not for use with 14FT, 14W or SL4 optics.
34. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PIR, PR7, MS, LWR).
35. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (120V to PoE injector) power supply if needed.
36. Not available with 1200mA.
37. Replace XX with sensor color (WH, BZ, or BK).
38. Specify 120V or 277V.
39. Smart device with mobile application required to change system defaults. See controls section for details.

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

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

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

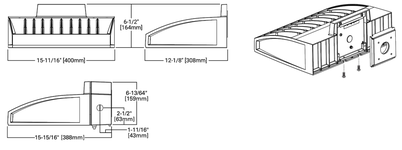
Interactive Menu

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

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



Product Certifications

DLC · DLC Premium · ISTI · cULus Certified · 3G VIB · FC · WARNING · IP66 · IDA · 5 YEAR · Light Advisories™

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	**SA1**–1 Square **SA2**–2 Squares [2]	**A**=350mA **B**=525mA **D**=1200mA [3]	**722**=702CRI, 2200K **727**=702CRI, 2700K **730**=702CRI, 3000K **735**=702CRI, 3500K **740**=702CRI, 4000K **750**=702CRI, 5000K **760**=702CRI, 6000K **AWC**=CCT, 2200K **830**=802CRI, 3000K **AMB**=Amber, 590nm [4,5]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [4] **9**=347V [4]	**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 **SWQ**=Type V Square Narrow **SMQ**=Type V Square Medium **SWQ**=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)
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 **DIM**=External 0-10V Dimming Leads [6,18] **CBP**=Battery Pack with Back Box, Cold Weather Rated [3,4,14,18] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [3,4,18] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **GRSBK**=Glare Reducing House Side Shield [8] **GRSWH**=Factory Installed Glare Shield, White [8,21] **UPL**=Uplight Housing [18] **HA**=50°C High Ambient [18] **LCF**=Light Square Trim Plate Painted to Match Housing [20] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [1] **ID**=ID Marking and Small Terminal Block [24] **AHD1A8S**=After Hours Dim, 6 Hours [18] **AHD2A8S**=After Hours Dim, 6 Hours [18] **AHD2S5**=After Hours Dim, 7 Hours [18] **AHD3S5**=After Hours Dim, 8 Hours [18] **DALI**=DALI Driver [22]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PIR**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [25] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [18,26] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [18,26] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [18,26] **MS-LXX**=Motion Sensor for On/Off Operation [12,18,19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [12,18,19] **ZW**=WaveLinx enabled 4-PIN Twistlock Receptacle [18,28] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [18,28] **SWPSXX**=WaveLinx Sensor Only, 7'-15' [18,19,28] **SWPOSXX**=WaveLinx Sensor Only, 15'-40' [18,19,28] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [18,19] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [18,19] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [18,19,28] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [18,19,28]	**GA/RA1013**=Photocontrol Shorting Cap [18] **GA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V [18] **GA/RA1285**=NEMA Photocontrol - 347V [18] **GA/RA1027**=NEMA Photocontrol - 480V [18] **MA1252**=10kV Circuit Module Replacement **MA1050XX**=Thru-branch Back Box (Must Specify Color) **LSAHS**=Field Installed House Side Shield [8,18] **LSGRSBK**=Glare Shield, Black [8,18] **LSGRSWH**=Glare Shield, White [8,18,21] **LSPFS**=Perimeter Shield, Black **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **WCLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [16,28] **SWPO4-XX**=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [15,16,18,28] **SWPOS-XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [15,16,18,28]

NOTES
1. DesignLight Consortium® Qualified. Refer to www.designlights.org. Qualified Products List under Family Models for details.
2. Two light squares with CSP options limited to 25°C. Not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A, supplied at 500mA drive current only. Available with SWQ, SMQ, SL2, SL3 and SL4 distributions. Can be used with HSS option
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. Reserved.
9. Cannot be used with other control options.
10. Low voltage control leads terminated 18" from fixture.
11. Not available in 1200mA. When used with CSP or HA options, only available with single light square.
12. Not available in 1200mA, HFC or HA. CSP only available with single light square.
13. Not available with 1200mA, HFC, HA, CSP, PR, or HSS options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP 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 LXX with L08 (<8' 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 SWQ, SMQ, 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 1200, DALI, LWR, WO, MS/DIM, BPC, PIR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with 14FT, 14W or SL4 optics.
28. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PIR, PR7, MS, LWR).
29. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (120V to PoE injector) power supply if needed.
30. Not available with 1200mA.
31. Replace XX with sensor color (WH, BZ, or BK).
32. Specify 120V or 277V.
33. Smart device with mobile application required to change system defaults. See controls section for details.

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

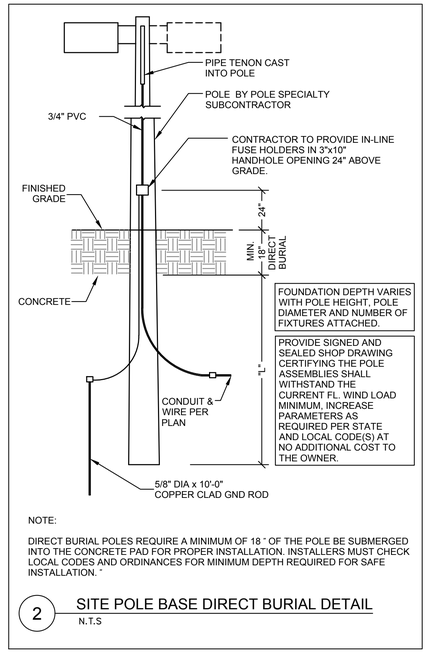
Optics
- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

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

Warranty
- Five-year warranty



NOTE:

DIRECT BURIAL POLES REQUIRE A MINIMUM OF 18 " OF THE POLE BE SUBMERGED INTO THE CONCRETE PAD FOR PROPER INSTALLATION. INSTALLERS MUST CHECK LOCAL CODES AND ORDINANCES FOR MINIMUM DEPTH REQUIRED FOR SAFE INSTALLATION. "

2 SITE POLE BASE DIRECT BURIAL DETAIL
N.T.S

1 DATA SHEETS AND DETAILS

RGD CONSULTING ENGINEERS

JUPITER | ORLANDO
561-743-0165 | 407-845-6630
WWW.RGDENGINEERS.COM

MEP ENGINEER: RGD CONSULTING ENGINEERS
2151 SOUTH HIGHWAY A1A ALT
SUITE 2000, JUPITER, FL 33477

CLIENT: COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1,
JUPITER, FL, 33458

DATE 1.31.2022

REVISIONS:

NO.	DESCRIPTION	DATE

KEY PLAN
AREA DESCRIPTION

N

PROJECT ADDRESS:
KINGS HIGHWAY COMMERCE PARK
FORT PIERCE, FLORIDA

PROJECT NAME:
KINGS HIGHWAY
COMMERCE PARK PHASE
II

DATE: 01/21/2022

RGD PROJ. NO: 22-1024

SCALE: AS SHOWN

DRAWN:

CHECKED:

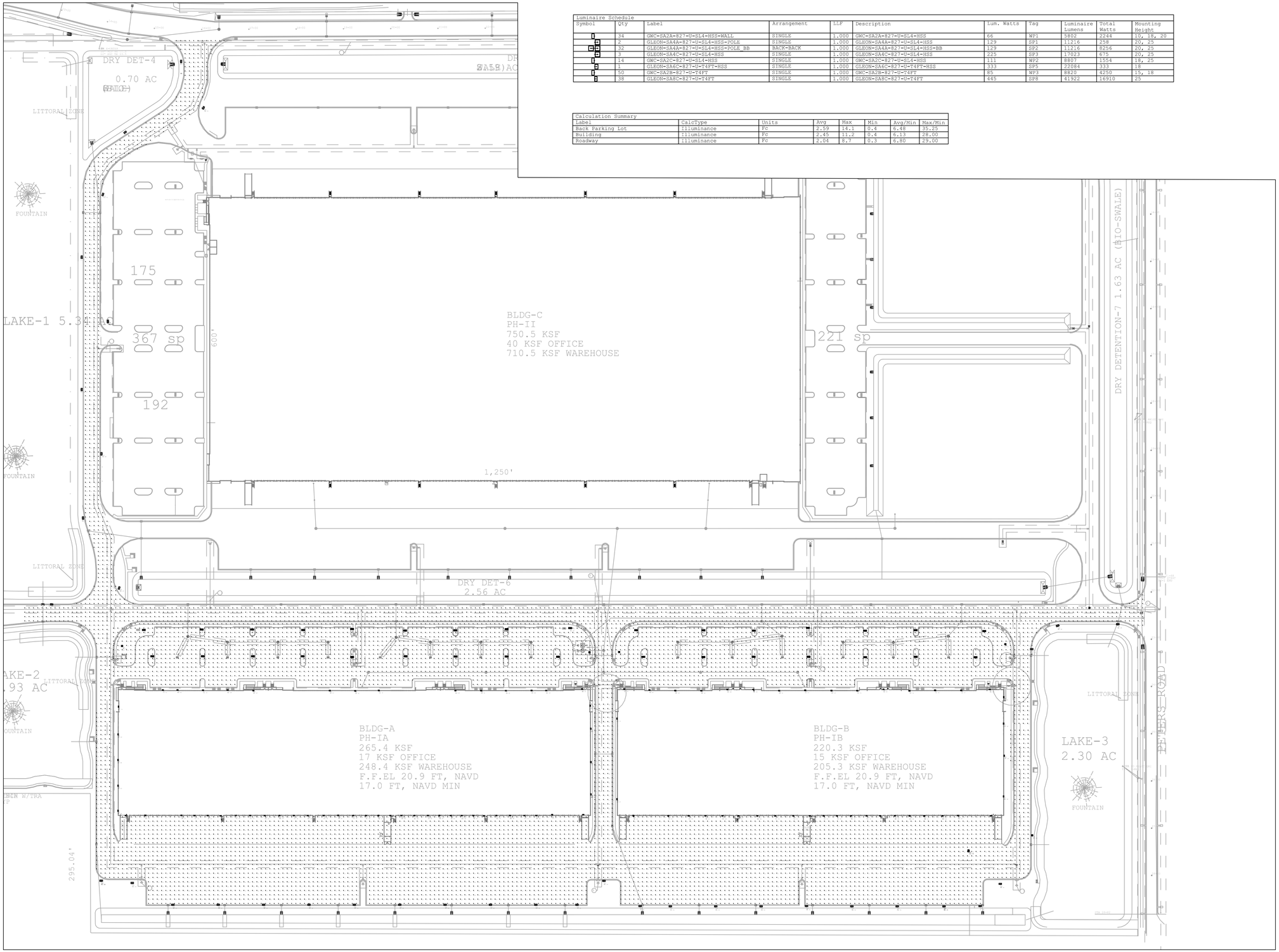
SHEET NAME:

DATA SHEETS AND DETAILS

SHEET NO. E2.1

PROJECT PHASE:
100% CONSTRUCTION DOCUMENTS

These Drawings are NOT VALID for any purpose which requires the original signature and seal of the engineer unless the original signature and seal are affixed. Drawings not signed and sealed by the engineer shall not be submitted to any authority or used for any purpose where signed and sealed documents are required.



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Tag	Luminaire Lumens	Total Watts	Mounting Height
	34	GWC-SA2A-827-U-SL4-HSS-WALL	SINGLE	1.000	GWC-SA2A-827-U-SL4-HSS	66	WP1	5802	2244	10, 18, 20
	2	GLEON-SA4A-827-U-SL4-HSS-POLE	SINGLE	1.000	GLEON-SA4A-827-U-SL4-HSS	129	SP1	11216	258	20, 25
	32	GLEON-SA4A-827-U-SL4-HSS-POLE_BB	BACK-BACK	1.000	GLEON-SA4A-827-U-SL4-HSS-BB	129	SP2	11216	8256	20, 25
	3	GLEON-SA4C-827-U-SL4-HSS	SINGLE	1.000	GLEON-SA4C-827-U-SL4-HSS	225	SP3	17023	675	20, 25
	14	GWC-SA2C-827-U-SL4-HSS	SINGLE	1.000	GWC-SA2C-827-U-SL4-HSS	111	WP2	8807	1554	18, 25
	1	GLEON-SA6C-827-U-T4FT-HSS	SINGLE	1.000	GLEON-SA6C-827-U-T4FT-HSS	333	SP5	22084	333	18
	50	GWC-SA2B-827-U-T4FT	SINGLE	1.000	GWC-SA2B-827-U-T4FT	85	WP3	8820	4250	15, 18
	38	GLEON-SA8C-827-U-T4FT	SINGLE	1.000	GLEON-SA8C-827-U-T4FT	445	SP8	41922	16910	25

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Back Parking Lot	Illuminance	Fc	2.59	14.1	0.4	6.48	35.25
Building	Illuminance	Fc	2.45	11.2	0.4	6.13	28.00
Roadway	Illuminance	Fc	2.04	8.7	0.3	6.80	29.00

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

GLOBAL REVISION 2

RGD CONSULTING ENGINEERS
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WWW.RGDENGINEERS.COM

MEP ENGINEER: RGD CONSULTING ENGINEERS
2151 SOUTH HIGHWAY A1A ALT
SUITE 2000, JUPITER, FL 33477

CLIENT: JEFF H. IRAVANI, INC
1934 COMMERCE LN-5
JUPITER, FL, 33458

DATE 2.24.22

REVISIONS:

NO.	DESCRIPTION	DATE
1	UPDATED PHOTOMETRICS	02.04.2022
2	UPDATED PHOTOMETRICS	02.24.2022

KEY PLAN
AREA DESCRIPTION
N

PROJECT ADDRESS:
KINGS HIGHWAY COMMERCE PARK
FORT PIERCE, FLORIDA

PROJECT NAME:
KINGS HIGHWAY
COMMERCE PARK PHASE I

DATE: 02/24/2022

RGD PROJ. NO: 21-1089

SCALE: AS SHOWN

DRAWN:

CHECKED:

SHEET NAME:
PHOTOMETRIC PLAN

SHEET NO.
E0.1

PROJECT PHASE:
100% CONSTRUCTION DOCUMENTS

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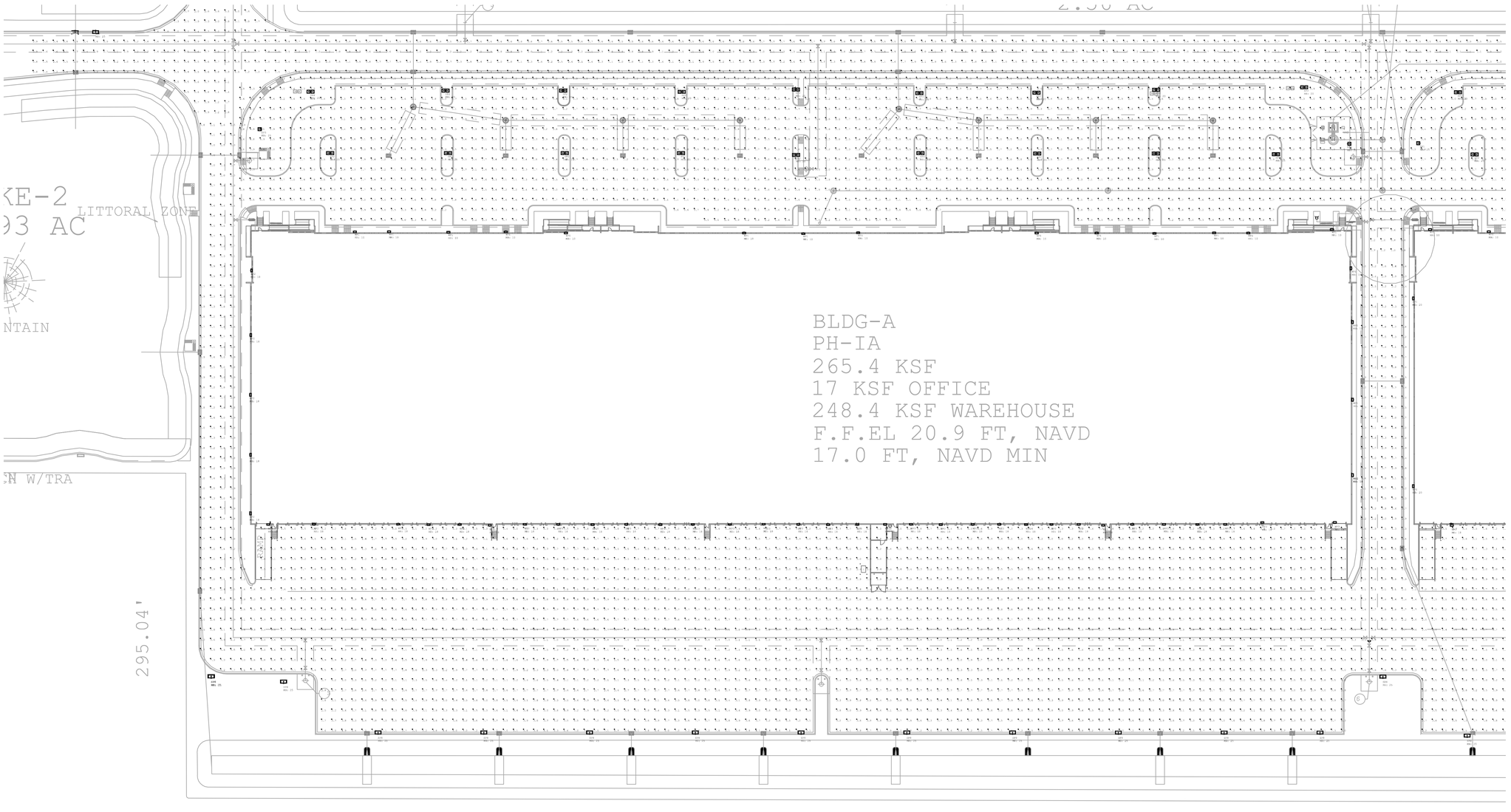

1 ENLARGED PLAN - BUILDING A

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

GLOBAL REVISION 1

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ENGINEERS

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SUITE 2000, JUPITER, FL 33477

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JUPITER, FL, 33458

DATE 2.24.22

REVISIONS:

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2	UPDATED PHOTOMETRICS	02.24.2022

KEY PLAN
AREA DESCRIPTION

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PROJECT ADDRESS:
KINGS HIGHWAY COMMERCE PARK
FORT PIERCE, FLORIDA

PROJECT NAME:
KINGS HIGHWAY
COMMERCE PARK PHASE I

DATE: 02/24/2022

RGD PROJ. NO: 21-1089

SCALE: AS SHOWN

DRAWN:

CHECKED:

SHEET NAME:

ENLARGED PLAN - BUILDING A

SHEET NO. E0.1A

PROJECT PHASE:
100% CONSTRUCTION DOCUMENTS

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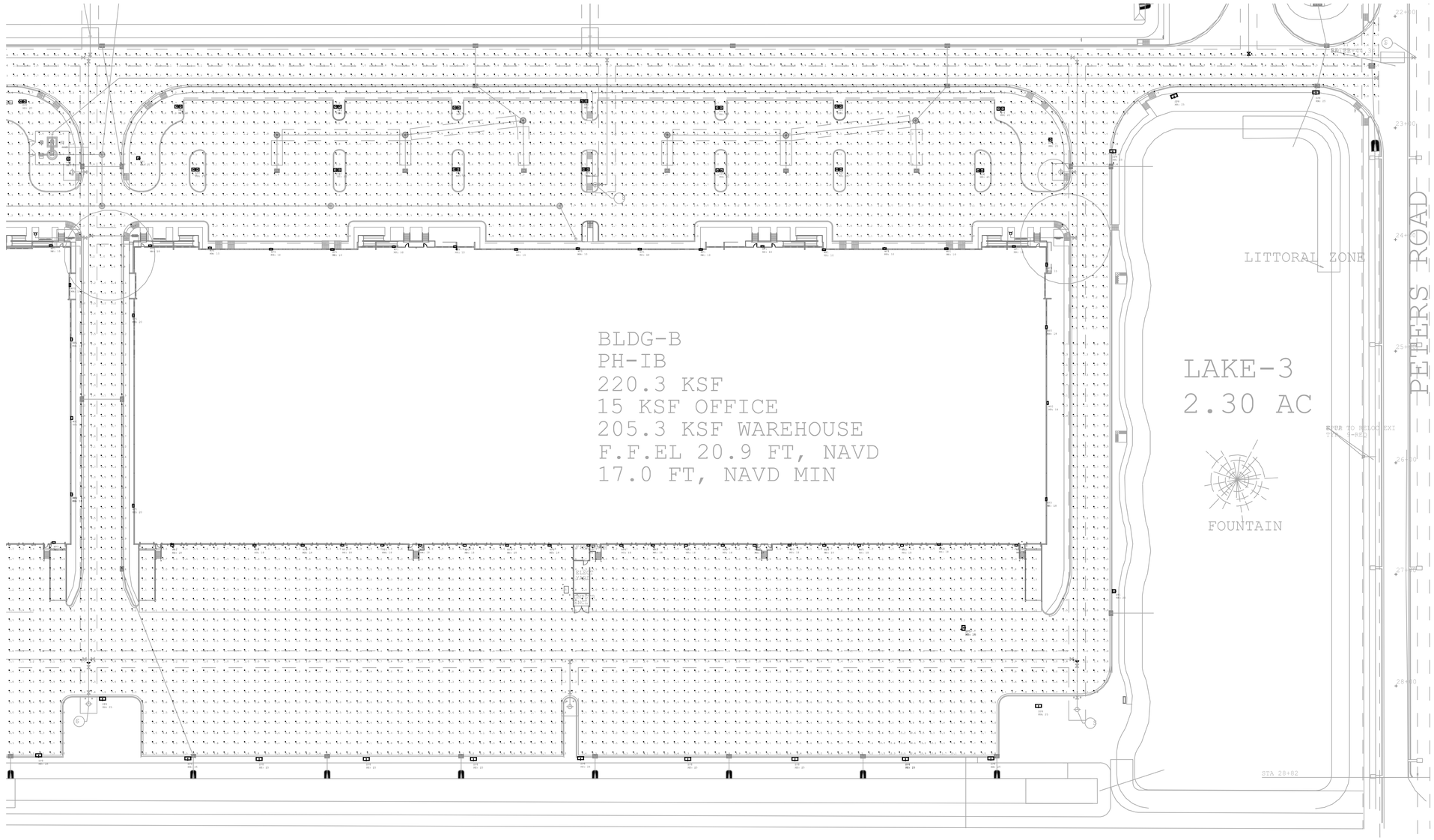

1 ENLARGED PLAN - BUILDING B
SCALE: 1/4" = 1'-0"

GLOBAL REVISION 1

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MEP ENGINEER: RGD CONSULTING ENGINEERS
2151 SOUTH HIGHWAY A1A ALT
SUITE 2000, JUPITER, FL 33477

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DATE 2.24.22

REVISIONS:

NO.	DESCRIPTION	DATE
1	UPDATED PHOTOMETRICS	02.04.2022
2	UPDATED PHOTOMETRICS	02.24.2022

KEY PLAN
AREA DESCRIPTION

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PROJECT ADDRESS:
KINGS HIGHWAY COMMERCE PARK
FORT PIERCE, FLORIDA

PROJECT NAME:
KINGS HIGHWAY
COMMERCE PARK PHASE I

DATE: 02/24/2022

RGD PROJ. NO: 21-1089

SCALE: AS SHOWN

DRAWN:

CHECKED:

SHEET NAME:
ENLARGED PLAN - BUILDING B

SHEET NO.
E0.1B

PROJECT PHASE:
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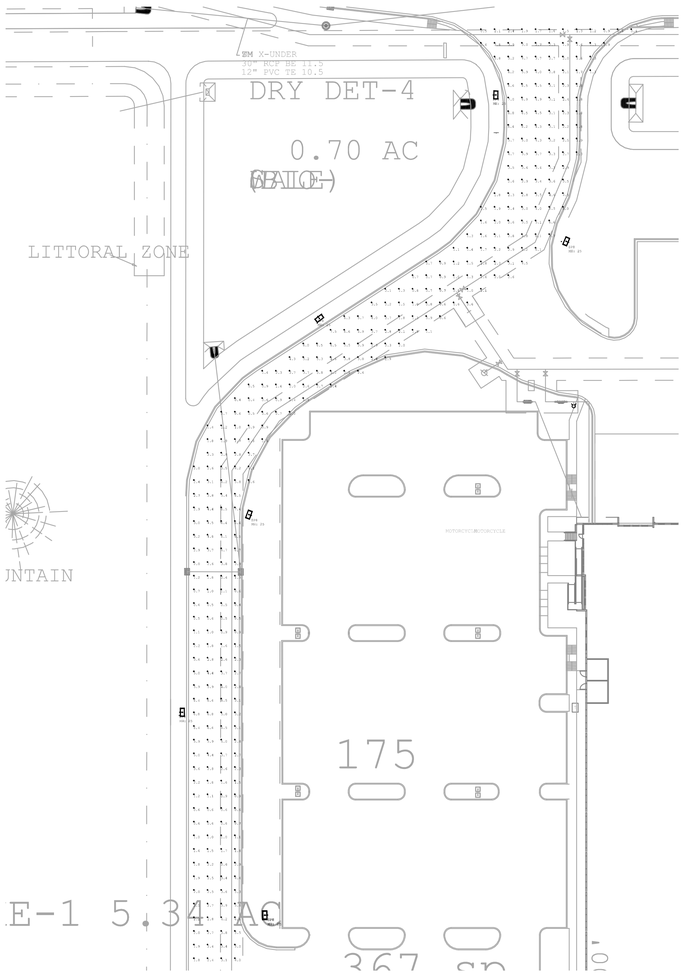
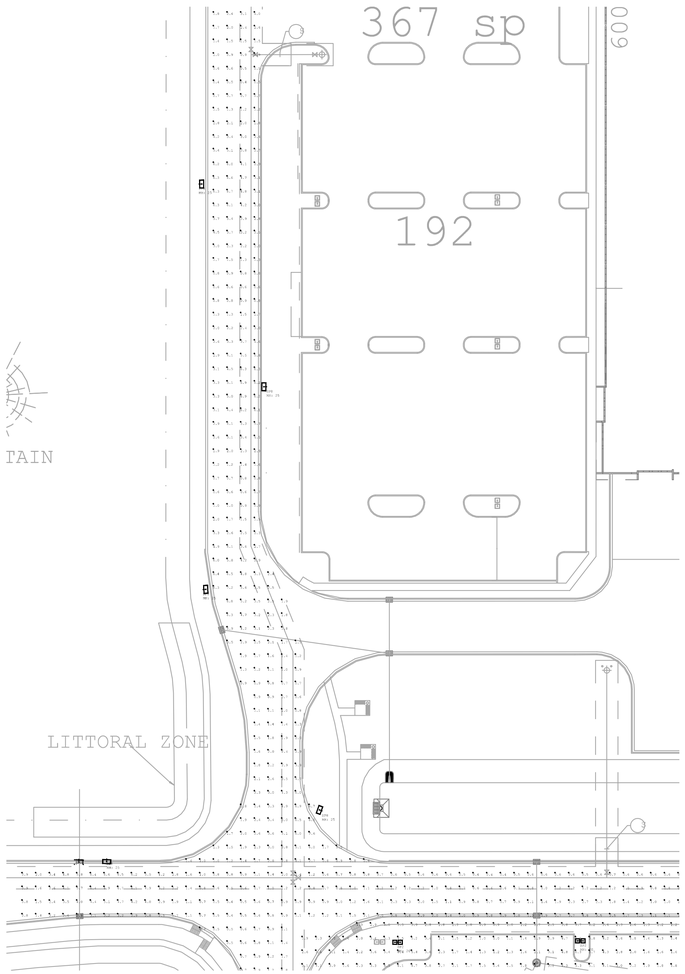


1 ENLARGED PARTIAL PLAN - ROADWAY

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



2 ENLARGED PARTIAL PLAN - ROADWAY

SCALE: 1/4" = 1' 0"

GLOBAL REVISION 1

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ENGINEERS

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2	UPDATED PHOTOMETRICS	02.24.2022

KEY PLAN
AREA DESCRIPTION

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PROJECT ADDRESS:
KINGS HIGHWAY COMMERCE PARK
FORT PIERCE, FLORIDA

PROJECT NAME:
KINGS HIGHWAY
COMMERCE PARK PHASE I

DATE: 02/24/2022

RGD PROJ. NO: 21-1089

SCALE: AS SHOWN

DRAWN:

CHECKED:

SHEET NAME:

ENLARGED PLAN - ROADWAY

SHEET NO. E0.1C

PROJECT PHASE:
100% CONSTRUCTION DOCUMENTS

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Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

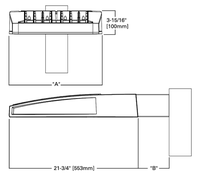
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 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

Dimensional Details



Product Certifications

Product Features

Luminaire Technology · Adaptive · Wireless · Light Attributes®

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]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON=Galleon	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares [4] **SA7**=7 Squares [4] **SA8**=8 Squares [4] **SA9**=9 Squares [4] **SA0**=10 Squares [4]	**A**=400mA **B**=800mA **C**=1000mA **D**=1200mA [4]	**722**=702CRI, 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 [14, 15]	**U**=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V [4] 9=347V [4]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **T5**=Type V Square **SWS**=Type V Square Medium **SWQ**=Type V Square Wide **SLX**=Type IV w/Spill Control **SL3**=Type III w/Spill Control **SL2**=Type II w/Spill Control **SLA**=Type III w/Spill Control 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 [1] **MA**=Mast Arm Adapter [14] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [1] **QMEA**=Quick Mount Arm (Extended Length) [1]	**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)
DIM=External 0-10V Dimming Leads [16, 28] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two Circuits [17, 18] **HA**=50°C High Ambient **HS**=Factory Installed House Side Shield [6] **GRSBK**=Glare Reducing Shield, Black [6] **GRSWH**=Glare Reducing Shield, White [6] **LCF**=Light Square Trim Painted to Match Housing [6] **MT**=Installed Mesh Top **BLK**=Factory Painted Black **CC**=Coastal Construction finish [7] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking **AH01HR**=After Hours Dim, 6 Hours [8] **AH02HR**=After Hours Dim, 6 Hours [8] **AH03HR**=After Hours Dim, 7 Hours [8] **AH04HR**=After Hours Dim, 8 Hours [8] **DALI**=DALI Drivers [9]	**BPC**=Button Type Photocontrol **PR**=NEMA 7-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [9] **SPBD**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [9,24] **SPBH**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [9,24] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [9] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [9] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [9] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [9,10] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [9] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [9,10] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle **SWPDXD**=WaveLinx Sensor Only, 8' - 20' [9,11] **SWPDXD3**=WaveLinx Sensor Only, 7'-12' [9,11] **SWPDXD4**=WaveLinx Sensor Only, 21'-40' [9,11] **WDBXD**=WaveLinx Sensor with Bluetooth, 8' - 20' [9,11] **WDFXD**=WaveLinx Sensor with Bluetooth, 21'-40' [9,11] **WDWXD**=WaveLinx Wireless Sensor, Wide Lens for 8'-15' Mounting Height [9,11] **LWN-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [9,26,31]	**GA/RA1010**=NEMA Photocontrol Multi-Tap - 105-285V [29] **GA/RA1020**=NEMA Photocontrol - 208V **GA/RA1201**=NEMA Photocontrol - 347V **GA/RA1013**=Photocontrol Shorting Cap **GA/RA1014**=120V Photocontrol **MA1202**=10kV Surge Module Replacement **MA1026-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1027-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1028-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [34] **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 [1] **GLEON-QMEA**=Quick Mount Extended Arm Kit [1] **LSHSS**=Field Installed House Side Shield [6,35] **LSGRSBK**=Glare Reducing Shield, Black [6,35] **LSGRSWH**=Glare Reducing Shield, White [6,35] **LSPFS**=Perimeter Shield, Black **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [34] **WGL-CP-18A**=WaveLinx Outdoor Control Module (7-pin) [9,35] **SWPDX-XX**=Wireless Wireless Sensor, 7' – 15' Mounting Height [9,26,31,32] **SWPDX-XX**=Wireless Wireless Sensor, 15' – 40' Mounting Height [9,26,31,32]

NOTES:
1. Luminaire is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to Enlighted's paper WP012109TEN for additional support information.
2. Ambient lights Conversion™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654, and a blister rating of 10 per ASTM D714.
4. Not compatible with 8EA-3 LED or WD-1 LCE sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with extended quick mount arm (QMEA), or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options, Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Reserved. Not compatible with 480V, MS/L, MS/X, MS/DIM, BPC, PR or PR7 options. Not available in corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
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 CSP or HA options, only available with single light square.
12. Not available in 1200mA, UFL or CSP options. Available with single light square.
13. Not available with HS, SHS, SQ, SLS, SLT, SLX and SL4 distributions. Can be used with HSS option.
14. Operates a single light square only. Operates at -30°C to +40°C. Ranges above +40°C. Ranges above +40°C. Ranges above

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location: See attached

Parcel ID #(s): See attached

Project Description: Proposed 109 acre distribution including warehouse and office

Scannell Properties #533, LLc
Property Owner(s)

8801 River Crossing Blvd Ste 300
Street Address

Indianapolis | IN | 46240
City | State | Zip

317-218-1640
Phone Number

DanH@scannell properties.com
Email Address

Jeff H. Iravani, Inc - Authorized Agent
Applicant/Representative, Title, Company

1934 Commerce Lane Suite 5
Street Address

Jupiter | FL | 33458
City | State | Zip

5615756030
Phone Number

jhi@bellsouth.net
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 25 day of February 2022, by Jeff H. Iravani who is personally known to me or has produced _____ as identification.

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA (Seal)

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location: See attached

Parcel ID #(s): See attachment

Project description: Proposed 109 acre distribution including warehouse and office

Scannell Properties #533, LLC	Jeff H. Iravani, Inc- Authorized Agent
Property Owner(s)	**Applicant/Representative, Title, Company**
8801 River Crossing Blvd Ste 300	1934 Commerce Lane Suite 5
Street Address	Street Address
Indianapolis IN 46240	Jupiter FL 33458
City State Zip	City State Zip
317-218-1640	5615756030
Phone Number	Phone Number
DanH@scannellproperties.com	jhi@bellsout.net
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 Palm Beach

The foregoing instrument was acknowledged before me this 25 day of February, 2022, by Jeff H. Iravani who is personally known to me or has produced _____ as identification.

Signature of Notary

(Seal) NOTARY PUBLIC STATE OF FLORIDA

Jenna L. Jenkins
COMMISSION # GG270322
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

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.: 1,900,000 sf 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)

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4926335 OR BOOK 4688 PAGE 982, Recorded 09/21/2021 02:25:21 PM Doc Tax: $27358.80

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 W. Cypress Street
Tampa, FL 33607

Parcel No.: 2324-210-0000-000-6

Consideration: $3,908,314.10

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 15th day of September, 2021, by **KINGS HIGHWAY COMMERCE PARK, LLC,** a Florida limited liability company, having an address of 18860 Loxahatchee River Road, Jupiter, Florida 33548 (hereinafter, the "Grantor"), to **SCANNELL PROPERTIES #533, LLC,** an Indiana limited liability company, having an address of 8801 River Crossing Boulevard, Suite 300, Indianapolis, Indiana 46240 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land (the "Property") lying and situate in St. Lucie County, Florida, to-wit:

SEE ATTACHED EXHIBIT A.

SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on **Exhibit B** hereof.

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

Together with all buildings, fixtures and other improvements as presently located on the Property.

Together with all of Grantor's right, title and interest in and to all strips and gores, any existing or proposed streets, roadways, alleys and/or adjacent rights of way and any land lying in the bed of any street, road or alley, open or proses, adjoining the Property

TO HAVE AND TO HOLD the same in fee simple forever. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the aforesaid land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and Grantor hereby warrants title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

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

Witnesses:

Name: Heather Neville

Name: Kaylee Marsillo

GRANTOR:

KINGS HIGHWAY COMMERCE PARK, LLC,
a Florida limited liability company

By: _____
Edward Sasso, Managing Member

STATE OF New York
COUNTY OF Jefferson

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of September, 2021 by Edward Sasso, as the Managing Member of **KINGS HIGHWAY COMMERCE PARK, LLC**, a Florida limited liability company. He ☐ is personally known to me; or ☒ produced Florida Driver License as identification.

(seal) Kelly Butcher
Notary Public, State of New York
Residing in Jefferson County
No. 01BU5075260
My Commission Expires Mar. 31 2023

Notary Public
State of Florida New York

Exhibit A
Legal Description

PARCEL 1 (FEE SIMPLE ESTATE)

The Northwest Quarter of the Northwest Quarter and the West Half of the West Half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; LESS AND EXCEPTING there from the South 400 feet of
the North 903.20 feet of the East 750 feet of the West 775 feet of said Section 24; LESS right-of-way for Kings Highway and White Road.

Together with the following described Parcel "A":

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; more particularly described as follows:
The South 35.30 feet of the North 538.50 feet of the East 750 feet of the West 775 feet of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Less the following described Parcel "B":

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; more particularly described as follows:
The South 35.30 feet of the North 938.50 feet of the East 750 feet of the West 775 feet of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Further LESS AND EXCEPT the lands as more particularly described in Order of Taking recorded September 29, 2016 in Official Records Book 3917, Page 899.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE)

Together with the non-exclusive easement as created by that certain Grant of Easement - Sewer recorded June 20, 2005 in Official Records Book 2276, Page 2280 as modified by Modification of Easement recorded in Official Records Book 2382, Page 1131, of the Public Records of St. Lucie County, Florida.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Easement in favor of Southern Bell Telephone and Telegraph Company, recorded October 30, 1956 in Deed Book 220, Page 436, with Subordination of Utility Interests recorded in Official Records Book 3837, Page 1758, as to Parcel 1.

3. Terms and conditions of Grant of Easement - Sewer by and between Graham Groves Development, LLC, a Florida limited liability company and Steven L. Craig, as Trustee under Trust Agreement dated May 17, 1985 and Christopher Cook, as Trustee under Trust Agreement dated May 17, 1985, recorded 2276, Page 2280 as modified by Modification of Easement recorded in Official Records Book 2382, Page 1131, as to Parcels 1 and 2.

4. Agreement for Right of Way Easement with Kirco Acquisition, LLC, recorded January 9, 2009 in Official Records Book 3050, Page 1234, as to Parcel 1.

5. Easements as set forth in Order of Taking recorded September 29, 2016 in Official Records Book 3917, Page 899, as to Parcel 1.

NOTE: Notice of Environmental Resource Permit recorded December 1, 2009 in Official Records Book 3149, Page 878.

NOTE: All recording references in this form shall refer to the public records of St. Lucie County, Florida, unless otherwise noted.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4926340 OR BOOK 4688 PAGE 1005, Recorded 09/21/2021 02:26:59 PM Doc Tax: $20850.90

This instrument was prepared by:
John H. Adair, III, Esq.
Doumar, Allsworth, Laystrom, et al
1177 SE Third Avenue
Fort Lauderdale, FL 33316-1197

Parcel ID Number: 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-211-0001-000-5, 2324-241-0003-000-3

WARRANTY DEED

THIS INDENTURE, Made effective on September 14 15, 2021 A.D., **Between** R.V. DEVELOPMENT, LLC, a Florida limited liability company, whose address is 547 Wash Roberts Ln., McMinnville, TN 37110, **Grantor**, and SCANNELL PROPERTIES #533, LLC, an Indiana limited liability company whose address is: 8801 River Crossing Blvd., Ste 300, Indianapolis, IN 46240, **Grantee**.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN & NO/100 ($10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by 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, tenements, hereditaments, improvements (if any), and any appurtenances, situate, lying and being in the County of Saint Lucie, State of Florida, to wit:

SEE LEGAL ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO:

(1) Comprehensive land use plans, zoning and other land use restrictions, prohibitions and requirements imposed by governmental authority;
(2) Restrictions and matters appearing on the Plat or otherwise common to the subdivision;
(3) Unplatted public utility easements of record; and
(4) Taxes for the 2021 tax year and subsequent years.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

R.V. DEVELOPMENT, LLC,
a Florida limited liability company

Jordan Ramsey
Printed Name: Jordan Ramsey
Witness

By: James A Wynne, III
James A. Wynne III, Manager

Cameron Nathan
Printed Name: Cameron Nathan
Witness

STATE OF FLORIDA)
SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 14th day of September, 2021, by James A. Wynne III, as Manager of R.V. DEVELOPMENT, LLC, a Florida limited liability company.

JORDAN RAMSEY
Notary Public - State of Florida
Commission # GG922750
Expires on February 12, 2024

NOTARY PUBLIC:
Jordan Ramsey
Print: Jordan Ramsey
State of Florida at Large (Seal)
My Commission Expires: 02/12/2024

_____ Personally Known or ✓ Identification Produced
Type of identification produced: TN Driver's License.

Notarized online using audio-video communication

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1
The East Three Quarters (3/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24) Township Thirty-five(35) South Range Thirty-nine (39) East, less and excepting therefrom the North 35 feet and less the East 25 feet for road rights of way and less and except parcels conveyed to Earle T. Field, Jr. and Theresa M. Field, his wife in Deed Book 206, page 141 and in Official Records Book 492, page 1228; and less parcel conveyed to Robert Langel and Lillian Langel, his wife in Deed Book 207, page 165, all of the Public Records of St. Lucie County, Florida.

Parcel 2
From the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; thence run North 100 feet; thence run West 25 feet to the Point of Beginning; continue West 213.71 feet; thence North 208.71 feet; thence East 213.71 feet; thence South 208.71 feet to the Point of Beginning. Less and except any portion lying in road right of way for Peters Road.

Parcel 3
From the Interior Quarter Section Corner of Section 24, Township 35 South, Range 39 East, run North along the East line of the Northwest 1/4 of said Section 1790.5 feet; thence West 25 feet to the Point of Beginning: from said Point of Beginning run West 155 feet: thence North 150 feet; thence East 155 feet; thence South 150 feet to the Point of Beginning; being a part of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Parcel 4
The South 60 feet of the East 125 feet of the following described property:
The North 1/2 of NE 1/4 of SE 1/4 of the NW 1/4 of Section 24, Township 35 South, Range 39 East, the same being the North 1/2 of Lot 9, of the NW 1/4, according to the Boston and Florida Atlantic Coast Land Company's Subdivision according to the plat thereof as recorded in Plat Book 3, page 32, of the Public Records of St. Lucie County, Florida.
Less and Except the East 25 feet for Road Right of Way

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4926314 OR BOOK 4688 PAGE 861, Recorded 09/21/2021 02:15:45 PM Doc Tax: $5675.60

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 W. Cypress Street
Tampa, FL 33607

Parcel No.: 2324-211-0002-000-3

Consideration: $810,701.12

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 15th day of September, 2021, by **AUSTRALIAN PROPERTIES, LLC**, a Florida limited liability company, having an address of P.O. Box 14049, Ft. Pierce, Florida 34979 (hereinafter, the "Grantor"), to **SCANNELL PROPERTIES #533, LLC**, an Indiana limited liability company, having an address of 8801 River Crossing Boulevard, Suite 300, Indianapolis, Indiana 46240 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land lying and situate in St. Lucie County, Florida, to-wit:

SEE ATTACHED EXHIBIT A.

SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on **Exhibit B** hereof.

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. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the aforesaid land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and Grantor hereby warrants title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

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

Witnesses:

Name: Dezzyflerre

Name: TODD BEVAN

GRANTOR:

AUSTRALIAN PROPERTIES, LLC,
a Florida limited liability company

By: _____
George T. Pantuso, Manager

STATE OF Florida
COUNTY OF St. Lucie

Executed and acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of September, 2021 by George T. Pantuso, as the Manager of **AUSTRALIAN PROPERTIES, LLC**, a Florida limited liability company. He ☑ is personally known to me; or ☐ produced _____ as identification.

Rhonda Vincent
Notary Public
State of Florida

(seal)

RHONDA J. VINCENT
Notary Public - State of Florida
Commission # GG 348412
My Comm. Expires Aug 28, 2023
Bonded through National Notary Assn.

Exhibit A
Legal Description

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

The South 400 feet of the North 903.20 feet of the East 750 feet of the West 775 feet.

Together with the South 35.30 feet of the North 938.50 feet of the East 750 feet of the West 775 feet;

Less the South 35.30 feet of the North 538.50 feet of the East 750 feet of the West 775 feet.

ALL Less any road rights of way and canal rights of way.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. General Permit granted to Southern Bell Telephone and Telegraph Company recorded October 30, 1956 in Deed Book 220, Page 436.

3. Annexation Agreement recorded August 11, 1995, in Official Records Book 969, Page 1857.

4. Grant of Easement - Sewer recorded September 20, 2006, in Official Records Book 2660, Page 2731.

5. Terms and conditions of the Fort Pierce Utilities Authority Voluntary Removal of Meter(s)/Services recorded October 29, 2015 in Official Records Book 3803, Page 968.

NOTE: All recording references in this form shall refer to the public records of St. Lucie County, Florida, unless otherwise noted.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4926337 OR BOOK 4688 PAGE 997, Recorded 09/21/2021 02:26:06 PM Doc Tax: $14918.40

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 W. Cypress Street
Tampa, FL 33607

Parcel No.: -2324-232-0000-000-4

Consideration: $2,131,122.50

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 15th day of September, 2021, by **KINGS HIGHWAY COMMERCIAL SOUTH, LLC,** a Florida limited liability company, having an address of 18860 Loxahatchee River Road, Jupiter, Florida 33548 (hereinafter, the "Grantor"), to **SCANNELL PROPERTIES #533, LLC,** an Indiana limited liability company, having an address of 8801 River Crossing Boulevard, Suite 300, Indianapolis, Indiana 46240 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land (the "Property") lying and situate in St. Lucie County, Florida, to-wit:

SEE ATTACHED EXHIBIT A.

SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on **Exhibit B** hereof.

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

Together with all buildings, fixtures and other improvements as presently located on the Property.

Together with all of Grantor's right, title and interest in and to all strips and gores, any existing or proposed streets, roadways, alleys and/or adjacent rights of way and any land lying in the bed of any street, road or alley, open or proses, adjoining the Property

TO HAVE AND TO HOLD the same in fee simple forever. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the aforesaid land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and Grantor hereby warrants title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

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

Witnesses:

Name: Heather Neville

KM
Name: Kaylee Marsillo

GRANTOR:

KINGS HIGHWAY COMMERCIAL SOUTH, LLC, a Florida limited liability company

By: _____
Edward A. Sasso, Authorized Representative

STATE OF New York
COUNTY OF Jefferson

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of September, 2021 by Edward A. Sasso, as the Authorized Representative of **KINGS HIGHWAY COMMERCIAL SOUTH, LLC**, a Florida limited liability company. He ☐ is personally known to me; or ☒ produced Florida Driver License as identification.

Notary Public
State of New York

(seal)
Kelly Butcher
Notary Public, State of New York
Residing in Jefferson County
No. 01BU5075260
My Commission Expires Mar. 31 2023

Exhibit A
Legal Description

The North 1/2 of the South 1/2 of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, LESS the East 1118.54 feet and the West 25 feet thereof and LESS that part taken in Stipulated Order of Taking recorded in Official Records Book 3904, Page 1474, of the Public Records of St. Lucie County, Florida;

AND

The North 60 feet of the West 1088.54 feet of the East 1118.54 feet of the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Easement to Fort Pierce Utilities Authority, recorded June 2, 1988 in Official Records Book 589, Page 1085 and as subordinated by Subordination of City Utility Interests recorded in Official Records Book 3840, Page 174.

3. Easement as set forth in Warranty Deed recorded September 15, 2003 in Official Records Book 1798, Page 2252.

4. Road Improvement Agreement by Kirco Acquisition LLC and St. Lucie County recorded December 5, 2007 in Official Records Book 2912, Page 523.

5. Easements as set forth in that certain Stipulated Order of Taking recorded August 23, 2016 in Official Records Book 3904, Page 1474.

6. Temporary Easement in favor of the State of Florida Department of Transportation recorded August 28, 2019 in Official Records Book 4313, Page 2776.

7. Temporary Easement in favor of the State of Florida Department of Transportation recorded August 28, 2019 in Official Records Book 4313, Page 2778.

NOTE: Notices of Environmental Resource or Surface Water Management Permit recorded in Official Records Book 3277, Page 2605; Official Records Book 4470, Page 849 and Official Records Book 4470, Page 883.

NOTE: All recording references in this form shall refer to the public records of St. Lucie County, Florida, unless otherwise noted.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4925780 OR BOOK 4687 PAGE 1640, Recorded 09/21/2021 08:44:52 AM Doc Tax: $6300.00

INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
BRUCE S. ROSENWATER & ASSOCIATES, P.A.
Bruce S. Rosenwater, Esq.
1601 Forum Place, Suite 602
West Palm Beach, Florida 33401
(561) 688-0991

Tax ID #2324 241 002 0006

SPECIAL WARRANTY DEED 2421 Deters Rd.

THIS SPECIAL WARRANTY DEED, executed this 15th day of September A.D. 2021, by GRADY SAPP, a single man, whose post office address is [redacted] Peters Road, [redacted], Fort Pierce, FL 34945; and JOYCE K. SMITH, a married woman, whose post office address is 1828 Copenhaver RD, Fort Pierce, FL 34945 "Grantor", to SCANNELL PROPERTIES #533, LLC, an Indiana limited liability company, whose post office address is 8801 River Crossing Boulevard, Suite 300, Indianapolis, Indiana 46240 "Grantee".

(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 Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee, and their heirs, personal representatives, successors and assigns, in fee simple absolute, all that certain land situate in St. Lucie County, Florida and more particularly described below (the "Property"):

> The North ½ of the NE ¼ of the SE ¼ of the NW ¼, less the South 60 feet of the East 125 feet and less the East 30 feet, Section 24, Township 35 South, Range 39 East, lying and being in Saint Lucie County, Florida.

SUBJECT TO easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances thereto belonging or appertaining,

TO HAVE AND TO HOLD, the same in fee simple forever.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described property unto the Grantee against all claims of all persons claiming by, through or under Grantor, but not otherwise.

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 Signature
Printed Name: Joseph Torbush

Grady Sapp

Witness Signature
Printed Name: Louise H. McGuinness

Joyce K. Smith

State of Florida
County of St Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 15th day of September, 2021, by Grady Sapp and Joyce K. Smith, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

My Commission Expires:

CHERYL A HOWE
Notary Public - State of Florida
Commission # GG 260038
My Comm. Expires Nov 30, 2022

Notary Public
Print Name: Cheryl A Howe

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4926317 OR BOOK 4688 PAGE 869, Recorded 09/21/2021 02:16:13 PM Doc Tax: $6903.40

This instrument was prepared by:
John H. Adair, III, Esq.
Doumar, Allsworth, Laystrom, et al
1177 SE Third Avenue
Fort Lauderdale, FL 33316-1197

Parcel ID Number: 2324-241-0004-000-0

WARRANTY DEED

THIS INDENTURE, Made effective on September 15, 2021 A.D., **Between** GREAT AMERICAN RV PROPERTIES LLC, a Florida limited liability company, whose address is 547 Wash Roberts Ln., McMinnville, TN 37110, **Grantor**, and SCANNELL PROPERTIES #533, LLC, an Indiana limited liability company whose address is: 8801 River Crossing Blvd., Ste 300, Indianapolis, IN 46240, **Grantee**.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN & NO/100 ($10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by 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, tenements, hereditaments, improvements (if any), and any appurtenances, situate, lying and being in the County of Saint Lucie, State of Florida, to wit:

SEE LEGAL ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO:

(1) Comprehensive land use plans, zoning and other land use restrictions, prohibitions and requirements imposed by governmental authority;
(2) Restrictions and matters appearing on the Plat or otherwise common to the subdivision;
(3) Unplatted public utility easements of record; and
(4) Taxes for the 2021 tax year and subsequent years.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

GREAT AMERICAN RV PROPERTIES LLC,
a Florida limited liability company

Jordan Ramsey
Printed Name: Jordan Ramsey
Witness

By: James A Wynne, III
James A. Wynne III, Managing Member

Cameron Nathan
Printed Name: Cameron Nathan
Witness

STATE OF FLORIDA)
SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 14th day of September, 2021, by James A. Wynne III, as Managing Member of GREAT AMERICAN RV PROPERTIES LLC, a Florida limited liability company.

JORDAN RAMSEY
Notary Public - State of Florida
Commission # GG922750
Expires on February 12, 2024

NOTARY PUBLIC:
Jordan Ramsey
Print: Jordan Ramsey
State of Florida at Large (Seal)
My Commission Expires: 02/12/2024

_____ Personally Known or ✔ Identification Produced
Type of identification produced: TN Driver's License.

Notarized online using audio-video communication

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:
The West 455.58 feet of the East 1118.54 of the North Half of the North Half of the South Half of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Parcel 2:
The West 1088.54 feet of the East 1118.54 of the South 264.18 feet of the South Half of the North Half of the South Half of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

AND

For the consideration hereinbefore set forth, Grantors do additionally grant and convey unto Grantee and easement and right-of-way for the purpose of ingress and egress across the following described tract of land:

The North 60 feet of the West 1088.54 feet of the East 1118.54 feet of the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

The easement herein granted shall be deemed appurtenant to and run with the ownership of Parcel I and Parcel II and their respective heirs, successors and assigns in title to all or part of Parcel I and Parcel II.

Scannell Properties #533, LLC
8801 Rover Crossing Boulevard Suite 300
Indianapolis, Indiana 46240

October 4, 2021

RE: Kings Highway Commerce Park
Southeast corner of Kings Highway and White Road
Fort Pierce, Florida

To Whom It May Concern:

Scannell Properties #533, LLC, the applicant for the above referenced project, hereby authorizes Jeff H. Iravani, Inc to be our authorized agent to obtain all the required re-zoning, site plan approvals & civil related permits and to sign on our behalf on all applicable applications for the above referenced project.

Sincerely,

Signature: _____

Name: Marc Pfleging

Title: Manager

STATE OF INDIANA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 4th day of October, 2021, by Marc D. Pfleging, the Manager of SCANNELL PROPERTIES #533, LLC, an Indiana limited liability company, and who acknowledged his execution of the foregoing document for and on behalf of said limited liability company.

_____
Notary Public

Seal

JOY R. JACKSON
Notary Public, State of Indiana
Hamilton County
Commission Number 691848
My Commission Expires
November 23, 2024

Stormwater Management Report

For

Kings Highway Commerce Park Phase-II

Ft. Pierce, Florida

02/22/2022

Prepared By:

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458

Tel: (561) 575-6030
Fax: (561) 575-6088
www.JHIinc.com
jhi@bellsouth.net

Jeff H. Iravani, P.E.
Florida Registration # 33155
FR#6986

Contents

I. Introduction 3

II. Site Data 4

III. Off-site Discharge 4

IV. Wetlands 4

V. Water Table 4

VI. Design Criteria 5

VII. Conclusion 6

I. Introduction

The project is located at the southeast quadrant of Kings Hwy (SR-513) and White Road and extends east to Peters Road. The site is approximately 1 mile north of Okeechobee Rd (SR-70) and consist of 109.46 ac of land. See Exhibit-A

An industrial development including warehouse, distribution, and related offices with ultimate buildout of 34.09 ac of buildings and supporting infrastructure is proposed to be constructed in 2 phases.

SFWMD conceptual permit # 56-105369-P was issued on November 11, 2021, for the entire project. Phase-1 of this project also received a construction permit # 56-105650-P on the same date.

The site historical discharge is to North St. Lucie River Water Control District (NSLRWCD) Canal-40 along the west side of Kings Hwy via 2-30" RCP and then into the Ten Mile Creek and ultimately into the St. Lucie River North Fork which is considered impaired.

Phase-II modifications include:

1. The construction of a 17.2-ac building with supporting infrastructure.
2. Increasing the dry detention area from 4.87 ac to 9.74 ac.
3. Dry Detentions 5&6 are combined into Dry Detention 5 with its area increased to 2.59 ac. This eliminated the middle entry from White Rd.
4. Dry Detention 6 @ 2.75 ac is added along the north side of the main drive.
5. Dry Detention 8 area is increased from 1.49 ac to 2.07 ac.
6. Dry Detention-4 area is increased from 0.33 ac to 0.7 ac.
7. Exfiltration for PH-II is eliminated.
8. The westerly drive from White Rd is re-aligned.
9. Horizontal weir elevations at Control structures CS-5,28,92 & 103 is lowered from 13.75 to 13.25 while the dry det volume is increased from 4.29 permitted to 4.85 due to increase in dry det area.

The dry detention area shall provide the pre-treatment requirements for PH-II.

Section 24, Township 35S, Range 39E, City of Fort Pierce, St. Lucie County, Florida

II. Site Data

Item	Permitted (ac)	Proposed (ac)	Phase-1 (ac)	Phase-II (ac)	Future (ac)
Lot Area	107.55	107.55	52.89	45.06	9.60
Bldg	43.61	34.62	11.13	17.33	6.16
Pavt/SW	36.87	40.16	17.87	19.36	2.93
Lake	9.57	9.57	9.57	0	0
Impervious Total	90.05	84.35	38.57	36.69	9.09
% Impervious	83.7%	78.4%			
Lake	9.57	9.57	9.57	0	0
Pervious*	17.50	23.20	14.32	8.37	0.51
Dry Detentions	4.87	9.41	9.41	0	0
Pervious w/o dry det	12.63	13.79	4.91	8.37	0.51
Impervious w/o lakes	80.48	74.78	29.00	36.69	9.09
Exfiltration	2,868-lf	1,278-lf	1,278-lf	0	0

*Includes Dry Detentions

S = 6.8" (Depressional) x (1-0.784) x 0.75 = 1.10 in > 0.83 permitted.
CN = 90.1 < 92.3 permitted

III. Off-site Discharge

There is no off-site discharge.

IV. Wetlands

There are no wetlands on this property**.**

V. Water Table

As per SFWMD conceptual permit # 56-105369-P, the wet season high water table is 11.5 FT, NAVD.

VI. Design Criteria

Water Quality
Two control structures discharging into the NSLRWCD canal are to remain as permitted.
CS-1 is at Lake-1 and CS-2 is located at Lake-2.
High Water table is at 11.5 ft per Sect-V.
Control elevation is set @ 12.35 ft, navd to provide 0.85' of wet retention.
Weir el is set @ el 14.5 ft, navd to provide 2.15' of wet detention in the lakes.
In dry detentions, control structures with horizontal weir at el 13.75 provide (13.75-12.5) or 1.25' of dry detention.
Impaired outfall waters require add'l 50% water quality.

Required water quality is the greater of below in wet detention x 1.5:

a. 2.5" wet detention over impervious area.
b. 1.25" wet retention over impervious area.
c. 1" wet detention over the entire project area.

V req wet det = ((2.5"x107.55)(107.55-9.57-34.62-23.20)/(107.55-9.57-34.62))/12 = 14.20 A-F
1"(107.55-9.57-8.97) /12 = 7.41 A-F <14.20
V req wet det impaired waters = 14.20 x 1.5 = 21.3 A-F < 22.79 permitted

V prop wet det =2.15'(lake area (@ 12.35+@14.5)/2=2.15'(9.96+11.06)/2=2**2.6 A-F permitted**

Pre-treatment
V req pre-treat = (107.55-9.57-9.41) x 0.5"/12 = **3.69 A-F<3.88 permitted**
Dry detention and exfiltration trenches will be utilized.
0.75' of dry detention is proposed at all dry detention areas.
V dry det=dry det area 0.75'(A@ 12.5 bottom+A@ 13.25 weir)/2=0.75'(5.37+6.37)/2=**4.40 A-F**
V exf PH-1 = 5.35 A-I /12 = **0.45 A-F**
V prop pre-treat = **4.40 + 0.45 = 4.85 A-F >4.29 permitted**

Nutrient treatment
Wet retention shall be utilized.
V prop wet ret = 0.85(lake areas @ (11.5+12.35)/2)= 0.85(9.57+9.96)/2 = **8.3 A-F**
Prop Retention = (8.3+0.45)x12/ (107.55-9.57 lake-9.41 dry det) = **1.19">1.15" permitted**

Dry detention volume would be 75% of wet detention.
Retention volume would be 50% of wet detention.
Water Quality Prop/Req = 22.6/21.3 + 4.85/(0.75 x 21.3) + (8.3+0.45)/(0.5 x 21.3) =
219%>200% permitted.

Design Elevations
Min Pavt EL
10yr-24hr storm peak stage 14.15 FT, NAVD (City of Ft Pierce req't) permitted
Min Pavt EL 15.40 FT

Perimeter Berm EL
10yr-72hr storm peak stage 15.92 FT, NAVD (NSLRWCD req't) permitted
Min perim berm EL 16.00 FT

Min Fin Floor EL
100yr-72hr storm peak stage 16.60 FT, NAVD permitted
Min F.F. EL 17.50 FT

VII. Conclusion

The following is accomplished by PH-II construction:

1. Overall impervious area is reduced from 90.05 ac to 84.35 ac.
2. Dry Detention area is increased from 4.87 ac to 9.74 ac.
3. Dry detention volume @ el 13.25 is increased to 4.40 a-f from 3.29 a-f @ el 13.75.
4. Percentage of the prop water quality over req'd is increased from 200% to 219%.
5. Depth of retention for nutrient treatment is increased from 1.15" to 1.19"

Therefore, based on above, Phase-II modifications are in conformance with SFWMD conceptual permit # 56-105369-P.

Exhibit A

Aerial

South Florida Water Management District
Conceptual Permit No. 56-105369-P
Date Issued: November 11, 2021

Permittee: Scannell Properties #533, LLC
8801 Rover Crossing Boulevard, Suite 300
Indianapolis, IN 46240

Project: Kings Highway Commerce Park - Conceptual

Application No. 210601-6343

Location: St Lucie County, See Exhibit 1

Your application for a Conceptual Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.

South Florida Water Management District
Conceptual Permit No. 56-105369-P

Date Issued: November 11, 2021	**Expiration Date:** November 11, 2041
Project Name:	Kings Highway Commerce Park - Conceptual
Permittee:	Scannell Properties #533, LLC 8801 Rover Crossing Boulevard, Suite 300 Indianapolis, IN 46240
Operating Entity:	Scannell Properties #533, LLC 8801 Rover Crossing Boulevard, Suite 300 Indianapolis, IN 46240
Location:	St Lucie County
Permit Acres:	107.55 acres
Project Land Use:	Commercial
Special Drainage District:	North St Lucie River Water Control District
Water Body Classification:	CLASS III
FDEP Water Body ID:	3194A
Wetland and Surface Water Impacts:	0.9 acres
Sovereign Submerged Lands:	No

Project Summary
This Environmental Resource Permit authorizes Conceptual Approval of a stormwater management (SWM) system serving 107.55-acres of industrial development known as Kings Highway Commerce Park - Conceptual.

The project consists of an industrial development, supporting infrastructure, access road, and SWM system. Please refer to the engineering evaluation and SWM Plans Exhibit No. 2.0 for additional details.

The SWM plans, attached as Exhibit No. 2.0, represent both the conceptual design and the Phase 1 construction associated with Application No. 210607-6406. The offsite works shown on Exhibit No. 2.0 within Kings Highway and White Road are not included in this conceptual approval nor are they part of the Phase 1 construction application and will be authorized by separate applications.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

Site Description
The site is in St. Lucie, County. Please refer to Exhibit No. 1.0 for a Location Map. The site is primarily relic citrus grove that has been converted to cattle grazing and agriculture ditches.

Background
On August 1, 2020, the District issued a conceptual approval (Permit No. 56-102667-P) of a 21.27-acre commercial subdivision known a Interstate Business Park at Kings Highway. The conceptual approval will be superseded by this permit. Please see Special Conditions.

On August 7, 2020, the District issued construction approval the master system and access road of Interstate Business Park at Kings Highway (Permit No. 56-103824-P). The construction approval will be superseded by Application No. 210607-6406. Please see Special Conditions.

On November 2, 2009, the District authorized conceptual approval and construction of the master system (Permit No. 56-03026-P) to serve 38.97 acres of commercial development known as Kings Highway Commerce Park. These authorizations expired on November 2, 2011 and November 2, 2014, respectively.

Ownership, Operation and Maintenance
Perpetual operation and maintenance of the stormwater management system will be the responsibility of Scannell Properties #533, LLC. Upon conveyance or division of ownership or control of the property or the system, the permittee must notify the Agency in writing within 30 days, and the new owner must request transfer of the permit.

If the property is subdivided in the future resulting in multiple property owners, a permit modification will be required to establish legal reservations, including any necessary reciprocal easements, over the SWM system and to establish an appropriate operating entity pursuant to sections 12.3 thru 12.3.3 of Applicant's Handbook Volume I.

Engineering Evaluation:

Land Use
Please refer to the engineering data tables for land use details.

Water Quality
The project is located within a watershed identified by the Florida Department of Environmental Protection as impaired for nutrients; therefore, the design includes a site-specific pollutant loading analysis and an additional 50% water quality treatment volume above the amounts required pursuant to Section 4.2.1, Volume II, as reasonable assurances that the projects discharge will not cause or contribute to violations of State water quality standards.

The project will provide wet retention and wet detention treatment in the three interconnected lakes. The water quality analysis indicates a total of 9.3 ac-ft of retention is required. The master system will provide 8.3 ac-ft as wet retention with the remaining 1.0 ac-ft of retention to be provided within the future construction projects.

The project will provide dry treatment using both dry detention ponds and exfiltration trenches. The conceptual design indicates a total trench length of 2,868 feet with 1,034 feet required in Phase 1 (52.89 acres) and 1,834 feet required in the remaining 54.66 acres of the project.

The master system includes four dry-detention treatment structures connecting the dry detention ponds to the lake system. Dry Detention Pond 8 includes structures CS-5, and CS-28. Dry Detention Ponds 7 includes structure CS-103, and Dry Detention Pond 4 includes structure CS-92. Each dry detention structure will consist of an inlet with a 3-inch bleeder at elevation 11.5 ft. NAVD and a grate at elevation 13.75 ft. NAVD.

Please refer to Exhibit No. 2.0 for structure details and Exhibit No. 2.1 for the SWM system calculations.

Water Quantity
The master system consists of three interconnected lakes providing wet retention and wet detention and four dry detention areas. Lake 1 will discharge through structure CS-1 and Lake 2 will discharge through structure CS-2. The control structures will connect to existing cross culverts within Kings Highway which discharge to North St. Lucie River Water Control District (NSLRWCD) Canal 40.

The site conditions are not conducive to recovery of retention volumes by infiltration pursuant to Section 4.2.1 (a) (3) Vol. II. As reasonable assurance of the long-term operation of the system, the flood protection for the system is based on the wet retention elevation and does not consider the retained volume between the wet season water table elevation of 11.50 ft. NAVD and the wet retention elevation of 12.35 ft. NAVD in the design storm analysis.

Discharge
The project discharge rate is within the allowable limit for the area based on a pre vs. post-development analysis for the 25-yr, 3-day storm event. The project will discharge to the NSLRWCD Canal 40. Discharges to the NSLRWCD system are limited to a maximum of 2 inches per day within any 24-hour period associated with the 10-year 3-day storm event. The project discharge rate is the result of compliance with the more restrictive NSLRWCD volumetric criteria.

Parking Lot Design
As found in Water Quantity Data Table, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Road Design
As found in Water Quantity Data Table, minimum road center line elevations have been set at or above the calculated design storm flood elevation.

Perimeter Berm
As found in Water Quantity Data Table, minimum perimeter grading has been set at or above the calculated design storm flood elevation.

Finished Floors
As found in Water Quantity Data Table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Certification, Operation, and Maintenance
Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity,

degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of the Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

Engineering Evaluation Tables:

Land Use

Basin	Land Type	Area (ac)	% of Total Basin	Starting EL (ft NAVD88)	Ending EL (ft NAVD88)
Site	Building Coverage	43.61	40.55	17.50	17.50
	Pavement	34.60	32.17	15.00	17.00
	Concrete	2.27	2.11	17.00	17.50
	Lake	9.57	8.90	11.50	16.00
	Dry Detention Areas	4.87	4.53	12.50	16.00
	Pervious	12.63	11.74	15.50	17.00
	Total:	107.55	100%		

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Length Required (ft)	Length Provided (ft)	Overflow Elevation (ft NAVD88)
Site	Treatment	WET DETENTION	22.60	22.60	N/A	N/A	14.50
	Pre-Treatment	EXFILTRATION TRENCH	1.00	1.00	2827.00	2827.00	14.00
	Pre-Treatment	DRY DETENTION	3.29	3.29	N/A	N/A	13.75
	Treatment	WET RETENTION	8.30	8.30	N/A	N/A	12.35

Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (in)	Peak Stage (ft NAVD88)	Min. EL (ft NAVD88)	Peak Discharge Rate (cfs)	Allowable Discharge Rate (cfs)
Site	Finished Floor	100Y3D	10.90	16.60	17.00	N/A	N/A
	Perimeter Berm/ Discharge	10YR3D	7.88	15.92	16.00	10.04	10.04
	Road Crown	10YR1D	5.80	15.14	15.40	N/A	N/A

Bleeder

Basin	WSWT EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Dia.(in)	Invert EL (ft NAVD88)	Receiving Body
Site	11.50	CS-1	Water Quality	1	Circular Orifice	8.75	12.35	NSLRWCD
		CS-2	Water Quality	1	Circular Orifice	3.00	12.35	NSLRWCD
		CS-(95,28,92,103)	Water Quality	4	Circular Orifice	3.00	11.50	Master System

Inlets

Basin	WSWT EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Crest EL (ft NAVD88)	Receiving Body
Site	11.50	CS-(95,28,92,103)	Water Quality	4	FDOT MOD H DROP INLET	13.75	Master System

Weir

Basin	WSWT EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Width (in)	Height (in)	Crest EL (ft NAVD88)	Receiving Body
Site	11.50	CS-1	Discharge	1	Rectangular Notch	10.00	18.00	14.50	NSLRWCD
		CS-2	Discharge	1	Rectangular Notch	4.00	18.00	14.50	NSLRWCD
		CS-(36,48,62,73)	Water Quality	4	Sharp Crested	36.00	17.40	14.00	Master System

Environmental Evaluation:

Wetlands and Other Surface Waters
The project site contains no state jurisdictional wetlands and multiple other surface water ditches totaling 0.90 acres. Additional information is available in the Environmental Impact Report dated March 2021, which is located in the ePermitting file.

Approximately 0.90 acres of work in other surface waters has been identified in association with future construction activities. The extent and type of work will be assessed at the time of application for construction of future phases. In addition, an evaluation of the work in other surface waters and a determination of whether the work meets the criteria in Section 10.2.2.2 ERP AH Vol. I, will be made at the time of application for future construction phases.

Please refer to Exhibit No. 3.0 for a location map of other surface waters and where work is proposed in other surface waters.

Fish, Wildlife, and Listed Species
The Environmental Impact Report dated March 2021 summarizes on-site wildlife observations and documents utilization by listed species. At the time of application for construction of future phases, updated assessments or surveys may be required.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered or threatened species or species of special concern are discovered on the site.

Environmental Evaluation Tables:
Summary

Wetlands and Other Surface Waters:	0.9	acres
Direct Impacts:	0.9	acres
Secondary impacts:	0	acres
Net UMAM Functional Loss/ Gain:	0	units
Total Onsite Mitigation Area:	0	acres
Total Offsite Mitigation Area:	0	acres
Mitigation Provided in Permit No.:		

Kings Highway Commerce Park Conceptual

Activities in Wetlands or Other Surface Waters, Not Including Mitigation at a Bank

ID	Acres	Action	Community Description	Current Score	With Project Score	UMAM Loss
OSW	0.9	Works in Surface Waters	Ditches and Canals			0.000
Total:	**0.9**					**0.000**

Related Concerns:

Water Use Permit Status
Water for landscape irrigation is not required as part of this conceptual approval

No dewatering is associated with the conceptual application.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

Water and Wastewater Service
Fort Pierce Utility Authority

Historical / Archeological Resources
The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

General Conditions for Conceptual Permits

1. This permit does not authorize any construction, alteration, maintenance, operation, removal, or abandonment, except where such activities are specifically authorized as the first phase of an individual permit or are authorized to occur in accordance with a general permit or exemption under Chapter 62-330, F.A.C.

2. This permit does not:
   (a) Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
   (b) Convey to the permittee or create in the permittee any interest in real property;
   (c) Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
   (d) Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

3. The permittee shall notify the Agency in writing:
   (a) Immediately if any previously submitted information is discovered to be inaccurate; and
   (b) Within 30 days of any conveyance or division of ownership or control of the property or the system, the name and contact information for the new owner.

4. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample, and test the project site to ensure conformity with the permit.

5. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

6. This conceptual approval permit only authorizes design concepts for a master or future plan to construct, alter, operate, maintain, remove, or abandon projects that require a permit under Part IV of Chapter 373, F.S. It does not authorize any construction, alteration, operation, maintenance, removal, or abandonment, or the establishment and operation of a mitigation bank, or relieve the permit holder of any requirements to obtain such permits.

7. Subsequent applications to construct and operate activities shall be prepared and submitted using the applicable procedures in Rules 62-330.052, 62-330.054, 62-330.060, and 62-330.402 F.A.C., and sections 4.2.2, 4.2.3, 4.3, and 4.4 of Volume I. An application for conceptual approval for a mitigation bank shall also include the materials required by Chapter 62-342, F.A.C.

8. Issuance of this conceptual approval permit is a determination, within the level of detail provided in the application, that the activities approved in this permit are consistent with applicable rules at the time of issuance. This permit provides the conceptual approval permit holder with a rebuttable presumption, during the duration of this permit, that the engineering design and scientific principles upon which the conceptual approval permit approved herein are likely to meet applicable rule criteria for issuance of permits for subsequent phases of the project, provided all of the following are met at the time of receipt of a complete application to construct and operate the future phases:
   (a) The application to construct and operate the future phases remains consistent with the designs and conditions of this permit. Primary areas for consistency comparisons include the size, location, and extent of the activities proposed, the type and nature of the activities, percent imperviousness, allowable discharge and points of discharge, location and extent of wetland

and other surface water impacts, mitigation plans implemented or proposed, control elevations, extent of stormwater reuse, detention and retention volumes, and the extent of flood elevations.
If an application for construction of any portion of the land area covered by this permit is inconsistent with the design concepts and conditions approved herein, the application will be reviewed to determine the extent to which the inconsistency will affect the designs and conditions for the remainder of the lands contained in this permit. If the inconsistency will materially affect those designs and conditions, then the applicant must demonstrate that the holder of this permit agrees to that inconsistency. In such a case, the holder of the conceptual approval permit may:
1. Modify the conceptual approval permit to conform to the revised design;
2. Abandon reliance on the conceptual approval permit; or
3. Rely on those portions of the conceptual approval permit for only those areas that were not affected by the inconsistency.
(b) There are no changes to state water quality standards that would be affected by activities authorized in the conceptual approval permit that have not already been authorized for construction or operation.
(c) There have been no amendments to Florida law governing special basin criteria that would affect future activities authorized by the conceptual approval permit that have not already been authorized for construction.
(d) There are no substantive changes in the site characteristics that would affect whether the design concepts approved in the conceptual approval permit can continue to be reasonably expected to meet the conditions for authorizing construction of future phases. This shall include such things as changes in the designation of listed species, and changes to nesting, denning, and critical designation status of listed species that exist within the lands served by the project area.

9. If changes are proposed to the design of existing or future phases, or where there have been changes to state water quality standards, special basins, or site characteristics as described in conditions (3)(a) through (d), above, during the duration of this permit, the applicant must modify this permit if it wishes to continue to rely on this permit as a basis that reasonable assurance exists for the Agency to issue future construction or operation permits under the terms and conditions of this permit. If the permittee fails to do this, this conceptual approval permit can no longer be relied upon as a basis, in part or whole, under which permits to construct or operate future phases will be issued, and the Agency will reevaluate the terms and conditions of this permit at the time a permit application is received to construct the next phase of activities, or at the next requested extension of this permit's duration in accordance with subsection 62-330.056(11), F.A.C., whichever occurs first.

Special Conditions for Conceptual Permits

1. The Conceptual Approval shall expire on the date shown on page 2 of this permit, in accordance with Rules 62-330.056(9) and (10), F.A.C.

2. Operation and maintenance of the stormwater management system shall be the responsibility of Scannell Properties #533, LLC.

3. Discharge facilities: Please refer to engineering data tables and Exhibit No. 2.0 for discharge structure and water quality pre-treatment structure details.

4. Prior to any future construction, the permittee shall apply for and receive an Individual ERP. As part of the permit application, the applicant for that phase of construction shall provide documentation verifying that the proposed construction is consistent with the design of the master stormwater management system, including but not limtied to, the land use, imperviousness, site storage, water quality treatment volumes, site grading assumptions, flood protection levels, and design storm containment.

5. Commercial or industrial zoned projects shall provide at least one half inch of dry detention or retention pretreatment as part of the required retention/detention, unless reasonable assurances are provided that hazardous materials will not enter the project's stormwater management system. Such assurances may include deed restrictions on property planned for resale, type of occupancy, recorded lease agreements, local government restrictive codes, ordinances, licenses, and engineered containment systems designed in accordance with the District's Basis of Review Section 5.2.2(a). Pre-treatment requirements shall be determined on a case by case basis for the commercial areas at the time of application for construction authorization based on their proposed uses.

6. This permit supersedes Interstate Buisness Park Conceptual Permit Number 56-102667-P and associated Phase 1 Construction Permit No. 56-103824-P.

7. (a) This conceptual approval permit only authorizes design concepts for a master or future plan to construct, alter, operate, maintain, remove, or abandon projects that require an individual permit under Part IV of Chapter 373, F.S. It does not authorize any construction, alteration, operation, maintenance, removal, or abandonment, or the establishment and operation of a mitigation bank, or relieve the permit holder of any requirements to obtain such permits. General Conditions 1, 3, 4, 6, 7, 16 and 18 are not applicable until an Individual Permit authorizing a phase of construction is issued.

   (b) Subsequent applications to construct and operate activities shall be prepared and submitted using the procedures in Rules 62-330.060, 62-330.061, and 62-330.071, F.A.C..

   (c) Issuance of this conceptual approval permit is a determination, within the level of detail provided in the application, that the activities approved in this permit are consistent with applicable rules at the time of issuance. This permit provides the conceptual approval permit holder with a rebuttable presumption, during the duration of this permit, that the engineering design and environmental concepts upon which the designs approved herein are likely to meet applicable rule criteria for issuance of permits for subsequent phases of the project, provided all of the requirements of Rule 62-330.056(7)(a) through (d), F.A.C are met at the time of receipt of

a complete application to construct and operate the future phase(s).

(d) If changes are proposed to the design of existing or future phases, or where there have been changes to state water quality standards, special basins, or site characteristics as described in rule 62-330.056(7)(a) through (d), F.A.C, during the duration of this permit, the applicant must modify this permit if it wishes to continue to rely on it as a basis that reasonable assurance exists for the Agency to issue future construction or operation permits. If the permittee fails to do this, this conceptual approval permit can no longer be relied upon as a basis, in part or whole, for permits to construct or operate future phases, and the Agency will reevaluate the terms and conditions of this permit at the time a permit application is received to construct the next phase of activities.

(e) The duration of this conceptual approval permit is 20 years, provided that, within five years of issuance of this permit: 1. The permittee applies for and receives an Individual Permit for the initial phase of construction or alteration and 2. The authorized construction or alteration has begun and the work remains in compliance with the terms and conditions of both the conceptual approval permit and all permits authorizing construction or alteration, including required operation. These time periods will be tolled if the Agency is notified, in writing, within five years of issuance that administrative review under either of the following is pending: a. The project approved by the conceptual approval permit is undergoing Development of Regional Impact review pursuant to Section 380.06, F.S., and an administrative appeal of that review has been filed; or b. The issuance of the construction permit for the first phase is under administrative review pursuant to Sections 120.569 or 120.57, F.S.

Distribution List

Jeff Iravani, Scannell Properties #533, LLC

Jeff Iravani, Jeff H Iravani, Inc

Ken Morin, Kings Highway Development Partners, LLC

Audubon of Florida

City of Port St Lucie - Planning and Zoning Division

City of Port St Lucie - Public Works

US Army Corps of Engineers - Permit Section

St. Lucie County Engineer

St. Lucie County Planning and Development Services

City Of Fort Pierce

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at http://my.sfwmd.gov/ePermitting and searching under this application number 210601-6343 .

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 SWM Plans

Exhibit No. 2.1 SWM Calculations

Exhibit No. 3.0 Environmental Information

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

Pre-Application Meeting **2. d.**

Meeting Date: 03/23/2022

REQUESTED ACTION

K & K Properties - Site Plan - US Highway 1 (East of S. 7th Street and N. of Farmers Market Road)

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Pre-Application Packet K & K Properties

Form Review

Form Started By: Alicia Rosenthal Started On: 02/28/2022 01:12 PM

Final Approval Date: 02/28/2022

Site Address: S US HIGHWAY 1	Use Type: 4000
Sec/Town/Range: 27/35S/40E	Account #: 31592
Parcel ID: 2427-601-0031-000-8	Map ID: 24/27S
Jurisdiction: Fort Pierce	Zoning: Light Indu

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **$300** ($250 + $50 Building Department Fee) with an additional $250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:

[X] Site Plan [X] Detailed Project Narrative [ ] Floor Plan [X] Survey

Proposed Use of the Property: Proposed office / flex space with associated site improvements

Proposed office / flex space with associated site improvements

Property address or location

S. US Highway 1 (TBD)

Parcel ID(s)

2427-601-0031-000-8

Property Owner(s) Name

K & K Properties of Sarasota, Inc.

Applicant/Representative, Company

Engineering Design & Const., Inc. / Brad Currie

Street Address

691 NW Sunset Drive

Street Address

10250 SW Village Parkway, Suite 201

City State Zip

Stuart, FL 34994

City State Zip

Port St. Lucie FL 34987

Phone Number

941-356-0220

Phone Number

772-462-2455

Email Address

k2kreye@gmail.com

Email Address

bradcurrie@edc-inc.com

[■] The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature [signature] PRESIDENT

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

PROJECT NARRATIVE & COVER LETTER
7th Street
February 15, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request a pre-application meeting to discuss the development of two (2) office / flex space buildings with associated site improvements. The subject parcel is noted below is located east of S. 7th Street and north of Farmers Market Road in the City of Fort Pierce.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcel can be identified in the below table:

Petitioner Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2427-601-0031-000-8	S US 1 (TBD)	4.01	I	I-1

The subject parcels have a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1). The petitioner is proposing two (2) office/flex space buildings totaling 40,000 sf +/- with associated site improvement.

To the north of the subject parcels a developed parcel which is located in the jurisdiction of St. Lucie County. This parcel has a split Future Land Use designation of Mixed-Use Development (MXD) and Industrial (IND) and a split Zoning designation of Residential, Multiple-Family – 11 (RM-11), Industrial, Light (IL) and Commercial, General (CG).

To the south of the subject parcels lies developed commercial parcels. The southwestern parcel has a Future Land Use designation of Industrial and an underlying Zoning designation of Light Industrial Zone (I-1). The parcel to the southeast has a Future Land Use designation of County Industrial (CI) and an underlying Zoning designation of Light Industrial Zone (I-1).

East of the subject parcel is an undeveloped industrial tract. This parcel has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1).

West of the subject parcel lies the right-of-way of S. 7th Street, a St. Lucie County owned and maintained right-of-way. West of the right-of-way are residential parcels to the northwest and industrial parcels directly west which are located in the jurisdiction of St. Lucie County and an industrial parcel southwest of the parcel located in the City of Fort Pierce. The parcels located northwest of the site have a St. Lucie County Future Land Use designation of Residential High (RH) and an underlying zoning designation of Residential, Multiple-Family – 11 (RM-11).The parcel directly west of the subject parcel has a St. Lucie County Future Land Use designation of Industrial (IND) and an underlying

Zoning designation of Industrial, Light (IL). The parcel located southwest of the subject parcel is located in the City of Fort Pierce and has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1).

The applicant is submitting a pre-application request to obtain general feedback as to the approval process, fees, and any comments by City Staff regarding this proposed development

Based on the above and attached information, the applicant respectfully requests a pre-application meeting to discuss this parcel.

Z:\EDC-2021\21-269 - K & K Properties - 7th Street CSP & Pre-App\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-02-15_K&K_7th_Street_Pre-App_Justification_Statement_21-269.docx

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4864798 OR BOOK 4612 PAGE 170, Recorded 05/17/2021 03:35:50 PM Doc Tax $1925.00

Prepared by and return to:
Richard V. Neill Jr.
Neill Griffin Marquis, PLLC
311 S 2nd Street, Suite 200
Fort Pierce, FL 34950
(772) 464-8200
File Number: **95-190-005**
Parcel Identification No. **2427-601-0031-000-8**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 17th day of May, 2021 between **South Florida Land Clearing, Inc., a Florida Corporation** whose post office address is **15701 ORANGE AVE, Fort Pierce, FL 34945** of the County of **St. Lucie**, State of **Florida**, grantor, and **K & K Properties of Sarasota, Inc., a Florida Corporation** whose post office address is **691 NW Sunset Dr Stuart, FL 34994**, of the County of **Martin**, State of **Florida**, grantee,

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 **St. Lucie County, Florida**, to-wit:

The West one-half of the following described parcel:

The North 200 feet of Lot 171 and the South 100 feet of Lot 172, UNIT THREE MARAVILLA GARDENS, according to the plat thereof, as recorded in Plat Book 6, Page 62, Public Records of Saint Lucie County, Florida; LESS AND EXCEPT: The West 60 feet thereof, for additional right-of-way for South 7th Street.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, WHICH REFERENCE SHALL NOT OPERATE TO REIMPOSE THE SAME, AND TAXES FOR THE YEAR 2021 AND THEREAFTER.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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
Printed Name: Richard V Neill, Jr.

Witness
Printed Name: Gregory Neill

South Florida Land Clearing, Inc., a Florida Corporation

By: _____
Gary D. White, President

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 17th day of May, 2021 by Gary D. White, President of South Florida Land Clearing, Inc., a Florida Corporation, on behalf of said corporation who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Gregory Neill
My Commission Expires: 10/01/2023

GREGORY NEILL
Commission # GG 918166
Expires October 1, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

K & K Properties of Sarasota, Inc.
691 NW Sunset Drive
Stuart, FL 34994

AGENT CONSENT FORM

Project Name: K & K Properties

Parcel ID: 2427-601-0031-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Kenneth W. Kreye, 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 15th day of Feb, 2022, by Kenneth W. Kreye (Name of Person Acknowledging) who is personally known to me or who has produced Florida Drivers License (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Roger Melhem
Printed Name of Notary

ROGER MELHEM
NOTARY
(Notary Seal)
My Comm. Expires
September 30, 2022
No. GG 263267
PUBLIC
STATE OF FLORIDA

My commission expires

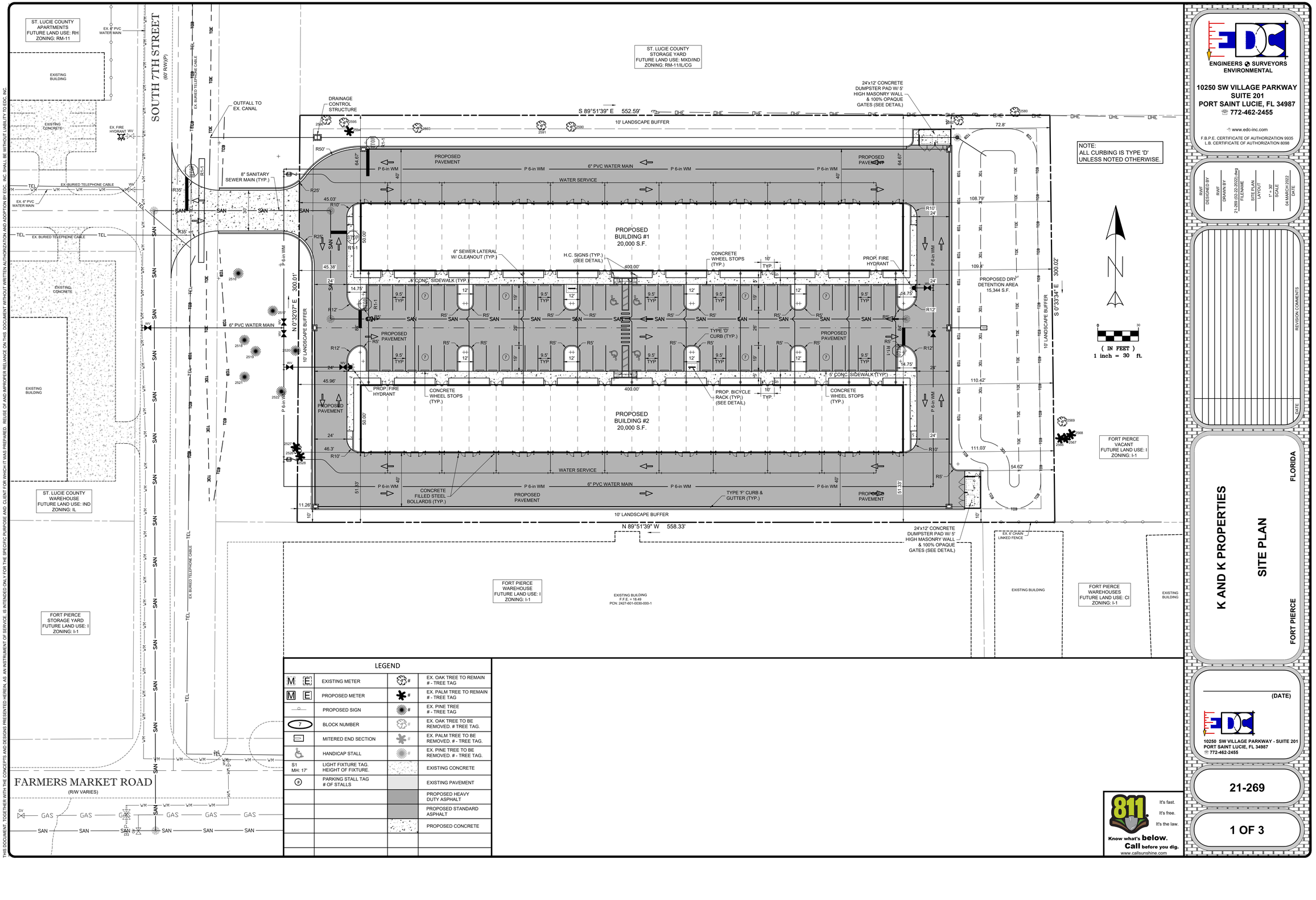
Owner's Signature

KENNETH W. KREYE
Owner's Name
PRESIDENT

691 NW Sunset Dr
Street Address

Stuart, FL. 34994
City, State, Zip

941-356-0220, KAKREYE@GMAIL.COM
Telephone / Email



LEGEND

M E	EXISTING METER	#	EX. OAK TREE TO REMAIN # - TREE TAG
M E	PROPOSED METER	#	EX. PALM TREE TO REMAIN # - TREE TAG
	PROPOSED SIGN	#	EX. PINE TREE # - TREE TAG
7	BLOCK NUMBER	#	EX. OAK TREE TO BE REMOVED. # TREE TAG.
	MITERED END SECTION	#	EX. PALM TREE TO BE REMOVED. # - TREE TAG.
	HANDICAP STALL	#	EX. PINE TREE TO BE REMOVED. # - TREE TAG.
S1 MH: 17'	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.		EXISTING CONCRETE
8	PARKING STALL TAG # OF STALLS		EXISTING PAVEMENT
			PROPOSED HEAVY DUTY ASPHALT
			PROPOSED STANDARD ASPHALT
			PROPOSED CONCRETE

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
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RWF — DESIGNED BY
RWF — DRAWN BY
21-269 (02-22-2022).dwg — FILENAME
SITE PLAN LAYOUT
1" = 30' — SCALE
04 MARCH 2022 — DATE

REVISION COMMENTS — DATE

K AND K PROPERTIES
SITE PLAN
FORT PIERCE FLORIDA

(DATE)

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

21-269

1 OF 3

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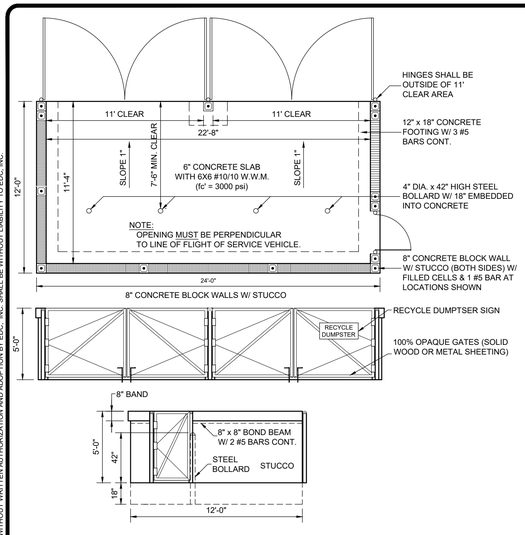
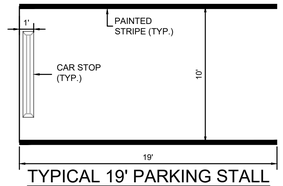
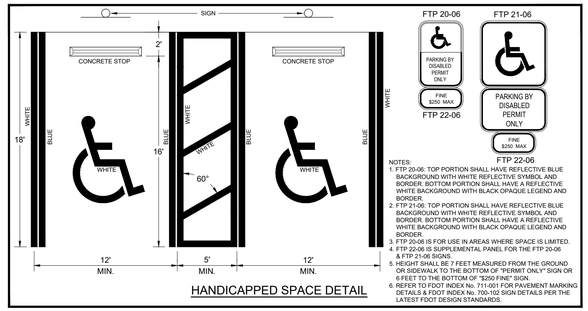


24' x 12' DUMPSTER DETAIL



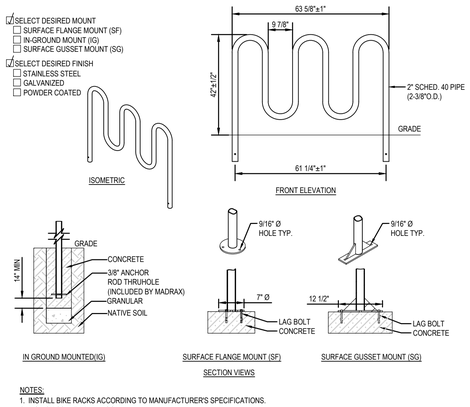


HANDICAPPED SPACE DETAIL

NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

MADRAX DIVISION,
GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
TOLL FREE: 1-800-448-7931
PHONE: (608) 849-1080
FAX: (608) 849-1081
www.madrax.com

☑ SELECT DESIRED MOUNT
☐ SURFACE FLANGE MOUNT (SF)
☐ IN-GROUND MOUNT (IG)
☐ SURFACE GUSSET MOUNT (SG)
☑ SELECT DESIRED FINISH
☐ STAINLESS STEEL
☐ GALVANIZED
☐ POWDER COATED



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
5. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 302-1138.

HEAVY DUTY WINDER BIKE RACK

7 BIKE, SURFACE OR IN GROUND MOUNT

302-113B — REVISION DATE 13/10/2011

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LEGAL DESCRIPTION

THE WEST ONE-HALF OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 200 FEET OF LOT 171 AND THE WEST HALF OF THE SOUTH 100 FEET OF LOT 172, UNIT THREE MARAVILLA GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 62, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT: THE WEST 60 FEET THEREOF, FOR ADDITIONAL RIGHT-OF-WAY FOR SOUTH 7TH STREET.

CONTAINING 166,638 SQUARE FEET OR 3.825 ACRES, MORE OR LESS.

SECTION 14, TOWNSHIP 37 SOUTH, RANGE 39 EAST

PARCEL ID #:	2427-601-0031-000-8
PROJECT NAME:	K AND K PROPERTIES
OWNER:	K & K PROPERTIES OF SARASOTA INC. 691 NW SUNSET DR. STUART, FL 34994
ARCHITECT:	
SURVEYING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: MICHAEL T. OWEN 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
ENGINEERING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: DAVID C. BAGGETT, P.E. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

SITE DATA

FUTURE LAND USE:	I		
ZONING:	I-1		
GROSS SITE AREA	166,638 S.F. (3.825 AC) = 100.00%		
IMPERVIOUS AREA	118,135 S.F. (2.712 AC) = 70.89%		
PROPOSED BUILDINGS	40,000 S.F. (0.918 AC) = 24.00%		
PROPOSED PAVEMENT	71,279 S.F. (1.636 AC) = 42.77%		
PROPOSED CONCRETE	6,856 S.F. (0.157 AC) = 4.12%		
PERVIOUS AREA:	48,503 S.F. (1.113 AC) = 29.11%		
OPEN SPACE AREA	33,159 S.F. (0.761 AC) = 19.90%		
DRY DETENTION AREA	15,344 S.F. (0.352 AC) = 9.21%		
UPLAND PRESERVE	0 S.F. (0.000 AC) = 0.00%		
WETLANDS	0 S.F. (0.000 AC) = 0.00%		
WETLAND BUFFERS	0 S.F. (0.000 AC) = 0.00%		

BUILDING INFO:

BUILDING SETBACKS:
I-1 (LIGHT INDUSTRIAL)

FRONT BUILDING SETBACK	(15')
SIDE BUILDING SETBACK	(15')
REAR BUILDING SETBACK	(15')

BUILDING DATA:

BUILDING #1	= 20,000 S.F.
BUILDING #2	= 20,000 S.F.
GROSS FLOOR AREA	= 40,000 S.F.

PROVIDER OF UTILITIES:

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	PRIVATE WELL

PARKING CALCULATIONS:

PARKING REQUIRED:

40,000 S.F. WAREHOUSE AREA
1 SPACE / 600 S.F. WAREHOUSE AREA
40,000 / 600 = 67 SPACES

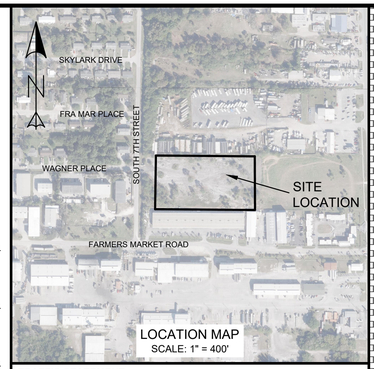
PARKING REQUIRED = 67 SPACES (4 HC)
PARKING PROVIDED = 70 SPACES (4 HC)

DRAINAGE SYSTEM:

DRAINAGE SYSTEM WILL CONSIST OF A DRY DETENTION AREA WITH DISCHARGE TO THE EXISTING CANAL IN THE ROAD RIGHT OF WAY TO THE WEST OF THE PROPERTY. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

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.



TRAFFIC STATEMENT:

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10th EDITION

WAREHOUSE (150)
(AVERAGE RATES UTILIZED)

	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:			
WAREHOUSE (150)	1.71/1,000 S.F.	40,000 S.F.	= 68
A.M. PEAK HOUR OF GENERATOR TRIPS:			
WAREHOUSE (150)	0.21/1,000 S.F.	40,000 S.F.	= 8
P.M. PEAK HOUR OF GENERATOR TRIPS:			
WAREHOUSE (150)	0.23/1,000 S.F.	40,000 S.F.	= 9

#	OAK TREES PRESERVED TREE #	SIZE (INCHES)	PRESERVATION CREDIT	NOTES & REMARKS	#	OAK TREES TO BE REMOVED TREE #	SIZE (INCHES)	REQUIRED MITIGATION	NOTES & REMARKS	#	PINE TREES PRESERVED TREE #	SIZE (INCHES)	PRESERVATION CREDIT	NOTES & REMARKS	#	PINE TREES TO BE REMOVED TREE #	SIZE (INCHES)	REQUIRED MITIGATION	NOTES & REMARKS	#	PALM TREES TREE #	NOTES & REMARKS
1	2526	7		LAUREL / OFFSITE	1	2529	6		LAUREL	1	2516	24		OFFSITE	1	2525	14	14		1	2523	REMOVE
2	2569	14		LAUREL / OFFSITE	2	2536	20	20	LAUREL	2	2517	12		OFFSITE	2	2531	16	16		2	2524	REMOVE
3	2580	26		LAUREL / OFFSITE	3	2538	16	16	WHITE OAK	3	2518	12		OFFSITE	3	2534	14	14		3	2527	OFFSITE
4	2582	16	16	LAUREL	4	2543	18	18	LAUREL	4	2519	12		OFFSITE	4	2544	14	14		4	2528	
5	2590	14	14	LAUREL	5	2559	12		LAUREL	5	2520	13		OFFSITE	5	2548	20	20		5	2530	REMOVE
6	2591	20	20	LAUREL	6	2571	8		LAUREL	6	2521	12		OFFSITE	6	2549	20	20		6	2532	REMOVE
7	2593	24	24	LAUREL	7	2572	8		LAUREL	7	2522	20		OFFSITE	7	2584	13			7	2533	REMOVE
8	2595	8		LAUREL	8	2573	14	14	LAUREL						8	2586	14	14		8	2535	REMOVE
9	2596	7		LAUREL	9	2574	14	14	LAUREL						9	2587	14	14		9	2537	REMOVE
					10	2576	12		LAUREL						10	2588	10			10	2539	REMOVE
					11	2578	7		LAUREL						11	2589	13			11	2540	REMOVE
					12	2581	12		LAUREL						12	2597	14	14		12	2541	REMOVE
					13	2592	10		LAUREL						13	2598	14	14		13	2542	REMOVE
																				14	2545	REMOVE
																				15	2546	REMOVE
																				16	2550	REMOVE
																				17	2551	REMOVE
																				18	2552	REMOVE
																				19	2553	REMOVE
																				20	2554	REMOVE
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																				24	2558	REMOVE
																				25	2560	REMOVE
																				26	2561	REMOVE
																				27	2562	REMOVE
																				28	2563	REMOVE
																				29	2564	REMOVE
																				30	2565	REMOVE
																				31	2566	OFFSITE
																				32	2567	OFFSITE
																				33	2568	OFFSITE
																				34	2570	REMOVE
																				35	2575	REMOVE
																				36	2577	REMOVE
																				37	2579	REMOVE
																				38	2583	REMOVE
																				39	2585	REMOVE
																				40	2594	REMOVE
6		89	74		13		157	82		0		0	0		13		190	154				

TREE COUNT (MITIGATION)

74 (OAKS TO BE PRESERVED)
0 (PINES TO BE PRESERVED)
- 82 (OAKS TO BE REMOVED)
- 154 (PINES TO BE REMOVED)
- 162 MITIGATION (CREDITS)

SITE TREE SUMMARY

TYPE OF TREE	TOTAL # TREES	TOTAL SIZE (INCHES)	PRESERVATION CREDIT	REQUIRED MITIGATION
OAK TREES PRESERVED	6	89	74	
OAK TREES TO BE REMOVED	13	157		82
PINE TREES PRESERVED	0	0	0	
PINE TREES TO BE REMOVED	13	190		154
PALM TREES TO BE REMOVED	35			
PALM TREES TO BE PRESERVED	1			

TOTAL # OF TREES FOR THIS PROJECT: 71

TREE NOTES:
1. PALM TREES HAVE A CLEAR TRUNK HEIGHT OF 10' OR GREATER.
2. OAK & PINE TREES ARE MEASURED @ (DBH) 4½' ABOVE GRADE, 14" OR GREATER.
3. CONTRACTOR IS TO REFER TO LANDSCAPE PLANS.

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DESIGNED BY	DRAWN BY	FILENAME	LAYOUT	SCALE	DATE
RWF	RWF	21-269 (02-22-2022).dwg	SITE DETAILS	AS SHOWN	04 MARCH 2022

REVISION COMMENTS — DATE

K AND K PROPERTIES
SITE PLAN DETAILS
TREE MITIGATION TABLE
FORT PIERCE FLORIDA

(DATE)

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2 OF 3

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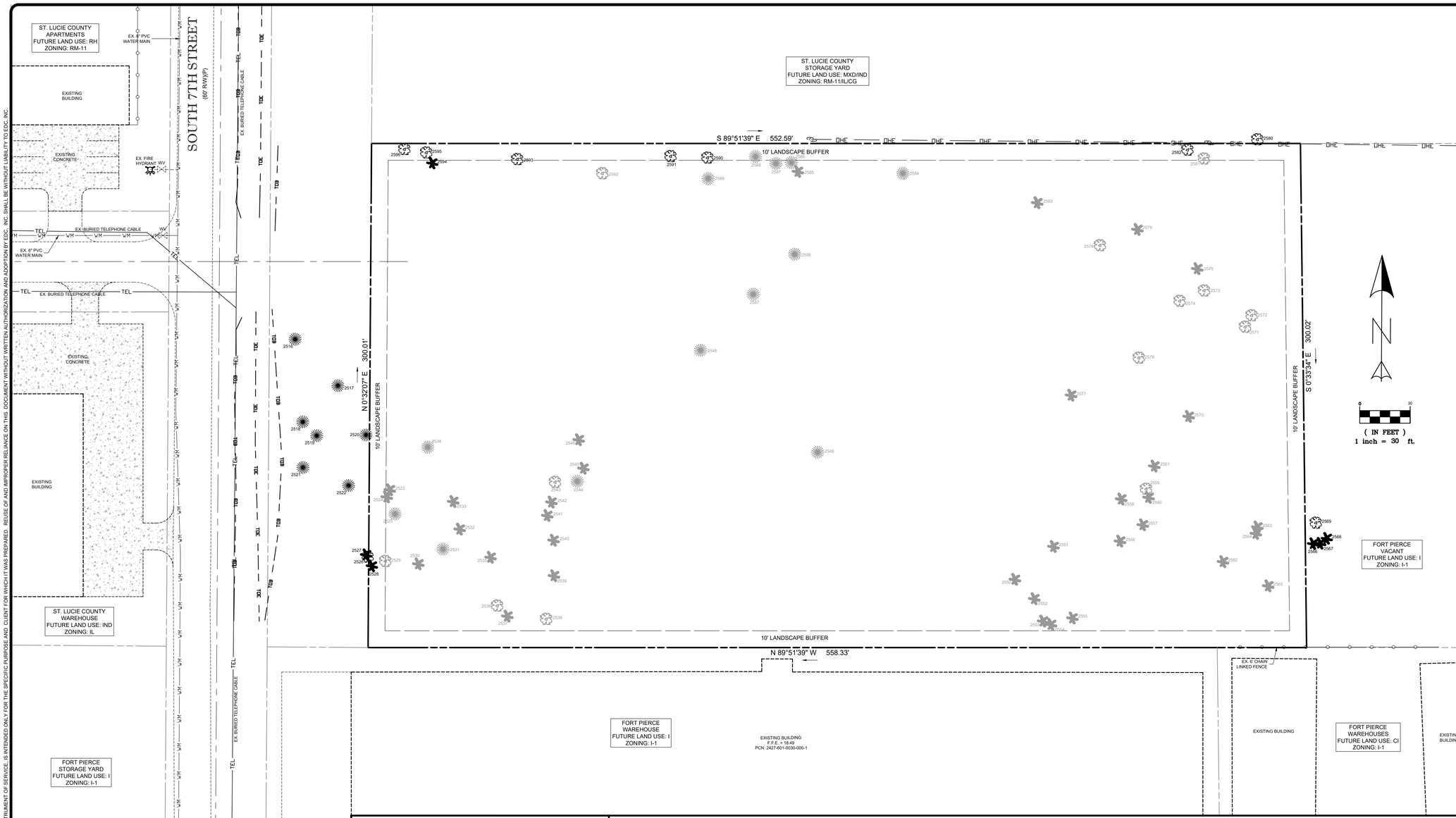

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			PROPOSED STANDARD ASPHALT
			PROPOSED CONCRETE

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1" = 30'	SCALE
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REVISION COMMENTS | DATE

K AND K PROPERTIES
TREE MITIGATION PLAN
FORT PIERCE FLORIDA

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EDC
10250 SW VILLAGE PARKWAY - SUITE 201
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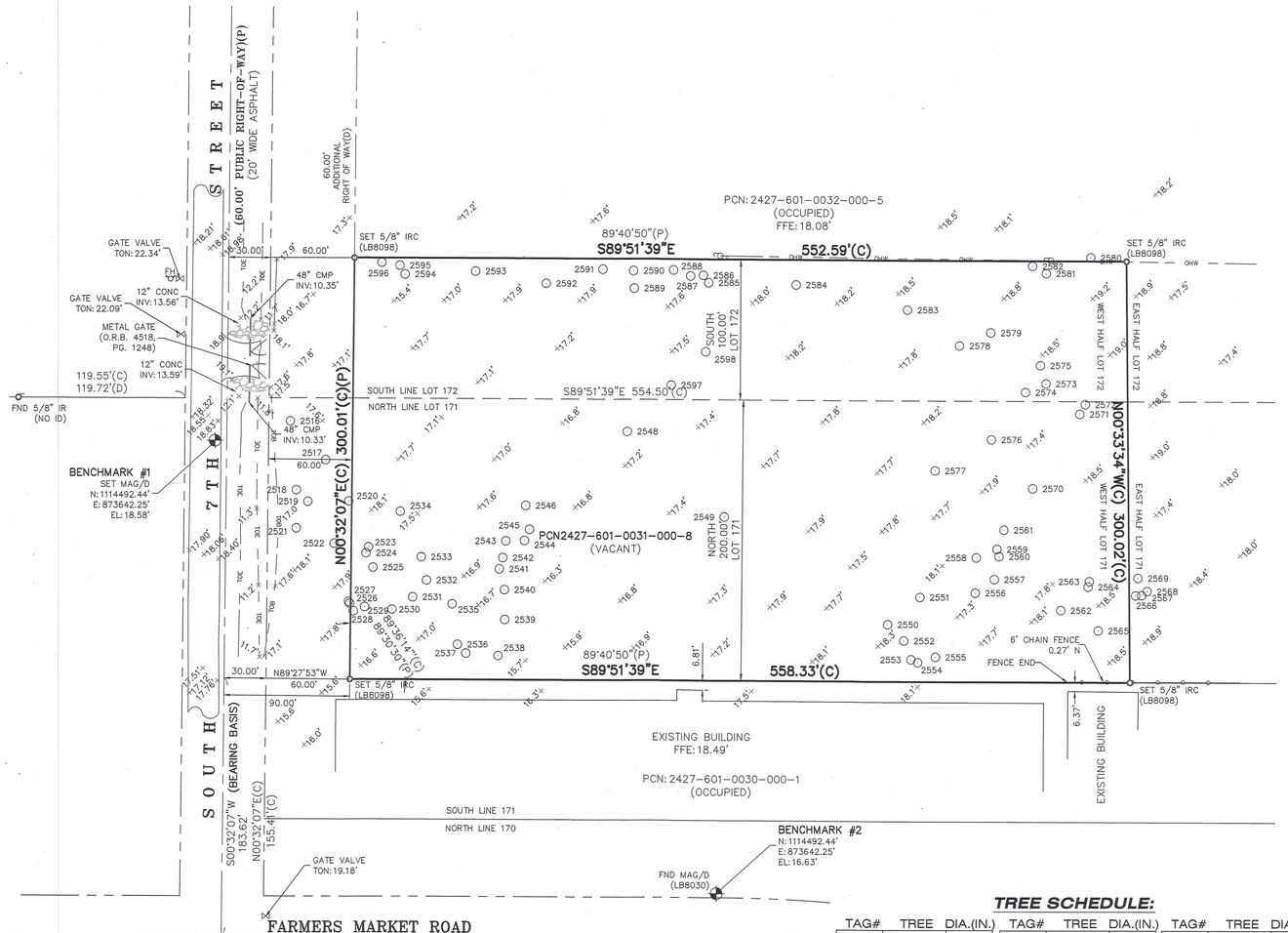
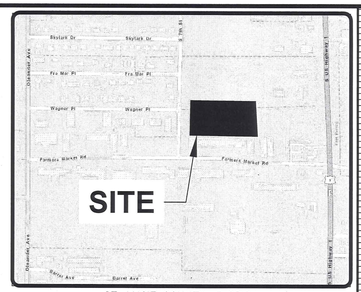
BOUNDARY AND TOPOGRAPHIC SURVEY

FOR: K AND K PROPERTIES





ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

SYMBOL & ABBREVIATION LEGEND:

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

LEGAL DESCRIPTION:

THE WEST ONE-HALF OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 200 FEET OF LOT 171 AND THE WEST HALF OF THE SOUTH 100 FEET OF LOT 172, UNIT THREE MARAVILLA GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 62, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; LESS AND EXCEPT: THE WEST 60 FEET THEREOF, FOR ADDITIONAL RIGHT-OF-WAY FOR SOUTH 7TH STREET.

CONTAINING 3.83 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JUNE 29, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH BY COMMONWEATLH LAND TITLE INSURANCE COMPANY ORDER NUMBER 9428539, DATED 4/21/2021 @ 8:00 A.M. HAS BEEN REVIEWED AND ARE AS FOLLOWS:
   - 3.1. BII ITEMS 1, 2, 3B, 3C, 3D, 6, 7, AND 9 AFFECT THE PROPERTY BUT ARE NOT SUREVEY MATTERS.
   - 3.2. BII ITEMS 3A, 4, AND 8 AFFECT PROPERTY AND ARE SHOWN ON SURVEY.
   - 3.3. BII ITEM 5 AFFECTS PROPERTY AND IS BLANKET IN NATURE.
4. PARCELS CONTAIN A TOTAL OF 3.83 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
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 PLAT OF UNIT THREE MARAVILLA GARDENS 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 GPS REAL TIME KINEMATIC (RTK) OBSERVATION. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
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. BOUNDARY INFORMATION BASED ON FOUND CONTROL, THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 94500-2604 DATED 12/1961, AND A SURVEYOR'S REPORT BY BOWMAN CONSULTING FOR FARMERS MARKET ROAD, JOB NO. 010274-01-001, DATED OCTOBER 1, 2014.

TREE SCHEDULE:

TAG#	TREE	DIA.(IN.)
2516	PINE	24
2517	PINE	12
2518	PINE	12
2519	PINE	12
2520	PINE	13
2521	PINE	12
2522	PINE	20
2523	PALM	
2524	PALM	
2525	PINE	14
2526	LAUREL	7
2527	PALM	
2528	PALM	
2529	LAUREL	6
2530	PALM	
2531	PINE	16
2532	PALM	
2533	PALM	
2534	PINE	14
2535	PALM	
2536	LAUREL	20
2537	PALM	
2538	WHITE OAK	16
2539	PALM	
2540	PALM	
2541	PALM	
2542	PALM	
2543	LAUREL	18
2544	PINE	14
2545	PALM	
2546	PALM	
2548	PINE	20
2549	PINE	20
2550	PALM	
2551	PALM	
2552	PALM	
2553	PALM	
2554	PALM	
2555	PALM	
2556	PALM	
2557	PALM	
2558	PALM	
2559	LAUREL	12
2560	PALM	
2561	PALM	
2562	PALM	
2563	PALM	
2564	PALM	
2565	PALM	
2566	PALM	
2567	PALM	
2568	PALM	
2569	LAUREL	14
2570	PALM	
2571	LAUREL	8
2572	LAUREL	8
2573	LAUREL	14
2574	LAUREL	14
2575	PALM	
2576	LAUREL	12
2577	PALM	
2578	LAUREL	7
2579	PALM	
2580	LAUREL	26
2581	LAUREL	12
2582	LAUREL	16
2583	PALM	
2584	PINE	13
2585	PALM	
2586	PINE	14
2587	PINE	14
2588	PINE	10
2589	PINE	13
2590	LAUREL	14
2591	LAUREL	20
2592	LAUREL	10
2593	LAUREL	24
2594	PALM	
2595	LAUREL	8
2596	LAURE	7
2597	PINE	14
2598	PINE	14

CERTIFICATIONS:

- NEILL GRIFFIN MARQUIS, PLLC
- K & K PROPERTIES OF SARASOTA, INC.
- COMMONWEALTH LAND TITLE INSURANCE COMPANY

FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING MAY 20, 2021, UTILIZING A DJI PHANTOM 4 PRO SERIES DRONE, WITH DRONE DEPLOY VERSION 2.50.0 FOR FLIGHT PLANNING AND POST PROCESSING.
2. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NO. 4297810.
3. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF AND UTILIZING EPSG CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NGS MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.33 IN/PIXEL
   - TOTAL (RMSE) X: 0.0668 IN - Y:0.1145 IN - Z:0.1532 IN

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

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

SIGNATURE DATE: 7/6/2021

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	CHECKED BY	FIELD CREW	FILENAME	SCALE	DATE
FS	MTO	RH	21-269 K and K_REV1.dwg	AS SHOWN	June 30, 2021

DATE	REVISION COMMENTS
6/29/21	ADDED TREES AND LOCATED UTILITIES

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR: K AND K PROPERTIES

RECORD INFORMATION
SEC. 27, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-269

1 OF 1

Z:\EDC-2021\21-269 - Kandk Prop - XXX 7th Street FP\SURVEY\Dwg - PDP\Survey\21-269 K and K_REV1.dwg, 7/13/2021 10:57 AM
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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 ADAPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

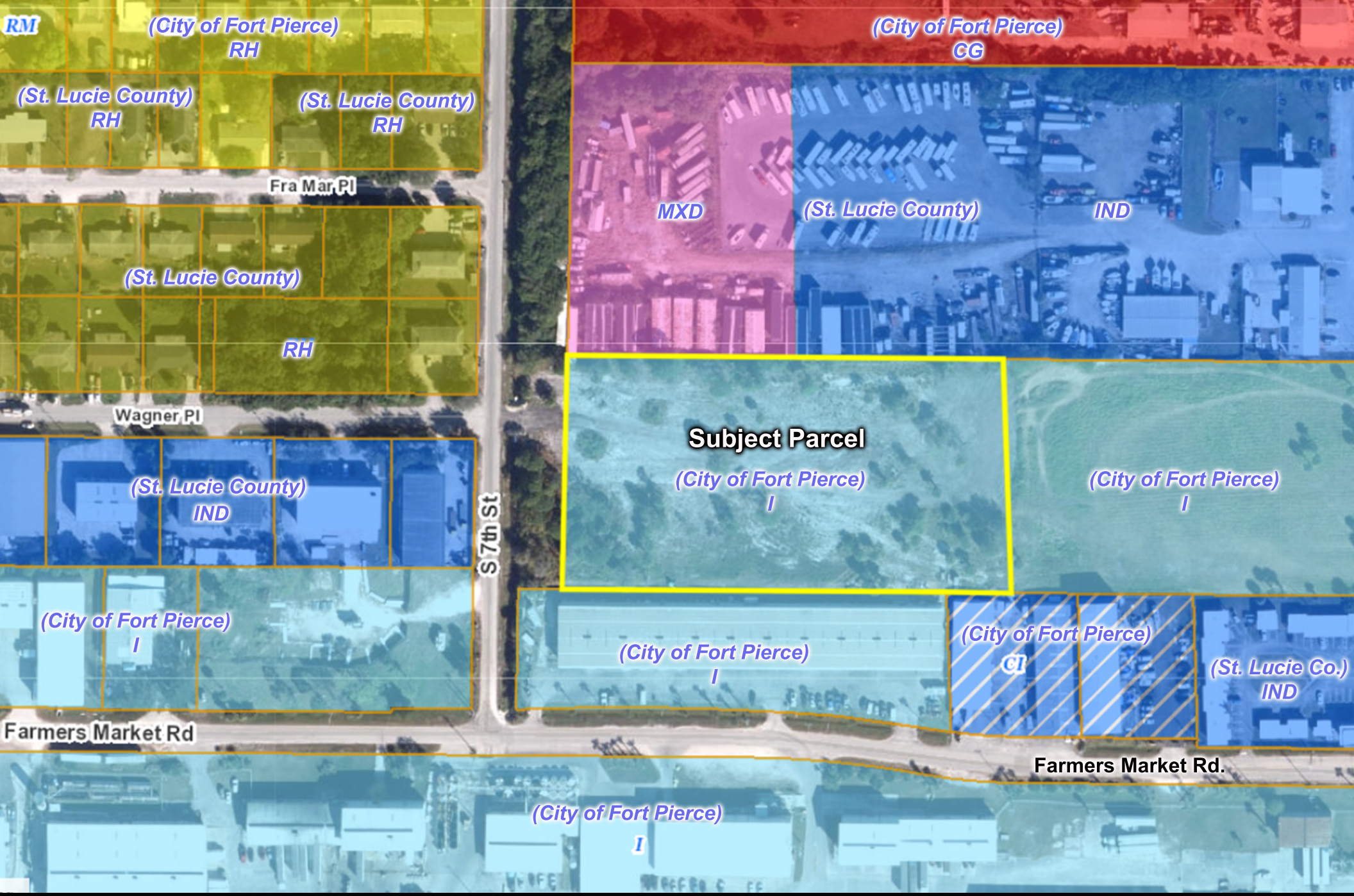
K & K - 7th Street

Fort Pierce, FL

Aerial Map

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL



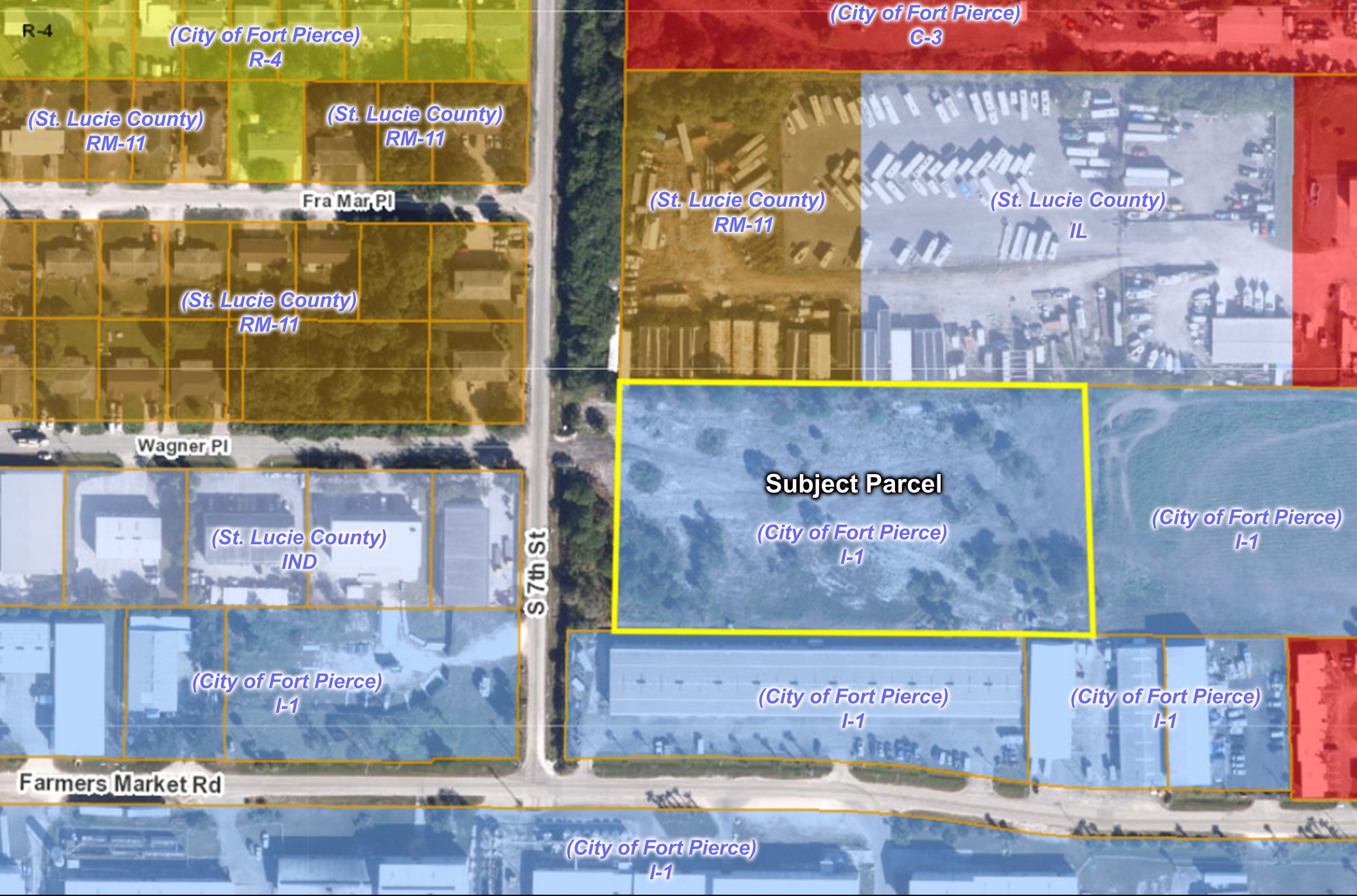
K & K - 7th Street

Fort Pierce, FL

Future Land Use Map

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL



K & K - 7th Street

Fort Pierce, FL

Zoning Map

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL

Pre-Application Meeting **2. e.**

Meeting Date: 03/23/2022

REQUESTED ACTION

Oaks at Moore's Creek - Residential Subdivision - Means Court

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Pre-Application Packet Oaks at Moore's Creek

Form Review

Form Started By: Alicia Rosenthal Started On: 02/28/2022 03:58 PM

Final Approval Date: 02/28/2022

Oaks at Moore's Creek Phase II – Map 1 and Map 2 Parcels

1. Parcel ID: **2409-517-0024-000-2**
   Address: **324 Means Court**
   Acres: **0.15**
   Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 1-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2628-2056)**

2. Parcel ID: **2409-517-0025-000-9**
   Address: **322 Means Court**
   Acres: **0.15**
   Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 2-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2895-2409)**

Oaks at Moore's Creek Phase II – Map 1 Parcels

3. Parcel ID: **2409-517-0026-000-6**
Address: **320 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 3-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2895-2410)**

4. Parcel ID: **2409-517-0027-000-3**
Address: **318 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 4-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 3059-2745)**

5. Parcel ID: **2409-517-0028-000-0**
Address: **316 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 5-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2773-277)**

6. Parcel ID: **2409-517-0029-000-7**
Address: **314 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 6-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2985-2145)**

7. Parcel ID: **2409-517-0030-000-7**
Address: **312 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 7-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2765-2913)**

8. Parcel ID: **2409-517-0031-000-4**
Address: **310 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 8-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2765-2908)**

9. Parcel ID: **2409-517-0032-000-1**
Address: **308 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 9-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2765-2912)**

10. Parcel ID: **2409-517-0033-000-8**
Address: **306 Means Court**
Acres: **0.15**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 10-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2916-2373)**

Oaks at Moore's Creek Phase II Parcels

16.17.18. Parcel ID: **2409-517-0038-000-3**
Address: **307 Means Court**
Acres: **0.45**
Legal Description: **KILLER`S AND DEMMER`S S/D BLK 2 LOTS 16, 17 AND 18-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2537-2395)**

19.20. Parcel ID: **2409-517-0041-000-7**
Address: **313 Means Court**
Acres: **0.27**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 19-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- AND LOT 20-LESS N 10 FT AND LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 3018-2721)**

21. Parcel ID: **2409-517-0043-000-1**
Address: **317 Means Court**
Acres: **0.18**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 N 10 FT OF LOT 20-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- AND LOT 21-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2553-2805)**

Not Numbered Parcel ID: **2409-517-0044-000-8**
Address: **319 Means Court**
Acres: **0.07**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 LOT 22-LESS N 27.5 FT AND LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2718-294)**

22.23.24. Parcel ID: **2409-517-0045-000-5**
Address: **325 Means Court**
Acres: **0.37**
Legal Description: **KILLER AND DEMMER`S S/D BLK 2 N 27.5 FT OF LOT 22-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- AND LOTS 23 AND 24-LESS THAT PART ASSD IN OAKS AT MOORE`S CREEK (PB 60-37,38)- (OR 2585-57)**

Oaks at Moore's Creek Phase II – Map 2 Parcels

1. Parcel **ID: 2409-518-0001-000-8**
Address: **1206 Avenue B**
Acres: **0.15**
Legal Description: **GOWDY`S S/D LOT 1 (OR 3147-828)**
Inclusive of the right-of-way for Mean Court

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **$300** ($250 + $50 Building Department Fee) with an additional $250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:

☒ Site Plan ☒ Detailed Proiect Narrative ☒ Floor Plan ☒ Survey

Proposed Use of the Property: Construction of fifteen (15) new, single-family detached residential workforce housing units.

Construction of fifteen (15) new, single-family detached residential workforce housing units.

Property address or location

See Attachment

Parcel ID(s)

See Attachment

Property Owner(s) Name

Fort Pierce Redevelopment Agency

Applicant/Representative, Company

Nicholas Mimms, Executive Director

Street Address

100 N. US Highway 1

Street Address

100 N. US Highway 1

City: Fort Pierce State: FL Zip: 34950

City: Fort Pierce State: FL Zip: 34950

Phone Number

772-467-3000

Phone Number

772-467-3000

Email Address

nmimms@cityoffortpierce.com

Email Address

nmimms@cityoffortpierce.com

☒ The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature _____

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

PLACE
Planning & Design

700 US Highway One, Suite C
North Palm Beach, FL 33408
561-863-2722

THE OAKS AT MOORE'S CREEK PHASE II
Project Narrative

The Oaks at Moore's Creek Phase II is a proposed fifteen (15) lot subdivision located between Avenue B to the south, Moore's Creek to the north, and homes constructed as part of the Oaks at Moore's Creek Phase I are located to the east and west. The project includes the re-plat of properties on Means Court as well as the development of infrastructure to support construction new single-family homes, and the property is owned by the Fort Pierce Redevelopment Agency (FPRA). The FPRA issued a Request for Proposals for qualified developers to develop the property and a proposal was submitted by Stuart & Shelby Development and East-to-West Development Corp (OMCII, LLC). The two parties have since entered into a development agreement for development of the subdivision and construction of new homes.

The development agreement provides for the re-platting, homebuilding and sales of homes by OMCII, LLC, the design and construction of the infrastructure by the City of Fort Pierce, and transfer of property by the FPRA to OMCII, LLC after construction of the infrastructure is completed. The preliminary plan for the subdivision was prepared by OMCII, LLC in response to the FPRA request for proposals and includes a public roadway accessing the site from Avenue B and terminating to the north with a cul-de-sac. The roadway improvements are proposed to include pavement, curb-gutter, storm drainage sidewalks, street trees, and street lighting compliant with City of Fort Pierce design standards, and extension of water lines, sewer lines and other utilities as needed.

The preliminary design also proposes to transition from homes to the Moore's Creek Linear Park with a landscaped stormwater retention area and pedestrian connection from the new subdivision to the park. The design anticipates coordination with the design detailing along Moore's Creek to the greatest extent possible, including street lighting, landscaping and pedestrian features.

The individual lots were designed to comply with the requirements of the R-4, Medium-Density Residential zoning district, and OMCII, LLC includes five (5) different models to provide a variety to potential homebuyers. There are two (2) one-story models and three (3) two-story models. The one-story homes are three-bedroom, two-bath and one-car garage. The two (2) of the two-story homes are three-bedroom, two and one-half (2 ½) bath, with a one-car garage and one is a four-bedroom two and on-half bath. The number and location of the one- and two-story homes will be subject to preference of the buyers.

Z:\EDC-2021\21-430 - Stuart & Shelby - The Oaks at Moores Creek II Ft Pierce\SURVEY\Dwg - PDP\Survey\21-430 Stuart & Shelby Development.dwg, 9/23/2021 8:24 AM
C:\DP1\ROSHY 2020 (BY EDC-INC) THIS ITEM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPOSED, 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.
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BOUNDARY & TOPOGRAPHIC SURVEY

FOR: OMCII, LLC.

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
WFG NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1934697FL-A
COMMITMENT DATE: JULY 20, 2021, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE 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.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
2. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT, NOT SHOWN.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM ENCROACHMENT INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.
   AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIALS OR EQUIPMENT IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY AND NOT SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
6. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
7. ANY ADVERSE OWNERSHIP CLAIM BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING TIDELANDS, SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS OR DISPUTE AS TO THE BOUNDARIES PURPORTEDLY CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND.
   LAND NOT AFFECTED BY WATER BOUNDARIES.
8. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES BY ANY WATER, SEWER OR GAS SYSTEMS SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
9. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., AS RECORDED IN PLAT BOOK 2, PAGE 10C. (AS TO PARCELS 1 THROUGH 15)
   AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.
10. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF GOWDY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 8. (AS TO PARCEL 16)
    AFFECTS PARCEL 16 ONLY, SHOWN ON SURVEY.
11. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA AS SET FORTH IN DEED RECORDED IN DEED BOOK 124, PAGE 333, AS AFFECTED BY RELEASE OF ROAD RESERVATION RECORDED IN OFFICIAL RECORDS BOOK 2628, PAGE 2057. NOTE: THE RIGHTS OF ENTRY AND EXPLORATION HAVE BEEN RELEASED PURSUANT TO 5270.11, F.S. (AS TO PARCEL 1)
    AFFECTS PARCEL 1 ONLY, AS IT PERTAINS TO PETROLEUM AND OTHER MINERAL RIGHTS LISTED IN DEED BOOK 124, PAGE 333, BUT IS NOT A SURVEY MATTER.
    AFFECTS LOT 1, BLOCK 2 PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA RECORDED IN PLAT BOOK 2, PAGE 10C, AS IT PERTAINS TO A 200 FOOT WIDE EASEMENT FOR STATE ROAD RIGHT-OF-WAYS, BUT IT DOES NOT AFFECT PARCEL 1 OF THE SUBJECT PROPERTY LYING WEST OF THAT EASEMENT LINE.

SURVEYORS NOTES AND REPORT:

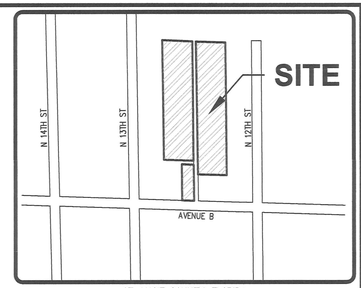
1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, 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 AND/OR ACQUISITION WAS SEPTEMBER 20, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT AND/OR THEIR AGENTS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. A FORMAL TITLE COMMITMENT WAS PROVIDED FROM WFG NATIONAL TITLE INSURANCE COMPANY.
4. PARCELS CONTAIN A TOTAL OF 2.957 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "RESIDENTIAL." 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 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.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
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. PERTAINING TO PARCEL 16, A 6' WOOD FENCE WAS LOCATED AND FOUND TO BE APPROXIMATELY 0.39 FEET INSIDE THE PROPERTY, AS SHOWN ON THE SURVEY. NO OTHER ENCROACHMENTS WERE FOUND.
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 (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0179K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. THE PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE PUBLICLY DEDICATED ROAD RIGHT-OF-WAYS, NAMELY MEANS COURT, AVENUE B (PLATTED AS TROPICAL AVENUE), AND CANAL STREET.

SYMBOL & ABBREVIATION LEGEND:

FFE	FINISHED FLOOR ELEVATION
PRM	PERMANENT REFERENCE MONUMENT
x 0.0'	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00'	TOPOGRAPHIC DATA (HARD SURFACE)
	SANITARY VALVE
-x-x-	WOOD FENCE
-o-o-	CHAIN LINK FENCE
	LIGHT POLE
	GUARD RAIL

FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING SEPTEMBER 15, 2021, UTILIZING A DJI MATRICE 300 DRONE & ZENMUSE L1 LIDAR, WITH TRIMBLE BUSINESS CENTER FOR FLIGHT PLANNING AND POST PROCESSING.
2. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4297810.
3. GROUND ELEVATIONS WHERE SPOT CHECK WITH GPS RTK.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25'



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

PARCEL 1:
LOT 1, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
LOT 2, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOT 3, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FL., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
LOT 4, BLOCK 2, KILLER AND DEMMER'S SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 5:
LOT 5, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 6:
LOT 6, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:
LOT 7, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 8:
LOT 8, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE , ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 9:
LOT 9, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 10:
LOT 10, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLORIDA, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 11:
LOTS 16, 17, AND 18, BLOCK 2, OF PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FL, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 12:
LOTS 19 AND LOT 20, LESS THE NORTH 10 FEET OF LOT 20, BLOCK 2, KILLER AND DEMMER'S SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 13:
THE NORTH 10 FEET OF LOT 20 AND ALL OF LOT 21, BLOCK 2, KILLER AND DEMMER'S SUBDIVISION, ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 14:
LOT 22, LESS THE NORTH 27.5 FEET, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 15:
THE WEST 110 FEET OF THE NORTH 27.5 FEET OF LOT 22 AND THE WEST 110 FEET OF LOTS 23 AND 24, BLOCK 2, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND
THE NORTH 27.5 FEET OF LOT 22 AND ALL OF LOTS 23 AND 24, LESS THE WEST 110 FEET THEREOF, PLAT OF BLOCK 2 KILLER AND DEMMER'S ADDITION TO FORT PIERCE, FLA., ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARY OF THE OAKS AT MOORE'S CREEK, RECORDED IN PLAT BOOK 60, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 16:
LOT 1, BLOCK 1, GOWDY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.957 ACRES, MORE OR LESS.

CERTIFIED TO:

1. STUART & SHELBY DEVELOPMENT, INC.
2. EAST TO WEST DEVELOPMENT CORPORATION
3. OMCII, LLC
4. WFG NATIONAL TITLE INSURANCE COMPANY
5. ST. LUCIE TITLE SERVICES, INC.
6. FORT PIERCE REDEVELOPMENT AGENCY
7. MICHAEL ROBERT FLAM P.A.

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: 9-23-2021

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 8066

DRAWN BY	ABB
CHECKED BY	MTO
FIELD CREW	JP
FILENAME	21-430 Stuart & Shelby Development.Dwg
SCALE	AS SHOWN
DATE	September 14, 2021

09/23/2021	ADDRESSED COMMENTS FROM ATTORNEY - ABB
DATE	REVISION COMMENTS

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: OMCII, LLC.

RECORD INFORMATION
SEC. 09, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

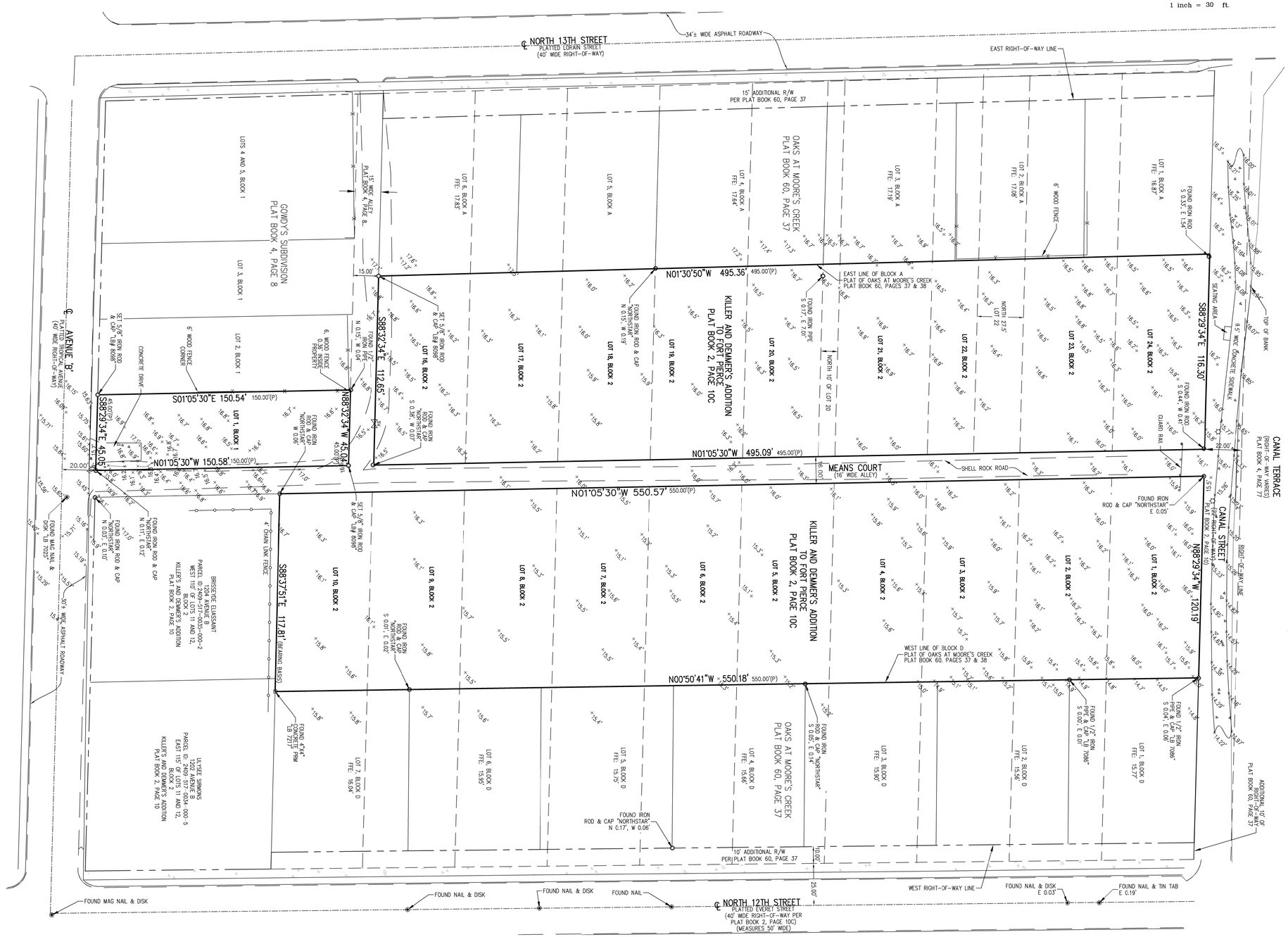
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-430

1 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: OMCII, LLC.



Z:\EDC-2021\21-430 - Stuart & Shelby - The Oaks at Moores Creek I II Pers\SURVEY\Dwg - PDF\Survey\21-430 Stuart & Shelby Development.dwg, 9/23/2021 8:42 AM
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ENGINEERS ✪ SURVEYORS
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ABB
CHECKED BY	MTO
FIELD WORK BY	ABB
FILENAME	21-430 Stuart & Shelby Development.dwg
SCALE	AS SHOWN
DATE	September 14, 2021

NO.	DESCRIPTION	DATE
1	ADDRESSED COMMENTS FROM CITY ATTORNEY - ABB	09/23/2021

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: OMCII, LLC.

RECORD INFORMATION
SEC. 09, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-430

The Ibis

Three Bedrooms, Two Baths, One Car Garage

ALL IDEAS DESIGNS ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED , EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE MENASCHE, ARCHITECT.

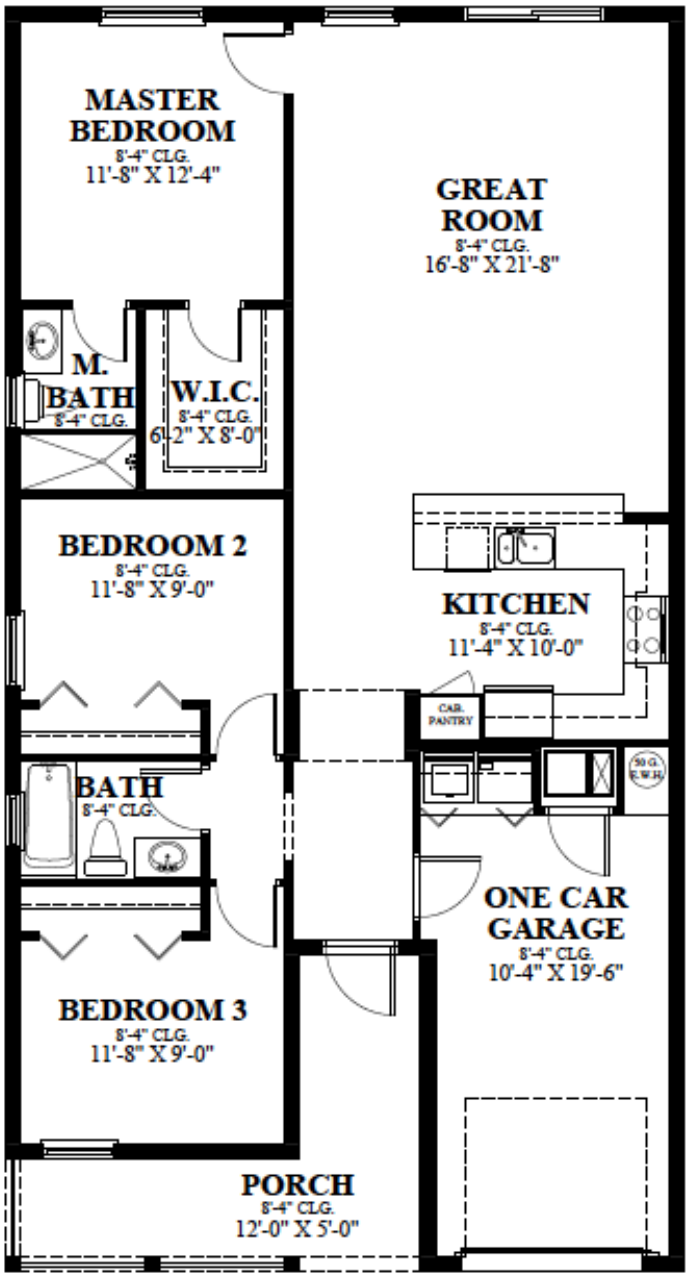
Stuart & Shelby Development, Inc.
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

The Ibis

Three Bedrooms, Two Baths, One Car Garage

AREA CALCULATIONS:

A/C LIVING AREA:	1,269 SQ. FT.
GARAGE:	267 SQ. FT.
PORCH:	140 SQ. FT.
TOTAL:	1,676 SQ. FT.



THIS MODEL FITS ON LOTS 1-5 & 10-15.

ALL IDEAS DESIGNS ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE MINARCHE, ARCHITECT.

Stuart & Shelby Development, Inc.
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

The Regency

Three Bedrooms, Two Baths, One Car Garage

ALL IDEAS DESIGNS ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED , EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE MENASCHE, ARCHITECT.

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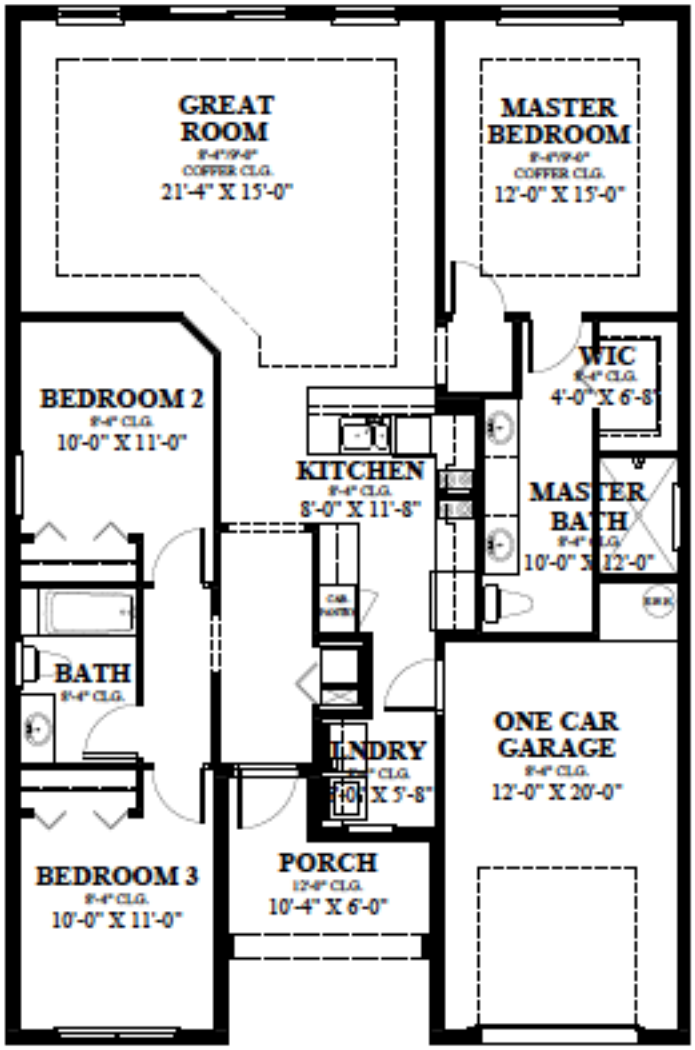
The Regency

Three Bedrooms, Two Baths, One Car Garage

AREA CALCULATIONS:

A/C LIVING AREA:	1,453 SQ. FT.
GARAGE:	282 SQ. FT.
ENTRY:	76 SQ. FT.
TOTAL:	1,811 SQ. FT.



THIS MODEL FITS ON LOTS 1-5 & 10-15.

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Stuart & Shelby Development, Inc.
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

The Seabreeze

Three Bedrooms, 2 1/2 Baths, One Car Garage

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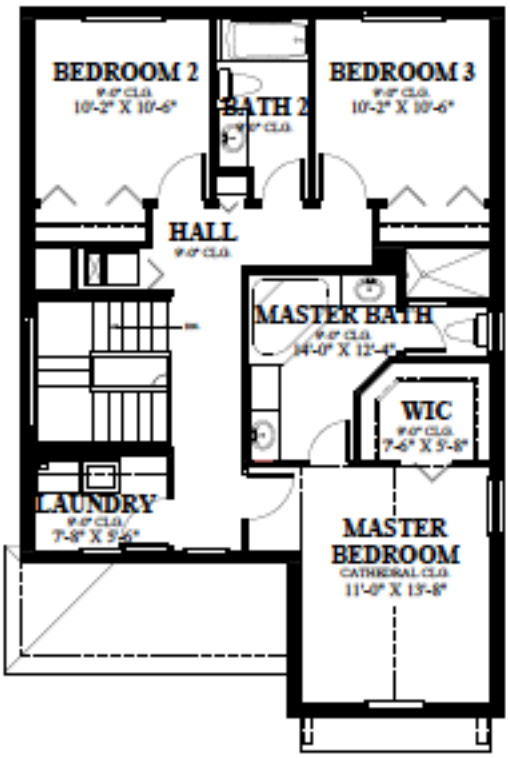
Stuart & Shelby Development, Inc.
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

The Seabreeze

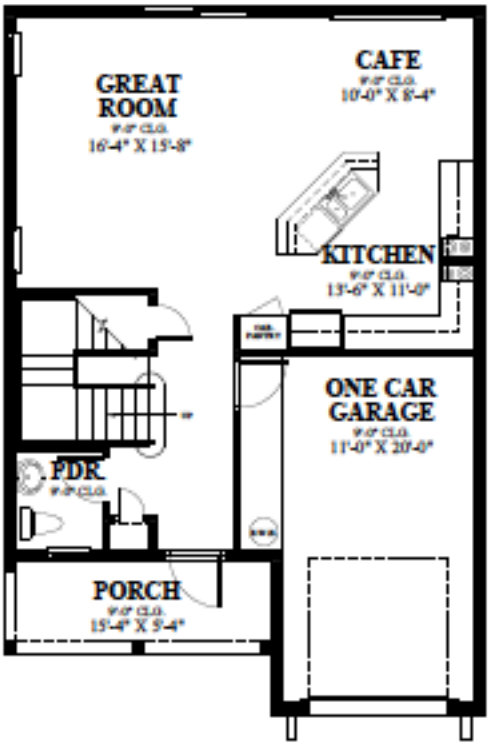
Three Bedrooms, 2 1/2 Baths, One Car Garage

AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	718 SQ. FT.
SECOND FLOOR A/C AREA:	922 SQ. FT.
TOTAL A/C LIVING AREA:	1,640 SQ. FT.
GARAGE:	278 SQ. FT.
PORCH:	82 SQ. FT.
TOTAL:	2,000 SQ. FT.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

THIS MODEL FITS ON LOTS 6-9.

Stuart & Shelby Development, Inc.
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

The Heron

Three Bedrooms, 2 1/2 Baths, One Car Garage

ALL IDEAS DESIGNS ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED , EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE MENASCHE, ARCHITECT.

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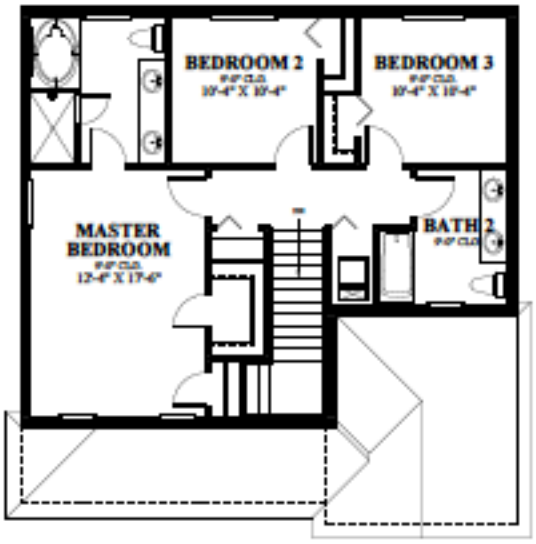
The Heron

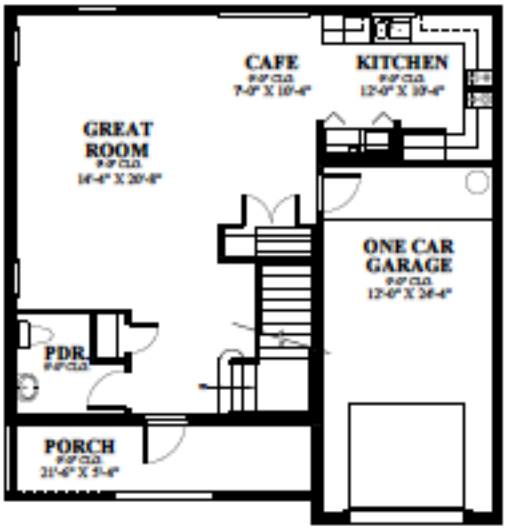
Three Bedrooms, 2 1/2 Baths, One Car Garage

AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	797 SQ. FT.
SECOND FLOOR A/C AREA:	859 SQ. FT.
TOTAL A/C LIVING AREA:	1,656 SQ. FT.
GARAGE:	321 SQ. FT.
PORCH:	115 SQ. FT.
TOTAL:	2,092 SQ. FT.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

THIS MODEL FITS ON LOTS 6-9.

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Stuart & Shelby Development, Inc.
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

The Majesty

Four Bedrooms, 2 1/2 Baths, Two Car Garage

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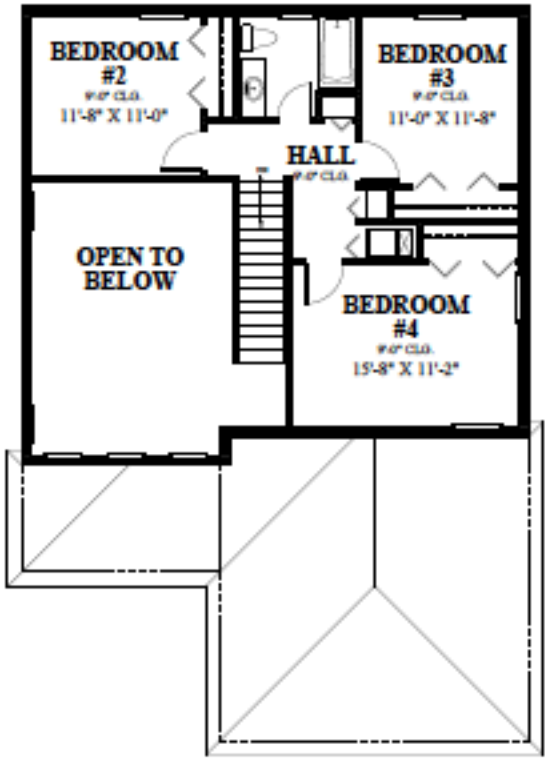
The Majesty

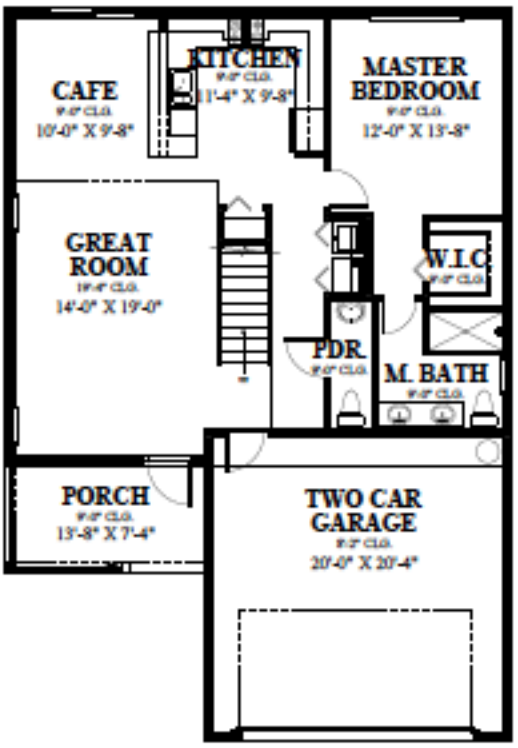
Four Bedrooms, 2 1/2 Baths, Two Car Garage

AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	1,067 SQ. FT.
SECOND FLOOR A/C AREA:	714 SQ. FT.
TOTAL A/C LIVING AREA:	1,781 SQ. FT.
GARAGE:	447 SQ. FT.
PORCH:	100 SQ. FT.
TOTAL:	2,328 SQ. FT.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

THIS MODEL FITS ON LOTS 1-5 & 10-15.

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Stuart & Shelby Development, Inc.
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

50'-0" | 70'-0" | 70'-0" | 60'-0" | 60'-0" | 60'-0" | 60'-0" | 60'-0" | 60'-0"

LOT 8 — THE SEABREEZE MODEL
LOT 9 — THE HERON MODEL
LOT 10 — THE MAJESTY MODEL
LOT 11 — THE REGENCY MODEL
LOT 12 — THE IBIS MODEL
LOT 13 — THE MAJESTY MODEL
LOT 14 — THE REGENCY MODEL
LOT 15 — THE IBIS MODEL

96'-5 1/2"

DRY RETENTION AREA

60'-0"

SIDEWALK TO THE PARK

96'-5 1/2"

DRY RETENTION AREA

PRELIMINARY FPUA ELECTRIC DISTRIBUTION LAYOUT - 12-15-2020 PJL

PROPOSE PADMOUNTED TRANSFORMER (UTILITY EASEMENT REQUIRED)

PROPOSE PRIMARY HH (UTILITY EASEMENT REQUIRED)

PROPOSE SECONADRY HH

PROPOSE PRIMARY UG LINE (UTILITY EASEMENT REQUIRED)

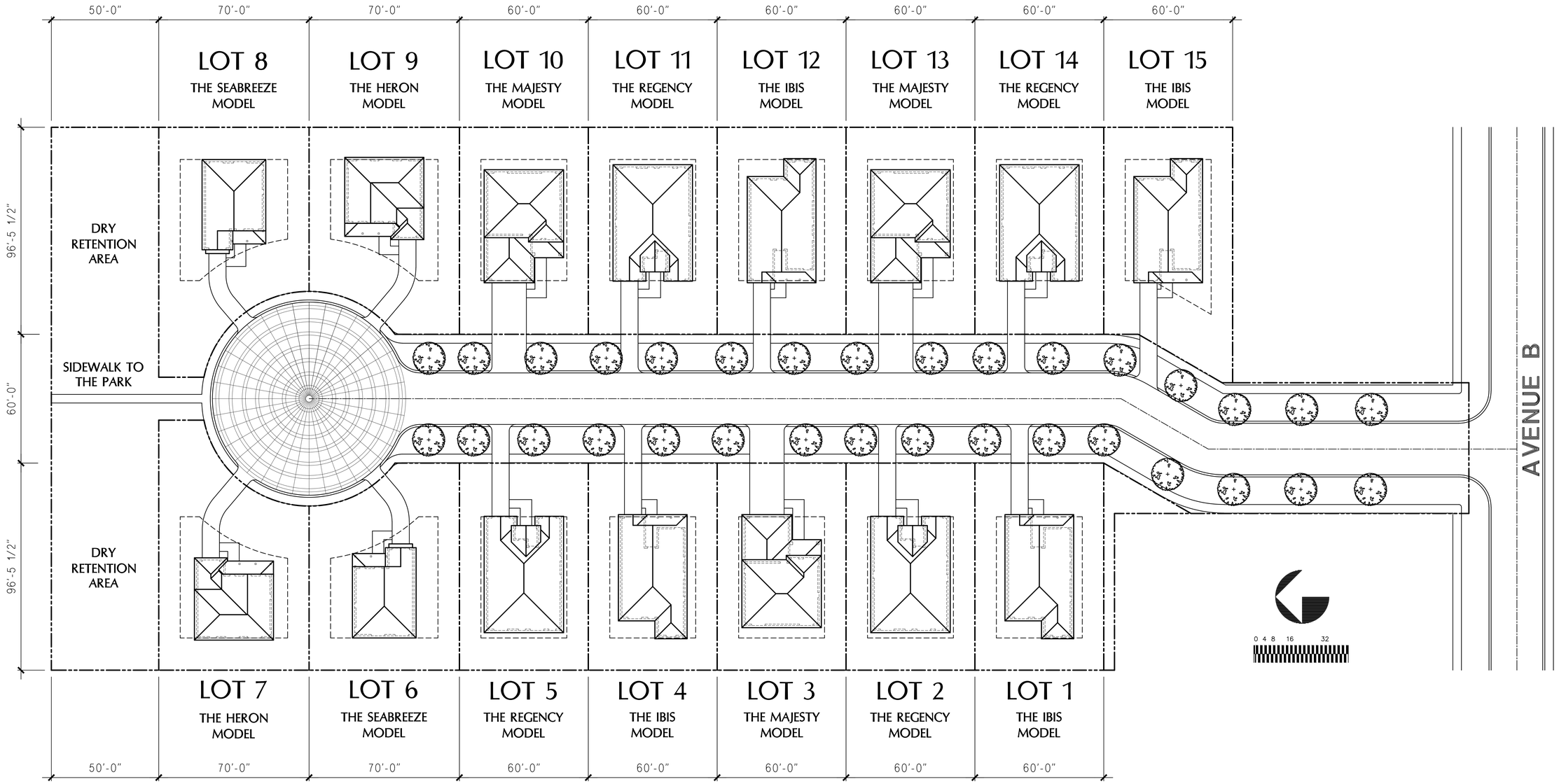
PROPOSE SECONDARY UG LINE

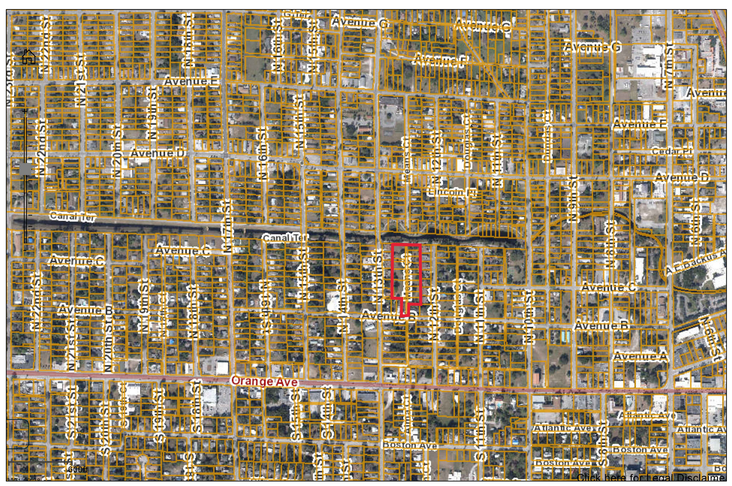
AVENUE B

LOT 7 — THE HERON MODEL
LOT 6 — THE SEABREEZE MODEL
LOT 5 — THE REGENCY MODEL
LOT 4 — THE IBIS MODEL
LOT 3 — THE MAJESTY MODEL
LOT 2 — THE REGENCY MODEL
LOT 1 — THE IBIS MODEL

50'-0" | 70'-0" | 70'-0" | 60'-0" | 60'-0" | 60'-0" | 60'-0" | 60'-0"

OAKS AT MOORE'S CREEK, PHASE 2





SITE DATA TABLE		
Oaks at Moore's Creek Phase II		
Future Land Use	RM - Medium Density Residential, 6.5-12 U/A	
Zoning	R4 - Medium Density Residential	
Development Regulations	**Required/Permitted**	**Proposed**
Acreage	NA	2.957
Number of Units	19 -35	15 lots
Units Per Acre	6.5 - 12 U/A	5 U/A
Minimum Lot Size	5000 Square Feet	5,760 Square Feet Approx
Minimum Lot Width	60'	60' - 70'
Minimum Lot Depth	70'	96' Approx
Front Setback	25'	25'
Rear Setback	20'	20'
Side Setback	6'	6'
Lot Coverage	40%	40%
Maximum Building Height	45'	25'

Parcel Numbers

1	2409-517-0024-000-2
2	2409-517-0025-000-9
3	2409-517-0026-000-6
4	2409-517-0027-000-3
5	2409-517-0028-000-0
6	2409-517-0029-000-7
7	2409-517-0030-000-7
8	2409-517-0031-000-4
9	2409-517-0032-000-1
10	2409-517-0033-000-8
11	2409-517-0038-000-3
12	2409-517-0041-000-7
13	2409-517-0043-000-1
14	2409-517-0044-000-8
15	2409-517-0045-000-5
16	2409-518-0001-000-8

Owner
Fort Pierce Redevelopment Agency
100 N. US Highway 1
Fort Pierce, FL 34950

Developer
OMCII, LLC
700 US Highway One, Ste C
North Palm Beach, FL 33408

Project Team

Surveyor
EDC, Inc
10250 SW Village Parkway, Ste 201
Port St Lucie, FL 34987

Architect
Maurice Menasche, AIA
12555 Orange Drive, Ste 122
Davie, FL 33330

Civil Engineer
City of Fort Pierce
John R. Andrews, PE
100 N. US Highway 1
Fort Pierce, FL 34950

Maurice Menasche, P.A.
Architecture • Planning • Design
FL. REG. AA#0014691
12555 Orange Drive, Suite 122
Davie, Florida 33330
Ph: (954) 474-8540 Fax: (954) 474-8559
www.MenascheArchitecture.com

REVISIONS

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS BEFORE PROCEEDING WITH THE WORK. BACKCHARGES WILL NOT BE ACCEPTED.

OAKS AT MOORE'S CREEK, PHASE 2

PROPOSED SINGLE FAMILY RESIDENCES

FORT PIERCE, FLORIDA

TO THE BEST OF MY KNOWLEDGE, THE DESIGN DEPICTED ON THIS DRAWING COMPLYS WITH THE APPLICABLE MINIMUM BUILDING CODE IN EFFECT AS OF DATE OF CERTIFICATION BELOW.

Maurice Menasche, AIA, LEED AP
FL REG. #AR0014691

SHEET TITLE: SITE PLAN
DRAWN: MM
CHECKED: MM
DATE: 2/28/22
SCALE: 1" = 20'-0"
JOB. NO.
SHEET: S-1
OF 1 SHEETS

Pre-Application Meeting **2. f.**

Meeting Date: 03/23/2022

REQUESTED ACTION

Southport Financial Multi-Family - 4000 S. US Highway 1

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Pre-Application Packet Southport Financial

Pre-Application Packet Southport Financial

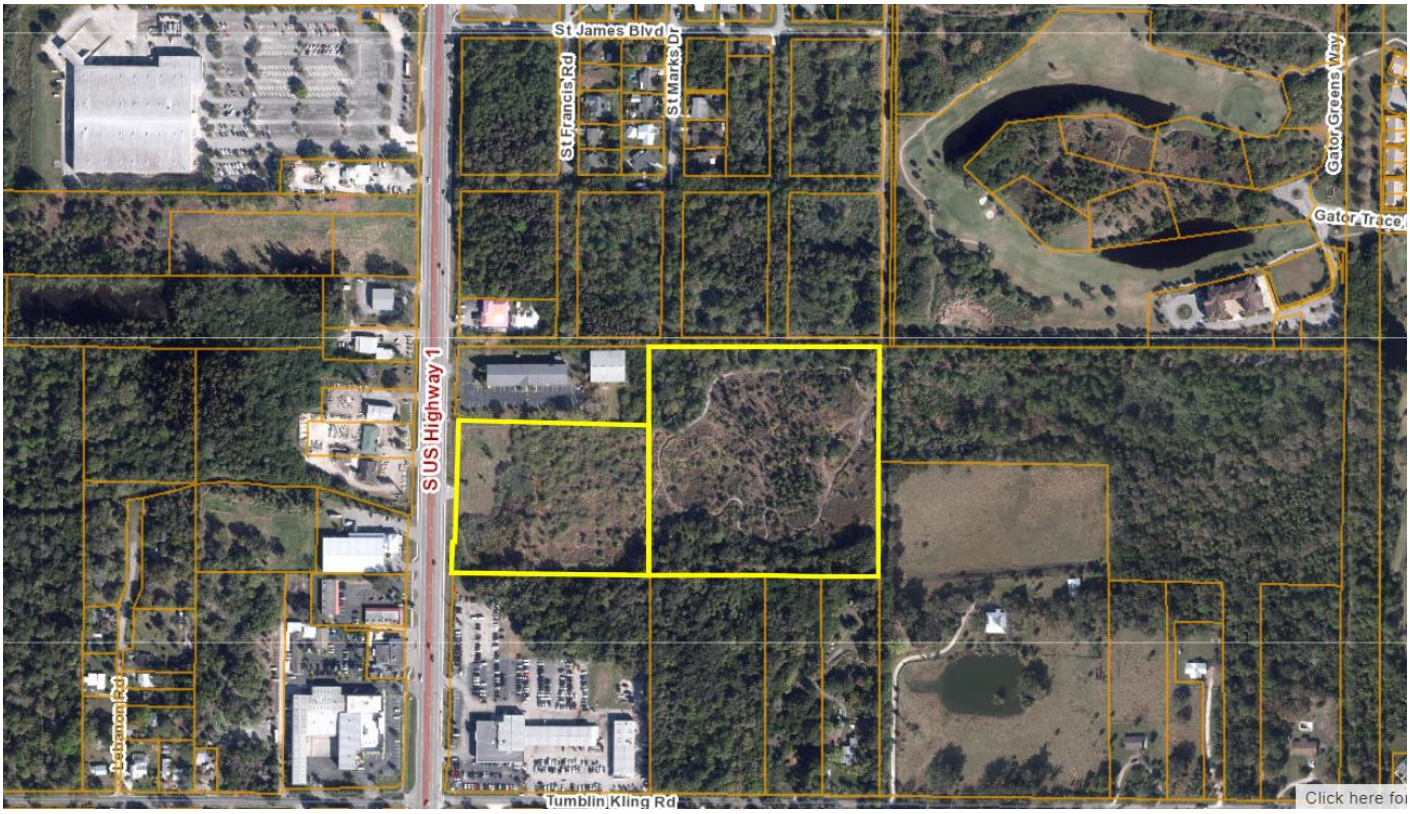
Form Review

Form Started By: Alicia Rosenthal Started On: 03/02/2022 03:33 PM

Final Approval Date: 03/02/2022

Site Address: 4000 S US HIGHWAY 1	Use Type: 1000
Sec/Town/Range: 34/35S/40E	Account #: 33534
Parcel ID: 2434-801-0005-010-6	Map ID: 24/34S
Jurisdiction: Fort Pierce	Zoning: General Co

Site Address: TBD	Use Type: 1000
Sec/Town/Range: 34/35S/40E	Account #: 33532
Parcel ID: 2434-801-0004-000-6	Map ID: 24/34S
Jurisdiction: Fort Pierce	Zoning: General Co



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **$300** ($250 + $50 Building Department Fee) with an additional $250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:

[X] Site Plan [X] Detailed Project Narrative [X] Floor Plan [ ] Survey

Proposed Use of the Property: Multi-Family Residential

Multi-Family Residential

Property address or location

4000 S. US1

Parcel ID(s)

~~2432801000501O6~~; 243480100040006

243480100050106

~~**Property Owner(s) Name**~~ **Contract Purchaser / Applicant**

Southport Financial Services, Inc.

Applicant/Representative, Company

Brian Nolan, AICP, ASLA / Lucido & Assoc.

Street Address

5403 West Grey St

City State Zip

Tampa FL 33609

Phone Number

813.288.6988

Email Address

blemmerman@sphome.com

Street Address

701 SE Ocean Blvd.

City State Zip

Stuart FL 34994

Phone Number

772.220.2100

Email Address

bnolan@lucidodesign.com

[■] The property owner is aware that a Pre-Application meeting has been requested.

Representative's
~~**Property Owner's**~~ **Signature** _____

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

lucido&associates

Via Email: planning_dl@cityoffortpierce.com
jhofmeister@cityoffortpierce.com

TRANSMITTAL

March 3, 2022

Mrs. Jenn Hoffmeister-Drew, AICP, LCAM
Planning Director
City of Fort Pierce
City Hall
100 N US1
Fort Pierce, FL 34950

Re: US1 Multi-Family – Pre-Application Meeting Project Narrative
Our Reference Number: 22-065

Dear Mrs. Hoffmeister-Drew:

On behalf of Southport Financial Services, Inc. (Contract Purchaser), and KAS Land, LLC (Owner), Lucido & Associates (Representative) is please to present to you the following documents in support of our request to be heard at the March 2022 Pre-Application Meeting, which includes the following documents and plans (enumerated to match digital submittal file naming):

1. Pre-Application Meeting Request Form;
2. Project Narrative;
3. Property Record Cards;
4. Site Aerial Exhibit;
5. Future Land Use and Zoning Exhibit;
6. Conceptual Site Plan;
7. Conceptual Building Footprint;
8. Conceptual Building Elevation.

It has been our pleasure to provide you with the above documents and plans, and we look forward to meeting with you and the TRC to review the current proposal. As always, please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,

Brian Nolan, AICP, ASLA
Partner

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

lucido&associates

March 2, 2022

Mrs. Jenn Hoffmeister-Drew, AICP, LCAM
Planning Director
City of Fort Pierce
City Hall
100 N US1
Fort Pierce, FL 34950

Re: US1 Multi-Family – Pre-Application Meeting Project Narrative
Our Reference Number: 22-065

Dear Mrs. Hoffmeister-Drew:

On behalf of Southport Financial Services, Inc. (Contract Purchaser), and KAS Land, LLC (Owner), Lucido & Associates (Representative) is please to present to you the proposed US1 Multi-Family residential community for the TRC's review ahead of the March Pre-Application Meeting. The proposed project is to be situated upon two contiguous parcels of land totaling approximately 15.8 ac., lying on the east side of S. US1, approximately 900-feet ($1/10^{th}$ of a mile) north of Tumblin Kling Road, within the municipal limits of the City of Fort Pierce, St. Lucie County, FL. Subject parcels are currently vacant and are assigned the GC Future Land Use classification and the C-3 zoning designation. Due to the FAR limitations placed upon residential uses within the GC Future Land Use classification, it is proposed that a Future Land Use Map Amendment will be applied for to change such classification to RH, with an allowable residential density of between 12 and 18 units/ac, along with a rezoning of the subject parcels to R-5, with a allowable gross density not to exceed 15 units/ac..

The proposed use of the subject parcels is a rental-based Multi-Family residential community, comprised of (9) 24-unit buildings and one 18-unit building (total of 234 units / 14.87 DU/ac), a community clubhouse with a splash pad and active play area, a maintenance building, central refuse compactor, surface parking, stormwater storage areas, buffering and associated infrastructure to support the proposed development. The subject parcels will be accessed directly from US1via an existing driveway apron and at this time the development is proposed to be constructed to allow for the possibility of gating the community. A total of 374 parking stalls are required, with a total of 414 parking stalls currently proposed.

Although the subject parcels are currently vacant, there exists stands of native trees and grasses that could potentially support and provide habitat for listed species. An initial Environmental Assessment shall be conducted prior to final planning of the subject, along with the preparation and submittal of an Environmental Impact Report upon formal submittal of entitlement applications to the City.

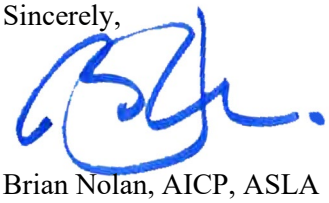
Surrounding uses within the US1 corridor north and south of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the south and east of the subject lies large-lot residential used, and further east lies the Gator Trace Golf Course

community. The proposed use will serve as a transition between the commercial uses along the US1 corridor and existing and potential residential uses to the east of the subject. The proposed use and intensity are also generally consistent with residential development east of, but in close proximity to, US1 in this area of the City.

The proposed development will be served with central water and sewer services by Fort Pierce Utilities Authority (FPUA), and the subject parcel appears to lie very close to, if not within, FPUA's electric service area (should FPUA not serve the subject, electric will be provided by FPL); telecommunication services will be provided by Comcast and/or ATT. Emergency services will be provide by the City of Fort Pierce Police Department and the St. Lucie County Fire District. School-age children will attend St. Lucie Public Schools or private schools, as determined by future residents of the community. Capacity Analyses will be prepared and submitted to the City in support of the FLUMA and rezoning petitions to demonstrate compliance with the City's adopted Level of Service for public facilities.

It has been our pleasure to provide you with the above narrative and we look forward to meeting with you and the TRC to review the current proposal. As always, please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,



Brian Nolan, AICP, ASLA
Partner

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

Property Identification

Site Address: 4000 S US HIGHWAY 1
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-801-0005-010-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 33534
Map ID: 24/34S
Zoning: General Co

Ownership

KAS Land LLC

6303 Blue Lagoon DR Ste 350
Miami, FL 33126

Legal Description

FLA COAST LINE CANAL AND TRANS CO`S S/D LOT 4-LESS THAT PART OF LOT 4 LYG NLY AND ELY OF FOL DESC LI: FROM NW COR OF LOT 4 RUN S 89 DEG 41 MIN 37 SEC E 78 FT TO POB, TH S 00 DEG 20 MIN 07 SEC W 197.27 FT, TH S 89 DEG 41 MIN 37 SEC E 10 FT, TH S 00 DEG 20 MIN 07 SEC W 37.73 FT, TH S 89 DEG 41 MIN 37 SEC E TO E LI OF LOT 4 AND END OF SPEC DESC LI AND LESS RD AND DRAINAGE RS/W- (5.78 AC) (OR 3392-586)

Current Values

Just/Market Value:	$431,100
Assessed Value:	$431,100
Exemptions:	$0
Taxable Value:	$431,100

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):	5.78
Land Size (SF):	251,776.8

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
May 15, 2012	3392 / 0586	0205	SP	CRM Florida Properties LLC	$500,000
Jul 21, 2010	3221 / 1095	0311	CT	Symphony Builders at Platts Cr	$100
Aug 5, 2005	2325 / 1062	XX02	WD	Platt`s Creek Developers LLC	$5,300,000
Apr 12, 2004	1993 / 2263	XX02	WD	Southeast Invest Of PBC Inc	$1,250,000
Dec 19, 2000	1351 / 1241	XX02	WD	Erskine Florida Properties Inc	$700,000
Mar 10, 1995	0945 / 0977	XX02	CT	GREENBRIER PLAZA INC	$715,000
May 1, 1979	0309 / 0692	XX01	CV		$0

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%

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$431,100
Just/Market:	$431,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$431,100
Exemption(s):	$0
Taxable:	$431,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	16.3	Fort Pierce Stormwater Charge	$1,124.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable

2021	$431,100	$431,100	$0	$431,100
2020	$431,100	$431,100	$0	$431,100
2019	$431,100	$431,100	$0	$431,100
2018	$431,100	$431,100	$0	$431,100

Permits

Number	Issue Date	Description	Amount	Fee
TT20062	Feb 1, 2006	Unknown	$5,000	$275
IRR200656	Dec 1, 2006	Sprinkler System	$3,600	$100
BP11-0454	Apr 1, 2011	Demolition	$0	$525

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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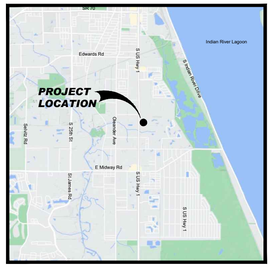
lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	Southport Financial Services, Inc 5403 W Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	
Surveyor:	
Traffic Engineer:	
Environmental Consultant:	

SOUTHPORT FINANCIAL SERVICES

US1 Multi-Family

Fort Pierce, Florida

Site Aerial

Date	By	Description
03.04.22	SAW	Pre Application

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**1 of 1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065 US1 Multi Family-compactor.dwg	

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lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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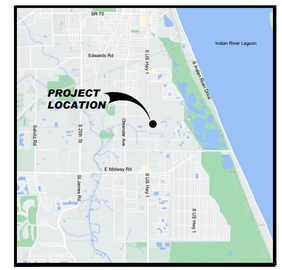

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Client & Property Owner: Southport Financial Services, Inc
5403 W Gray Street
Tampa, Fl. 33609

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer:

Surveyor:

Traffic Engineer:

Environmental Consultant:

SOUTHPORT FINANCIAL SERVICES

US1 Multi-Family

Fort Pierce, Florida

Future Land Use and Zoning

Date	By	Description
03.04.22	SAW	Pre Application

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**1 of 1**
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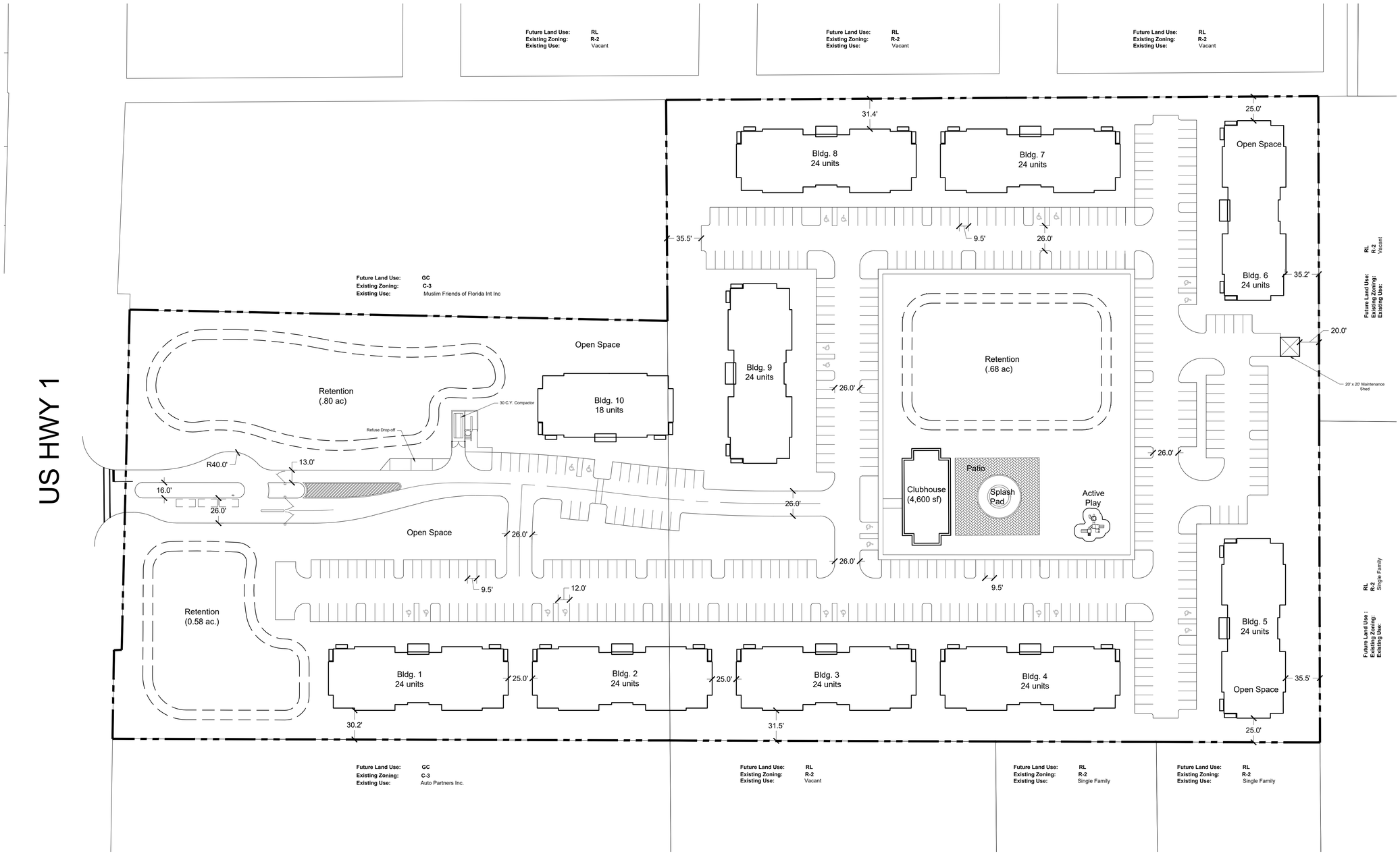
Site Data

Site Area:(Per Prop. Appraiser)	15.87 ac
Existing Use:	Vacant
Existing Zoning:	C-3
Existing Future Land Use:	GC
Proposed Zoning:	R-5
Proposed Future Land Use	RH
Product Type:	Multi-Family
Allowable Density:	15/Ac.
Proposed Units:	234 Units (10 Bldgs.)
Retention Area Provided:	2.06 Ac. (12.9%)
Parking Required:	374 Spaces
Parking Provided:	414 Spaces

This plan is conceptual and is subject to further review and revisions.

This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.

All boundary, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.



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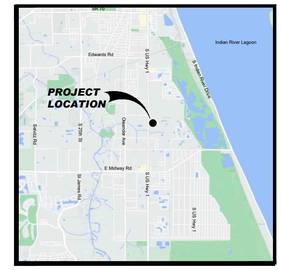

Project Team:

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Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	
Surveyor:	
Traffic Engineer:	
Environmental Consultant:	

SOUTHPORT FINANCIAL SERVICES

US1 Multi-Family

Fort Pierce, Florida

Conceptual Site Plan

Date	By	Description
03.04.22	SAW	Client Review

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**1 of 1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065 US1 Multi Family-compactor.dwg	

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AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	9,270 SQ. FT.
	31,454 SQ. FT.

OCCUPANT LOAD

SPACE	CALC.	PEOPLE
RESIDENTIAL	32,529/ 200	158

OCCUPANT LOAD:

- OCCUPANCY LOAD: 53 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 53= 106 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
  - ** MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
  - ** MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED= 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = +/-141'-11"

REFER TO SHEET A8.1 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS

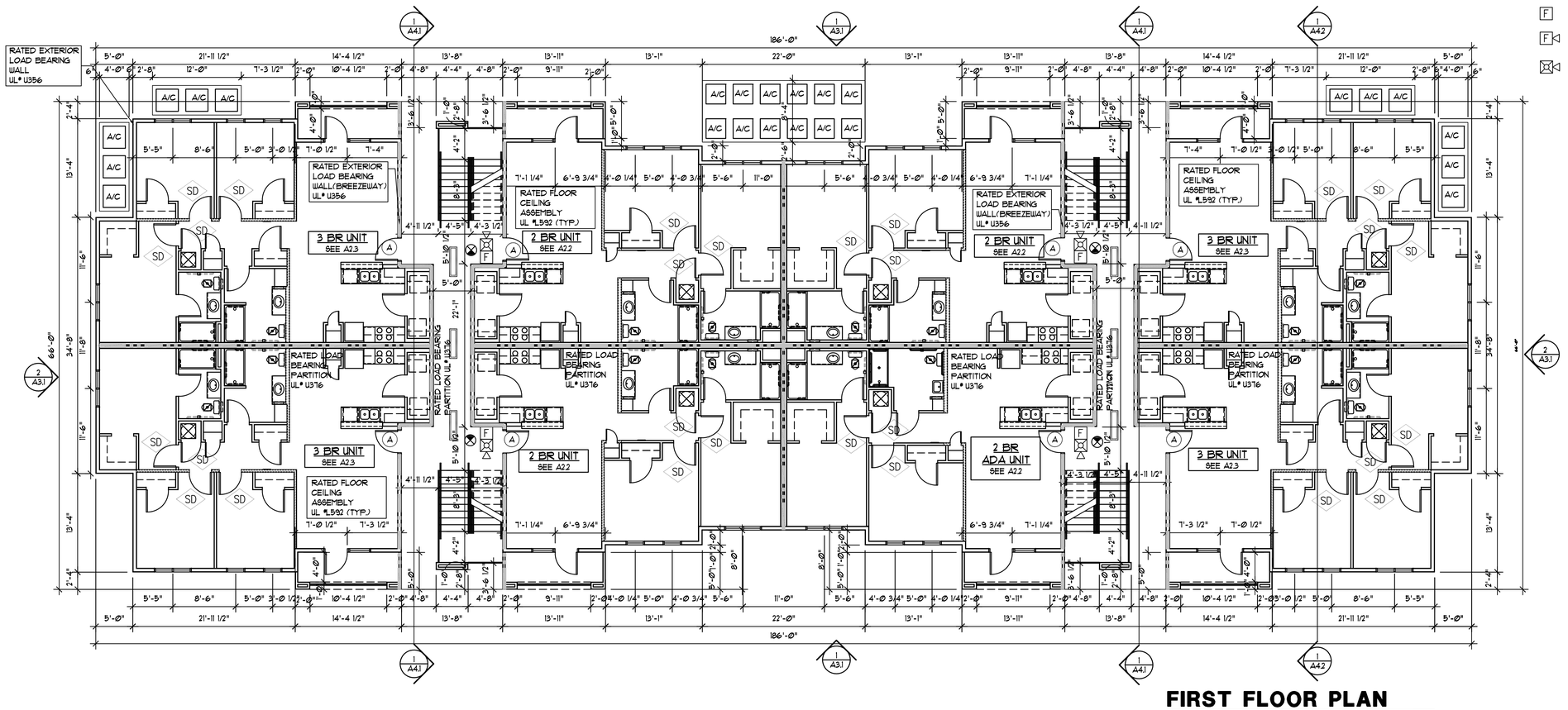
General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (5) 3 STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP1.1)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK
5. FOR INDIVIDUAL UNIT CONDITIONS, REFER TO SHEETS A2.1-A2.5 FOR DESCRIPTION OF WORK

Symbols Legend

- UL #U376 - TENANT SEPARATION - STUD 1 HR
  UL #U356 - EXTERIOR BEARING - STUD 1 HR
  UL #U356 - BREEZEWAY - STUD 1 HR
- TRAVEL DISTANCE TO EXIT (MAX 250 FEET)
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- EMERGENCY WALL PAK
- SD — SMOKE DETECTOR
- EXIT SIGNAGE
- FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G0.2
- A — 20 MIN RATED ENTRY DOOR W/ CLOSER
- F — FIRE ALARM PULL STATION
- F — FIRE ALARM HORN
- FIRE ALARM HORN & STROBE



FIRST FLOOR PLAN

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

ARCHITECTONICS Studio
architects • planners
Lic. # AA-0003347
2600 Dr. MLK Jr. Street N. Suite 600,
(p) 727-323-5676
info@architectonicsstudio.com
St. Petersburg, FL. 33704
(f) 727-323-5826
www.architectonicsstudio.com

Parrish Oaks
Proposed Multi-Family Housing Community
Building Five
U.S. Highway 301 North & Oxford Road
Manatee County, Florida

Proposed Bldg 5
1st Floor Plan

Revisions:

Project No. 2015-006C
Date. December 7, 2018

STATE OF FLORIDA
MICHAEL ARRIGO
REGISTERED ARCHITECT
AR-0017335
MICHAEL ARRIGO
LIC. NO. AR0017335

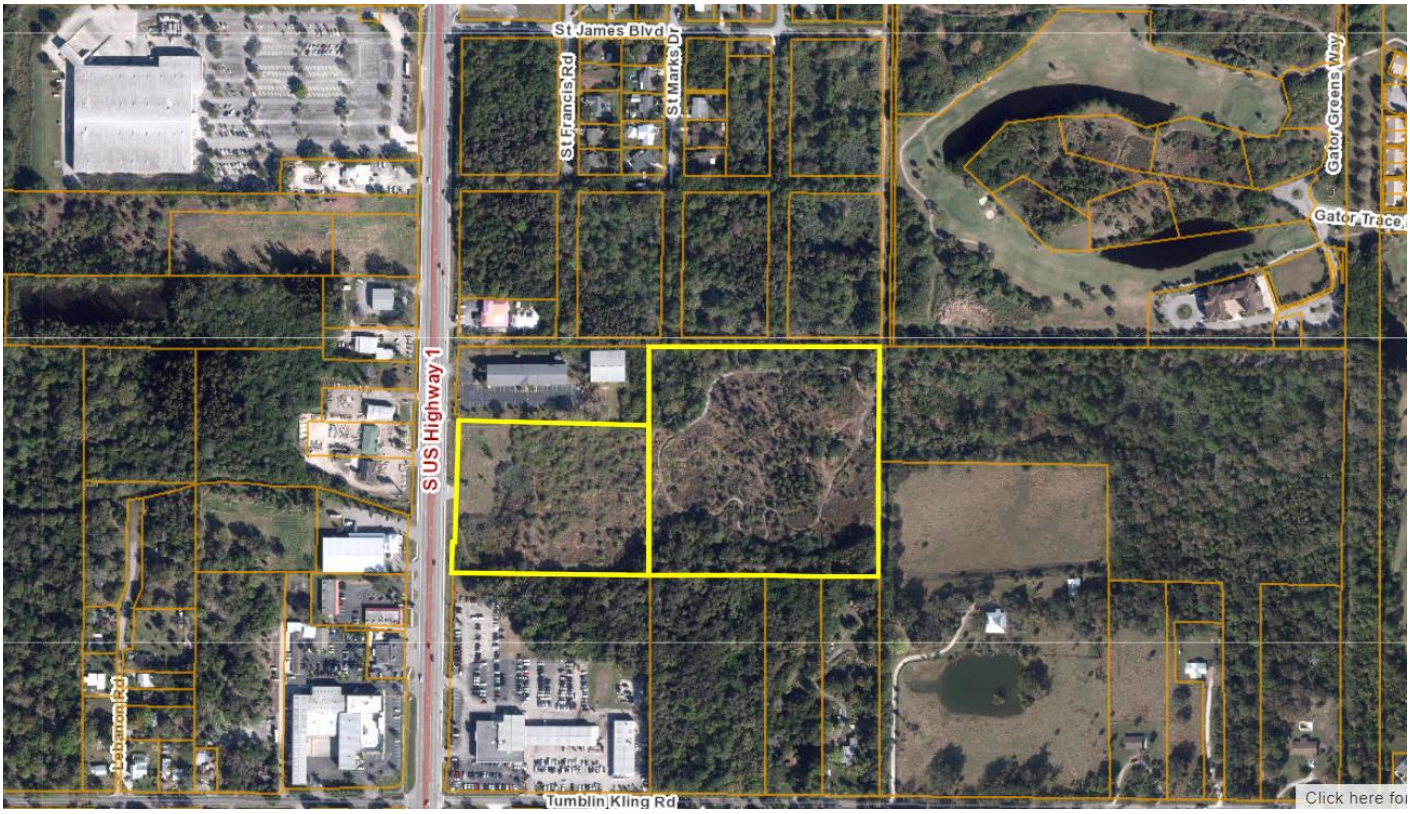
a1.1

Street Elevation Building

Architectonics Studio

Site Address: 4000 S US HIGHWAY 1	Use Type: 1000
Sec/Town/Range: 34/35S/40E	Account #: 33534
Parcel ID: 2434-801-0005-010-6	Map ID: 24/34S
Jurisdiction: Fort Pierce	Zoning: General Co

Site Address: TBD	Use Type: 1000
Sec/Town/Range: 34/35S/40E	Account #: 33532
Parcel ID: 2434-801-0004-000-6	Map ID: 24/34S
Jurisdiction: Fort Pierce	Zoning: General Co



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **$300** ($250 + $50 Building Department Fee) with an additional $250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:

[X] Site Plan [X] Detailed Project Narrative [X] Floor Plan [ ] Survey

Proposed Use of the Property: Multi-Family Residential

Multi-Family Residential

Property address or location

4000 S. US1

Parcel ID(s)

~~2432801000501O6~~; 243480100040006

243480100050106

~~**Property Owner(s) Name**~~ **Contract Purchaser / Applicant**

Southport Financial Services, Inc.

Applicant/Representative, Company

Brian Nolan, AICP, ASLA / Lucido & Assoc.

Street Address

5403 West Grey St

City State Zip

Tampa FL 33609

Phone Number

813.288.6988

Email Address

blemmerman@sphome.com

Street Address

701 SE Ocean Blvd.

City State Zip

Stuart FL 34994

Phone Number

772.220.2100

Email Address

bnolan@lucidodesign.com

[■] The property owner is aware that a Pre-Application meeting has been requested.

Representative's
~~**Property Owner's**~~ **Signature** _____

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

lucido&associates

Via Email: planning_dl@cityoffortpierce.com
jhofmeister@cityoffortpierce.com

TRANSMITTAL

March 3, 2022

Mrs. Jenn Hoffmeister-Drew, AICP, LCAM
Planning Director
City of Fort Pierce
City Hall
100 N US1
Fort Pierce, FL 34950

Re: US1 Multi-Family – Pre-Application Meeting Project Narrative
Our Reference Number: 22-065

Dear Mrs. Hoffmeister-Drew:

On behalf of Southport Financial Services, Inc. (Contract Purchaser), and KAS Land, LLC (Owner), Lucido & Associates (Representative) is please to present to you the following documents in support of our request to be heard at the March 2022 Pre-Application Meeting, which includes the following documents and plans (enumerated to match digital submittal file naming):

1. Pre-Application Meeting Request Form;
2. Project Narrative;
3. Property Record Cards;
4. Site Aerial Exhibit;
5. Future Land Use and Zoning Exhibit;
6. Conceptual Site Plan;
7. Conceptual Building Footprint;
8. Conceptual Building Elevation.

It has been our pleasure to provide you with the above documents and plans, and we look forward to meeting with you and the TRC to review the current proposal. As always, please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,

Brian Nolan, AICP, ASLA
Partner

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

lucido&associates

March 2, 2022

Mrs. Jenn Hoffmeister-Drew, AICP, LCAM
Planning Director
City of Fort Pierce
City Hall
100 N US1
Fort Pierce, FL 34950

Re: US1 Multi-Family – Pre-Application Meeting Project Narrative
Our Reference Number: 22-065

Dear Mrs. Hoffmeister-Drew:

On behalf of Southport Financial Services, Inc. (Contract Purchaser), and KAS Land, LLC (Owner), Lucido & Associates (Representative) is please to present to you the proposed US1 Multi-Family residential community for the TRC's review ahead of the March Pre-Application Meeting. The proposed project is to be situated upon two contiguous parcels of land totaling approximately 15.8 ac., lying on the east side of S. US1, approximately 900-feet ($1/10^{th}$ of a mile) north of Tumblin Kling Road, within the municipal limits of the City of Fort Pierce, St. Lucie County, FL. Subject parcels are currently vacant and are assigned the GC Future Land Use classification and the C-3 zoning designation. Due to the FAR limitations placed upon residential uses within the GC Future Land Use classification, it is proposed that a Future Land Use Map Amendment will be applied for to change such classification to RH, with an allowable residential density of between 12 and 18 units/ac, along with a rezoning of the subject parcels to R-5, with a allowable gross density not to exceed 15 units/ac..

The proposed use of the subject parcels is a rental-based Multi-Family residential community, comprised of (9) 24-unit buildings and one 18-unit building (total of 234 units / 14.87 DU/ac), a community clubhouse with a splash pad and active play area, a maintenance building, central refuse compactor, surface parking, stormwater storage areas, buffering and associated infrastructure to support the proposed development. The subject parcels will be accessed directly from US1via an existing driveway apron and at this time the development is proposed to be constructed to allow for the possibility of gating the community. A total of 374 parking stalls are required, with a total of 414 parking stalls currently proposed.

Although the subject parcels are currently vacant, there exists stands of native trees and grasses that could potentially support and provide habitat for listed species. An initial Environmental Assessment shall be conducted prior to final planning of the subject, along with the preparation and submittal of an Environmental Impact Report upon formal submittal of entitlement applications to the City.

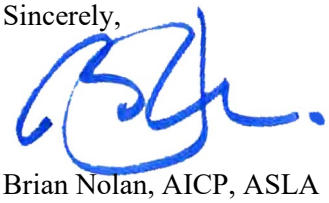
Surrounding uses within the US1 corridor north and south of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the south and east of the subject lies large-lot residential used, and further east lies the Gator Trace Golf Course

community. The proposed use will serve as a transition between the commercial uses along the US1 corridor and existing and potential residential uses to the east of the subject. The proposed use and intensity are also generally consistent with residential development east of, but in close proximity to, US1 in this area of the City.

The proposed development will be served with central water and sewer services by Fort Pierce Utilities Authority (FPUA), and the subject parcel appears to lie very close to, if not within, FPUA's electric service area (should FPUA not serve the subject, electric will be provided by FPL); telecommunication services will be provided by Comcast and/or ATT. Emergency services will be provide by the City of Fort Pierce Police Department and the St. Lucie County Fire District. School-age children will attend St. Lucie Public Schools or private schools, as determined by future residents of the community. Capacity Analyses will be prepared and submitted to the City in support of the FLUMA and rezoning petitions to demonstrate compliance with the City's adopted Level of Service for public facilities.

It has been our pleasure to provide you with the above narrative and we look forward to meeting with you and the TRC to review the current proposal. As always, please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,



Brian Nolan, AICP, ASLA
Partner

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

Property Identification

Site Address: 4000 S US HIGHWAY 1
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-801-0005-010-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 33534
Map ID: 24/34S
Zoning: General Co

Ownership

KAS Land LLC

6303 Blue Lagoon DR Ste 350
Miami, FL 33126

Legal Description

FLA COAST LINE CANAL AND TRANS CO`S S/D LOT 4-LESS THAT PART OF LOT 4 LYG NLY AND ELY OF FOL DESC LI: FROM NW COR OF LOT 4 RUN S 89 DEG 41 MIN 37 SEC E 78 FT TO POB, TH S 00 DEG 20 MIN 07 SEC W 197.27 FT, TH S 89 DEG 41 MIN 37 SEC E 10 FT, TH S 00 DEG 20 MIN 07 SEC W 37.73 FT, TH S 89 DEG 41 MIN 37 SEC E TO E LI OF LOT 4 AND END OF SPEC DESC LI AND LESS RD AND DRAINAGE RS/W- (5.78 AC) (OR 3392-586)

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Download TRIM for this parcel: Download PDF

Total Areas

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Gross Sketched Area (SF):	0
Land Size (acres):	5.78
Land Size (SF):	251,776.8

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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Date	Book/Page	Sale Code	Deed	Grantor	Price
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May 1, 1979	0309 / 0692	XX01	CV		$0

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%

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$431,100
Just/Market:	$431,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$431,100
Exemption(s):	$0
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Current Year Special Assessment Breakdown

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2018	$431,100	$431,100	$0	$431,100

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IRR200656	Dec 1, 2006	Sprinkler System	$3,600	$100
BP11-0454	Apr 1, 2011	Demolition	$0	$525

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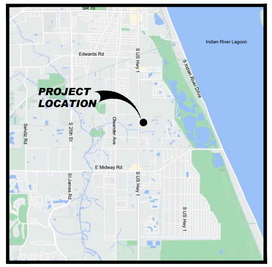
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	Southport Financial Services, Inc 5403 W Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	
Surveyor:	
Traffic Engineer:	
Environmental Consultant:	

SOUTHPORT FINANCIAL SERVICES

US1 Multi-Family

Fort Pierce, Florida

Site Aerial

Date	By	Description
03.04.22	SAW	Pre Application

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**1 of 1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065 US1 Multi Family-compactor.dwg	

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lucido & associates

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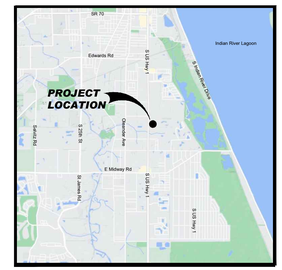
Key / Location:



Project Team:

Client & Property Owner: Southport Financial Services, Inc
5403 W Gray Street
Tampa, Fl. 33609

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer:

Surveyor:

Traffic Engineer:

Environmental Consultant:

SOUTHPORT FINANCIAL SERVICES

US1 Multi-Family

Fort Pierce, Florida

Future Land Use and Zoning

Date	By	Description
03.04.22	SAW	Pre Application

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**1 of 1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065 US1 Multi Family-compactor.dwg	

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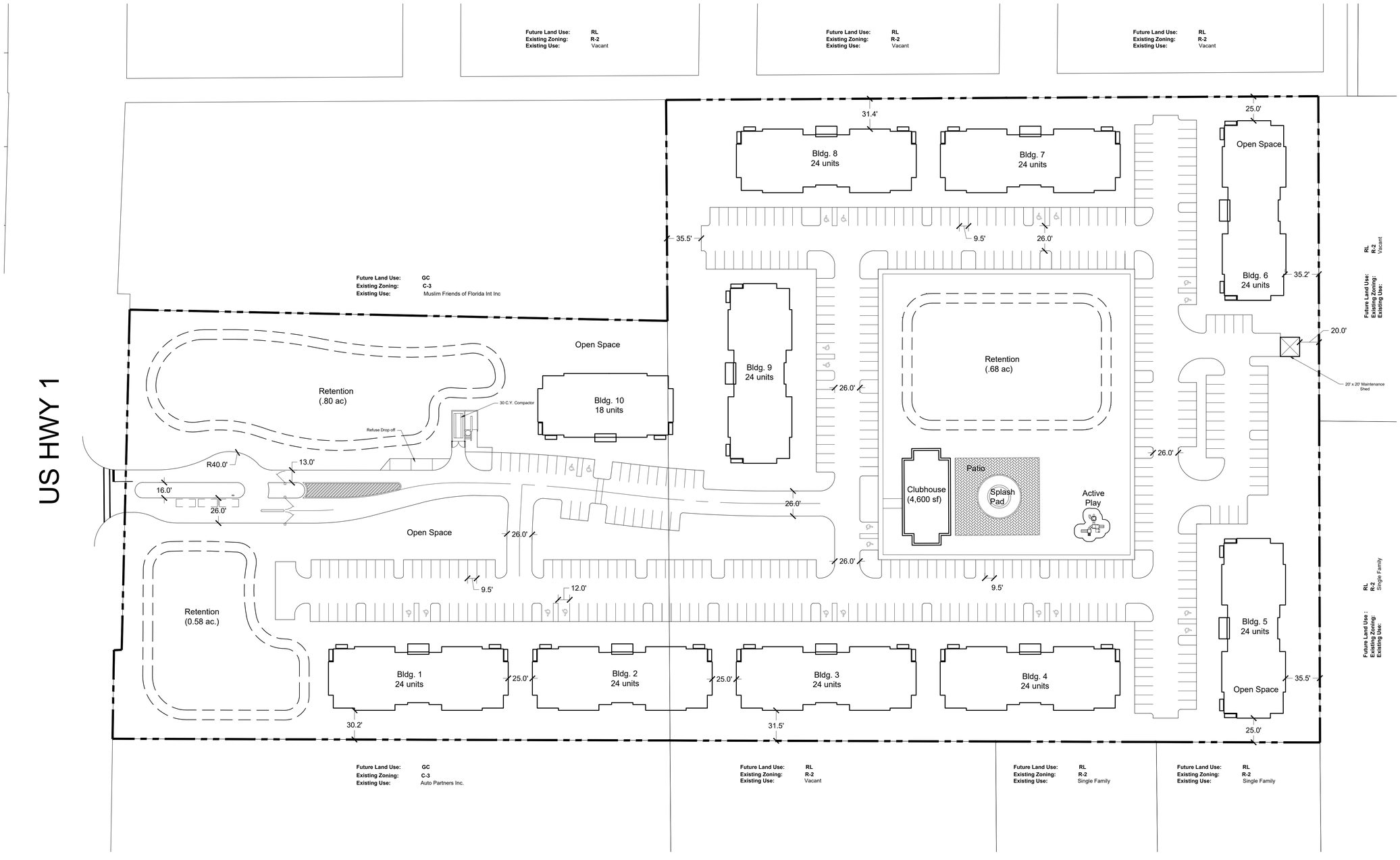
Site Data

Site Area:(Per Prop. Appraiser)	15.87 ac
Existing Use:	Vacant
Existing Zoning:	C-3
Existing Future Land Use:	GC
Proposed Zoning:	R-5
Proposed Future Land Use	RH
Product Type:	Multi-Family
Allowable Density:	15/Ac.
Proposed Units:	234 Units (10 Bldgs.)
Retention Area Provided:	2.06 Ac. (12.9%)
Parking Required:	374 Spaces
Parking Provided:	414 Spaces

This plan is conceptual and is subject to further review and revisions.

This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.

All boundary, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.



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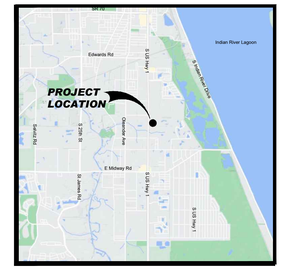
Key / Location:



Project Team:

Client & Property Owner:	Southport Financial Services, Inc 5403 W Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	
Surveyor:	
Traffic Engineer:	
Environmental Consultant:	

SOUTHPORT FINANCIAL SERVICES

US1 Multi-Family

Fort Pierce, Florida

Conceptual Site Plan

Date	By	Description
03.04.22	SAW	Client Review

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**1 of 1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065 US1 Multi Family-compactor.dwg	

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AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	9,270 SQ. FT.
	31,454 SQ. FT.

OCCUPANT LOAD

SPACE	CALC.	PEOPLE
RESIDENTIAL	32,529/ 200	158

OCCUPANT LOAD:

- OCCUPANCY LOAD: 53 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 53= 106 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
  - ** MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
  - ** MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED= 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = +/-141'-11"

REFER TO SHEET A8.1 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS

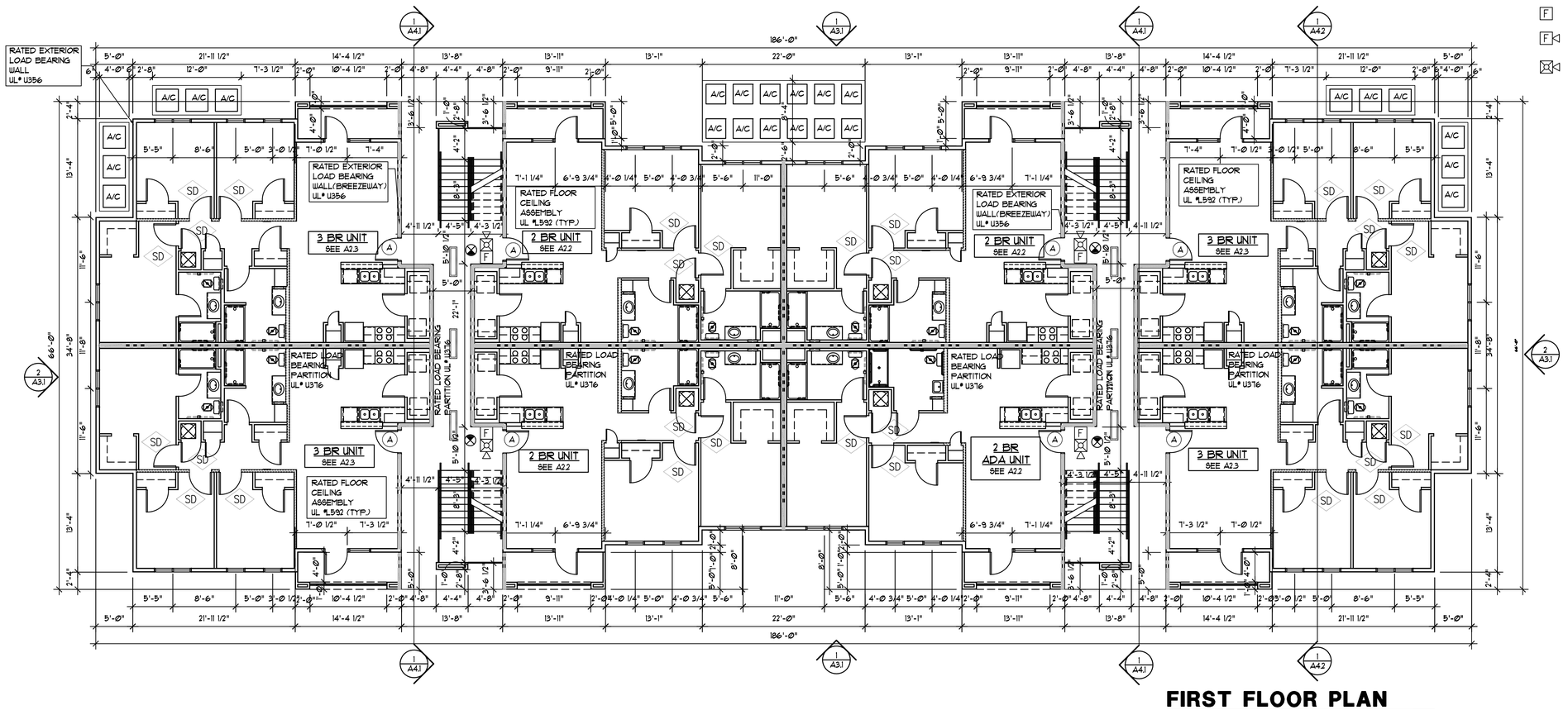
General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (5) 3 STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP1.1)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK
5. FOR INDIVIDUAL UNIT CONDITIONS, REFER TO SHEETS A2.1-A2.5 FOR DESCRIPTION OF WORK

Symbols Legend

- UL #U376 - TENANT SEPARATION - STUD 1 HR
  UL #U356 - EXTERIOR BEARING - STUD 1 HR
  UL #U356 - BREEZEWAY - STUD 1 HR
- TRAVEL DISTANCE TO EXIT (MAX 250 FEET)
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- EMERGENCY WALL PAK
- SD — SMOKE DETECTOR
- EXIT SIGNAGE
- FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G0.2
- A — 20 MIN RATED ENTRY DOOR W/ CLOSER
- F — FIRE ALARM PULL STATION
- F — FIRE ALARM HORN
- FIRE ALARM HORN & STROBE



FIRST FLOOR PLAN

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

ARCHITECTONICS Studio
architects • planners
Lic. # AA-0003347
2600 Dr. MLK Jr. Street N. Suite 600,
(p) 727-323-5676
info@architectonicsstudio.com
St. Petersburg, FL. 33704
(f) 727-323-5826
www.architectonicsstudio.com

Parrish Oaks
Proposed Multi-Family Housing Community
Building Five
U.S. Highway 301 North & Oxford Road
Manatee County, Florida

Proposed Bldg 5
1st Floor Plan

Revisions:

Project No. 2015-006C
Date. December 7, 2018

STATE OF FLORIDA
MICHAEL ARRIGO
REGISTERED ARCHITECT
AR-0017335
MICHAEL ARRIGO
LIC. NO. AR0017335

a1.1

Street Elevation Building

Architectonics Studio

Pre-Application Meeting **2. g.**

Meeting Date: 03/23/2022

REQUESTED ACTION

Bonaventure - Multi-Family - 2152 S. Jenkins Road (2418-333-0001-000-9, 2418-333-0002-000-6, 2418-333-0003-000-3, 2418-333-0004-000-0)

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Parcel ID & Map

Pre-Application Packet Bonaventure

Form Review

Form Started By: Alicia Rosenthal Started On: 03/04/2022 10:40 AM

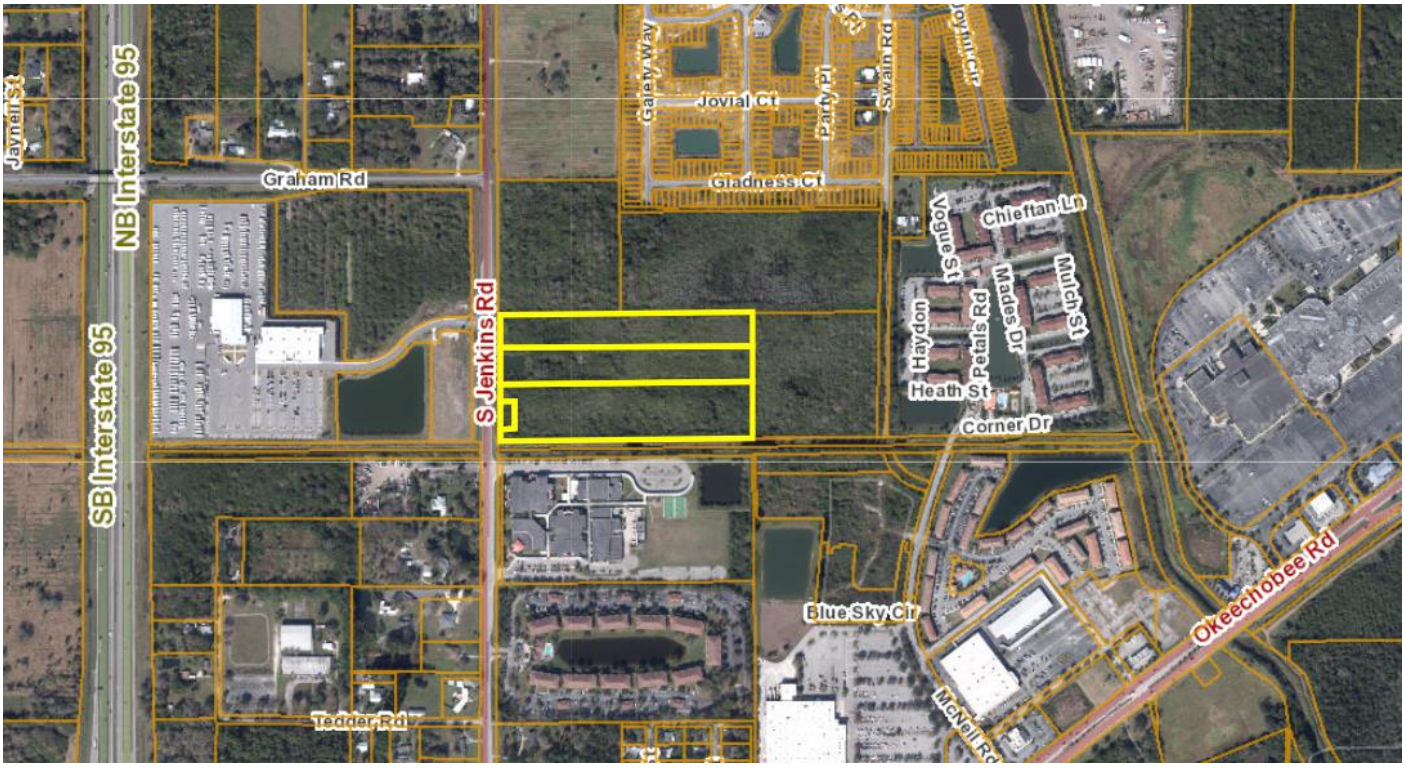
Final Approval Date: 03/04/2022

Site Address: 2144 S JENKINS RD	Use Type: 0000
Sec/Town/Range: 18/35S/40E	Account #: 27286
Parcel ID: 2418-333-0001-000-9	Map ID: 24/18S
Jurisdiction: Fort Pierce	Zoning: Medium Den

Site Address: 2152 S JENKINS RD	Use Type: 0000
Sec/Town/Range: 18/35S/40E	Account #: 27287
Parcel ID: 2418-333-0002-000-6	Map ID: 24/18S
Jurisdiction: Fort Pierce	Zoning: Medium Den

Site Address: S JENKINS RD	Use Type: 0000
Sec/Town/Range: 18/35S/40E	Account #: 27288
Parcel ID: 2418-333-0003-000-3	Map ID: 24/18S
Jurisdiction: Fort Pierce	Zoning: Medium Den

Site Address: 2190 S Jenkins RD	Use Type: 0000
Sec/Town/Range: 18/35S/40E	Account #: 135903
Parcel ID: 2418-333-0004-000-0	Map ID: 24/18S
Jurisdiction: Fort Pierce	Zoning: Medium Den



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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **$300** ($250 + $50 Building Department Fee) with an additional $250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:

[X] Site Plan [X] Detailed Proiect Narrative [X] Floor Plan [X] Survey

Multifamily residential housing

Proposed Use of the Property:
Multifamily residential housing

Property address or location
2152 S Jenkins Road, Ft. Pierce, FL 34947

Parcel ID(s)
2418-333-0001-000-9, 2418-333-0002-000-6, 2418-333-0003-000-3, 2418-333-0004-000-0

Property Owner(s) Name
BGDN, LLC

Street Address
1820 Avenue K

City: Brooklyn State: NY Zip: 11230

Phone Number
1917-208-8343

Email Address
murray@parkstoneproperties.com

Applicant/Representative, Company
Bonaventure Investments, LLC

Street Address
209 Madison Street, Suite 400

City: Alexandria State: VA Zip: 22314

Phone Number
443-562-3617

Email Address
andrew.freeman@bonaventure.com

[X] The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature DocuSigned by: Murray Puderbeutel 21722EFB34C7492...

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

BONAVENTURE

City of Fort Pierce – Planning Department
100 North US 1
Fort Pierce, FL 34950

Preliminary Development Narrative

Bonaventure Investments, LLC (Bonaventure), as the contract purchaser of 2152 S Jenkins Road in the City of Fort Pierce, proposes to develop 321 multifamily housing units across two 4-story buildings and eight 2-story carriage house buildings. Through a methodical layout, an extensive amenity package, green, energy-efficient initiatives, and intricate architectural design elements, Bonaventure is pursuing the City's Innovative Residential Development classification. The current concept plan, though early in the design stages, assumes the approval of bonus density at 18 units/acre, per section 125-243 of the City's code.

The site is a 17.81-acre parcel zoned R-5 High Density Residential. Bonaventure does not intend to pursue a rezoning request for the project. The parcel is currently undeveloped and features dense vegetation comprised mostly of invasive species, a small irrigation pond, and a few bisecting irrigation ditches. The parcels adjacent to the property described as follows:

- South: The parcel is home to Samuel Gaines Academy and is zoned RM-11.
- East: The parcel is currently undeveloped and is zoned R-4
- North: The two adjacent parcels to the north are currently zoned R-4 and are undeveloped
- West: The parcels directly to the west are home to Camping World of Fort Pierce, an RV dealer, and is zoned GC.

The proposed development will be accessible from S Jenkins Road. The entrance to the community gives way to a luxury stand-alone clubhouse, flanked by two detention ponds with intricate landscape detail and grand water fountains. The design of the 1-story clubhouse is intended to create an inviting atmosphere for residents and their guests. Materials planned for the clubhouse include brick veneer and cementitious lap siding around the structure, large symmetrical windows, a high-vaulted pitched roof with decorative trim shingles, and dormer windows on the sides of the structure (facing north and south). Amenities in and around the clubhouse include:

- Luxurious multipurpose room for gatherings and social events
- Interior prep kitchen and bar
- Clubhouse library and workstations for residents
- State of the art fitness center
- Theater room and digital entertainment space
- Coffee bar and seating area for residents
- Abundant open space with plentiful seating and lounging options

- Resort-style pool and pool deck surrounded by intricate landscaping
- Cabana bar and lounge offset from the pool
- Top of the line outdoor prep and grill stations for use

The two main residential buildings are located in the center of the proposed site layout (Buildings 1 and 2). These 4-story structures provide a visually attractive step-up from the 1-story clubhouse at the entrance of the property. The mirroring building layout allows for plenty of open space and/or the possible addition of other amenities as Bonaventure progresses through the design stages.

Buildings 1 and 2 will each consist of 136 units through a mixture of 1, 2, and 3bedroom floor plans. Bonaventure's floorplans tend to be larger than comparable properties in order to give residents more flexibility with the use of their home. In the case of the hybrid work environment, residents are able to have a more comfortable work-from-home setup.

Bonaventure intends to install solar panels on top of the two large residential buildings. This is part of a portfolio-wide green initiative to reduce greenhouse gas emissions. The installation of solar will generate enough energy to power all of the community's indoor amenity spaces, lobbies, and hallways.

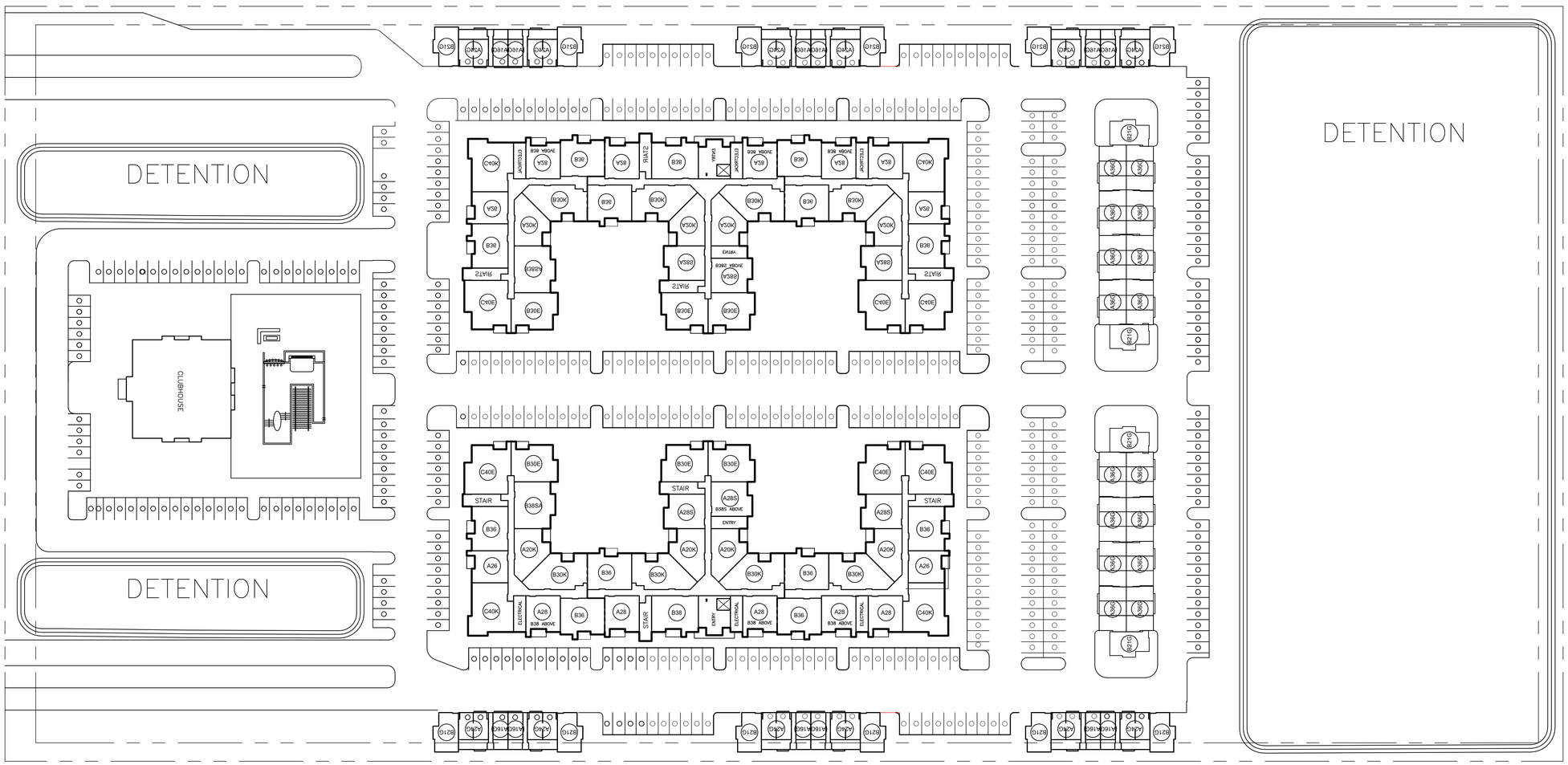
Bonaventure is also proposing to develop eight 2-story carriage houses. These buildings are strategically located along the perimeter of the development to gradually scale from surrounding lower density uses to the proposed higher density buildings in the center of the site. Carriage house buildings host either 6 or 10 apartment units per building in a townhome-like layout, which diversifies the type of rental experience in the community. Carriage house buildings have a garage space on the first floor and an apartment unit on the second floor.

The rear of the community features a third, much larger detention pond. Like the front two detention ponds, the larger detention pond will feature pristine landscaping, as well as water fountains, lending to its visual appeal. Benches align its banks so residents can observe the pond and all the local wildlife it will attract. The pond acts as an ideal bookend to the picturesque development.

The proposed site layout forms a cohesive community through its design with the help of pristinely manicured pedestrian walking paths, connecting each residential building to the numerous amenity spaces. Its layout and unique, diversified amenity package creates a family-friendly atmosphere. The community would be a highly attractive, idyllic place, and Bonaventure believes that the amenities and features, as described, rise to the level necessary to achieve the classification as an Innovative Residential Development, and allow for the requested bonus density.

PROJECT DATA:

136 UNITS	BUILDING 1
136 UNITS	BUILDING 2
49	CARRIAGE HOUSE
321	TOTAL UNITS
561	PARKING SPACES
561	TOTAL PARKING
1.75:1	PARKING RATIO
776,530 SF +/-	SITE AREA
250,000 SF +/-	DETENTION 32%



1 Architectural Site Plan

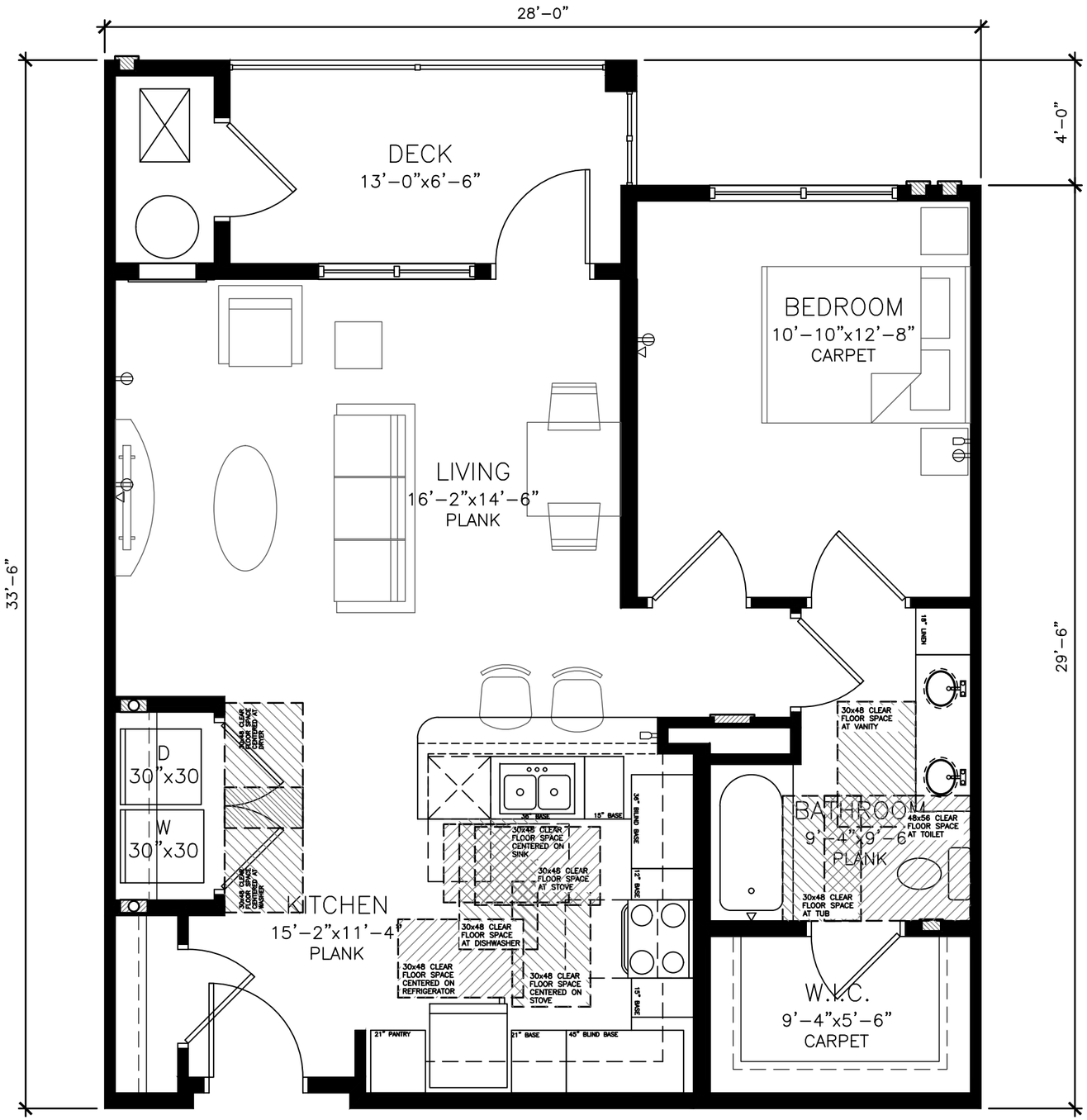
SCALE: 1" = 60'-0"

FORT PIERCE - S. JENKINS ROAD

Conceptual Elevation

4-Story Apartments

BONAVENTURE



1 Unit "A28" Layout

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

A28
HUD NET – 734 SF
HUD GROSS – 808 SF

Typical Unit Layouts

BONAVENTURE
REALTY GROUP, LLC

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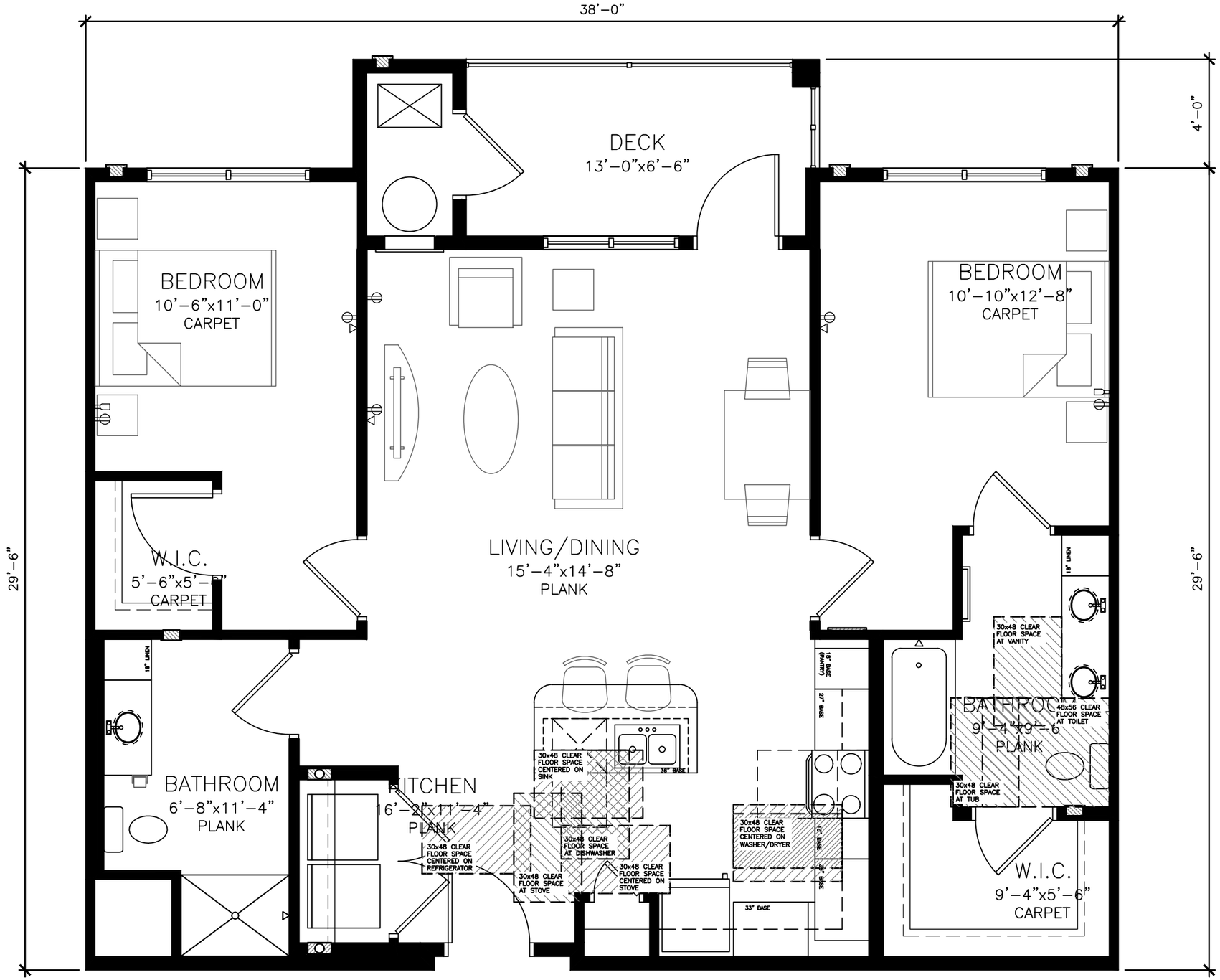
J. PRICE ARCHITECTURE, INC.
105 W Kansas
Suite C
Liberty, Missouri 64068
(816) 792-5991

UNIT "A28" LAYOUT
PROJECT:
DATE:
SHEET NUMBER: A28



1 Unit "B38" Layout

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

B38
HUD NET – 1,003 SF
HUD GROSS – 1,104 SF

Typical Unit Layouts

BONAVENTURE
REALTY GROUP, LLC

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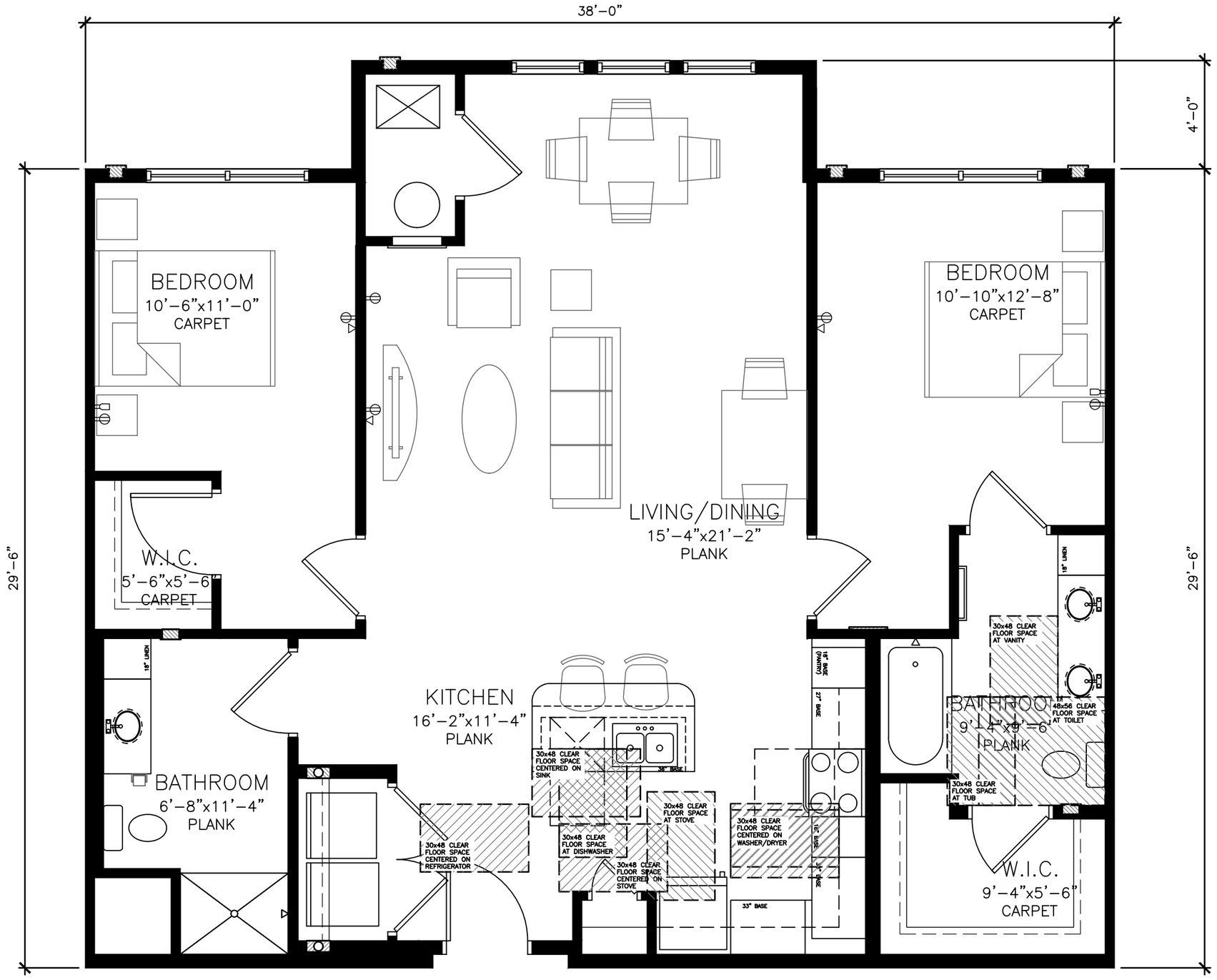
Suite C
Liberty, Missouri 64068
(816) 792-5991

UNIT "B38" LAYOUT
PROJECT:
DATE:
SHEET NUMBER: B38



1 Unit "B38S" Layout

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

B38S
HUD NET – 1,117 SF
HUD GROSS – 1,187 SF

Typical Unit Layouts

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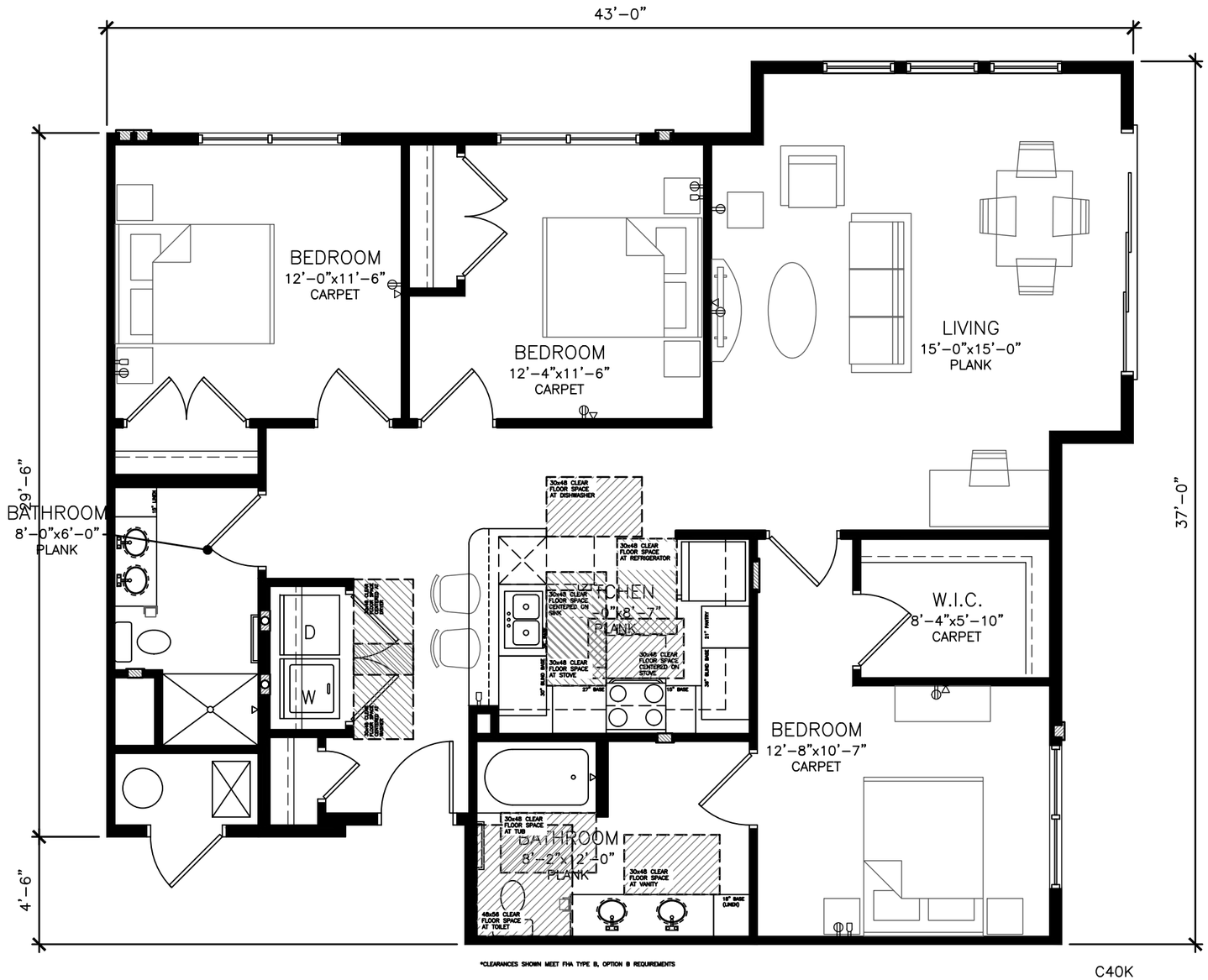
Suite C
Liberty, Missouri 64068
(816) 792-5991

UNIT "B38S" LAYOUT
PROJECT:
DATE:
SHEET NUMBER: B38S



*CLEARANCES SHOWN MEET FHA TYPE B, OPTION B REQUIREMENTS

1 Unit "C40K" Layout

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

C40K
HUD NET – 1,278 SF
HUD GROSS – 1,377 SF

Typical Unit Layouts

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105 W Kansas
Suite C
Liberty, Missouri 64068
(816) 792-5991

UNIT "C40K" LAYOUT
PROJECT:
DATE:
SHEET NUMBER: C40K

24/18N

10 Ac

23/13N

23/13S

23/24N

24/17N

24/17S

24/20N

24/19N

JENKINS

490

40

46

387.05

00/2)

.28

0/3)

353.45

.28

.30

9360 DONDEE DR
LAKE WORTH F 33467
8.94 AC A 3305
ASS

496.10?

613.56?

1247.12?

(331-0001-000/3)

14.60 Ac

1282.12?

628.56?

20

40

165.48?

619.46

(333-0001-000/9)

4.73 Ac

1246.42?

165.25?

2418-3330001-010/2

165.48?

(333-0002-000/6)

4.73 Ac

1245.71?

620.49?

(343-0001-000/0)

8.94 Ac

94.14

65

0.20 Ac

132

(333-0004-000/0)

132

619.46

65

(333-0003-000/3)

8.15 Ac

288.0?

62.33

20

1244.30?

627.15?

13

46

40

18

42.5

N.S.L.R.D.D.

CANAL

24

40

40

19

42.5

N.S.L.R.W.M.D.

CANAL NO. 37

25

1237.43

85

40.5

622.65

61.26

(2419-212-0001-000-0)

1.36 Ac

671.63

PREPARED FOR

Jeff Furst

JEFF FURST
ST. LUCIE COUNTY PROPERTY APPRAISER

SAINT LUCIE COUNTY PROPERTY APPRAISER

N
W E
S

0 20 40 80 120 160
Feet

ST. LUCIE COUNTY, FLORIDA

ASSESSMENT MAP

THIS MAP HAS BEEN PREPARED FOR THEST. LUCIE COUNTY PROPERTY APPRAISER'S PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT AN ACTUAL SURVEY. THE ST. LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON.

SECTION 18

TOWNSHIP 35

RANGE 40

SHEET NUMBER

24/18S

LEGEND

◉	DENOTES SET 5/8" IRON ROD & CAP LB. #4286	No.	DENOTES NUMBER
℄	DENOTES CENTERLINE	R/W	DENOTES RIGHT-OF-WAY
(P)	DENOTES PLAT DATA	D.B.	DENOTES DEED BOOK
(CC)	DENOTES CALCULATED FROM FIELD MEASUREMENTS	PK & D	DENOTES P.K. NAIL AND DISK
(D)	DENOTES DEED DATA	C.M.P.	DENOTES CORRUGATED METAL PIPE
(F)	DENOTES BASED ON FIELD MEASURED DATA	R.C.P.	DENOTES REINFORCED CONCRETE PIPE
TOB	DENOTES TOP OF BANK	No ID	DENOTES NO IDENTIFICATION NUMBER
TYP.	DENOTES TYPICAL	P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
FND.	DENOTES FOUND	P.C.P.	DENOTES PERMANENT CONTROL POINT
L.B.	DENOTES LICENSED BUSINESS	P.C.P.	DENOTES PERMANENT CONTROL POINT
O.H.U.	DENOTES OVERHEAD UTILITIES	⊠	DENOTES SET 4"x4" CONCRETE MONUMENT (PRM LB 4286)
P.B.	DENOTES PLAT BOOK		DENOTES WOOD POWER POLE
PG.	DENOTES PAGE	⊛	DENOTES WELL
N & TT	DENOTES NAIL AND TIN TAB	⊛	DENOTES SANITARY MANHOLE
U.E.	DENOTES UTILITY EASEMENT		DENOTES CATCH BASIN
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR	⋈	DENOTES WATER VALVE
I.P.	DENOTES IRON PIPE	⋈	DENOTES FIRE HYDRANT
I.R.	DENOTES IRON ROD		DENOTES CONCRETE POWER POLE
C.M.	DENOTES CONCRETE MONUMENT		DENOTES GUY WIRE
CONC.	DENOTES CONCRETE		
IR & C	DENOTES 5/8" IRON ROD & CAP		DENOTES WATER METER
Δ	DENOTES CENTRAL ANGLE		DENOTES ELECTRIC METER
R	DENOTES RADIUS	U.S.C.&G.	DENOTES UNITED STATES COSTAL AND GEODETIC
L	DENOTES ARC LENGTH		
O.R.	DENOTES OFFICIAL RECORDS BOOK		
±	DENOTES PLUS OR MINUS		

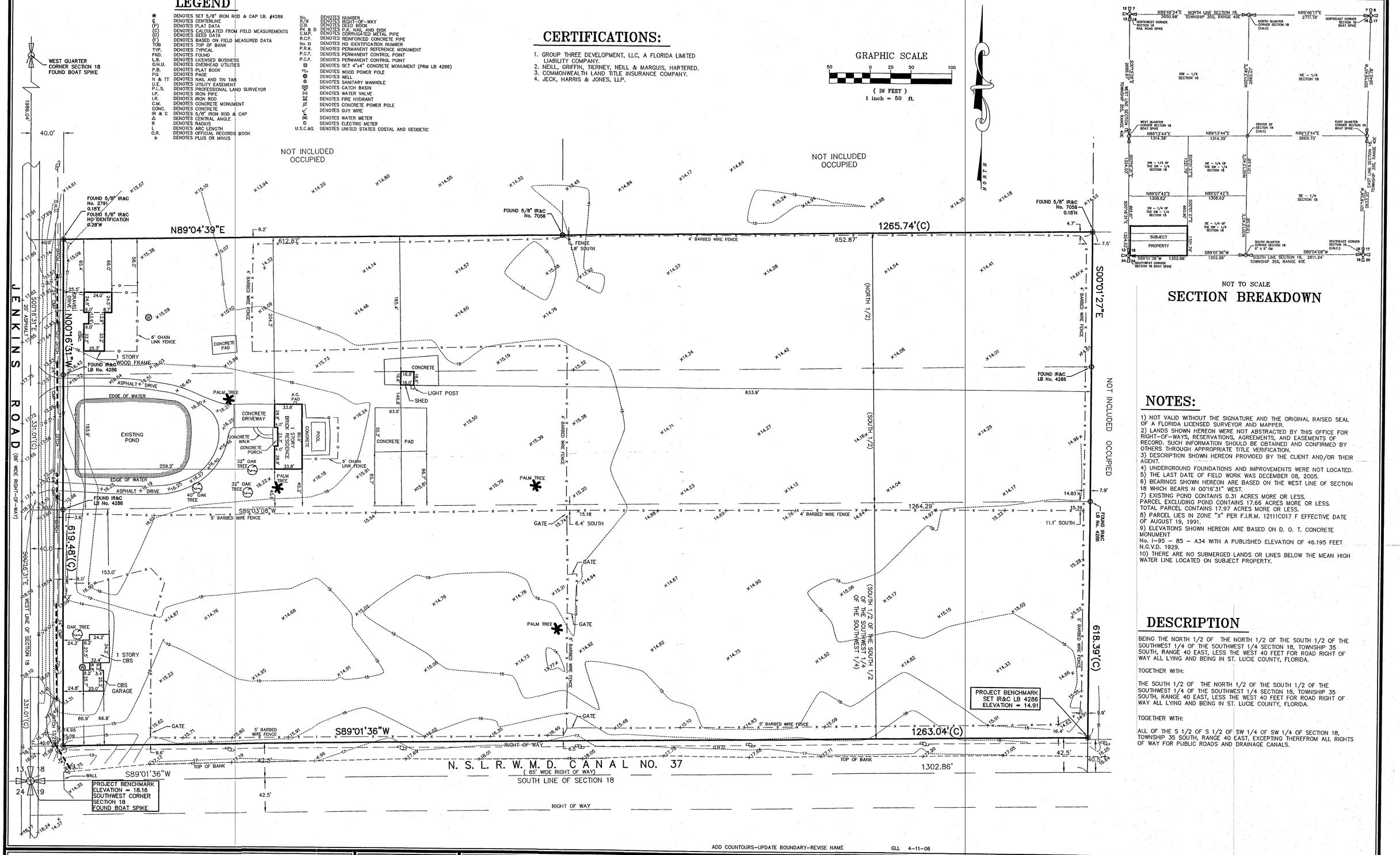
CERTIFICATIONS:

1. GROUP THREE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
2. NEILL, GRIFFIN, TIERNEY, NEILL & MARGUIS, HARTERED.
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY.
4. JECK, HARRIS & JONES, LLP.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



NOT TO SCALE

SECTION BREAKDOWN

NOTES:

1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, RESERVATIONS, AGREEMENTS, AND EASEMENTS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
4) UNDERGROUND FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED.
5) THE LAST DATE OF FIELD WORK WAS DECEMBER 08, 2005.
6) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 18 WHICH BEARS N 00°16'31" WEST.
7) EXISTING POND CONTAINS 0.31 ACRES MORE OR LESS.
PARCEL EXCLUDING POND CONTAINS 17.66 ACRES MORE OR LESS.
TOTAL PARCEL CONTAINS 17.97 ACRES MORE OR LESS.
8) PARCEL LIES IN ZONE "X" PER F.I.R.M. 12111C017 F EFFECTIVE DATE OF AUGUST 19, 1991.
9) ELEVATIONS SHOWN HEREON ARE BASED ON D. O. T. CONCRETE MONUMENT
No. I-95 - 85 - A34 WITH A PUBLISHED ELEVATION OF 46.195 FEET N.G.V.D. 1929.
10) THERE ARE NO SUBMERGED LANDS OR LINES BELOW THE MEAN HIGH WATER LINE LOCATED ON SUBJECT PROPERTY.

DESCRIPTION

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

ADD COUNTOURS-UPDATE BOUNDARY-REVISE NAME GLL 4-11-06

MICHAEL T. OWEN, P.SM. FLORIDA CERTIFICATE NO. 5556

4-11-2006
SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
05-121.MAP2	

CULPEPPER & TERPENING, INC.
CERTIFICATION No. LB 4286

CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772)-464-3537

-REVISIONS-	BY	DATE
UPDATED NOTES AND RESCALE SURVEY	R.D.	3-27-06
UPDATED ACREAGE AND ADD CERTIFICATIONS	R.D.	3-13-06
UPDATED BOUNDARY SURVEY	R.D.	1-11-06
UPDATED TREE SURVEY	R.D.	1-10-06
ADD TOPOGRAPHIC SURVEY AND TREES	R.D.	12-9-05
UPDATED BOUNDARY SURVEY	R.D.	12-9-05

	BY	DATE
FIELD		
CALCS	P.K.	7-15-05
DRAWN	R.D.	8-4-05
DETAILED		
CHECKED		
APPROVED		

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR:

SUMMERWIND TOWNHOMES AT FORT PIERCE

DATE: 08-04-2005
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
JOB No. 05-121
SHEET 1 OF 1

P:\Proj-05\05-121 Jenkins Road Property\Survey\05-121 MAP2.mwb, 4/11/2006 1:54:41 PM, \\HA2K\HP LaserJet 8000-2

Pre-Application Meeting **2. h.**

Meeting Date: 03/23/2022

REQUESTED ACTION

Surrounded by Love Eternally - Daycare - 2814 S. US Highway 1, D1-D7

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

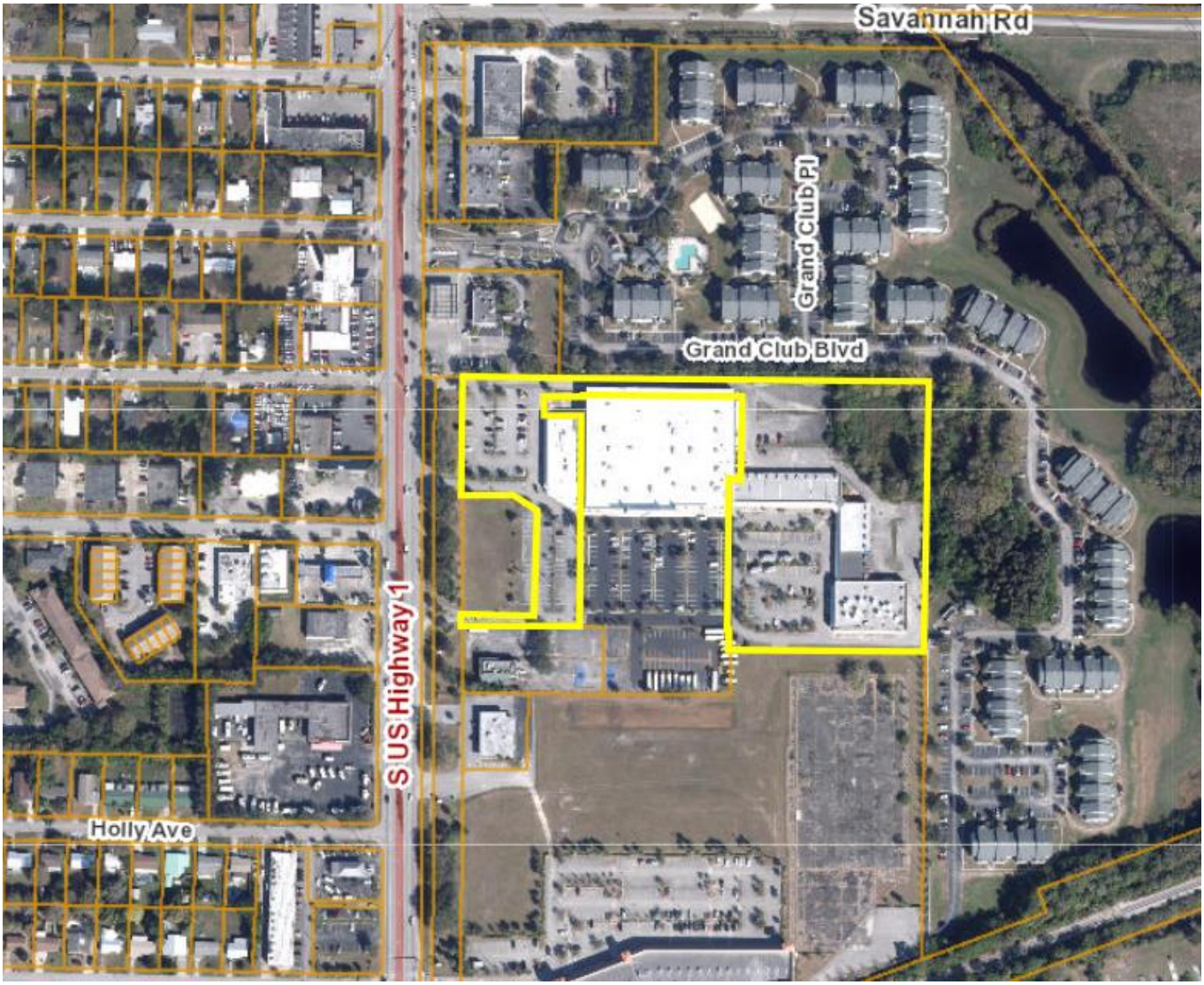
Pre-Application Packet Surrounded by Love Eternally Daycare

Form Review

Form Started By: Alicia Rosenthal Started On: 03/04/2022 10:44 AM

Final Approval Date: 03/04/2022

Site Address: 2806 S US HIGHWAY 1	Use Type: 1600
Sec/Town/Range: 22/35S/40E	Account #: 29789
Parcel ID: 2422-314-0001-000-3	Map ID: 24/22S
Jurisdiction: Fort Pierce	Zoning: General Co



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is $300 ($250 + $50 Building Department Fee) with an additional $250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at (772) 467-3737 or email us at planning_dl@cityoffortpierce.com.

The minimum submittal requirements are as follows:

- [x] Site Plan
- [x] Detailed Project Narrative
- [x] Floor Plan
- [ ] Survey

Proposed Use of the Property: School / Preschool

Property address or location
2814 S. US HWY 1 - D1-7
Ft. Pierce, FL 34982

Parcel ID(s)
2422-314-0001-000-3

Property Owner(s) Name
Ivest, LP

Applicant/Representative, Company
Surrounded By Love Eternally

Street Address
9215 Solon Rd, Suite D1

Street Address
802 North 7th Street

City **State** **Zip**
Houston TX 77064

City **State** **Zip**
Fort Pierce FL 34950

Phone Number
281-955-1144 / 772-333-7400

Phone Number
772-207-6118

Email Address
anapolitano@champion-management.com

Email Address

- [x] The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature [signature]

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

Scanned with CamScanner

Capacity Calculator Summary

This is to certify that I have completed reviewing the attached floor plans on:

Surrounded By Love

2814 South US Highway 1 Fort Pierce FL, 34982

C19SL0212

INDOOR CAPACITY - 35 Sq Ft Rule		
Rooms	**Sq Ft**	**Capacity**
Baby Room	182.73	5.22
Room 14	159.11	4.55
Room B	210.21	6.01
Room 17	227.50	6.50
Room 18 1/2	300.62	8.59
Room 18	355.87	10.17
Room H	957.43	27.36
Room 20	197.65	5.65
Totals	**2591.1**	**74.03**

INDOOR CAPACITY - 20 Sq Ft Rule		
Rooms	**Sq Ft**	**Capacity**
Totals	**0.0**	**0.00**

The maximum licensing capacity is based on the most restrictive calculations.

Total Indoor Capacity	**74**
Licensing Capacity Based On Outside Area (Infants Included)	**124**
Total Wash Basin/Toilet Capacity	**195**
Total Septic Capacity	
MAXIMUM CAPACITY FOR THE FACILITY	**74**

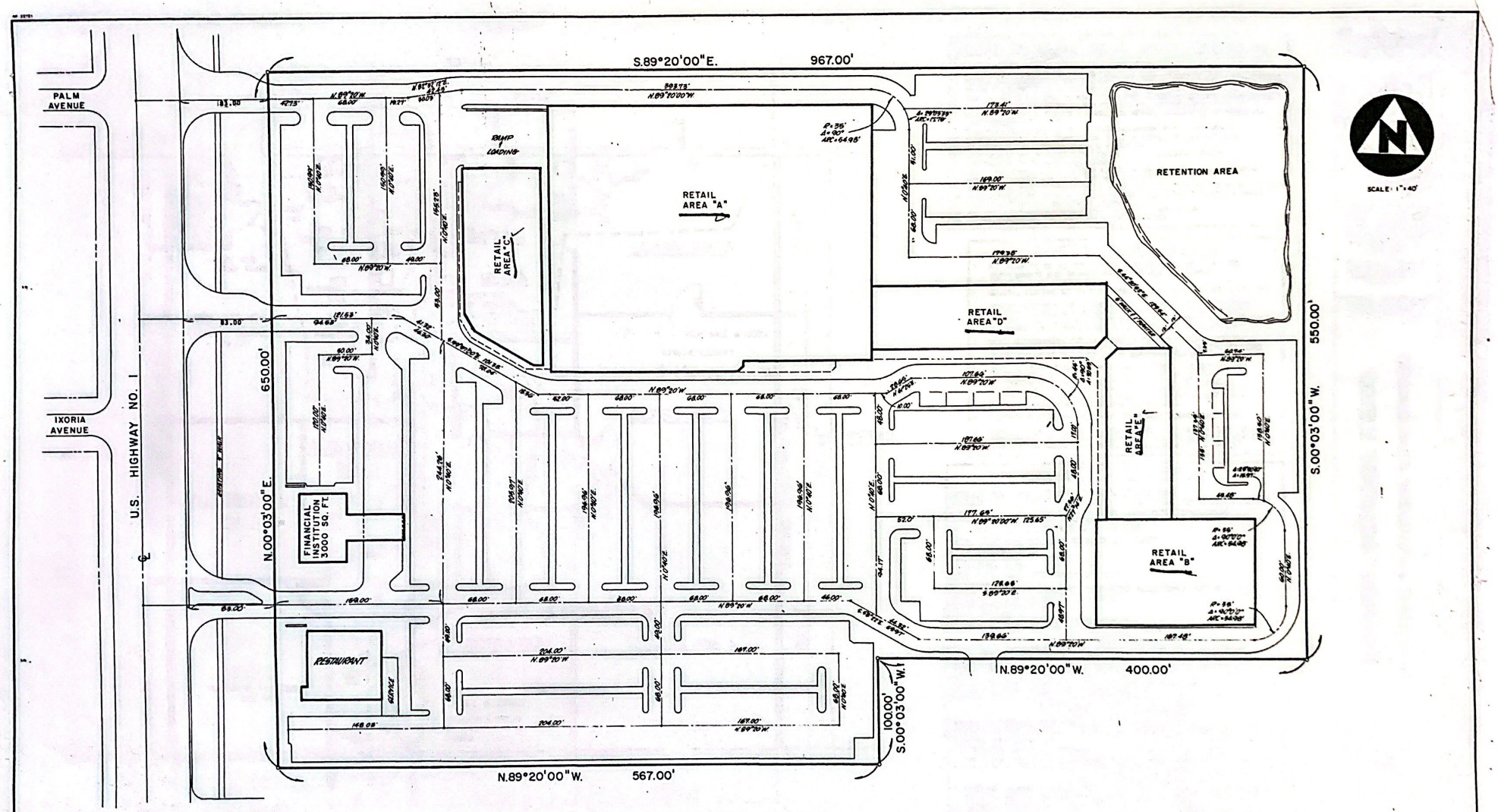
Counselor Signature _____ Date _____

Supervisor Signature _____ Date _____

S Edmond _____ 03/03/2022

Director/Owner Signature Date

By signing this document, I attest I have reviewed and understand the measurements which determine my program's capacity.



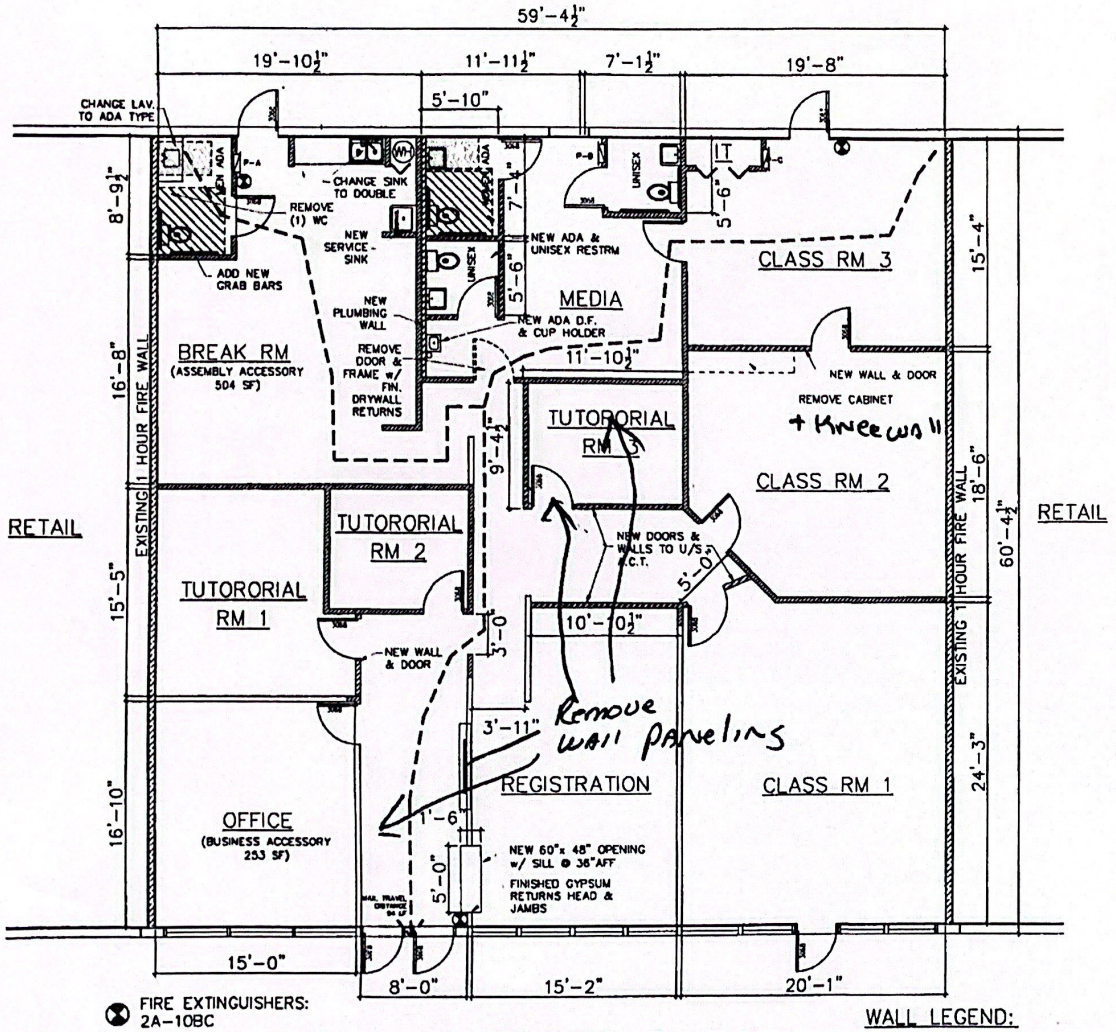
PREPARED BY: "BENCH MARK"
LAND SURVEYING AND MAPPING, INC.

NOTE: L.B.F.H. DISCLAIMS ALL RESPONSIBILITY FOR THE DESIGN & ACCURACY OF THIS HORIZONTAL CONTROL SHEET.

SHOPPES OF FT. PIERCE	HORIZONTAL CONTROL

DATE	REVISIONS	BY
	24 OCT. 82: 6'WALL & PLANTER MOVED	TLD
	14 OCT. 82: PAVG & BLDGS CHANGED	TLD

DWN TLD CKD DATE
SCALE 1"=40' SIZE FB 0 SHEET SE-2



FIRE EXTINGUISHERS: 2A-10BC

REVISED SCHOOL FLOOR PLAN

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

SCOPE OF WORK: BACK-STAGE EXPANSION:

1. ALL WORK PER FBC 2007 AND 2009 SUPPLEMENTS;
2. REMOVE ALL ACOUSTIC CEILING TILE, CLEAN & PAINT GRID & INSTALL NEW TILES;
3. INSTALL NEW COMMERCIAL GRADE CARPET, ALL ROOMS, EXCEPT REST & BREAK ROOMS.
4. BREAK RM & RESTROOM FLOORS TO HAVE NEW VCT FINISH;
5. ADD (2) NEW RESTROOMS. REMOVE (1) WC FROM OTHER & ADD GRAB BARS w/ BCKG.;
6. CUT OPENING, FINISH EDGES & ADD COUNTER FOR REGISTRATION;
7. EXISTING ELECTRICAL SERVICE & PANELS TO REMAIN. CIRCUITS TO BE ADDED FOR NEW FIXTURES PER PLAN;
8. SPRINKLER HEADS EXIST & TO BE ADDED/ADJUSTED TO SUIT NEW WALLS;
9. REMOVE EXISTING BEAD BOARD FROM WALLS & INSTALL NEW GYPSUM BRD;
10. NO CHANGES TO EXTERIOR. SIGNAGE BY OWNER.
11. NEW FRAMED WALLS WHERE INDICATED TO CLIP TO U/S DROP CEILING.
12. ALL FRAMING TO BE NON-COMBUSTIBLE;
13. APPLY IMPERVIOUS FINISH TO REST RM WALLS, TO MIN. 48" AFF & 72" AFF IN BREAK RM AROUND SINK AREA, PER FBC, 423.14.8.2;
14. ENSURE HOT WATER MIXING VALVE & ADJUST FOR MAX. 110 deg.F. PER FBC, 423.16.7;
15. ADD NEW REST RM EXHAUST FANS & ADJUST HVAC DROPS TO SUIT NEW WALLS.
16. INSTALL CLOSERS ON ALL REST RM DOORS;
17. ALL NEW WORK TO BE CLEAN, FLUSH & NEAT ON COMPLETION;
18. ALL PENETRATIONS THRU ENVELOPE TO BE WATER TIGHT.

GENERAL REQUIREMENTS

1. ALL WORK TO BE AS PER FLORIDA BUILDING CODE 2007, & 2009 SUPPLEMENTS AND TO MEET OR EXCEED ALL APPLICABLE LOCAL REQUIREMENTS.
2. GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LABOR, MATERIALS, UTILITIES, TESTING, WASTE REMOVAL, STORAGE, SECURING OF SITE, ACCOMODATION, TRANSPORT/FREIGHT AND ALL OTHER COSTS RELATED TO THE COMPLETION OF THIS PROJECT, UNLESS EXPLICITLY IDENTIFIED HERE.
4. OWNER IS RESPONSIBLE FOR ALL MUNICIPAL RELATED CHARGES SUCH AS IMPACT FEES AND WATER CONNECTION, EXCEPT BUILDING PERMIT FEES, WHICH ARE TO BE INCLUDED IN THE CONSTRUCTION BID.
5. GENERAL CONTRACTOR TO CHECK ALL DRAWINGS FOR ERRORS AND OMISSIONS AND BRING THEM TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING ANY WORK, OR ORDERING MATERIALS OF THE RESPECTIVE DIVISION OF WORK. IF SUCH ERRORS AND OMISSIONS ARE NOT REPORTED IN WRITING TO THE ARCHITECT, ANY RESULTING DAMAGES OR COSTS SHALL BE BORN ENTIRELY BY THE GENERAL CONTRACTOR.
6. ARCHITECT IS NOT RESPONSIBLE FOR THE GENERAL CONTRACTORS' METHODS.
7. GENERAL CONTRACTOR IS TO KEEP SITE IN A CLEAN AND SAFE STATE THROUGHOUT THE COURSE OF CONSTRUCTION. ON BUILDING TURN-OVER, GENERAL CONTRACTOR TO CLEAN ALL SURFACES SO AS TO BE FREE OF

PROJECT DESCRIPTION

GROSS FLOOR AREA: (1) LEVEL 3,630 SF (EDUCATION)
ASSEMBLY E (SCHOOL): 2,873 SF PLUS 504 SF BREAK RM & 253 SF OFFICE

STRUCTURE: ENCLOSED ONE STORY, TYPE #B, UNPROTECTED, SPRINKLERED
SINGLE STORY REINFORCED CONCRETE BLOCK WALLS
WITH MONOLITHIC CONCRETE SLAB & FOOTINGS.

ROOF: MEMBRANE ON METAL DECK ON BAR JOISTS;.
MEAN BUILDING HEIGHT: N/A
OVERHANG: N/A
ROOF PITCH: N/A
WIND SPEED (3 SECOND GUST): 140 MPH
EXPOSURE: B
BUILDING HEIGHT TO EXPOSURE COEFFICIENT ADJUSTMENT FACTOR: 1.0
INTERNAL PRESSURE COEFFICIENT: ±0.18
IMPORTANCE FACTOR: 1.0
SHUTTERS: N/A
IMPACT RESISTANT WINDOW ASSEMBLY: N/A

OCCUPANCY

OCCUPANCY: 1st LEVEL: GROUP E (EDUCATION),2007 FBC SECTION 305
OCCUPANCY LOAD: 2007 FBC TABLE 1004.1.1
FOR: E (EDUCATION) 2,873 SF @ 20 S.F./PERSON=144 OCCUPANTS
253 sf BUSINESS @ 100 S.F./PERSON =3 OCCUPANTS
504 sf ACCESSORY ASSEMBLY @ 15 S.F./PERSON =34 OCCUPANTS
TOTAL OCCUPANT LOAD = 181 OCCUPANTS

MEANS OF EGRESS

MEANS OF EGRESS: 2007 FBC TABLE 1016.1 & 1005.1
MAXIMUM TRAVEL DISTANCE: 200 FT FOR EDUCATION, SPRINKLERED
MINIMUM EXIT WIDTH: 32"
0.2" EGRESS WIDTH PER PERSON.
1. 1st FLOOR: 0.2"x 181 OCCUPANTS TOTAL = 36.2"; 216" PROVIDED;

FIRE PROTECTION

1. EXISTING 1 HOUR, UL #U465 FRAMED WALLS BETWEEN NEW EDUCATION AND EXISTING MERCANTILE OCCUPANCIES EACH SIDE. NO PENETRATIONS REQUIRED;
2. BUILDING HAS AUTOMATIC FIRE SPRINKLER SYSTEM & ALARM;
3. BUSINESS ACCESSORY < 10% GROSS FLOOR AREA, NO FIRE SEP. REQUIRED;
4. ASSEMBLY ACCESSORY < 750 SF, NO FIRE SEP. REQUIRED;
5. PER TABLE 601, ROOF & SUPPORTING STRUCTURE DOES NOT REQUIRE FIRE RATINGS;

INTERIOR FINISHES:

1. FLOORS: PER SCOPE OF WORK. COLORS & STYLES BY OWNER & POINT #6 BELOW.
2. ALL WALLS: PNTD 5/8" TYPE-X GYPSUM BRD, 1 PRIMER, (2) FINISH SATIN LATEX.
3. BASE BOARDS: TYPE PER OWNER.
4. CEILING: REPLACE ALL ACOUSTIC TILE w/ NEW & CLEAN & PAINT GRID TO REMAIN.
5. ALL SURFINISHING BY OWNER AND TO MEET NOTE 6 BELOW.
6. INTERIOR WALL & CEILING FINISHES SHALL BE AS FOLLOWS: (TABLE 803.5)
   EXIST ENCLOSURE INTERIOR WALL AND CEILING FINISH: CLASS 'B', (26-75 FLAME SPREAD & <451 SMOKE DEV.)
   REMAINING SPACES: CLASS 'C' (76-200 FLAME SPREAD & <451 SMOKE DEV.)

PLUMBING FIXTURES CALC:

PLUMBING FIXTURES PER TABLE 403.1 2007 FPC:
FOR 181 MALES & FEMALES: 181/50 = 4 WC:(2) PER GENDER;
LAV'S AT 1/50PEOPLE = (2) PER GENDER;
(1) MOP SINK REQUIRED;
(1)DRINKING FOUNTAIN REQUIRED.

WALL LEGEND:

- WALLS THRU A.C.T.
- WALLS TO 24" BELOW A.C.T.
- KNEE WALLS
- FIRE RATED WALLS
- EXTERIOR WALLS
- NEW 2x4 PLUMB'G WALL TO U/S A.C.T.
- NEW 2x4 FRAMED WALL TO U/S A.C.T.

Eckerd

Building Innovations Inc
James Beck, FL (772)-260-5709
Architecture & Planning

THESE DRAWINGS CONTAIN ARCHITECTURAL SYMBOLS USED FOR GRAPHIC PURPOSES ONLY. SIZE AND LOCATION MAY VARY TO MEET MANUFACTURER'S SPECIFICATIONS.

DO NOT SCALE DRAWINGS. ANY QUESTIONS ABOUT DIMENSIONS, CONTACT DESIGNER.

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ECKERD SCHOOL RENO

DAY CARE TO SCHOOL CONVERSION

START DATE: 11/22/11

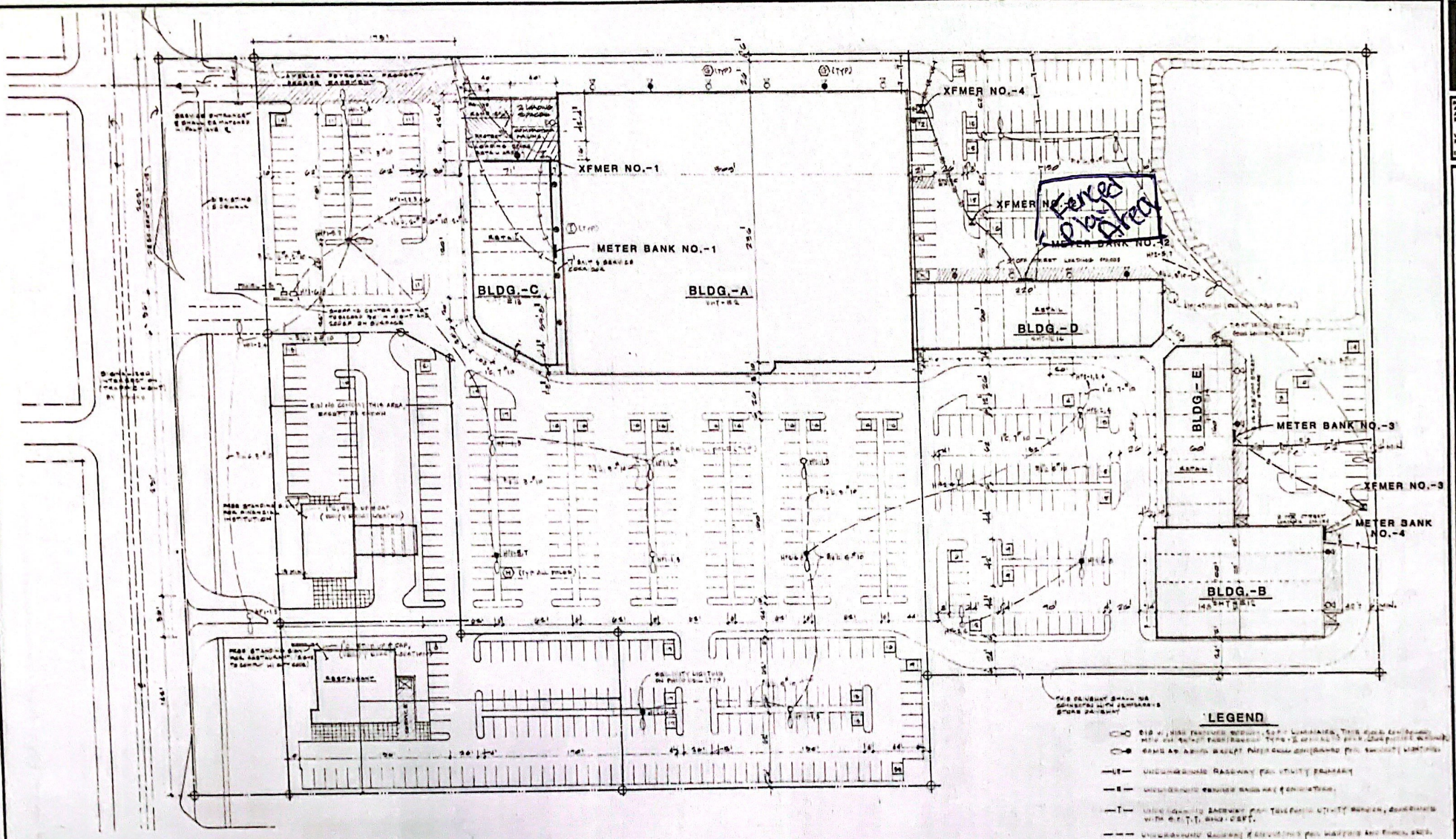
NO	REVISION/ISSUE	DATE
1	1ST. REVISION	
2	2ND. REVISION	
3	3RD. REVISION	

CLIENT:
ECKERD SCHOOL
2614 SOUTH US HIGHWAY 1
FORT PIERCE, FL

SEAL

Planning Entity
Licensed Architect (AA 0)

A1



ELECTRICAL SITE PLAN 1"=40'-0"

LEGEND

- UNDERGROUND RACEWAY FOR UTILITY PRIMARY
- UNDERGROUND SERVICE RACEWAY & CONDUCTORS.
- UNDERGROUND RACEWAY FOR TELEPHONE UTILITY SERVICE, COORDINATE WITH S.E.T.T. SHOP DEPT.
- UNDERGROUND RACEWAY & CONDUCTORS FOR LIGHTING AND POWER CKTS.
- UTILITY PAD MOUNT TRANSFORMER, COORDINATE WITH UTILITY SHOP DEPT.
- BUILDING FLOODS, TIME CLOCK CONTROLLED, SEE BUILDING PLANS FOR FIXTURE TYPE & CIRCUITING.
- BUILDING FLOODS, SAME AS ABOVE EXCEPT PHOTO CELL CONTROLLED FOR SECURITY LIGHTING.
- BUILDING BRACKET LIGHTS, PHOTO CELL CONTROLLED, SEE BUILDING PLANS FOR MOUNTING, FIXTURE TYPE & CIRCUITING.

ELECTRICAL Design and Engineering Inc.
ENGINEERS · DESIGNERS · PLANNERS

MENENDEZ & ASSOCIATES ARCHITECTS, PLANNERS INC.
WEST PALM BEACH FLORIDA, 33401
(305) 689-0714

SHOPPES OF FT. PIERCE
FORT PIERCE, FLORIDA.

PREPARED FOR: SHOPPES OF FT. PIERCE LTD. PARTNERSHIP

82303

DRAWN BY	DATE
REVISIONS	DATE
SCALE	

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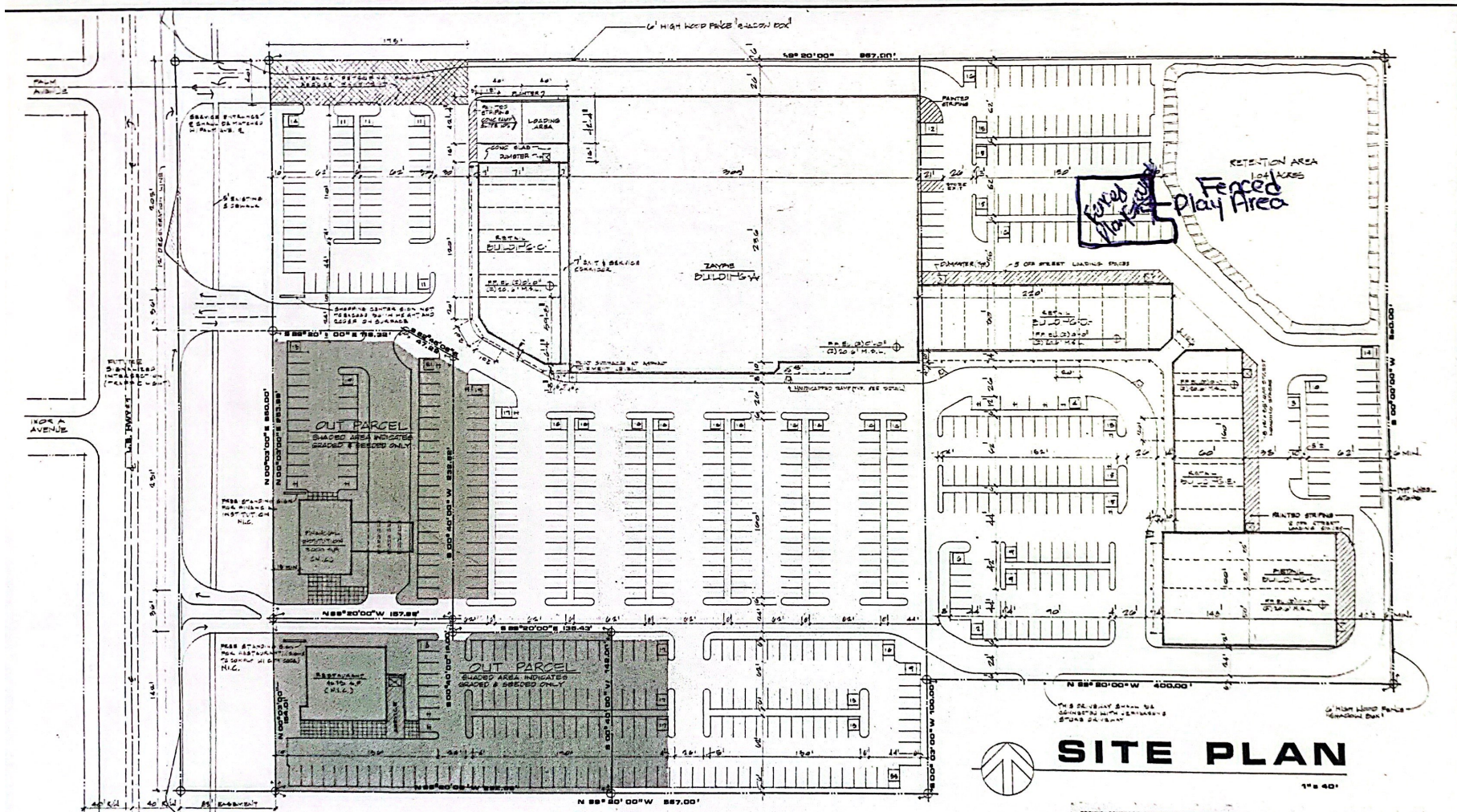
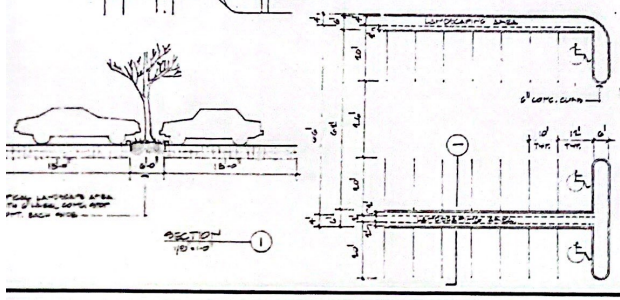


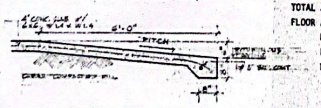
SITE PLAN

1" = 40'



SITE PLAN NOTES

1. FOR SITE ENGINEERING REFER TO PLANS PREPARED BY UNDAHL, BROWNING, FERRARI & HELLSTROM, INC., 426 NORTHWOOD RD., P.O. BOX 727, JUPITER, FLORIDA 33498



HANDICAPPED RAMP
1/2" = 1'-0"

TABULATION

TOTAL AREA (COMMERCIAL USE)	13.51 Ac.	588,496 S.F.
FLOOR AREA		
MAIN BUILDING		122,052 S.F.
FINANCIAL INSTITUTION		3,000 S.F.
FREE STANDING RESTAURANT		4,675 S.F.
TOTAL		129,727 S.F.
PARKING SPACES REQUIRED		649
PARKING SPACES PROVIDED		662
HANDICAPPED SPACES REQUIRED		14
HANDICAPPED SPACES PROVIDED		14
LOADING SPACES REQUIRED		14
LOADING SPACES PROVIDED		14

GROUND COVERAGE BY STRUCTURES (INCLUDES COVERED WALKS & DRIVE-IN TELLERS)		143,835 S.F. (24.4%)
PARKING AND VEHICULAR AREAS		335,128 S.F. (57.0%)
WALKS AND OTHER PAVED AREAS		11,888 S.F. (2.0%)
LANDSCAPED AREAS PROVIDED (TOTAL)		52,381 S.F. (8.9%)
INTERIOR LANDSCAPED REQUIRED		16,756 S.F.
INTERIOR LANDSCAPED PROVIDED		34,199 S.F.
RENTENTION AREA	1.04 Ac.	45,264 S.F. (7.7%)
TOTAL IMPERVIOUS SURFACE COVERAGE		490,851 S.F. (83.4%)

NOTES:

Financial institution & restaurant building configurations are only to illustrate the use and location of the free standing buildings proposed.

All utilities are available and have been or shall be coordinated with Ft. Pierce Utilities authority and Southern Bell.

Store signs shall comply with Ordinance H-140 of City of Ft. Pierce.

MENENDEZ & ASSOCIATES ARCHITECTS PLANNERS INC.
WEST PALM BEACH FLORIDA, 33401
(305) 689-0714

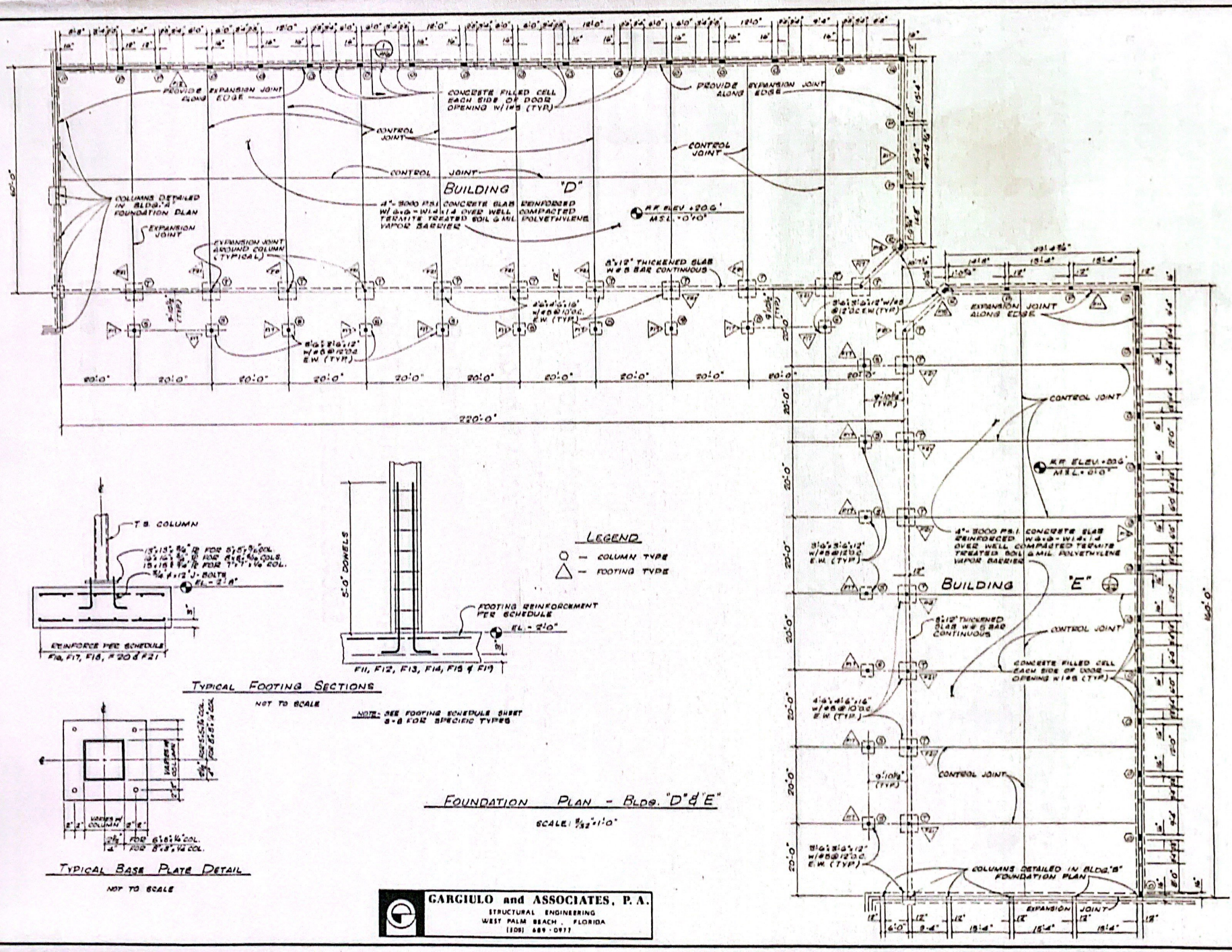
SHOPPES OF FT. PIERCE
FORT PIERCE, FLORIDA.

PREPARED FOR: SI PPFS OF FT. PIERCE LTD. PAR - .8 P

82303

DRAWN BY	DATE
RSM	
REVISIONS	DATE
SCALE AS NOTED	

SP 1 OF



MENENDEZ ASSOCIATES ARCHITECTS, PLANNERS INC.
WEST PALM BEACH FLORIDA 33401
(305) 689-0714

SHOPPES OF FT. PIERCE
FORT PIERCE, FLORIDA.

PREPARED FOR: SHOPPES OF FT. PIERCE LTD. PARTNERSHIP

82303

DRAWN BY	DATE
REVISIONS	DATE
SCALE AS NOTED	

S9 OF

Project Narrative

Surrounded By Love Eternally INC

By Santanecia Edmond

2814 South US Highway 1

Fort Pierce, FL 34982

Director: Santanecia Edmond

Project: Site Design review with families will arrive and depart from 2814 D6. There are currently no construction projects excerpt the installation of the outside playground.

Development: Surrounded By Love Eternally INC (74 child capacity)

(Existing Building of church) (Full day childcare center for working families in our community)

Legal Business structure: Non-Profit

Applicants Attending Meeting: Santanecia Edmond (Applicant)

Address of Development: 2814 South US Highway 1

Fort Pierce FL 34982

Hours of Service: 6:30 a.m. to 7:00 p.m.

Tentative Staff Members: Approximately 10-12 with capacity increase

Tentative Capacity: 5 infants, 10 Toddlers (two classrooms of 5 and 6), 16 3 yr. old, 10 4-5 yr. old

Requirements needed: Approval with zoning as we are adding fenced outside play area

Project Narrative

By Santanecia Edmond

According to the Early Learning Coalition of St. Lucie County we are living in a childcare desert. There is currently a lack of infant/toddler care and preschool care in our community. Our community is in high need of childcare for working families. My current childcare exists as a small childcare center. After numerous phone calls and a long waiting list of children, I will be partnering with local businesses to serve as a childcare center in the existing building on 2814 South US Highway 1 Fort Pierce FL 34982.

The children and families that I will be serving include private pay families and ELC School Readiness childcare assistance recipients. The tentative capacity of this childcare center will not be able to exceed 74 children based on the 35 square foot per child and usage area inside, and 75 square foot per child and usage are outside. We will include a natural playground to support our learning environment. The facility will be licensed by Florida Department of Children and Families.

Once the zoning is approved, I can move forward to continue the licensing process with the State of Florida and work with ELC in maintaining our mission to serve families and children in the community. Please consider my request to house

serve families and children in the community. Please consider my request to house my childcare center in this building for this opportunity and I am thankful to continue to outreach the families in the city of Fort Pierce and surrounding Saint Lucie County.

I am attaching a tentative timeline for possible approval, licensing, and actual opening day of program

April 18th- 22nd approval from Zoning from Fort Pierce FL

May 16th -20th walkthrough and approval from licensing and training.

May 30th Possible Opening Day/Grand Opening

My Bio

I was born and raised in Saint Lucie County. I have four children. I have a passion for children, and I chose to pursue childcare since high school. We offer opportunities to build businesses practices, support at risk children, and families in need. I have maintained contracting with Early Learning Coalition and will continue to partner with this non-profit organization in maintaining the best quality standards and practices for better outcomes for children. I continue to

strategic plan in attaining a center that can support working families in our community at every socio-economic level. I would like to provide optimal preschool education for children up to 12 years of age.

Sincerely,

Santanecia Edmond

Pre-Application Meeting **2. i.**

Meeting Date: 03/23/2022

REQUESTED ACTION

Oasis Townhomes - 901 and 1001 S. Ocean Drive

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Pre-Application Packet Oasis Townhomes

Form Review

Form Started By: Alicia Rosenthal Started On: 03/04/2022 01:13 PM

Final Approval Date: 03/04/2022

Site Address: 901 S OCEAN DR	Use Type: 0000
Sec/Town/Range: 01/35S/40E	Account #: 14588
Parcel ID: 2401-412-0004-000-0	Map ID: 24/01S
Jurisdiction: Fort Pierce	Zoning: HI Medium

Site Address: 1001 S OCEAN DR	Use Type: 0000
Sec/Town/Range: 01/35S/40E	Account #: 14589
Parcel ID: 2401-412-0005-000-7	Map ID: 24/01S
Jurisdiction: Fort Pierce	Zoning: HI Medium

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **$300** ($250 + $50 Building Department Fee) with an additional $250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:

[x] Site Plan [x] Detailed Proiect Narrative [x] Floor Plan [x] Survey

Proposed Use of the Property: 52 Townhome Community

52 Townhome Community

Property address or location

901 & 1001 S. Ocean Dr.

Parcel ID(s)

2401-412-0004-000-0 and 2401-412-0005-000-7

Property Owner(s) Name

Oasis Townhomes LLC

Street Address

1722 Sheridan Street

City State Zip

Hollywood FL 33020

Phone Number

786-413-4667

305-582-2817

Email Address

s@eastcoastrealtyusa.com

Applicant/Representative, Company

Patrick Soares, Field Agency Arch.

Street Address

1650 NE 26th ST., Ste 208

City State Zip

Wilton Manors FL 33305

Phone Number

954-361-3621

561-603-8395

Email Address

studio@fieldagency.design

[■] The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

FIELDAGENCY
ARCHITECTURE

1650 NE 26th ST SUITE 208, WILTON MANORS, FLORIDA 33305
STUDIO@FIELDAGENCY.DESIGN
FIELDAGENCY.DESIGN
(954) 361-3621

PROJECT: Oasis Townhomes
ADDRESS: 901 and 1001 S Ocean Drive Fort Pierce, Florida 34950
MUNICIPALITY: Fort Pierce
Date: 03-04-2022

Project Description Narrative

For the purposes of this narrative, we have designed a Medium Density Residential development that in total includes twelve residential buildings. The buildings are subdivided as follows: 1 building with 2 dwelling units, 1 building with 3 dwelling units, 3 buildings with 4 dwelling units, and 7 buildings with 5 dwelling units. We have complied with the lot requirements and density. The site will have a shared driveway between buildings, each dwelling unit has vehicular and pedestrian access that will lead to each of the units. We have also complied with yard requirements, setbacks, and architectural elements required within the code. The client is proposing a modern contemporary design 3 story dwelling not exceeding the max of forty-five (45) feet in height, an in-law suite on the ground floor, an open common area plan for the kitchen/living/dining, and 3 bedrooms on the third floor. The client is also proposing a modern contemporary 2 story dwelling with kitchen/living/dining on the ground floor and 3 bedrooms on the second floor. Each unit will have private patios and a proposed fence around yards. The developer will provide a beautiful landscape site. For the Solid waste, yard waste, and recycling requirements, we are proposing a designated area inside the garage for the containers, that meet the requirements of the city's Code of Ordinances.

UDRL Code Narrative

Sec. 125-195. - Hutchinson Island Medium Density Residential Zone (R-4A).

(a) *Purpose.* It is the purpose of this section to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible withthe Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

(b) *Basic use standards.* Uses in an R-4A zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must besatisfied by some conditional uses.

(1) ***Lot size.***

a. The minimum lot area for a single-family dwelling shall be 5,000 square feet.

b. The minimum lot area for a townhome dwelling lot shall be 1,500 square feet.

c. The minimum lot area for a duplex, triplex or a quadraplex shall be 5,000 square feet perunit.

d. Multifamily housing developments will utilize a lot with a gross density that shall not exceedeight units per acre.

e. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housingdevelopments shall be 75 feet.

f. The minimum lot width for townhome developments shall be 200 feet. Townhome developments shall be subdivided into a minimum lot width of 16 feet and maximum lotwidth of 24 feet.

g. The minimum lot width for other uses shall be 60 feet.

h. The minimum lot depth for duplexes, triplexes and multifamily housing developments shallbe 90 feet.

i. The minimum lot depth for townhome development shall be 90 feet.

j. The minimum lot depth for other uses shall be 70 feet.

(2) ***Yards.***

a. The minimum depth of the front yard for townhome developments will be ten feet. Theminimum depth of the front yard for other uses shall be 25 feet.

b. The minimum depth of the side yards for triplexes, quadruplexes and multifamily developments shall be ten feet, except on corner lots the minimum side yard depth on a street-side will be 15 feet.

c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten feet, except on corner lots the minimum side yard depth on a street-side will be15 feet. The minimum depth of the side yard between individual townhome units or lots shall be zero feet.

d. The minimum depth of the side yards for other uses shall be six feet, except on corner lotsthe minimum side yard depth on a street side will be 15 feet.

e. The minimum depth of the rear yard shall be 20 feet for triplexes, quadraplexes andmultifamily developments.

f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be 15 feet.

g. All other uses. The minimum depth of the rear yard shall be 15 feet for a distance equal to 30 percent of the length of a line which is parallel to the rear lot line, is 15 feet from the rearlot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be five feet, except on double-frontage and waterfront lots it shall be 15 feet.

h. The minimum distance between residential buildings shall be 20 feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner-occupied condominium projects that maintain a minimum building separation of 28 feet or more may be enclosed with glass. The maximum combinedprojection between two or more buildings shall be eight feet.

(3) ***Lot coverage.***

a. Buildings in multifamily housing developments shall not cover more than 45 percent of thelot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lotsshall not cover more than 50 percent of the lot area. Accessory buildings may cover an additional 15 percent of the building site.

c. Buildings in other developments shall not cover more than 40 percent of the lot area.

(4) *Buildings heights.* No building shall exceed 45 feet above grade.

(5) *Density.* Unless otherwise provided, densities on land within the city situated east of the IndianRiver may not exceed eight units a gross acre, other provisions of this chapter notwithstanding. However, upon application in the manner provided for by section 125-313, the commission may allow one additional density bonus for landscaping, for a maximum allowable addition of one density bonus unit per acre upon consideration by the commission of their compatibility with the natural features of the area and surrounding development and the availability of supportinginfrastructure. The application shall demonstrate compliance with each of the following criteria depending upon the categories for which density bonuses are sought: Landscaping.

a. Landscape area requirements as specified in section 125-314 shall be increased by 20percent;

b. Landscape tree planting requirements as specified in section 125-314 shall be increased by20 percent;

c. Minimum height levels of required trees at time of planting, as specified in section 125-314(b)(3)b.1. shall be increased by 50 percent;

d. Landscape irrigation/sprinkler systems shall be installed;

e. All plant species must be salt tolerant and meet with the approval of the director of development. An approved species list may be obtained from the director of

development.

(6) ***Additional requirements dwelling, townhome.***

a. *Ownership.* 100 percent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shallbe formed among the unit owners to ensure compliance with exterior area maintenance regulations as may be adopted by the association.

b. *Common area.* Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following. Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the commonareas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).

c. *Parking.* Two parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off- street parking spaces shall be located between the front of the principal residence and thefront property line.

d. *Access.* When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a 20-foot-wide, unobstructed service corridor along the rearof the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. *Yards.* Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

(c) ***Other applicable use standards.***

(1) All multifamily housing developments shall be subject to site plan review procedures specifiedin section 125-313.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements ofthis chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five feet from the rear lot line.

(3) On any lot used for residential purposes, other than a multifamily housing development, nomore than one residential building will be allowed on the lot, except one building without

kitchen facilities may be allowed as a guest house.

(4) Every lot shall abut a street other than an alley for at least 25 feet, except the minimum frontage for a lot on a cul-de-sac shall be 15 feet, or the minimum frontage for a townhome development shall be 16 feet.

(5) Materials or objects which would detract from the open space character of an uncovered orunenclosed area will not be permitted in such an area.

(6) All uses will comply with applicable access, parking and loading standards in sections 125-315and 125-316.

(7) Conditional uses will meet the requirements in sections 125-235 through 125-247.

(8) Signs will comply with standards referred to in section 125-310.

(9) All other applicable ordinance requirements will also be satisfied.

(Code 1983, § 22-27; Ord. No. I-461, § 1, 6-3-1991; Ord. No. I-469, §§ 1—4, 7-15-1991; Ord. No. J-29, §§ 12—14,
12-7-1992; Ord. No. K-24, § 6, 8-21-2000; Ord. No. K-148, § 3, 4-15-2002; Ord. No. K-464, § 3, 11-18-2006; Ord.
No. L-73, § 1, 1-5-2009; Ord. No. L-295, § 9, 11-4-2013 ; Ord. No. 19-016 , § 2, 5-20-2019)

Sec. 125-315. - Off-street parking and loading.

(a) *General provisions.* Off-street parking and loading spaces shall be provided in all districts in accordance with the following provisions and other requirements of this section at the time when a use, characteristic of a use, or building is changed in a way which creates a need for additional parking or loading spaces according to this section:

(1) Property owner's responsibility. The provisions and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No certificate of zoning compliance shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space required by this chapter.

(2) Elimination of spaces. If parking or loading space has been provided in connection with an existing use, or is added to an existing use, the parking or loading space shall not be eliminated if it would result in less parking space than is required by this chapter.

(3) Unlisted uses.

a. Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the planning director is authorized to apply the off-street parking ratio specified for the listed use that is deemed most similar to the proposed use or establish a minimum off-street parking requirement for the proposed use in accordance with this subsection.

b. Upon receipt of an application of a use for which no parking ratio is established, the planning director is authorized to apply the parking ration that applies to the most similar use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the planning department.

c. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

(4) Exemptions and special area standards.

a. Small businesses. No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed 1,200 square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of 1,200 square feet. On lots or parcels occupied by two or more uses, this 1,200 square-foot exemption may only be applied once.

b. No off-street motor vehicle parking is required in the Downtown Business and Entertainment District.

c. In addition to the small business exemption provided in subsection a. of this section, off-street motor vehicle parking required in the Peacock Arts District is reduced as follows:
    1. Medium Density Residentialof the ordinance from which this section is derived.

(5) Payments in-lieu.
a. Rather than providing required off-street parking spaces in accordance with motor vehicle parking requi subsection (4) of this section, property owners may meet all or a portion of the requirements by means the city's multimodal fund. This option may not be used to satisfy off-street parking requirements for sin homes or duplexes.
b. Payments must be based on an on-time fee per required parking space, as established from time to time by resolution of the city commission.
c. Any off-street parking requirements satisfied in this matter run with the land, and any subsequent change in use that requires more off-street parking requires subsequent action to satisfy any additional parking requirements. No refund may be made when there is a change of use to require less parking.
d. Payments must be made to the city in one lump sum within ten days of development order approval.
e. Payments to the parking fund do not guarantee the availability of parking for the fee-paying development. Funds derived from payments will be deposited by the city in a special fund and may be used only for enhancing the transportation network.

(6) If several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the separate uses computed separately except that, as to the churches and related structures on the same parcel of property, the parking shall be based upon the size of the largest assembly area plus 15 percent of such area.

(7) Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the city commission in the form of deeds, leases or contracts to establish the joint use.

(8) When square feet are specified in subsection (d) of this section, the area measured shall be the gross floor area of the building but shall exclude any space within a building devoted to off-street parking or loading.

(9) Fractional space requirements shall be counted as the next highest whole space.

(10) Required parking spaces shall be available for the parking of passenger automobiles or residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

(11) At no time shall the vehicles involved in loading or unloading process be permitted to interfere with the normal operation of adjacent property, nor shall any loading or unloading operation unduly interfere with pedestrian or vehicular traffic movements.

(b) *Off-lot parking.* Off-street parking required in connection with a use may be provided off the lot if the following requirements are met and if the use is not a single-family dwelling or duplex:

(1) The off-lot spaces shall be provided on other property located within 300 feet of the main entrance of the principal structure.

(2) Such parking space shall be associated with the principal use and shall not be thereafter reduced or encroached upon by any other use.

(3) These distances shall be measured along routes generally available to the pedestrians involved.

(4) The parking lot shall not be located in an OS-1, OS-2, A-1 or A-2 zone and can only be located in an R-1, R- 2, R-3 or R-4 zone for residential use or during religious services.

(5) The off-lot parking area shall be:

a. Held in the same ownership as the use requiring the off-street parking space; or

b. Under lease, rental or other form of agreement which the building inspector believes will ensure continuing availability for required off-street parking for the use.

(6) The area provided for parking for churches and other related structures on the same lot may be covered with grass, rather than pavement, in an amount not exceeding 50 percent of such area. But parking, when approved for church use in an off-the-lot location in E-1, R-1, R-2, R-3, R-4 or R-5 zones, shall consist entirely of stabilized turf (grass) and shall otherwise be landscaped in accordance with section 125-314.

(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.

(2) *Off-street loading space size.* Each off-street loading space shall be at least 12 feet wide and 35 feet deep and have a minimum vertical clearance of at least 14 feet.

(3) *Amount and location of required spaces for persons with a disability.* Required off-street parking spaces for persons with a disability shall be located near the front entrance of the main building for the use or if the use has no buildings, as close as practical to the center of the area where the principal activity associated with the use takes place. They shall also be located so that persons with a disability shall have accessibility to a curb ramp or curb cut to allow direct access to the main building, if there are buildings, and so that the users will not be compelled to wheel behind parked vehicles. Each use, other than a single-family dwelling or duplex, shall have the following amount of off-street parking spaces set aside for persons with a disability:

Required Parking Spaces for Persons with Disability

Number of Required Off-Street Parking Spaces for All People	Portion of All Required Spaces to be Set Aside for Persons with a Disability
Up to 25	1
25 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
Over 1,000	20 plus 1 for each 100 over 1,000

(4) *Access.* Each parking or loading space shall be directly accessible from a street or alley or other public right-of-way or from an adequate access aisle or drive leading to or from a street or alley. Except for single-family dwellings and duplexes, all off-street parking and loading facilities shall be so arranged that no automobile shall have to back into any street.

(5) *Combined aisle and stall width.* All off-street parking areas shall be constructed with the following minimum dimensions based upon the angle of the parking stall:

Parking Dimensions

			Parallel	30°	45°	60°	90°
a.	One-way traffic						
	1.	Stalls one side	22	32	34	40	45
	2.	Stalls both sides	32	46	52	58	64
b.	Two-way traffic						
	1.	Stalls one side	28	40	42	44	45
	2.	Stalls both sides	38	54	60	62	64

When an aisle serves parking stalls at angles not indicated in the table, the width required for the next largest angle will be used.

(6) *Surface material.*

a. Required parking spaces, access drives, and loading areas must be paved and maintained with concrete, similar material of sufficient thickness and consistency to support anticipated traffic volumes and weight
b. Alternative paving materials or parking surfaces (including pervious surfaces) may be approved by the city engineer if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.
c. The following are not required to be paved:
    1. Parking facilities used on an irregular basis for churches, fraternal organizations or other similar nonprofit organizations;
    2. Parking areas for agricultural uses; and
    3. Parking areas for tracked heavy construction equipment, skid-mounted equipment, and similar equipment, provided they are constructed with gravel or other comparable all-weather surface.
d. Access drives must be paved and maintained from the curbline to a point at least ten feet beyond the public right-of-way line for all parking and loading facilities, whether paved or unpaved.

(7) *Bumper rails.* All off-street parking and loading spaces, except those for single-family dwellings and duplexes, must be equipped with bumper rails located in such a manner as to prevent vehicles from striking landscaping, fences, buildings or walls or from overhanging their spaces in a manner which might obstruct driveways, aisles or bike paths. However, the bumper rails may be located such that the front of a vehicle may encroach a maximum of one foot upon the landscaped area if the landscaping will not be damaged. Where the parking area abuts a sidewalk the sidewalk may be used in lieu of the bumper rails provided that the sidewalk is at least six inches high.

(8) *Markings and signing.* All aisles and off-street parking and loading spaces, except those for single-family dwellings and duplexes, shall be clearly and permanently marked and defined through the use of bumper rails, fences, buildings, walls, painting or other appropriate markers. All painted lines used to mark aisles and off-street parking and loading spaces shall be at least four inches wide. Signs or painting on the pavement will be provided which clearly identifies any parking spaces set aside for persons with a disability.

(d) *Number of required off-street parking spaces.* Off-street parking spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be used:

Off-Street Parking Spaces

	Type of Use		Off-Street Parking Requirement
(1)	Residential		
	a.	Single-family dwellings, including mobile homes, and duplexes	Two spaces for each dwelling unit
	b.	Triplexes, quadraplexes and multifamily housing developments	1.5 spaces for each dwelling unit

	c.	Public housing for the elderly, notwithstanding other residential parking standards		0.5 spaces for each dwelling unit
	d.	Boarding houses		One space for each bedroom
	e.	Mobile home parks		Two spaces for each dwelling
(2)	Commercial			
	a.	Retail sales establishments		
		1.	Furniture stores	One space for each 1,700 square feet of gross floor area
		2.	Restaurants and bars, except fast food restaurants	One space for each 100 square feet of gross floor area
		3.	Fast food restaurants	One space for each 75 square feet of gross floor space
		4.	Other retail establishments which do not exceed 50,000 square feet of gross floor area	One space for each 200 square feet of gross floor area
		5.	Other retail establishments which exceed 50,000 square feet of gross floor area	One space for each 250 square feet of gross floor area
	b.	Motels, hotels and resort hotels		1.1 parking spaces for each unit less than 500 square feet and 1.6 spaces for each unit 500 square feet or larger. If there are accessory uses provided therein, additional off-street parking shall be provided for those accessory uses at the rate of 50 percent of the requirements for such uses as provided in subsections thereof.

	c.	Personal service establishment		One space for each 200 square feet of gross floor area
	d.	Repair service establishments		One space for each 200 square feet of gross floor area
	e.	Finance, insurance and real estate service establishments		One space for each 300 square feet of gross floor area
	f.	Business service establishments		One space for each 300 square feet of gross floor area
	g.	Communication service establishments		One space for each 400 square feet of gross floor area
	h.	Professional service establishments, except hospitals		
		1.	Medical and dental offices	One space for each 200 square feet of gross floor area
		2.	Other	One space for each 300 square feet of gross floor area
	i.	Contract construction service establishments		One space for each 300 square feet of gross floor area
	j.	Bus depots		One space for each 200 square feet of gross floor area
	k.	Shopping centers which do not exceed 50,000 square feet of gross floor area		One space for each 200 square feet of gross floor area
	l.	Shopping centers which exceed 50,000 square feet of gross floor area		One space for each 250 square feet of gross floor area
(3)	Other			
	a.	Manufacturing, wholesale trade and warehouse establishments		One space for each 600 square feet of gross floor area

	b.	Public and semipublic offices	One space for each 300 square feet of gross floor area
	c.	Indoor amusement, entertainment or recreation establishments	One space for each 200 square feet of gross floor area
	d.	Places of public assembly, including theaters	One space for each 20 square feet of gross floor area
	e.	Elementary schools, junior high schools and day-care centers	Two spaces per classroom
	f.	Other schools except colleges and universities	Eight spaces per classroom
	g.	Museums and libraries	One space for each 300 square feet of gross floor area
	h.	Hospitals	1.5 spaces per bed
	i.	Sanitariums, rest homes, convalescent homes and adult congregate living facilities	One space per each three beds
	j.	Recreational vehicle parks	One space per recreational vehicle space plus one space for each 300 square feet of gross floor area devoted to offices
	k.	College dormitory	One space per 3.5 beds
	l.	Churches	One space for every 3 seats in fixed seating facility and one space per 40 square feet of actual assembly area for non-fixed seating facility

(e) *Number of off-street loading spaces.* Off-street loading spaces shall be required in the following proportions, except that where alternative standards apply to a use, the greater requirement will be

	Square Feet of Gross Floor Area

used:

	Type of Use	For Which No Spaces Are Required	For Which Each Space Is Required
(1)	Residential		
	a. Single-family dwellings, (including mobile homes), duplexes, triplexes, quadraplexes and mobile home parks	Any amount	N/A
	b. Multifamily housing developments and boarding houses	Under 25,000	Each additional 75,000
(2)	Commercial		
	a. Retail sales establishments		
	1. Restaurants	Under 10,000	Each additional 15,000
	2. Other which does not exceed 50,000 square feet of gross floor area	Under 10,000	Each additional 10,000
	3. Other which exceeds 50,000 square feet of gross floor area	N/A	4 spaces plus one for each additional 75,000
	b. Motels/hotels	Under 10,000	Each additional 30,000
	c. Personal service establishment	Under 10,000	Each additional 30,000
	1. Funeral homes	Under 10,000	Each additional 90,000
	2. Other	Under 10,000	Each additional 30,000
	d. Repair service establishments	Under 10,000	Each additional 30,000
	e. Finance, insurance and real estate service establishments	Under 10,000	Each additional 90,000

	f.	Business service establishments	Under 10,000	Each additional 90,000
	g.	Communication service establishments	Under 10,000	Each additional 90,000
	h.	Professional service establishments, except hospitals	Under 10,000	Each additional 90,000
	i.	Contract construction service establishments	Under 10,000	Each additional 90,000
	j.	Bus depots	>Under 5,000	Each additional 30,000
	k.	Shopping centers which do not exceed 50,000 square feet of gross floor area	Under 10,000	Each additional 10,000
	l.	Shopping centers which exceed 50,000 square feet of gross floor area	N/A	4 spaces plus one for each additional 75,00 with any tenant unit less than 50,000 having access to at least one loading space
(3)	Other			
	a.	Manufacturing and warehouse establishments	Under 5,000	Each additional 30,000
	b.	Wholesale trade establishments	Under 10,000	Each additional 30,000
	c.	Bulk storage yards	Under 10,000	Each additional 15,000
	d.	Public and semipublic offices	Under 10,000	Each additional 90,000
	e.	Indoor amusement, entertainment or recreation establishments	Under 10,000	Each additional 90,000
	f.	Places of public assembly, including theaters	Under 10,000	Each additional 90,000

	g.	Schools	Under 10,000	Each additional 90,000
	h.	Hospitals	Under 10,000	Each additional 90,000
	i.	Sanitariums, rest homes, convalescent homes and adult congregate living facilities	Under 10,000	Each additional 90,000
	j.	Recreational vehicle parks	Any amount	N/A

(f) *Bicycle parking.* This section establishes requirements for short-term bicycle parking and incentives for long- term bicycle parking and storage facilities.

(1) *Short-term bicycle parking.* Short-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for short time periods, including customers, clients, students and other short-term visitors.

a. *Spaces required.* Short-term bicycle parking is required in accordance with the following minimum ratios. These requirements apply regardless of any motor vehicle parking exemptions or reductions:

Use	Short-term Bicycle Parking Spaces Required
Student Housing	1 space per 2 sleeping rooms
Multi-dwelling Building	1 space per 10 dwelling units; 2 spaces minimum
Commercial, Public and Civic	1 per 10 motor vehicle spaces; 2 spaces minimum
Industrial	1 per 20 motor vehicle spaces; 2 spaces minimum

b. *Design.* Required short-term bicycle parking spaces must:

1. Consist of bike racks or lockers that are anchored so that they cannot be easily removed:
2. Be of solid construction, resistant to rust, corrosion, hammers, and saws;
3. Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
4. Be designed so as not to cause damage to the bicycle;
5. Facilitate easy locking without interference from or to adjacent bicycles; and
6. Be in highly visible, active, well-illuminated areas that do not interfere with pedestrian movements.

c. *Location.* At least 50 percent of required bicycle parking spaces must be located within 50 feet of a custo and the remainder must be located within 100 feet of any entrance. If required short-term bicycle parkin not visible from the abutting street or the main customer entrance, signs must be posted indicating thei

d. *Size.* All required short-term bicycle parking spaces must have minimum dimensions of two feet in width by six feet in length, with a minimum overhead vertical clearance of seven feet.

(2) *Long-term bicycle parking.* Long-term bicycle parking is generally intended to serve the needs of cyclists who park their bicycles for long time periods, including employees and residents.

a. *Incentive.* Off-street motor vehicle parking space requirements may be reduced by one space for every ten long-term bicycle parking spaces provided up to a total maximum reduction of five motor vehicle parking spaces.

b. *Design.* In order to receive credit, long-term bicycle parking spaces must:

1. Have minimum dimensions of two feet in width by six feet in length, with a minimum overhead vertical clearance of seven feet (bicycle lockers are exempt from overhead clearance requirements);
2. Be protected from weather and access by unauthorized persons;
3. Consist of bike racks or lockers anchored so that they cannot be easily removed;
4. Be of solid construction, resistant to rust, corrosion, hammers, and saws;
5. Allow both the bicycle frame and the wheels to be locked with the bicycle in an upright position using a standard U-lock;
6. Be designed so as to not cause damage to the bicycle; and
7. Facilitate easy locking without interference from or to adjacent bicycles.

c. *Location.* In order to receive credit, long-term bicycle parking must be provided in at least one of the following locations:

1. In covered stationary racks or lockers that comply with the short-term bicycle parking location requirements of subsection (f)(1)c of this section;
2. In a locked room;
3. In a covered, locked area that is enclosed by a fence or wall with a minimum height of seven feet;
4. In a private garage or private storage space serving an individual dwelling unit within a multi-dwelling (residential) building;
5. In a covered area within clear view of an attendant or security personnel;
6. In a covered area continuously monitored by security cameras; or
7. In a covered area that is visible from employee work areas.

(g) *Bicycle facility improvement program (BFIP).* New development or redevelopment projects that participate in the city's BFIP program and incorporate fix-it repair stations, covered bike parking stations, and or mobility commuter tracking stations can further reduce the number of off-street parking requirements by the following amounts:

(1) Fix-it repair station: two parking spaces;

(2) Covered bike station with racks: four parking spaces;

(3) Mobility commuter tracking station: four parking spaces.

(h) *Motorcycle parking.* For each four motorcycle parking spaces provided, the required number of automobile park spaces may be reduced by one.

(1) *Design.* Each motorcycle space must have minimum dimensions of four feet by eight feet. This provision applies to existing and proposed parking lots.

(i) *Parking in residential neighborhoods.*

(1) Definitions.

Commercial vehicle means every vehicle designed, used or maintained primarily for the transportation of property, with a gross vehicle weight of 10,000 pounds or more. It shall also mean any bus, van, or truck with either a gross vehicle weight in excess of 10,000 pounds, or which is designed, used or maintained primarily for the transportation of unrelated persons for hire, or in connection with any commercial enterprise including transportation for employment and business related activities.

Industrial equipment means farm tractors, implements, bulldozers, draglines, cranes, derricks, heavy earthmoving equipment normally used in farming excavation and/or heavy construction activities.

Semitrailer means a semitrailer which is used or designed primarily for carrying commercial loads.

(2) Commercial vehicles and semitrailers prohibited or restricted in residential districts.

a. It shall be unlawful for any owner, agent, operator or person in charge of any commercial vehicle, or semitrailer, to park, stop, store or keep same on any public street, avenue, alley or other thoroughfare, or any right-of-way therewith, within any residential district in the city for a period exceeding one hour in any 24-hour period, each such period commencing at the time of the first stopping in the city.

b. It shall be unlawful for any owner or lessee of real property in any residential district in the city to park on, cause to be parked on, or allow to be parked on his residential property, any commercial vehicle or semitrailer for the period exceeding one hour in any 24-hour period, unless same is in an enclosed garage. Each such period shall commence at the time of first stopping or parking unless a permit is first obtained from the police department of the city, and as may be otherwise provided in this section. This restriction shall also apply to the owner, agent, operator or person in charge of any such vehicle in the event said person is not the owner or lessee of said real property.

(3) Delivery and construction vehicles; emergency repairs.

a. The restrictions of subsection (f)(2) of this section shall not apply to the temporary parking of such vehicles on private property in residential districts whereon construction is underway, for which a current and valid building permit has been issued by the city, and said permit is properly displayed on the premises.

b. The restrictions of subsection (f)(2) of this section of one hour in residential districts shall not apply to routine deliveries by tradesmen, or the use of trucks in making service calls, provided that such time in excess of one hour is actually in the course of business deliveries or servicing as the case may be.

c. The restrictions of subsection (f)(2) of this section shall not apply to a situation where such vehicle becomes disabled, and as a result of such emergency is required to be parked within a residential district for longer than one hour. However, any such vehicle shall be removed from the residential district within 24 hours, by wrecker towing if necessary, regardless of the nature of the emergency.

(4) Industrial equipment prohibited or restricted in residential districts.

a. It shall be unlawful for any owner, agent, operator or person in charge of any industrial equipment to pa or keep such equipment on any public street, avenue, alley or other thoroughfare, or any right-of-way th any residential district in the city, any time, unless moving directly to or from, or actually located at, any construction site whereon construction, clearing, removal of debris or other building and/or excavation either currently under way or will commence within the next 24 hours and for which a current and valid been issued by the city, and said permit is properly displayed on the premises. Industrial equipment use clearing, tree trimming or removal, lawncare and related services, is also included, although a specific bu may not be required; and, nothing in this section is intended to require a building permit where not othe

b. It shall be unlawful for any owner of property in any residential district of the city to park on, cause to be parked on, or allow to be parked on his residential property any industrial equipment, as previously defined in this section, at any time unless such equipment is used on property wherein construction, clearing, removal of debris and/or industrial equipment is used on property wherein construction, clearing, removal of debris and/or other similar activities are currently under way or will commence within the next 24 hours and for which a current and valid permit has been issued by the city, and said permit is properly displayed on the premises. Heavy equipment used in lot clearing, tree trimming or removal, lawncare and related services is also included herein, although a specific building permit may not be required; and, nothing in this section is intended to require a building permit where not otherwise required. However, mowers, clippers, edgers, drills, saws, sanders and other normal tools and implements of home, lawn and garden maintenance and repair, whether motorized or not, are not considered to be industrial equipment.

c. Exempt from the foregoing provisions are items of industrial equipment in actual use or moving directly to or from the location of actual use:
    1. Owned or leased by the city or the county for the accomplishment of a governmental purpose such as tree trimming, road repair or construction, water or sewerage system repair or construction, maintenance of street and traffic lights and/or similar activities;
    2. Owned or leased by a contractor or subcontractor under agreement with the city or county to accomplish a municipal purpose as provided above;
    3. Owned or leased by a recognized public utility operating within the city, or by a contractor or subcontractor under agreement with such public utility for the accomplishment of some installation, maintenance, adjustment and/or repair to such public utility.

(5) *Permits.* The chief of police of the city his duly authorized designee may issue upon proper application therefor by the owner or his authorized representative to the police department, a permit extending the parking time limits set forth in subsection (f)(2) of this section up to, but not exceeding, 24 hours, upon establishing that such permit is requested in good faith for a reasonable cause shown or demonstrated to the chief of police or his designee and not for the purpose of avoiding the intent or objectives of this section.

(6) *Application of superseding city ordinances and state laws.* This subsection is primarily for the purpose of protecting residential zoning. Therefore, any ordinances of this city or laws of this state providing for the regulation of motor vehicles are in addition to this subsection, and wherever any provision of some other ordinance or applicable statute, whether primarily for the regulation of motor vehicles or for the

purposes of zoning, imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of this subsection, then more stringent requirements, regulations, restrictions or limitations shall apply.

(7) *Exceptions.* The provisions of this section shall not apply to recreational vehicles used exclusively for recreational purposes.

(8) *Nonconforming use.* The nonconforming use provisions of this chapter shall not apply to those sections.

(9) *Conformity with existing ordinances.* This section shall not be construed as authorizing trucks to utilize any street or other public thoroughfare of the city over which such vehicular traffic is now or hereafter prohibited by ordinance, or lawful order of the police department.

(j) *Lighting.*

(1) Off-street parking shall be proved with lighting as follows:

a. For commercial, industrial and governmental uses, a minimum average of two footcandles;

b. For multistructure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle;

c. In a multilevel parking structure a minimum average of five footcandles except that the top level, if open to the sky, shall be the same as for an open parking lot;

d. For a use involving on premises consumption of alcoholic beverages, as provided in section 4-6, a minimum of three footcandles.

(2) The uniformity ration for all lighting classifications is to have an average/minimum ratio of four to one.

(3) The lighting provided for by this section shall have a footcandle intensity as set forth above from dusk until 30 minutes after the termination of use of, or business at, the premises, but thereafter such lighting intensity may be reduced to 50 percent of the required minimum.

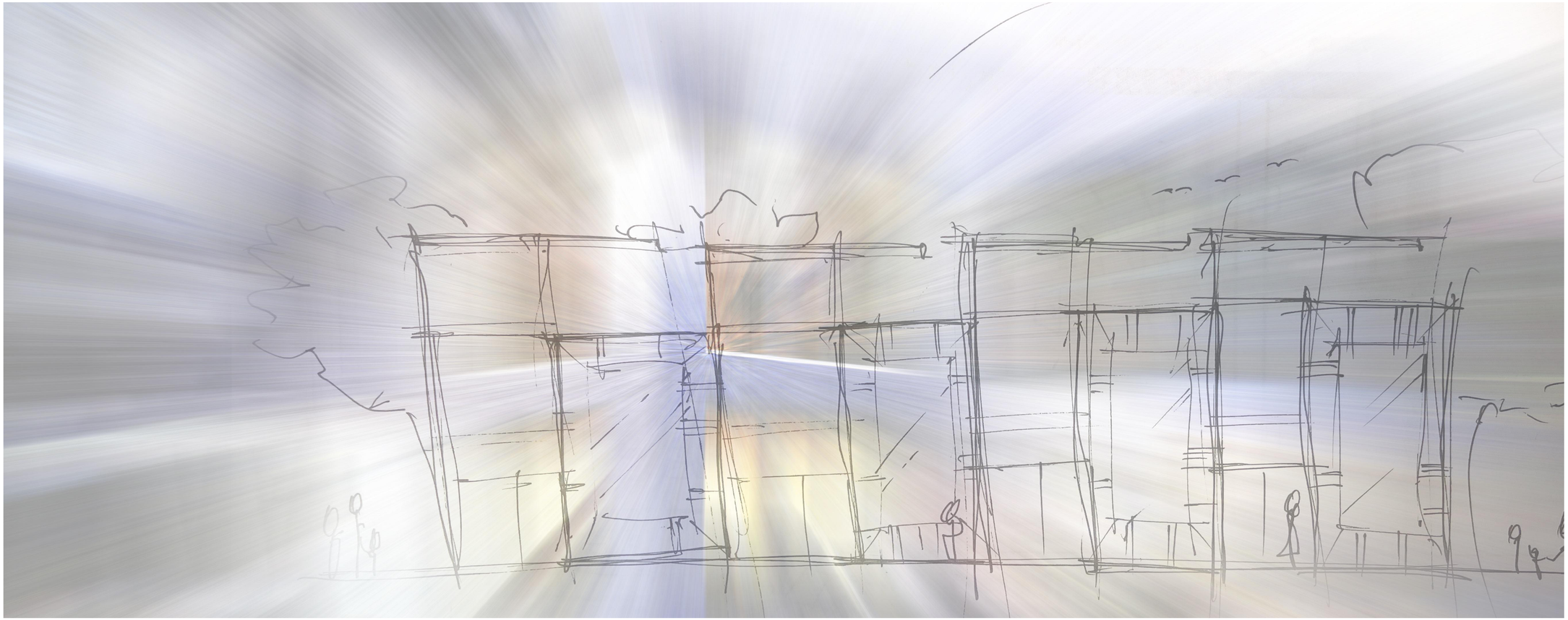
(4) Outdoor lighting required by this section shall be designed so that any over spill of lighting onto adjacent properties shall not exceed 0.5 footcandle illumination, vertically and horizontally.

(5) Outdoor lighting installations required by this section for any use involving site plan approval in accordance with section 125-313 shall not be placed in permanent use until there is furnished a letter of compliance from a registered engineer or architect, or duly authorized representative of such engineer or architect, stating that the installation has been field checked and meets the requirements as set forth above. This letter shall be subject to approval by the city engineer. Upon installation of the lighting, a certificate shall then be filed with the city engineer by a registered engineer or architect of design showing

that such installation meets with requirements imposed by this section. Such letter and certification are not required for lighting involved with uses where site plan approval under section 125-313 is unnecessary through such lighting is otherwise subject to the requirements of this section.

(Code 1983, § 22-60; Ord. No. H-186, § 30-60, 6-15-1981; Ord. No. H-227, § 1, 10-4-1982; Ord. No. I-63, §§ 1—4, 5-7-1984; Ord. No. I-71, § 1, 7-2-1984; Ord. No. I-205, §§ 2—5, 2-17-1987; Ord. No. I-339, § 1, 8-7-1989; Ord. No. I-347, § 1, 10-2-1989; Ord. No. I-457, § 1, 3-4-1991; Ord. No. J-24, § 1, 10-5-1992; Ord. No. J-127, § 1, 12-19-1994; Ord. No. K-441, § 3, 1-16-2007; Ord. No. L-02, §§ 1A, 1B, 2-19-2008; Ord. No. L-71, § 1B, 1-5-2009; Ord. No. L-215, § 2, 7-5-2011; Ord. No. L-230, §§ 1—6, 1-3-2012; Ord. No. 17-002 , § 1, 2-21-2017)

OASIS TOWNHOMES
FORT PIERCE, FL



Drawing Index

CV	COVER
	SURVEY
A-0.1	LAND USE/ZONING MAP
A-0.2	AERIAL VIEW
A-1.00	SITE PLAN
A-1.01	GROUND FLOOR PLANS
A-1.02	SECOND FLOOR PLANS
A-1.03	THIRD FLOOR PLANS

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East Coast Real Estate Development
1722 Sheridan St, # 374
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Project Number: #PIn

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The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES
901 S Ocean Dr
Fort Pierce , FL 34954

REVISIONS:

DESCRIPTION	DATE	MARK

03.04.2022 PRE-PLAN MEETING

COVER

CV

Printed: 3/3/2022

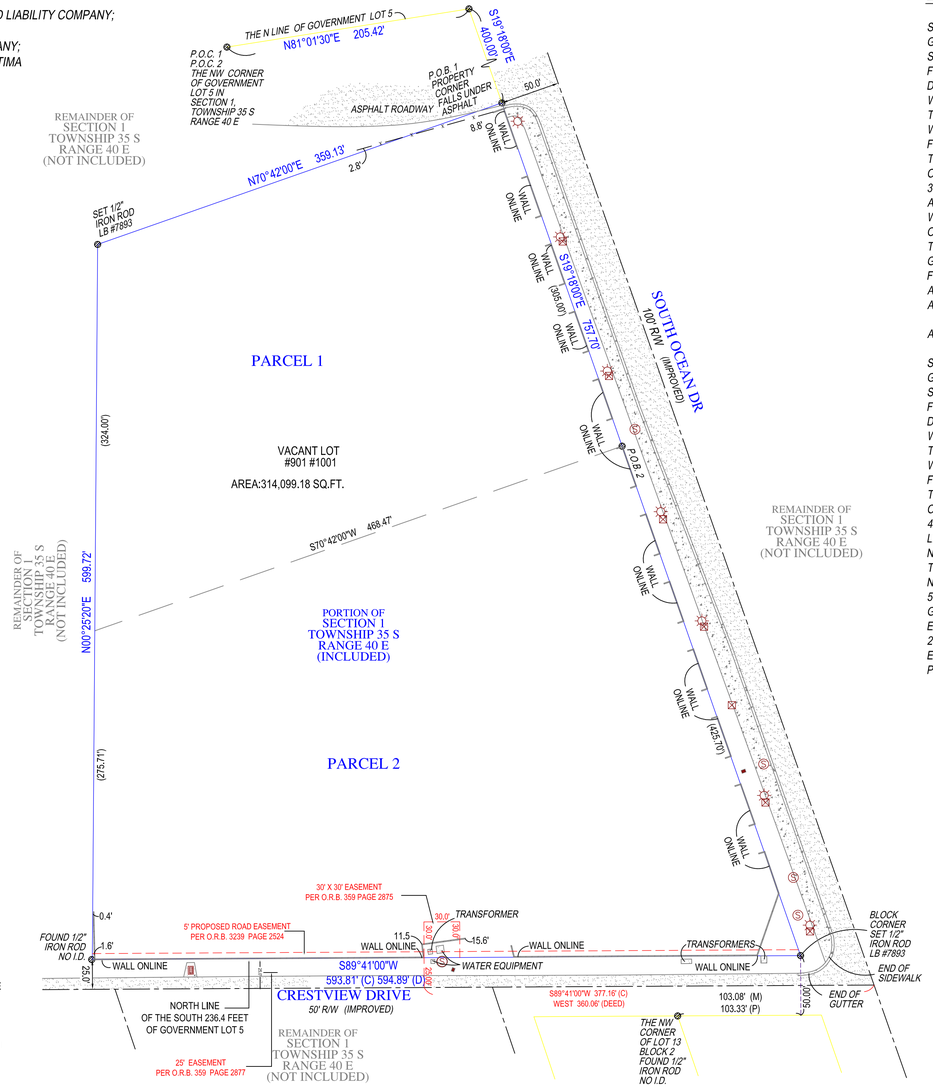
BOUNDARY SURVEY

CERTIFIED TO:
OASIS TOWNHOUSES LLC, A FLORIDA LIMITED LIABILITY COMPANY;
PHILLIPS, CANTOR & SHALEK, P.A.;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
MANHATTAN BRIDGE CAPITAL, INC., ISAOA, ATIMA

COMMUNITY NUMBER: 120286
PANEL: 0183
SUFFIX: K
F.I.R.M. DATE: 2/19/2020
FLOOD ZONE: AE
FIELD WORK: 11/11/2021

PROPERTY ADDRESS:
901 & 1001 SOUTH OCEAN DRIVE
FORT PIERCE, FL 34949

SURVEY NUMBER: 509778
CLIENT FILE NUMBER: 28639



SYMBOL DESCRIPTIONS:

= CATCH BASIN	= MISC. FENCE
= CENTERLINE ROAD	= PROPERTY CORNER
= COVERED AREA	= UTILITY BOX
= EXISTING ELEVATION	= UTILITY POLE
= HYDRANT	= WATER METER
= MANHOLE	= WELL
= METAL FENCE	= WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY .

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) Kenneth Osborne
Digitally signed by Kenneth Osborne
Date: 2021.11.16 13:41:21 -05'00'

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION:

START AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN NORTH 81°01'30" EAST A DISTANCE OF 205.42 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE ROAD A1A; THENCE RUN SOUTH 19°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 400.00 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY SOUTH 19°18' EAST A DISTANCE OF 305.00 FEET TO A POINT; THENCE, AT RIGHT ANGLES TO SAID RIGHT OF WAY, SOUTH 70°42' WEST A DISTANCE OF 468.47 FEET TO A POINT ON THE WEST OF GOVERNMENT LOT 5; THENCE NORTH 0°25'20" EAST ALONG SAID GOVERNMENT LOT 5, A DISTANCE OF 324.00 FEET TO A POINT; THENCE NORTH 70°42' EAST A DISTANCE OF 359.147 FEET TO THE POINT AND PLACE OF BEGINNING.

AND

START AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; RUN NORTH 81°01'30" EAST A DISTANCE OF 205.42 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE ROAD A1A; THENCE RUN SOUTH 19°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 705.00 FEET TO THE POINT AND PLACE OF BEGINNING. THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY SOUTH 19°18' EAST A DISTANCE OF 429.79 FEET TO THE NORTH RIGHT OF WAY LINE OF CRESTVIEW DRIVE (CRESTVIEW DRIVE NOW BEING 50.0 FEET WIDE RIGHT OF WAY); THENCE SOUTH 89°41' WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 594.89 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 5; THENCE NORTH 0°25'20" EAST ALONG SAID WEST LINE A DISTANCE OF 275.71 FEET TO A POINT; THENCE NORTH 70°42' EAST A DISTANCE OF 468.47 FEET TO THE POINT AND PLACE OF BEGINNING.

SCALE 1"=60'

GRAPHIC SCALE (In Feet)
1 inch = 60 ft.

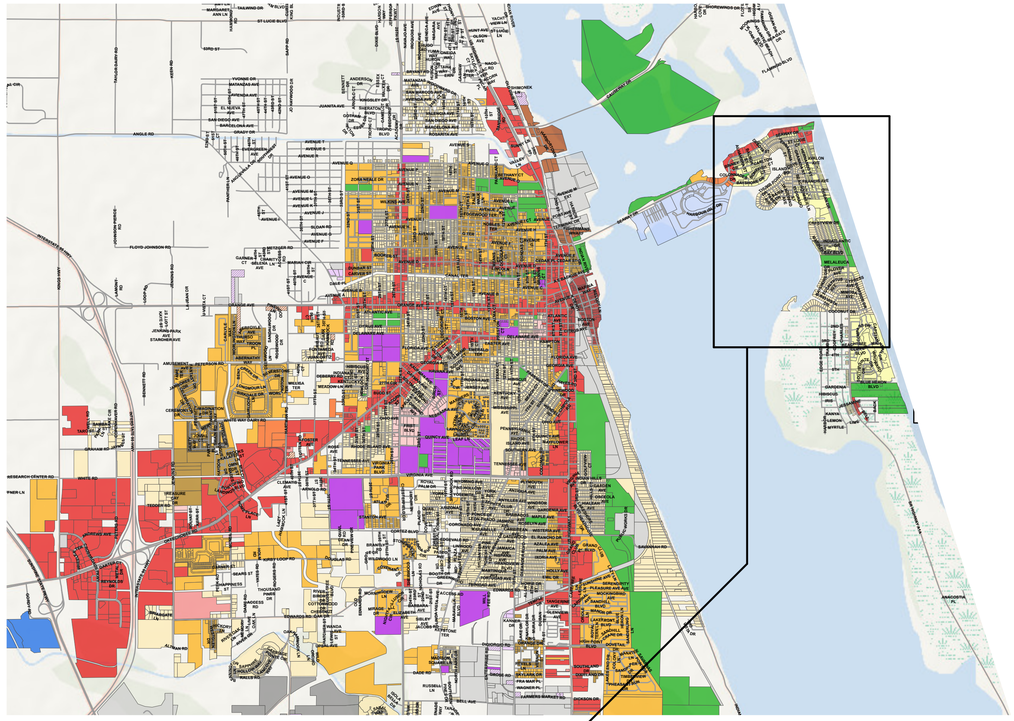
REVISIONS:

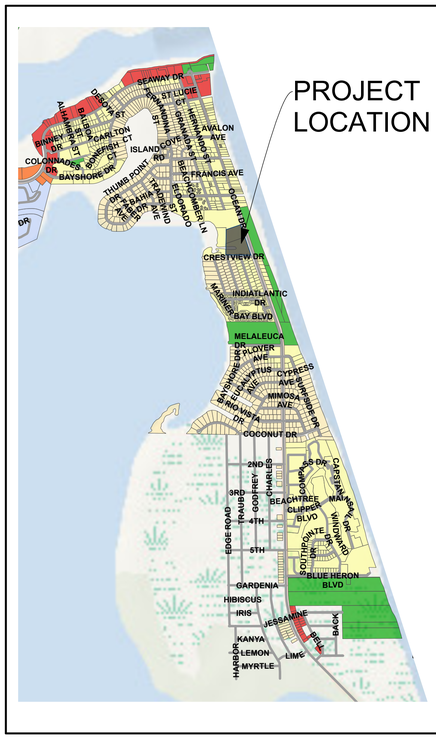
GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THERE MAY BE RECORDED INSTRUMENTS AFFECTED BY EASEMENTS OR OTHER RESTRICTIONS WHICH ARE NOT SHOWN ON THE PLAT
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO DETERMINE BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED
8) BEARINGS AS SHOWN ARE BASED ASSUMING N 01°01'30" E AS SHOWN AS THE BEARING OF THE WEST LINE OF GOVERNMENT LOT 5 UNLESS OTHERWISE NOTED
9) TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND PROPERTY LINES, BOUNDARY LINES SHOWN HEREON SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL. 33407
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

TARGET SURVEYING, LLC

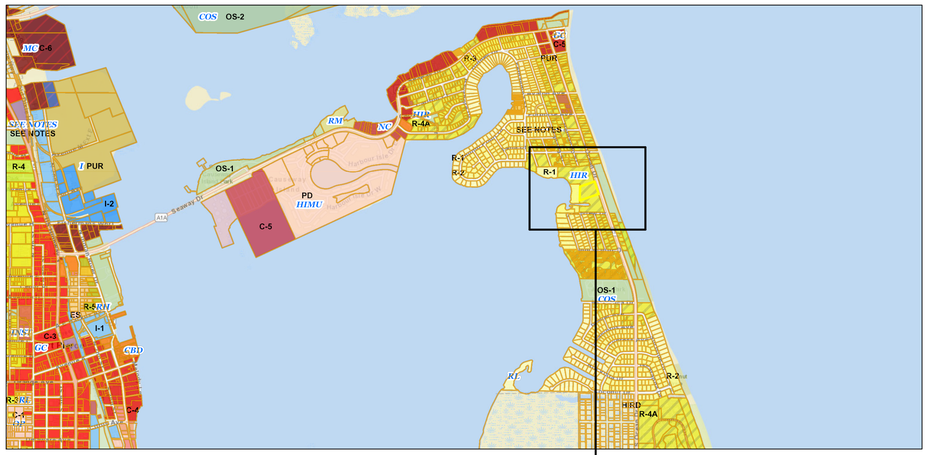


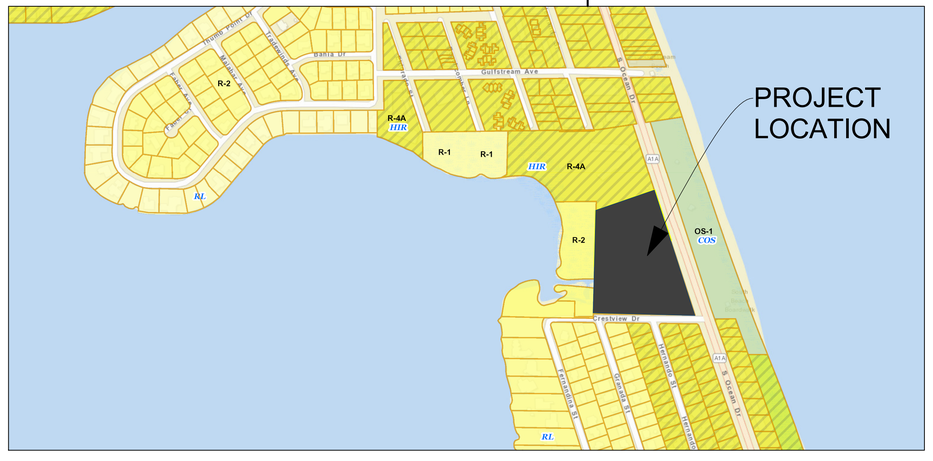


1 A-0.1 LAND USE MAP
SCALE: 1" = 10'

Future Land Use
- RL, Low Density Residential
- HIR, Hutchinson Island Residential
- RM, Medium Density Residential
- RH, High Density Residential
- OP, Offices - Professional & Business Services
- BC, Boundary Commercial
- NC, Neighborhood Commercial
- GC, General Commercial
- CBD, Central Business District
- MC, Marine Commercial
- HIMU, Hutchinson Island Mixed Use
- MXD, Mixed Use
- INST, Institutional
- BI, Boundary Industrial
- I, Industrial
- HI, Heavy Industrial
- COS, Conservation & Open Space
- CC, County Commercial
- CI, County Industrial

City of Fort Pierce
Planning Department
Created By: Brandon C. Creagan
Date Updated: September 20, 2021





Residential Zoning
- E-1, Single Family Estate Density
- E-2, Residential Single Family, 2 Units/Acre
- E-3, Residential Single Family, 3 Units/Acre
- R-1, Single Family Low Density
- R-2, Single Family Intermediate Density
- R-3, Single Family Moderate Density
- R-4, Medium Density Residential
- R-4A, Hutchinson Island Medium Density Residential
- R-5, High Density Residential
- ES, Edgartown Settlement District

Commercial Zoning
- C-1, Office Commercial
- C-2, Neighborhood Commercial
- C-3, General Commercial
- C-4, Central Commercial
- C-5, Tourist Commercial
- C-6, Marine Commercial
- CP-1, Commercial Parkway

Industrial Zoning
- I-1, Light Industrial
- I-2, Marine Industrial
- I-3, Heavy Industrial

Planned Development Zoning
- PD, Planned Development
- PUR, Planned Unit Redevelopment

Open Space Zoning
- OS-1, General and Recreational Open Space
- OS-2, Conservation Open Space

Agricultural Zone (County)
- AR1, Agricultural Residential - 1
- AG1, Agriculture - 1
- AG2.5, Agriculture - 2.5

*Aquatic Zoning
- A-1, Aquatic Conservation Zone
- A-2, Aquatic Development Zone

2 A-0.1 ENLARGED FLOOR PLAN
SCALE: 1:1.25

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AR99203

SEAL:

CLIENT:
East Coast Real Estate Development
1722 Sheridan St, # 374
Hollywood, FL 33020

Project Number: #PIn

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specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES
901 S Ocean Dr
Fort Pierce , FL 34954

REVISIONS:

	DESCRIPTION	DATE	MARK

03.04.2022 PRE-PLAN MEETING

LAND USE/ZONING MAP

A-0.1

Printed: 3/3/2022

1 A-0.2 AERIAL VIEW
SCALE: 1:0.45

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To the best of the architect's or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

OASIS TOWNHOMES

901 S Ocean Dr
Fort Pierce , FL 34954

REVISIONS:

	DESCRIPTION	DATE	MARK

03.04.2022 PRE-PLAN MEETING

AERIAL VIEW

A-0.2

Printed: 3/3/2022

3 A-1.00 ENLARGED FLOOR PLAN
SCALE: 1" = 30'

LOT 13
BLK 2

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AR99203

SEAL:

CLIENT:

East Coast Real Estate Development
1722 Sheridan St, # 374
Hollywood, FL 33020

Project Number: #PIn

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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OASIS TOWNHOMES

901 S Ocean Dr
Fort Pierce , FL 34954

REVISIONS:

DESCRIPTION	DATE	MARK

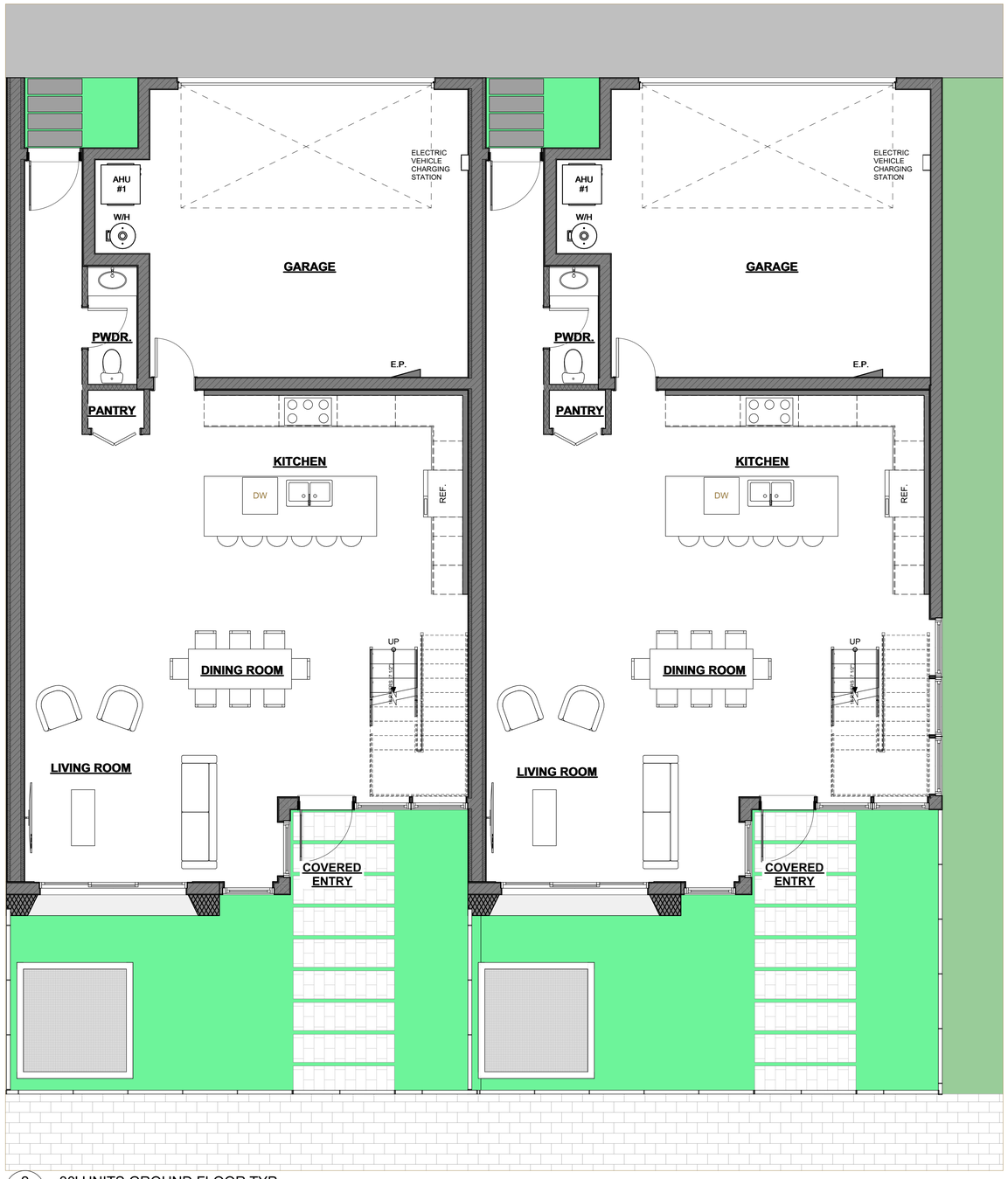
03.04.2022 PRE-PLAN MEETING

SITE PLAN

A-1.00

Printed: 3/4/2022

1 A-1.01 24' UNITS GROUND FLOOR TYP.
SCALE: 1/4" = 1'-0"



2 A-1.01 30' UNITS GROUND FLOOR TYP.
SCALE: 1/4" = 1'-0"

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OASIS TOWNHOMES
901 S Ocean Dr
Fort Pierce , FL 34954

REVISIONS:

DESCRIPTION	DATE	MARK

03.04.2022 PRE-PLAN MEETING

GROUND FLOOR PLANS

A-1.01

Printed: 3/3/2022

1 A-1.02 24' UNITS SECOND FLOOR TYP.
SCALE: 1/4" = 1'-0"

2 A-1.02 30' UNITS SECOND FLOOR TYP.
SCALE: 1/4" = 1'-0"

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03.04.2022 PRE-PLAN MEETING

OASIS TOWNHOMES

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REVISIONS:

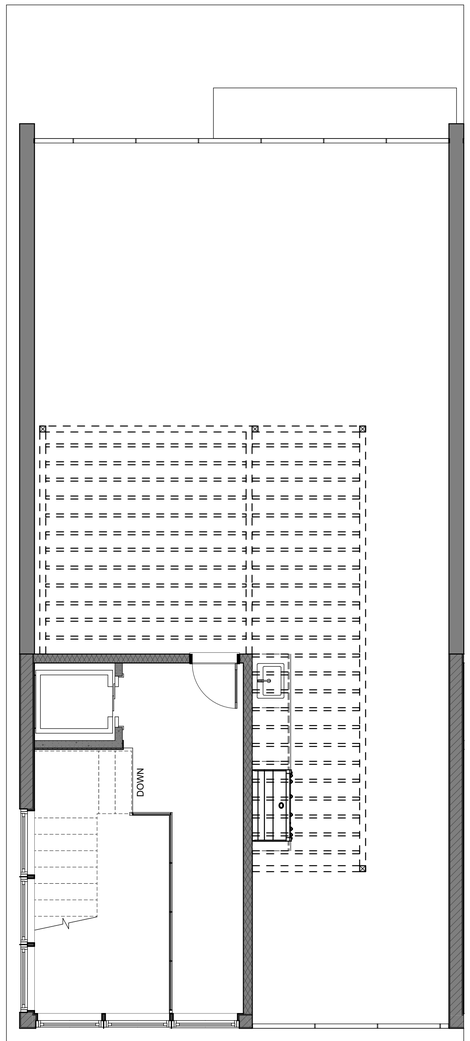
DESCRIPTION	DATE	MARK

SECOND FLOOR PLANS

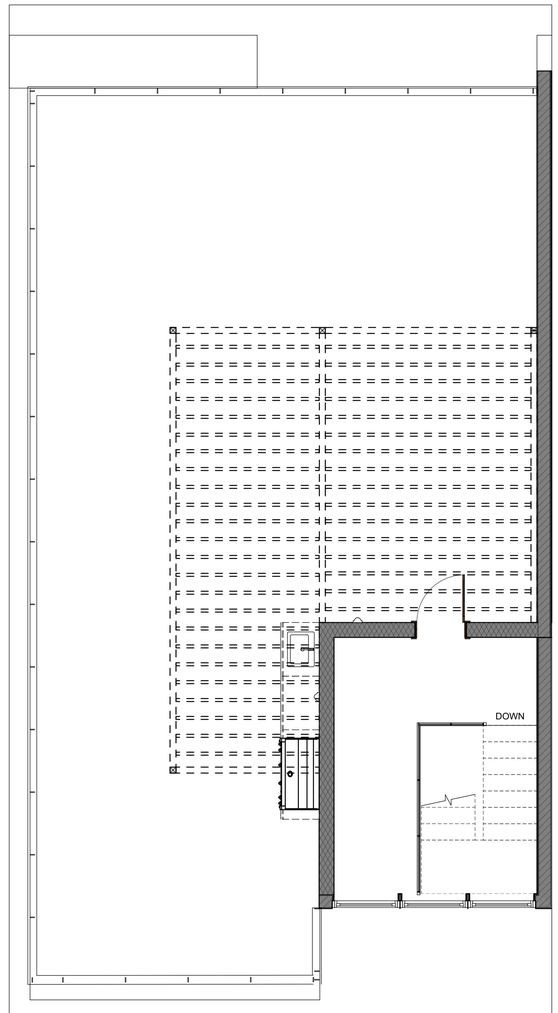
A-1.02

Printed: 3/3/2022

1 A-1.03 24' UNITS THIRD FLOOR TYP.
SCALE: 1/4" = 1'-0"



2 A-1.03 24' UNITS ROOF TYP.
SCALE: 1/4" = 1'-0"



3 A-1.03 30' UNITS ROOF TYP.
SCALE: 1/4" = 1'-0"

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Project Number: #Pln

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REVISIONS:

DESCRIPTION	DATE	MARK

03.04.2022 PRE-PLAN MEETING

THIRD FLOOR PLANS

A-1.03

Printed: 3/3/2022