THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Planning Department

RE: Project: #22-07000005

MEETING DATE: April 21, 2022

Site Plan– Bev Smith Toyota South - 3350 S. US Highway 1

The applicant is proposing a 21,162 square foot building expansion to the existing facility, including adjacent site improvements consisting of drainage, sanitary and parking lot adjustments.

Please e-mail comments to ***planning_dl@cityoffortpierce.com*** prior to Tuesday, April 19, 2022.

If you have any questions, please call the Planning department at 772-467-3737.

Thank You

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 3350 SOUTH US HIGHWAY 1 FORT PIERCE, FL, 34982

Parcel ID #(s) 2427-801-0001-000-3, 2427-801-0103-000-8

Project description PROPOSED BUILDING EXPANSION TO THE EXISTING FACILTY. INCLUDING ADJACENT SITE IMPROVEMENTS- DRAINAGE, SANITARY AND PARKIG LOT ADJUSTMENTS.

FRANK GONZALEZ	FRANK GONZALEZ
Property Owner(s)	**Applicant/Representative, Title, Company**
3350 SOUTH US HIGHWAY 1	3350 SOUTH US HIGHWAY 1
Street Address	Street Address
FORT PIERCE FL 34982	FORT PIERCE FL 34982
City State Zip	City State Zip
561-818-2847	561-818-2847
Phone Number	Phone Number
FGONZALEZ@BEVSMITHAUTOMOTIVE.COM	FGONZALEZ@BEVSMITHAUTOMOTIVE.COM
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 18 day of January, 2022, by Frank X. Gonzalez who is personally known to me or has produced _____ as identification.

Signature of Notary

JANICE FREY
MY COMMISSION # GG 338050
(seal) EXPIRES: April 3, 2022
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 21,162 Residential: Proposed Units:_____

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

North	South	East	West
VACANT	RESTAURANT	RESIDENTIAL	US1 CORRIDOR

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 (2)
- ☑ SLC Property Record Card (2)
- ☑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use. (see deed)
- ☑ General location map (see Section 22-58.d.2) (on plans)
- ☑ 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
- N/A ☐ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- N/A ☐ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application)
- N/A ☐ Traffic Impact Report
- ☐ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 3350 SOUTH US HIGHWAY 1 FORT PIERCE, FL 34982

Parcel ID #(s) 2427-801-0001-000-3, 2427-801-0103-000-8

Project Description PROPOSED BUILDING EXPANSION TO THE EXISTING FACILTY. INCLUDES ADJACENT SITE IMPROVEMENTS- DRAINAGE, SANITARY SEWER AND PARKING LOT ADJUSTMENTS.

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MY COMMISSION # GG 338050
EXPIRES: April 3, 2022
Bonded Thru Notary Public Underwriters
SEAL

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT	GC	C-3
South	RESTAURANT	GC	C-3
East	RESIDENTIAL - MULTI-FAMILY	RH	C-3
West	US-HWY 1	N/A	N/A

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	24,712	6.03	X
****Proposed**	GC	C-3	41,929	6.03	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 5,241
Demand Analysis	Maximum 10,000
Current Zoning/FLU	Total gallons per day 3,089
**Proposed Zoning/FLU	Total gallons per day 5,241
**Change in Demand	Total gallons per day 2,152

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 5,241
Demand Analysis	Maximum 10,000
Current Zoning/FLU	Total gallons per day 1500
**Proposed Zoning/FLU	Total gallons per day 2500
**Change in Demand	Total gallons per day 1000

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

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

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

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

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

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

Impact	Under the proposed conditions of this application, the impervious area is reduced.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	86	64.7
****Proposed Zoning/FLU**	124	110
***Change in Demand**	Trips 38	Trips 45
Impact to Capacity	INCREASED DAILY TRIPS	

IV. Project Description

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

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
AUTOMOTIVE SALES/ SERVICE EXPANSION	1	17,217	0.40	JUNE 2022	JUNE 2023

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? 24,712

2. What is the current use of the structure to be demolished or re-used? AUTOMOTIVE

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☑ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: 86 AADT CREDITS

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

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

Project Narrative – DEVELOPMENT REVIEW

This project proposes improvements to the existing building and associated site infrastructure.

The proposed building improvements include interior renovations, enclosure of the front covered patio, building expansion at the rear to expand vehicle service bays and add car washing and detailing bays. It also includes the demolition of existing covered service drive and construction of a new covered service area.

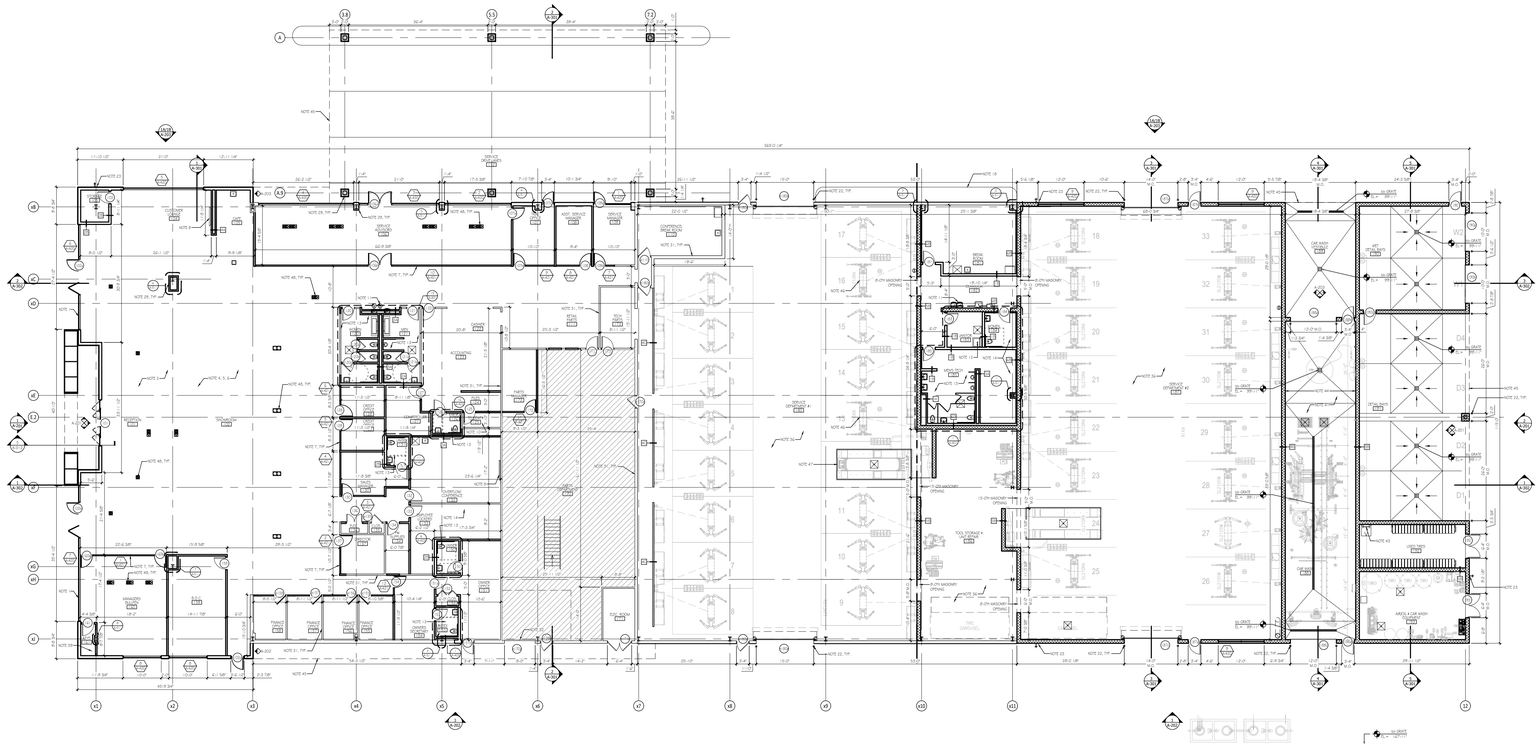
Proposed site improvements include modification to the underground stormwater system, to include new exfiltration trench to replace the removal of existing for the building expansion at the rear of building. A sand/ water separator is proposed to address the requirements of the car wash facility, designed in accordance with FPUA standards. Existing utilities shall service this facility. The site is already landscaped and is well maintained.

The facility hours shall remain as currently published on their website:

- Monday – Saturday 7:00am – 8:00pm
- Sunday 10:00am – 5:00pm

The dealership is proposing to place customer service trailers in the existing parking lot for the duration of the construction project, approximately 12-14 months. An exhibit is enclosed for reference.

No new access points are proposed.
No new utility connections are proposed.



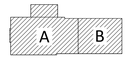
1 OVERALL FLOOR PLAN

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

NORTH ARROW & SCALE

0 2' 4' 8' 16'

1/8" = 1'-0" @ 30"x42"



KEY PLAN

PENNEY DESIGN GROUP

ARCHITECTURE | PLANNING | INTERIORS

8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384

www.penneydesigngroup.com

Bev Smith Toyota

Addition & Renovation

3350 South US Hwy 1
Fort Pierce, FL 34982

...

Bev Smith TOYOTA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license number: AR97071; expiration date: February 28, 2022

No.	Issue / Revision	Date
	Permit Set	2021.12.01
	Permit/Bid Set	2021.10.08
	90% Review Set	2021.07.30
	SET Review	2021.05.28
	30% Review Set	2021.04.05

Drawn By:	TK
Checked By:	PS
Plot Date:	December 6, 2021

Sheet Number

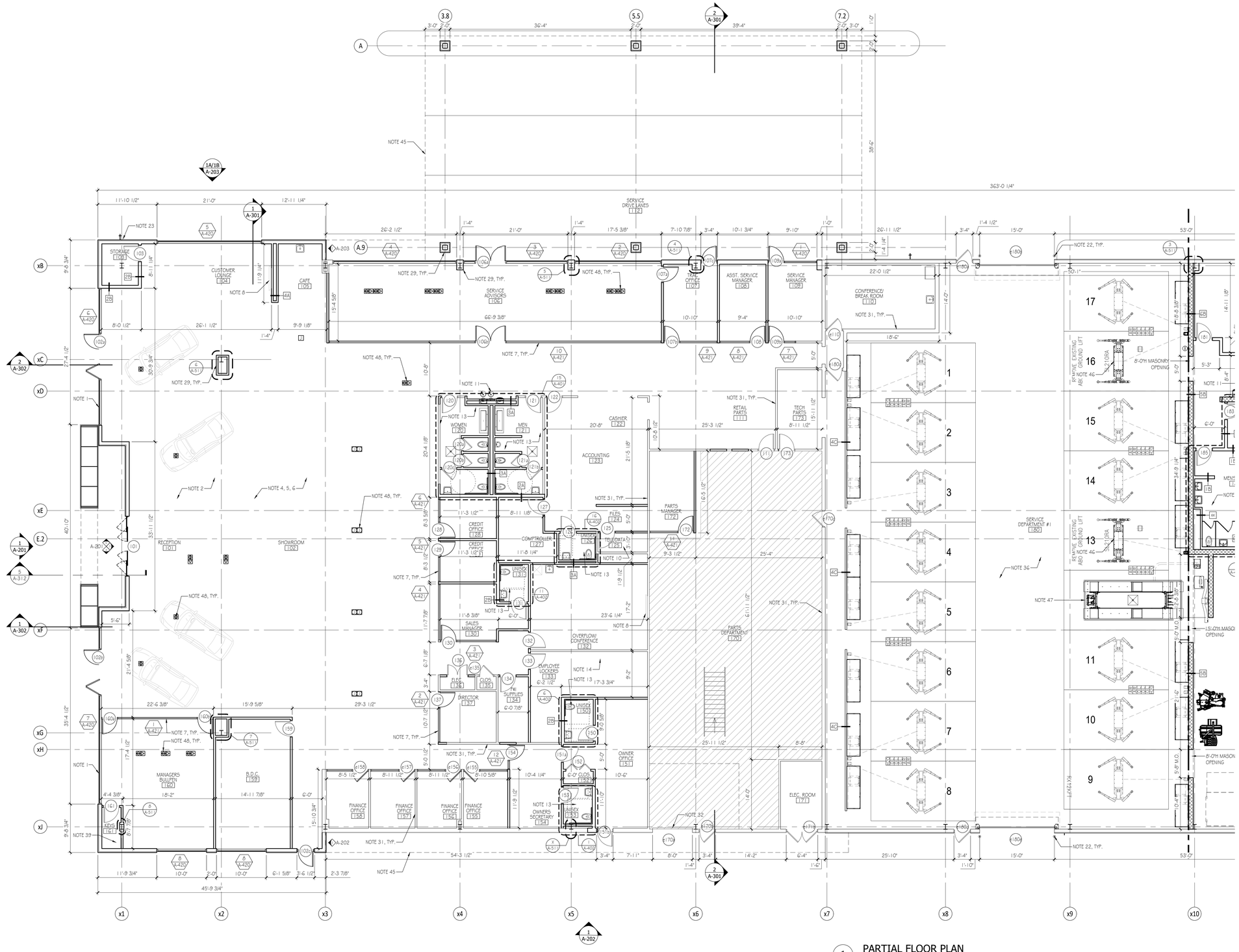
A-110

Sheet Title

Overall Floor Plan

Project Number	File Name
BST001a	BST001a_A-110.dwg

Z:\Projects\Bev Smith\BST001a - Bev Smith Toyota\4Arch\Sheets\2Arch\100\BST001a_A-110.dwg



1 PARTIAL FLOOR PLAN

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

KEYED FLOOR PLAN NOTES

1. NEW CURTAIN WALL / STOREFRONT, REFER TO A-401,A-402
2. NEW CONCRETE SLAB ON GRADE REFER TO STRUCT.
3. NEW COLUMNS & FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS & TYPICAL DETAILS ON SHEET A-502
4. NEW FLOOR FINISH, REFER TO FINISH PLAN AND SCHEDULE
5. NEW CEILING FINISH, REFER TO REFLECTED CEILING PLAN
6. ALL NEW INTERIOR PARTITIONS TO BE PAINTED, REFER TO FINISH SCHEDULE
7. NEW INTERIOR GLAZING & GLASS DOORS, REFER TO A-421
8. WALL-MOUNTED TELEVISION BY OWNER; PROVIDE BLOCKING & RECESSED WIRING BOX FOR POWER & LOW VOLTAGE; SEE MEP
9. PROVIDE ¾" THK. FRT PLYWOOD FOR WALL-MOUNTED NETWORKING EQUIPMENT ABOVE; SEE MEP
10. COORD. INSTALLATION OF OWNERS I.T. EQUIPMENT w/ OWNERS VENDOR; SEE MEP FOR ADD'L REQUIREMENTS
11. HIGH LOW WATER FOUNTAIN AND COOLER, REFER TO PLUMBING DRAW
12. NEW FLOOR SINK, REFER TO PLUMBING DRAWINGS
13. NEW PLUMBING FIXTURES & ACCESSORIES, REFER TO A401, A-402, & A-403 AND PLUMBING DRAWINGS
14. NEW LOCKERS, BY OWNER
15. NEW OVERHEAD SECURITY GATE, REFER TO DOOR SCHEDULE COORDINATE WITH ELEC. DWGS.
16. NEW ELECTRICAL PANELS, REFER TO ELECTRICAL DRAWINGS
17. CONDUIT STUBS FOR POWER &/OR DATA TO FURNITURE BY OWNER VENDOR; SEE MEP FOR ADDITIONAL REQUIREMENTS (CONTINUATION INTO FURNITURE & DEVICES, ETC.); FINAL LAYOUT TO BE PROVIDED BY OWNER
18. NEW CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
19. NEW SEALED CONCRETE, REFER TO FINISH SCHEDULE
20. NEW PRE. FIN. ALUMN. DOWNSPOUT, COLOR TO MATCH ADJACENT WALL.
21. NEW CUSTOMER-AREA CONCRETE BOLLARD WITH BRUSH STAINLESS STEEL SLEEVE; REFER TO SHEET A-501
22. NEW NON-CUSTOMER AREA BOLLARD; REFER TO SHEET A-501
23. HOSE BIB; SEE PLUMBING
24. NEW TRENCH DRAINS OR FLOOR DRAINS, REFER TO SHEET A-501 AND PLUMBING & CIVIL DRAWINGS
25. NEW 5" REINFORCED CONCRETE SLAB AND FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS
26. NEW PAINTED DIRECTIONAL TRAFFIC ARROWS
27. G.C. SHALL COORD. WITH OWNER THE EXISTING CONDITIONS OF EXTERIOR WALL PANELS.
28. EXTERIOR AND INTERIOR SERVICE WALL PANELS TO BE CLEAN AND PREP TO RECEIVE NEW FINISH, REFER TO FIN. SCHEDULE
29. NEW COLUMN ENCLOSURE
30. EXISTING COLUMNS TO REMAIN, ALL EXPOSE COLUMNS SHALL BE CLEAN & PREP TO RECEIVE NEW PAINT, REFER TO FINISH SCHEDULE
31. ALL EXISTING PARTITIONS TO BE REPAIR AND PREP TO RECEIVE NEW PAINT TO MATCH NEW PARTITION COLOR SCHEME, REFER TO FINISH SCHEDULE AND FLOOR PLAN LEGEND.
32. ALL EXISTING OVERHEAD DOORS & DOOR FRAMES TO REMAIN, PREP TO RECEIVE NEW PAINT, REFER TO FINISH SCHEDULE;G.C. SHALL COORD WITH OWNER ON EXIST. CONDITIONS.
33. EXISTING ELECTRICAL PANELS TO REMAIN, REFER TO ELECTRICAL DRAWINGS
34. EXISTING CAR LIFT EQUIPMENT TO REMAIN
35. EXISTING TRENCH DRAIN TO REMAIN, CLEAN ALL PIPES AND PREP. IRON GRATE INLAY TO RECEIVE NEW FINISH.
36. SERVICE DEPARTMENT EQUIPMENT (INCL. LIFTS, TOOL BENCHES, WHEEL SERVICE, TIRE CAROUSELS, OIL STORAGE, COMPRESSORS, ETC.) BY OWNER VENDOR; G.C. SHALL COORDINATE ALL WORK w/ VENDOR; SEE MEP FOR ADDITIONAL R REQUIREMENTS
37. LINE OF FLOOR FINISH CHANGE DEMARCATION REFER TO FINISH SCHEDULE
38. NEW CONC. STEPS AND HANDRAILING / GUARDRAIL (PHTD)
39. OWNER-PROVIDED KEY DISPENSING MACHINE - SEE ELECTRICAL DRAWINGS FOR CONNECTION; G.C. TO COORDINATE w/ OWNERS VENDOR IN FIELD.
40. ALIGN NEW WALL FACE TO MATCH EXISTING WALL FACE - V.I.F.; G.C. TO COORDINATE.
41. CAR WASH EQUIPMENT BY OWNER VENDOR; SEE MEP; COORD. INSTALLATION OF ALL DRAINS & MEP ROUGH-INS w/ VENDOR REQUIREMENT
42. HIGH SPEED OVERHEAD DOOR, COIL ABOVE; SEE SECTIONS & DOOR SCHEDULE; SEE MEP & STRUCTURAL FOR ADDITIONAL REQUIREMENTS
43. FIXED STEEL LADDER & ROOF HATCH ABOVE; SEE TYPICAL DETAILS
44. LINE WALLS AND OVERHEAD w/ PVC WALL PANELS, SEE FINISH SCHED. FOR PRODUCT INFO.
45. LINE OF CANOPY OR OVERHANG ABOVE; SEE ROOF PLAN & ELEVATIONS
46. NEW LIFT EQUIPMENT; SEE MEP & VENDOR SHOP DRAWINGS
47. NEW ALIGNMENT RACK; SEE MEP & VENDOR SHOP DRAWINGS
48. FLOOR BOX, USB OR OTHER POWER/DATA RECEPTACLE; SEE MEP.

GENERAL FLOOR PLAN NOTES

- ALL INTERIOR PARTITIONS ARE TYPE 1 (3-5/8" METAL STUDS w/ 5/8" GYP. BD. @ EACH SIDE) U.O.N. - SEE SHEET A-502 FOR ALL WALL TYPES, ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, U.O.N.
- ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
- OUTSIDE EDGE OF ALL HM DOOR FRAMES TO BE 3" FROM ADJACENT WALL @ STUD WALLS & 4" FROM ADJACENT WALL @ MASONRY WALLS, UNLESS OTHERWISE NOTED
- ALL FURNITURE INDICATED IN PLAN IS PROVIDED BY OWNER; G.C. SHALL COORDINATE ALL INSTALLATION REQUIREMENTS
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD; NOTIFY ARCHITECT OF DISCREPANCIES
- SEE SHEET A-501 FOR TYPICAL DETAILS
- SEE SHEET A-502 PARTITION TYPES
- SEE SHEET A-601 FOR DOOR SCHEDULE
- SEE SHEET A-610 FOR FINISH & MATERIALS SCHEDULE

PLAN LEGEND

NEW DOOR # TAG - SEE DOOR SCHEDULE	
EXISTING DOOR TO REMAIN	
NEW WALL	
EXISTING WALL/PARTITION TO REMAIN	
AREA NOT IN CONTRACT - NO WORK PROPOSED	

NORTH ARROW & SCALE

0 2' 4' 8' 16'

1/8" = 1'-0" @ 30"x42"

KEY PLAN

PENNEY DESIGN GROUP

ARCHITECTURE | PLANNING | INTERIORS

8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384

www.penneydesigngroup.com

Bev Smith Toyota
Addition & Renovation

3350 South US Hwy 1
Fort Pierce, FL 34982

Bev Smith TOYOTA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license number: AR97071; expiration date: February 28, 2022

No.	Issue / Revision	Date
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	90% Review Set	2021.07.30
	SET Review	2021.05.28
	30% Review Set	2021.04.05

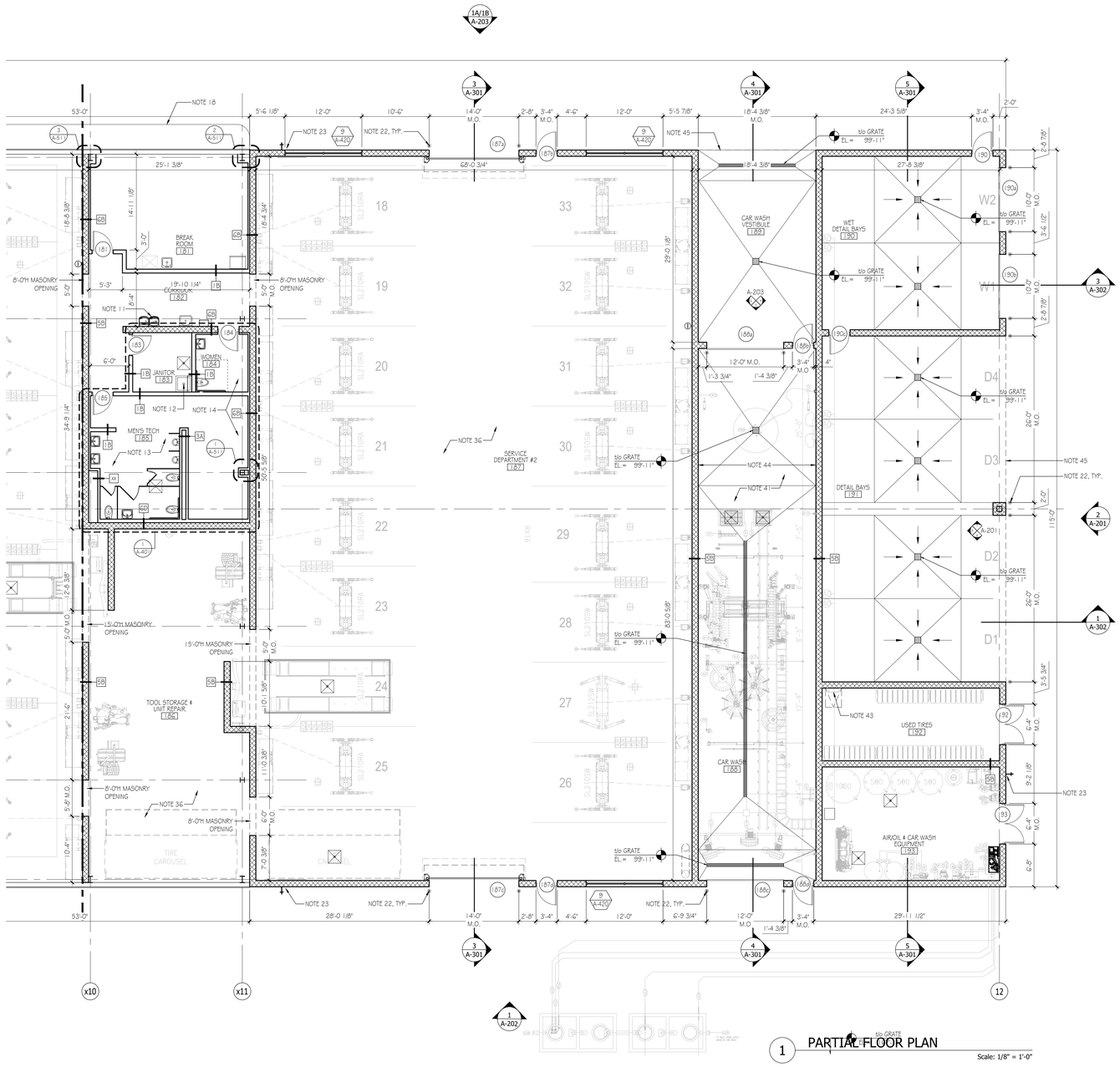
Drawn By: TK
Checked By: PS
Plot Date: December 6, 2021

Sheet Number
A-110A

Sheet Title
Partial Floor Plan

Project Number	File Name
BST001a	BST001a_A-110A.dwg

Z:\Projects\Bev Smith\BST001a - Bev Smith Toyota\4Arch\Sheets\2Arch\100\BST001a_A-110A.dwg



1 PARTIAL FLOOR PLAN

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

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9. PROVIDE $\frac{3}{4}$" THK. FRT PLYWOOD FOR WALL-MOUNTED NETWORKING EQUIPMENT ABOVE; SEE MEP
10. COORD. INSTALLATION OF OWNER'S I.T. EQUIPMENT w/ OWNER'S VENDOR; SEE MEP FOR ADD'L REQUIREMENTS
11. HIGH LOW WATER FOUNTAIN AND COOLER, REFER TO PLUMBING DRAW
12. NEW FLOOR SINK, REFER TO PLUMBING DRAWINGS
13. NEW PLUMBING FIXTURES & ACCESSORIES, REFER TO A401, A-402, & A-403 AND PLUMBING DRAWINGS
14. NEW LOCKERS, BY OWNER
15. NEW OVERHEAD SECURITY GATE, REFER TO DOOR SCHEDULE COORDINATE WITH ELEC. DWGS.
16. NEW ELECTRICAL PANELS, REFER TO ELECTRICAL DRAWINGS
17. CONDUIT STUBS FOR POWER &/OR DATA TO FURNITURE BY OWNER VENDOR; SEE MEP FOR ADDITIONAL REQUIREMENTS (CONTINUATION INTO FURNITURE & DEVICES, ETC.); FINAL LAYOUT TO BE PROVIDED BY OWNER
18. NEW CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
19. NEW SEALED CONCRETE, REFER TO FINISH SCHEDULE
20. NEW PRE. FIN. ALUMN. DOWNSPOUT, COLOR TO MATCH ADJACENT WALL.
21. NEW CUSTOMER-AREA CONCRETE BOLLARD WITH BRUSH STAINLESS STEEL SLEEVE; REFER TO SHEET A-501
22. NEW NON-CUSTOMER AREA BOLLARD; REFER TO SHEET A-501
23. HOSE BIB; SEE PLUMBING
24. NEW TRENCH DRAINS OR FLOOR DRAINS, REFER TO SHEET A-501 AND PLUMBING & CIVIL DRAWINGS
25. NEW 5" REINFORCED CONCRETE SLAB AND FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS
26. NEW PAINTED DIRECTIONAL TRAFFIC ARROWS
27. G.C. SHALL COORD. WITH OWNER THE EXISTING CONDITIONS OF EXTERIOR WALL PANELS.
28. EXTERIOR AND INTERIOR SERVICE WALL PANELS TO BE CLEAN AND PREP TO RECEIVE NEW FINISH, REFER TO FIN. SCHEDULE
29. NEW COLUMN ENCLOSURE
30. EXISTING COLUMNS TO REMAIN, ALL EXPOSE COLUMNS SHALL BE CLEAN & PREP TO RECEIVE NEW PAINT, REFER TO FINISH SCHEDULE
31. ALL EXISTING PARTITIONS TO BE REPAIR AND PREP TO RECEIVE NEW PAINT TO MATCH NEW PARTITION COLOR SCHEME, REFER TO FINISH SCHEDULE AND FLOOR PLAN LEGEND.
32. ALL EXISTING OVERHEAD DOORS & DOOR FRAMES TO REMAIN, PREP TO RECEIVE NEW PAINT, REFER TO FINISH SCHEDULE.G. SHALL COORD WITH OWNER ON EXIST. CONDITIONS.
33. EXISTING ELECTRICAL PANELS TO REMAIN, REFER TO ELECTRICAL DRAWINGS
34. EXISTING CAR LIFT EQUIPMENT TO REMAIN
35. EXISTING TRENCH DRAIN TO REMAIN, CLEAN ALL PIPES AND PREP. IRON GRATE INLAY TO RECEIVE NEW FINISH.
36. SERVICE DEPARTMENT EQUIPMENT (INCL. LIFTS, TOOL BENCHES, WHEEL SERVICE, TIRE CAROUSELS, OIL STORAGE, COMPRESSORS, ETC.) BY OWNER VENDOR; G.C. SHALL COORDINATE ALL WORK w/ VENDOR; SEE MEP FOR ADDITIONAL R REQUIREMENTS
37. LINE OF FLOOR FINISH CHANGE DEMARCATION REFER TO FINISH SCHEDULE
38. NEW CONC. STEPS AND HANDRAILING / GUARDRAIL (PNTD)
39. OWNER-PROVIDED KEY DISPENSING MACHINE - SEE ELECTRICAL DRAWINGS FOR CONNECTION. G.C. TO COORDINATE w/ OWNER'S VENDOR IN FIELD.
40. ALIGN NEW WALL FACE TO MATCH EXISTING WALL FACE - V.I.F., G.C. TO COORDINATE.
41. CAR WASH EQUIPMENT BY OWNER VENDOR; SEE MEP; COORD. INSTALLATION OF ALL DRAINS & MEP ROUGH-INS w/ VENDOR REQUIREMENT
42. HIGH SPEED OVERHEAD DOOR COIL ABOVE; SEE SECTIONS & DOOR SCHEDULE; SEE MEP & STRUCTURAL FOR ADDITIONAL REQUIREMENTS
43. FIXED STEEL LADDER & ROOF HATCH ABOVE; SEE TYPICAL DETAILS
44. LINE WALLS AND OVERHEAD w/ PVC WALL PANELS, SEE FINISH SCHED. FOR PRODUCT INFO.
45. LINE OF CANOPY OR OVERHANG ABOVE; SEE ROOF PLAN & ELEVATIONS
46. NEW LIFT EQUIPMENT, SEE MEP & VENDOR SHOP DRAWINGS
47. NEW ALIGNMENT RACK; SEE MEP & VENDOR SHOP DRAWINGS
48. FLOOR BOX, USB OR OTHER POWER/DATA RECEPTACLE; SEE MEP.

GENERAL FLOOR PLAN NOTES

- ALL INTERIOR PARTITIONS ARE TYPE 1 (3-5/8" METAL STUDS w/ 5/8" GYP. BD. @ EACH SIDE) U.O.N. - SEE SHEET A-502 FOR ALL WALL TYPES, ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, U.O.N.
- ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
- OUTSIDE EDGE OF ALL HM DOOR FRAMES TO BE 3" FROM ADJACENT WALL @ STUD WALLS & 4" FROM ADJACENT WALL @ MASONRY WALLS, UNLESS OTHERWISE NOTED
- ALL FURNITURE INDICATED IN PLAN IS PROVIDED BY OWNER; G.C. SHALL COORDINATE ALL INSTALLATION REQUIREMENTS
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD; NOTIFY ARCHITECT OF DISCREPANCIES
- SEE SHEET A-501 FOR TYPICAL DETAILS
- SEE SHEET A-502 PARTITION TYPES
- SEE SHEET A-601 FOR DOOR SCHEDULE
- SEE SHEET A-610 FOR FINISH & MATERIALS SCHEDULE

PLAN LEGEND

- NEW DOOR & TAG - SEE DOOR SCHEDULE
- EXISTING DOOR TO REMAIN
- NEW WALL
- EXISTING WALL/PARTITION TO REMAIN
- AREA NOT IN CONTRACT - NO WORK PROPOSED

NORTH ARROW & SCALE

0 2' 4' 8' 16'

1/8" = 1'-0" @ 30"x42"

KEY PLAN

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Drawn By: TK
Checked By: PS
Plot Date: December 6, 2021

Sheet Number
A-110B

Sheet Title
Partial Floor Plan

Project Number	File Name
BST001a	BST001a_A-110B.dwg

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PRODUCT DESIGN PRESSURES for EXTERIOR MATERIALS

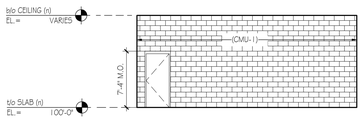
CATEGORY - SUBCATEGORY	FLORIDA PRODUCT APPROVAL NUMBER	CODE VERSION	DESIGN PRESSURE		REMARKS
			POSITIVE	NEGATIVE	
PANEL WALLS - EXTERIOR INSULATION & FINISH SYSTEM	FL#3423.3	2017	+55	-40	DRYVIT OUTSULATION PLUS MD; SEE EXTERIOR MATERIALS SCHEDULE FOR COMPLETE SPECIFICATIONS
PANEL WALLS - SIDING	FL#29842.1	2017	+70	-90	METAL COMPOSITE MATERIAL PANELS BY ALUCOBOND; SEE EXTERIOR MATERIALS SCHEDULE FOR COMPLETE SPECIFICATIONS; SUBSTITUTIONS ARE NOT PERMITTED
PANEL WALLS - STOREFRONTS	FL#14287.1	2017	+45	-45	KAWNEER TRIFAB 451T; SEE STOREFRONT DETAILS FOR COMPLETE SPECIFICATIONS
PANEL WALLS - CURTAIN WALLS	FL#5388.2	2017	+70	-70	KAWNEER 1600 SYSTEM 1 CURTAIN WALL, STEEL REINFORCED; SEE EXTERIOR GLAZING DETAILS FOR COMPLETE FRAMING AND GLAZING SPECIFICATIONS
ROOFING - SINGLE-PLY ROOF SYSTEMS	FL#10264.1	2017	n/a	-90	FIRESTONE ULTRAPLY TPO, FULLY-ADHERED; SEE ROOF PLAN FOR COMPLETE SPECIFICATIONS; EVALUATION REPORT TABLE 2F, TYPE C-1, SYSTEM No. SC-122
ROOFING - ACCESSORIES THAT ARE INTEGRAL TO THE ROOFING SYSTEM	FL#15110.1	2017	+70	-70	THE BILCO Co., TYPE S DOOR, STEEL FRAME w/ ALUMINUM COVER
SHUTTERS - ROLL-UP	FL#21901.1	2017	+55	-55	IMPACT HURRICANE SYSTEMS, 60mm ROLL-DOWN SHUTTER; DESIGN PRESSURE VARIES BY OPENING SIZE; DESIGN PRESSURE INDICATED IS BASED UPON MAX. WIDTH = 18'-0"; SEE DOOR SCHEDULE FOR ADDITIONAL DETAIL
EXTERIOR DOORS - ROLL-UP EXTERIOR DOOR ASSEMBLIES	FL#742.9	2017	+50	-50	OVERHEAD DOOR CORPORATION MODEL #611; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS
EXTERIOR DOORS - SECTIONAL EXTERIOR DOOR ASSEMBLIES	FL#17629.1	2017	+48	-54	OVERHEAD DOOR CORPORATION MODEL #511; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#8786.1	2017	+65	-65	KAWNEER, 350IR OUT-SWING DOORS
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#16355.2	2017	+100	-100	CECO DOOR PRODUCTS, ASSEMBLY 3 (SINGLE DOOR)
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#16355.2	2017	+70	-70	CECO DOOR PRODUCTS, ASSEMBLY 6 (PAIR OF DOORS)
EXTERIOR DOORS - SECTIONAL EXTERIOR DOOR ASSEMBLIES	FL#16796.12	2017	+34.30	-38.30	OVERHEAD DOOR CORPORATION MODEL #525; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS

GENERAL NOTES
- REFER TO THE STRUCTURAL DRAWINGS FOR SPECIFIC WIND LOAD CRITERIA FOR COMPONENTS & CLADDING
- UNLESS NOTED OTHERWISE, THE ABOVE-REFERENCED PRODUCTS & APPROVALS MAY BE USED AS A BASIS-OF-DESIGN
- THE CONTRACTOR MAY SUBMIT ALTERNATE PRODUCTS THAT MEET THE SPECIFIED PERFORMANCE REQUIREMENTS FOR APPROVAL BY THE ARCHITECT & BUILDING OFFICIAL

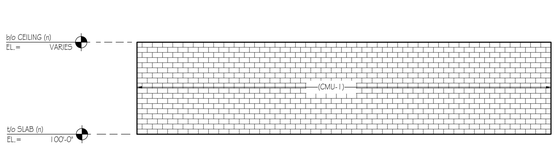
EXTERIOR MATERIALS SCHEDULE

TAG	TYPE	SPECIFICATION	REMARKS
ACM-1	ALUMINUM COMPOSITE PANEL	REYNOBOND BY ALCOA OR APOLIC BY MITSUBISHI - 4MM THICK BONDED METAL PANEL - TOYOTA SILVER - ROUT & RETURN DRY JOINT RAINSCREEN SYSTEM	EXTERIOR WALLS AS NOTED
ACM-2	ALUMINUM COMPOSITE PANEL	REYNOBOND BY ALCOA OR APOLIC BY MITSUBISHI - 4MM THICK BONDED METAL PANEL - TOYOTA RED - ROUT & RETURN DRY JOINT RAINSCREEN SYSTEM	EXTERIOR FACADE ACCENT BAND AS NOTED
CMU-1	SPLIT-FACE CONCRETE MASONRY UNIT	12" SPLIT-FACE BLOCK - NEW HOLLAND - MIST N1064 - DRY BLOCK ADMIXTURE - CORE-FILL 500 (OR SIMILAR) @ ALL CELLS NOT FULLY GROUTED	NEW CMU WALLS; PROVIDE MATTE-FACED UNITS AS NOTED ON THE ELEVATIONS/SECTIONS
EIFS-1	EXTERIOR INSULATION & FINISH SYSTEM	DRYVIT - OUTSULATION PLUS MD - DPR SANDPEBBLE FINISH - PAINT TO MATCH EP-2	
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS - EXTERIOR STAIN - SW-2850 - CHELSEA GRAY	EXISTING & NEW EXTERIOR WALLS AS NOTED
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS - MOONLIGHT WHITE	BOLLARDS & DOORS - GLOSS FINISH
PC-1	PRE-FORMED FASCIA	PAC-CLAD - PAC-CONTINUOUS COPING - 4" HEIGHT - SLATE GRAY OR EQUAL	PARAPET COPING @ NEW CMU WALLS

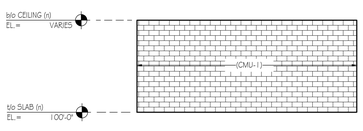
GENERAL EXTERIOR FINISH SCHEDULE NOTES
- UNLESS NOTED OTHERWISE, PAINTED SURFACES SHALL BE PREPARED & FINISHED AS FOLLOWS:
  - EXTERIOR HOLLOW METAL DOOR FRAMES & MISCELLANEOUS METALS - 1 COAT PRIMER - 2 FINISH COATS - SEMI-GLOSS FINISH
  - EXTERIOR GYPSUM WALLBOARD CEILINGS/SOFFITS - 1 COAT PRIMER - 2 FINISH COATS - FLAT FINISH
  - EXTERIOR WALLS - STUCCO/EIFS - 1 COAT PRIMER - 2 FINISH COATS - SATIN FINISH



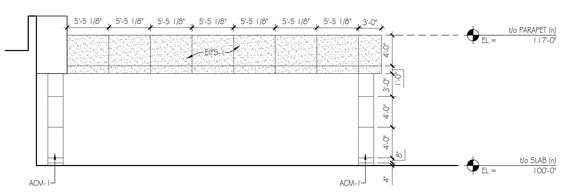
9 PROPOSED REAR ELEVATION @ DETAIL BAYS
Scale: 1/8" = 1'-0"



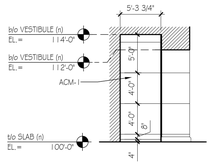
8 PROPOSED REAR ELEVATION @ DETAIL BAYS
Scale: 1/8" = 1'-0"



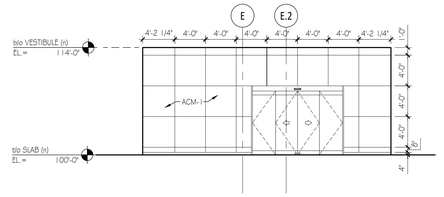
7 PROPOSED REAR ELEVATION @ DETAIL BAYS
Scale: 1/8" = 1'-0"



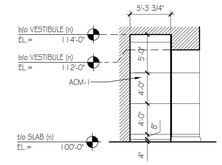
3 PROPOSED EAST ELEVATION @ SERVICE DRIVE LANES
Scale: 1/8" = 1'-0"



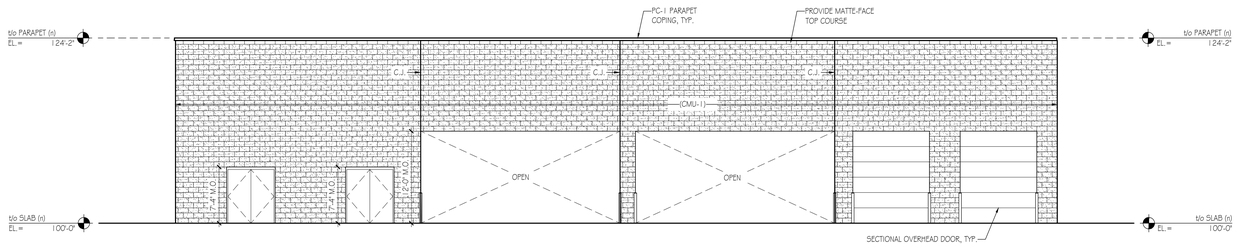
6 PROPOSED SIDE ELEVATION @ ENTRY VESTIBULE
Scale: 1/8" = 1'-0"



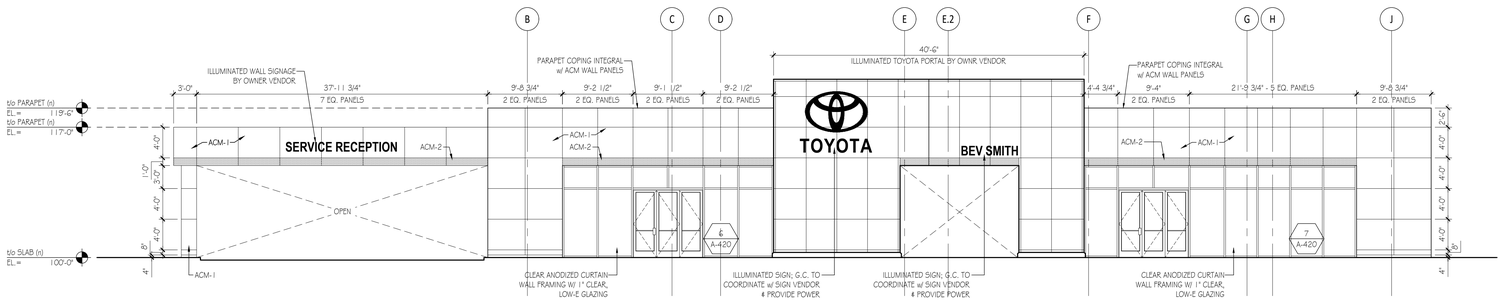
5 PROPOSED WEST ELEVATION @ ENTRY VESTIBULE
Scale: 1/8" = 1'-0"



4 PROPOSED SIDE ELEVATION @ ENTRY VESTIBULE
Scale: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"

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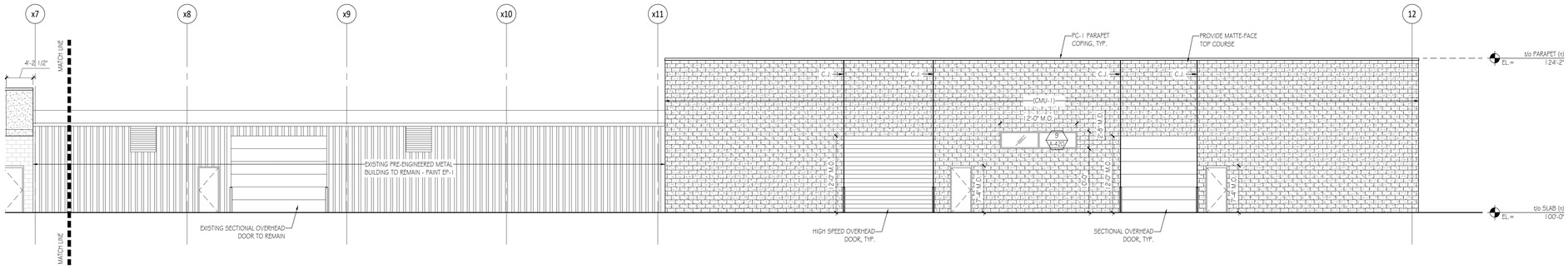
Drawn By: TK
Checked By: PS
Plot Date: December 6, 2021

Sheet Number
A-201

Sheet Title
Exterior Elevations

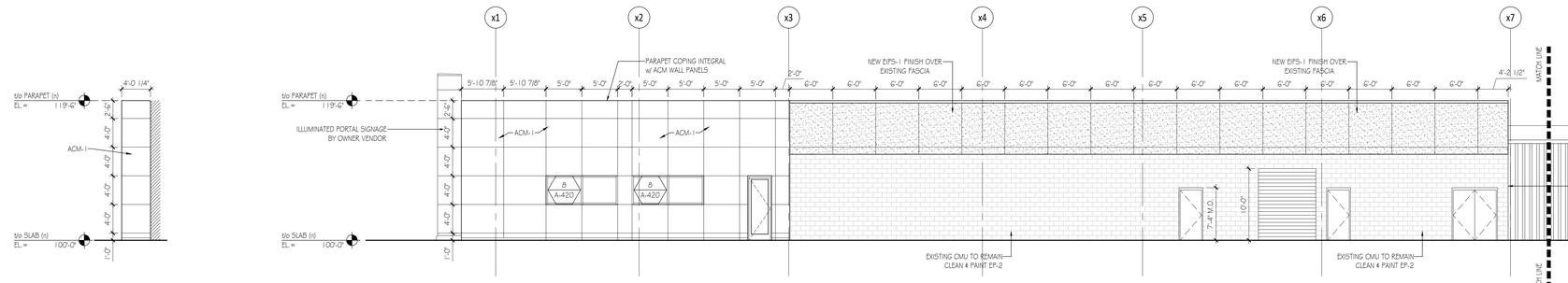
Project Number	File Name
BST001a	BST001a_A-201.dwg

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1B PARTIAL SOUTH ELEVATION

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

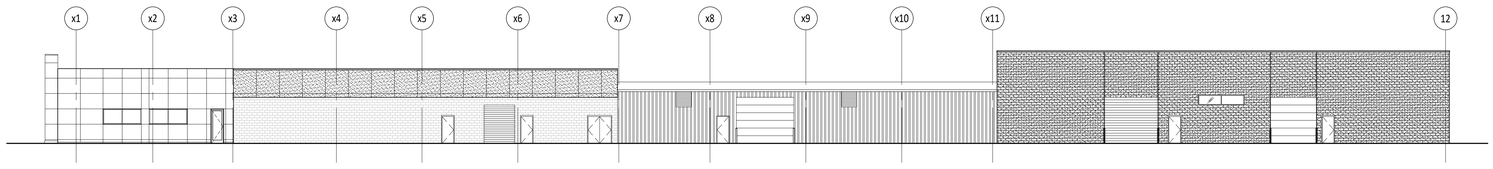


2 ELEVATION

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

1A PARTIAL SOUTH ELEVATION

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



1 OVERALL SOUTH ELEVATION

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

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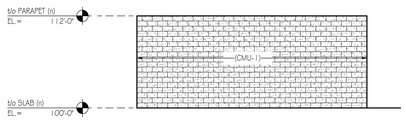
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Sheet Title

Exterior Elevations

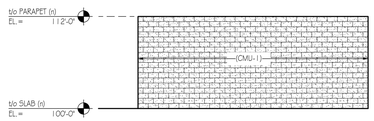
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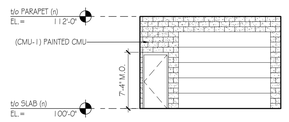
6 CARWASH VESTIBULE ELEVATION

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



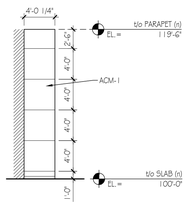
5 CARWASH VESTIBULE ELEVATION

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



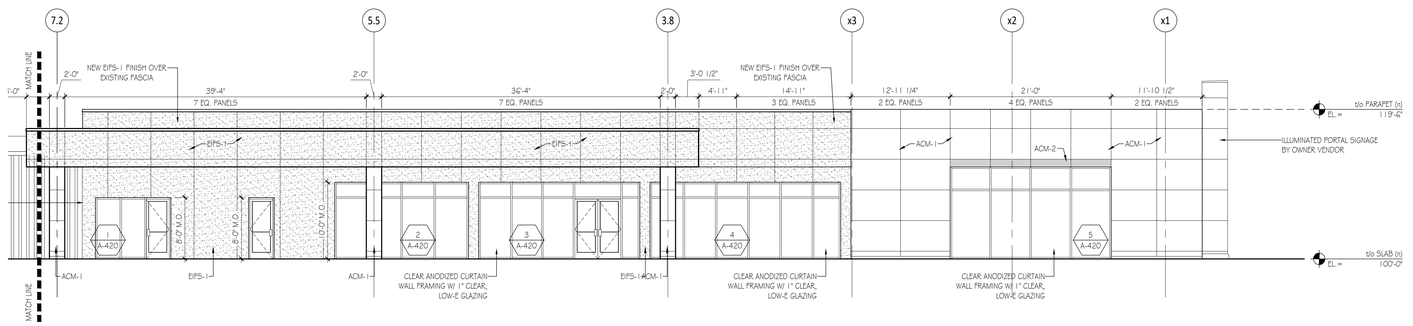
4 CARWASH VESTIBULE ELEVATION

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



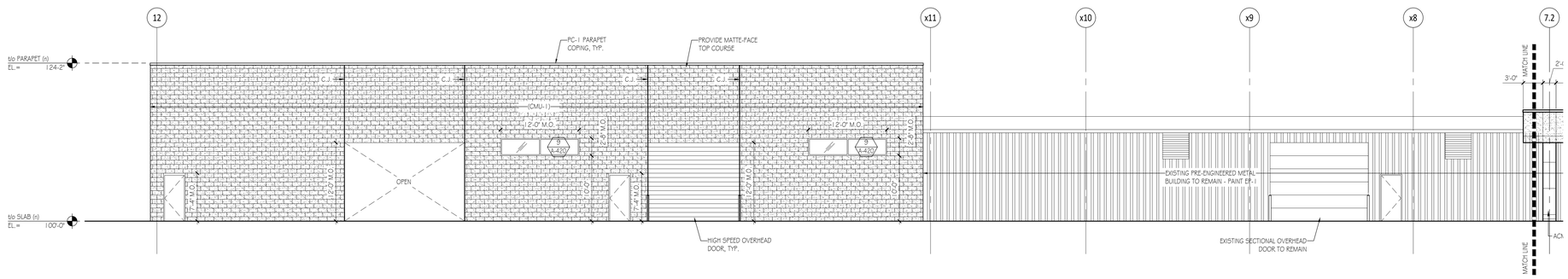
2 ELEVATION

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



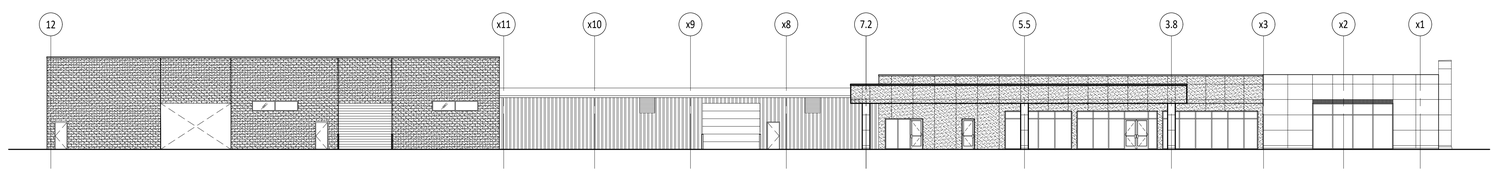
1B PARTIAL NORTH ELEVATION

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



1A PARTIAL NORTH ELEVATION

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



1 OVERALL NORTH ELEVATION

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

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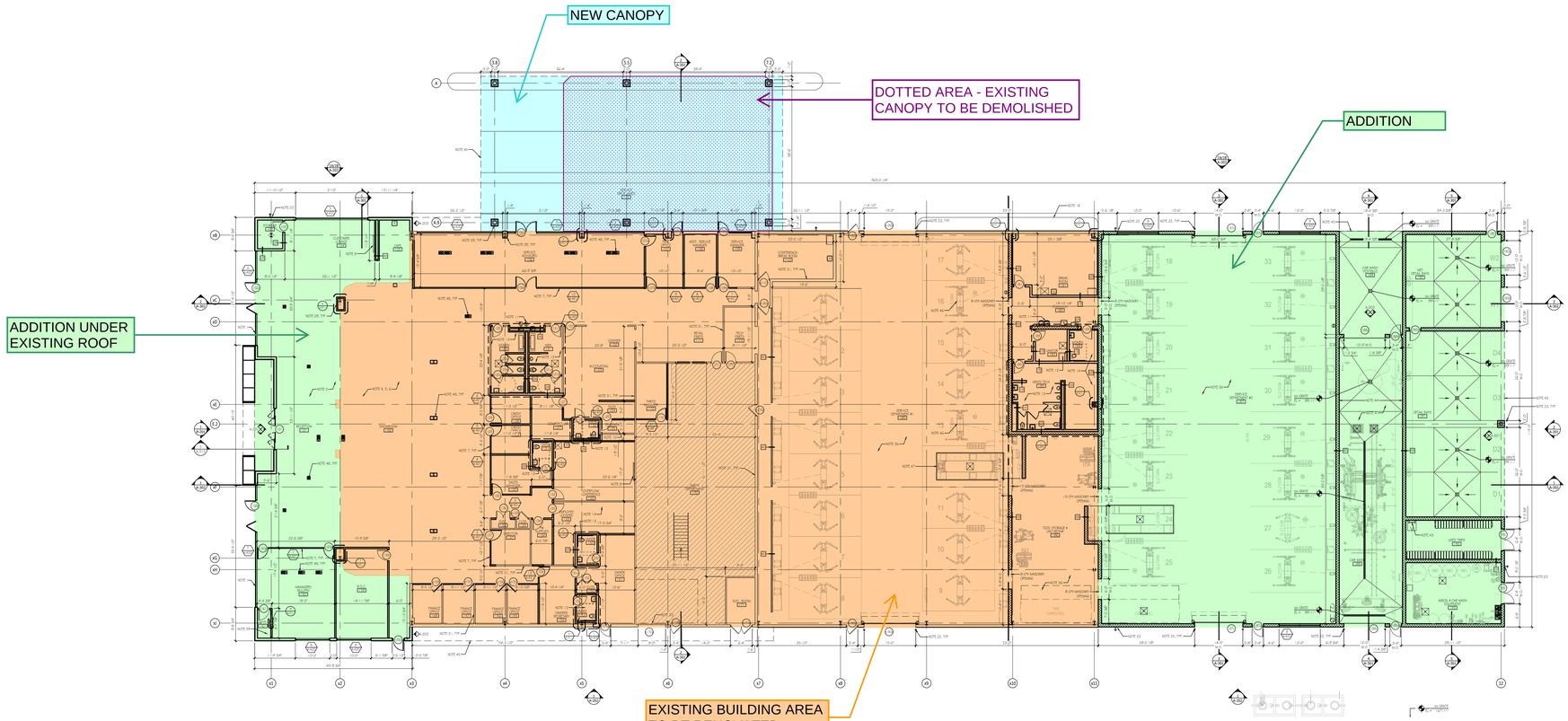
A-203

Sheet Title

Exterior Elevations

Project Number	File Name
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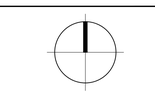
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1 OVERALL FLOOR PLAN

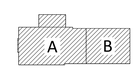
Scale: 1/16" = 1'-0"

NORTH ARROW & SCALE



0 2' 4' 8' 16'

1/8" = 1'-0" @ 30"x42"



KEY PLAN

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ARCHITECTURE | PLANNING | INTERIORS

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Fort Pierce, FL 34982

...

Bev Smith TOYOTA

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	SET Review	2021.05.28
	30% Review Set	2021.04.05

Drawn By:	TK
Checked By:	PS
Plot Date:	December 6, 2021

Sheet Number

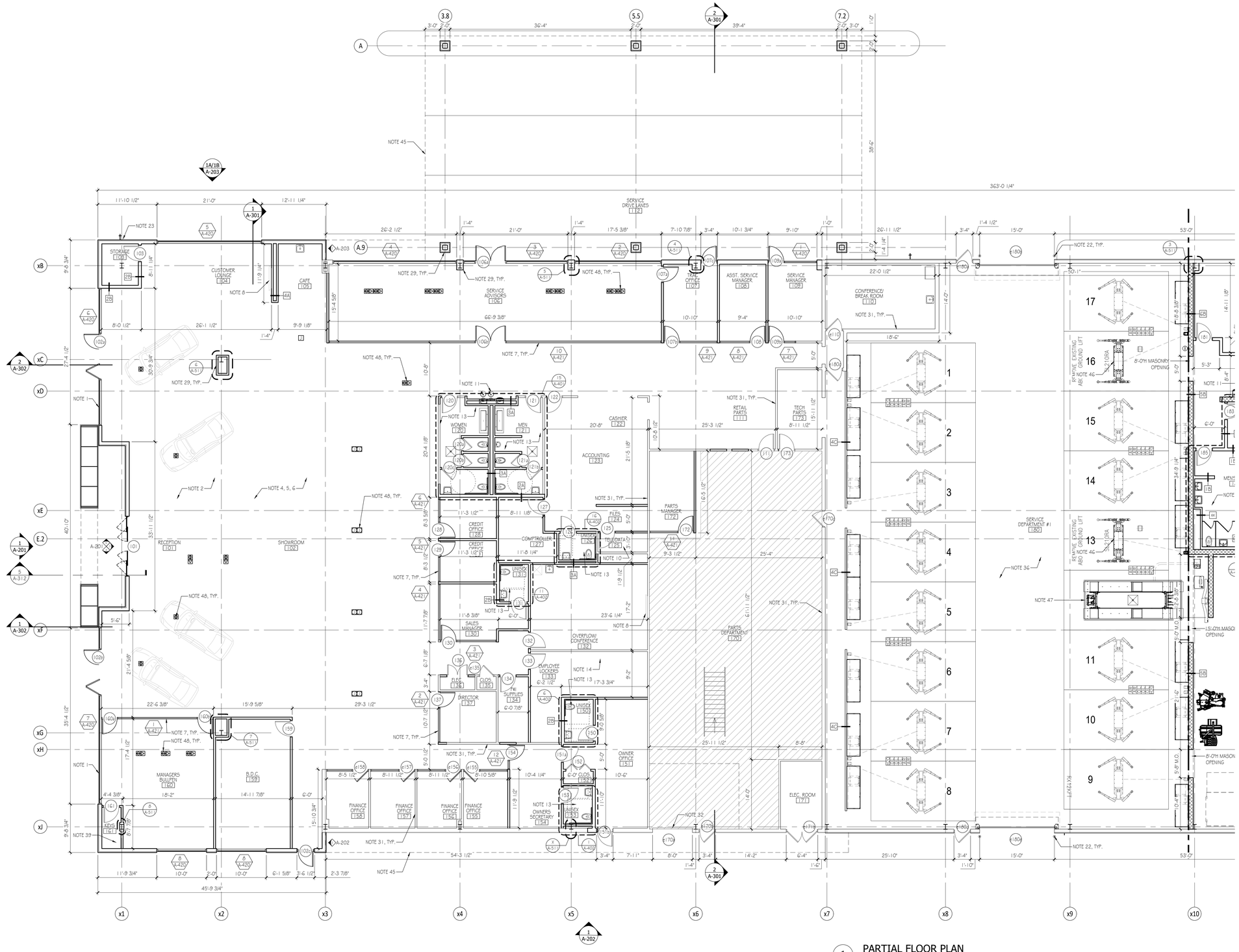
A-110

Sheet Title

Overall Floor Plan

Project Number	File Name
BST001a	BST001a_A-110.dwg

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1 PARTIAL FLOOR PLAN

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

KEYED FLOOR PLAN NOTES

1. NEW CURTAIN WALL / STOREFRONT, REFER TO A-401,A-402
2. NEW CONCRETE SLAB ON GRADE REFER TO STRUCT.
3. NEW COLUMNS & FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS & TYPICAL DETAILS ON SHEET A-502
4. NEW FLOOR FINISH, REFER TO FINISH PLAN AND SCHEDULE
5. NEW CEILING FINISH, REFER TO REFLECTED CEILING PLAN
6. ALL NEW INTERIOR PARTITIONS TO BE PAINTED, REFER TO FINISH SCHEDULE
7. NEW INTERIOR GLAZING & GLASS DOORS, REFER TO A-421
8. WALL-MOUNTED TELEVISION BY OWNER; PROVIDE BLOCKING & RECESSED WIRING BOX FOR POWER & LOW VOLTAGE; SEE MEP
9. PROVIDE ¾" THK. FRT PLYWOOD FOR WALL-MOUNTED NETWORKING EQUIPMENT ABOVE; SEE MEP
10. COORD. INSTALLATION OF OWNERS I.T. EQUIPMENT w/ OWNERS VENDOR; SEE MEP FOR ADD'L REQUIREMENTS
11. HIGH LOW WATER FOUNTAIN AND COOLER, REFER TO PLUMBING DRAW
12. NEW FLOOR SINK, REFER TO PLUMBING DRAWINGS
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14. NEW LOCKERS, BY OWNER
15. NEW OVERHEAD SECURITY GATE, REFER TO DOOR SCHEDULE COORDINATE WITH ELEC. DWGS.
16. NEW ELECTRICAL PANELS, REFER TO ELECTRICAL DRAWINGS
17. CONDUIT STUBS FOR POWER &/OR DATA TO FURNITURE BY OWNER VENDOR; SEE MEP FOR ADDITIONAL REQUIREMENTS (CONTINUATION INTO FURNITURE & DEVICES, ETC.); FINAL LAYOUT TO BE PROVIDED BY OWNER
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20. NEW PRE. FIN. ALUMN. DOWNSPOUT, COLOR TO MATCH ADJACENT WALL.
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22. NEW NON-CUSTOMER AREA BOLLARD; REFER TO SHEET A-501
23. HOSE BIB; SEE PLUMBING
24. NEW TRENCH DRAINS OR FLOOR DRAINS, REFER TO SHEET A-501 AND PLUMBING & CIVIL DRAWINGS
25. NEW 5" REINFORCED CONCRETE SLAB AND FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS
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28. EXTERIOR AND INTERIOR SERVICE WALL PANELS TO BE CLEAN AND PREP TO RECEIVE NEW FINISH, REFER TO FIN. SCHEDULE
29. NEW COLUMN ENCLOSURE
30. EXISTING COLUMNS TO REMAIN, ALL EXPOSE COLUMNS SHALL BE CLEAN & PREP TO RECEIVE NEW PAINT, REFER TO FINISH SCHEDULE
31. ALL EXISTING PARTITIONS TO BE REPAIR AND PREP TO RECEIVE NEW PAINT TO MATCH NEW PARTITION COLOR SCHEME, REFER TO FINISH SCHEDULE AND FLOOR PLAN LEGEND.
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- SEE SHEET A-601 FOR DOOR SCHEDULE
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PLAN LEGEND

NEW DOOR # TAG - SEE DOOR SCHEDULE	
EXISTING DOOR TO REMAIN	
NEW WALL	
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AREA NOT IN CONTRACT - NO WORK PROPOSED	

NORTH ARROW & SCALE

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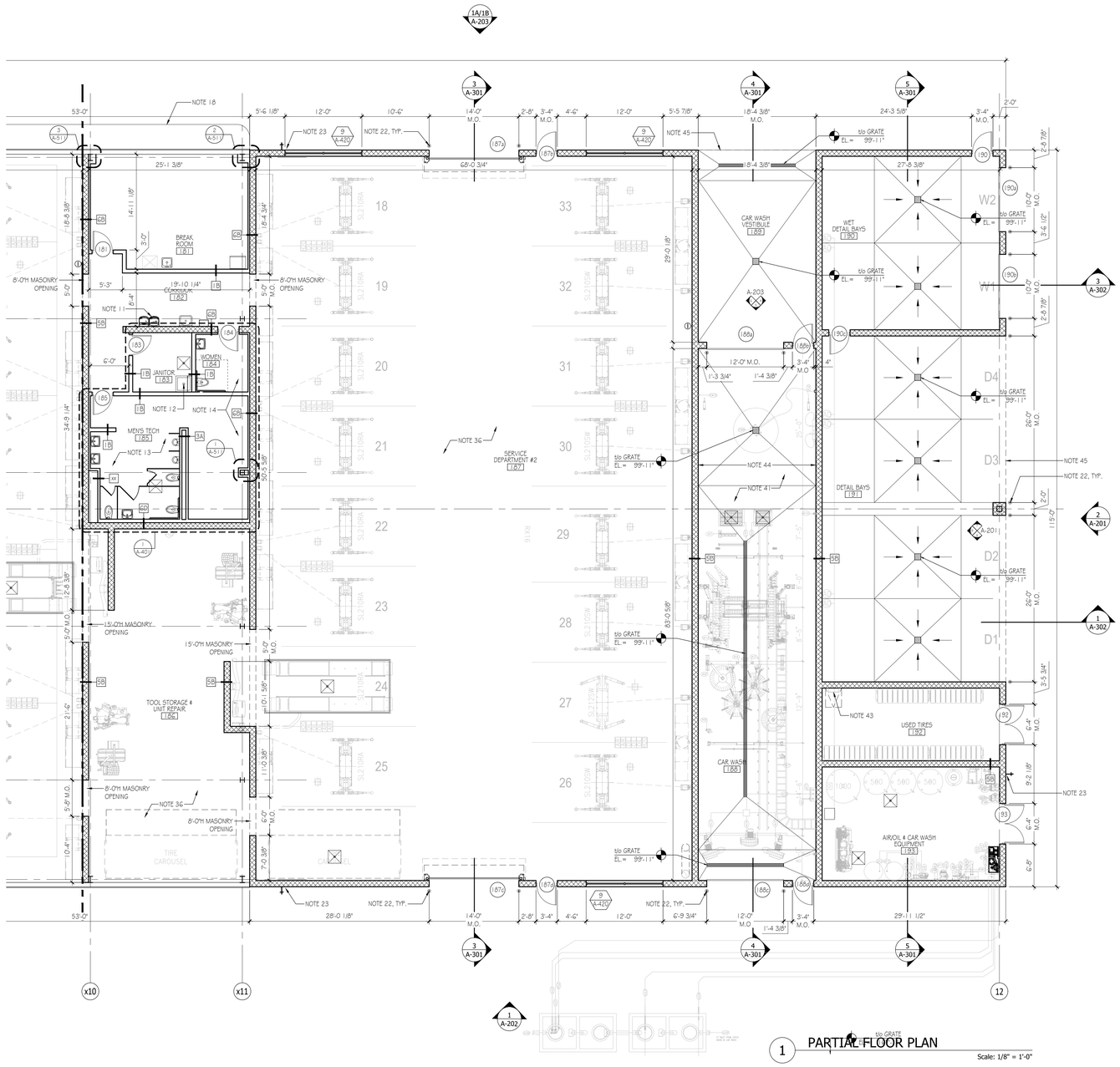
Drawn By: TK
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Sheet Number
A-110A

Sheet Title
Partial Floor Plan

Project Number	File Name
BST001a	BST001a_A-110A.dwg

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PLAN LEGEND

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Sheet Number
A-110B

Sheet Title
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Z:\Projects\Bev Smith\BST001a - Bev Smith Toyota\4Arch\Sheets\2Arch\100\BST001a_A-110B.dwg

PRODUCT DESIGN PRESSURES for EXTERIOR MATERIALS

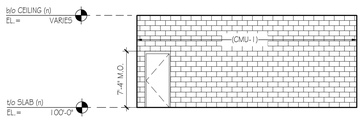
CATEGORY - SUBCATEGORY	FLORIDA PRODUCT APPROVAL NUMBER	CODE VERSION	DESIGN PRESSURE		REMARKS
			POSITIVE	NEGATIVE	
PANEL WALLS - EXTERIOR INSULATION & FINISH SYSTEM	FL#3423.3	2017	+55	-40	DRYVIT OUTSULATION PLUS MD; SEE EXTERIOR MATERIALS SCHEDULE FOR COMPLETE SPECIFICATIONS
PANEL WALLS - SIDING	FL#29842.1	2017	+70	-90	METAL COMPOSITE MATERIAL PANELS BY ALUCOBOND; SEE EXTERIOR MATERIALS SCHEDULE FOR COMPLETE SPECIFICATIONS; SUBSTITUTIONS ARE NOT PERMITTED
PANEL WALLS - STOREFRONTS	FL#14287.1	2017	+45	-45	KAWNEER TRIFAB 451T; SEE STOREFRONT DETAILS FOR COMPLETE SPECIFICATIONS
PANEL WALLS - CURTAIN WALLS	FL#5388.2	2017	+70	-70	KAWNEER 1600 SYSTEM 1 CURTAIN WALL, STEEL REINFORCED; SEE EXTERIOR GLAZING DETAILS FOR COMPLETE FRAMING AND GLAZING SPECIFICATIONS
ROOFING - SINGLE-PLY ROOF SYSTEMS	FL#10264.1	2017	n/a	-90	FIRESTONE ULTRAPLY TPO, FULLY-ADHERED; SEE ROOF PLAN FOR COMPLETE SPECIFICATIONS; EVALUATION REPORT TABLE 2F, TYPE C-1, SYSTEM No. SC-122
ROOFING - ACCESSORIES THAT ARE INTEGRAL TO THE ROOFING SYSTEM	FL#15110.1	2017	+70	-70	THE BILCO Co., TYPE S DOOR, STEEL FRAME w/ ALUMINUM COVER
SHUTTERS - ROLL-UP	FL#21901.1	2017	+55	-55	IMPACT HURRICANE SYSTEMS, 60mm ROLL-DOWN SHUTTER; DESIGN PRESSURE VARIES BY OPENING SIZE; DESIGN PRESSURE INDICATED IS BASED UPON MAX. WIDTH = 18'-0"; SEE DOOR SCHEDULE FOR ADDITIONAL DETAIL
EXTERIOR DOORS - ROLL-UP EXTERIOR DOOR ASSEMBLIES	FL#742.9	2017	+50	-50	OVERHEAD DOOR CORPORATION MODEL #611; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS
EXTERIOR DOORS - SECTIONAL EXTERIOR DOOR ASSEMBLIES	FL#17629.1	2017	+48	-54	OVERHEAD DOOR CORPORATION MODEL #511; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#8786.1	2017	+65	-65	KAWNEER, 350IR OUT-SWING DOORS
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#16355.2	2017	+100	-100	CECO DOOR PRODUCTS, ASSEMBLY 3 (SINGLE DOOR)
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#16355.2	2017	+70	-70	CECO DOOR PRODUCTS, ASSEMBLY 6 (PAIR OF DOORS)
EXTERIOR DOORS - SECTIONAL EXTERIOR DOOR ASSEMBLIES	FL#16796.12	2017	+34.30	-38.30	OVERHEAD DOOR CORPORATION MODEL #525; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS

GENERAL NOTES
- REFER TO THE STRUCTURAL DRAWINGS FOR SPECIFIC WIND LOAD CRITERIA FOR COMPONENTS & CLADDING
- UNLESS NOTED OTHERWISE, THE ABOVE-REFERENCED PRODUCTS & APPROVALS MAY BE USED AS A BASIS-OF-DESIGN
- THE CONTRACTOR MAY SUBMIT ALTERNATE PRODUCTS THAT MEET THE SPECIFIED PERFORMANCE REQUIREMENTS FOR APPROVAL BY THE ARCHITECT & BUILDING OFFICIAL

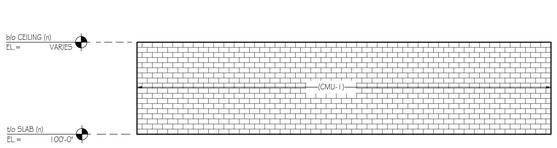
EXTERIOR MATERIALS SCHEDULE

TAG	TYPE	SPECIFICATION	REMARKS
ACM-1	ALUMINUM COMPOSITE PANEL	REYNOBOND BY ALCOA OR APOLIC BY MITSUBISHI - 4MM THICK BONDED METAL PANEL - TOYOTA SILVER - ROUT & RETURN DRY JOINT RAINSCREEN SYSTEM	EXTERIOR WALLS AS NOTED
ACM-2	ALUMINUM COMPOSITE PANEL	REYNOBOND BY ALCOA OR APOLIC BY MITSUBISHI - 4MM THICK BONDED METAL PANEL - TOYOTA RED - ROUT & RETURN DRY JOINT RAINSCREEN SYSTEM	EXTERIOR FACADE ACCENT BAND AS NOTED
CMU-1	SPLIT-FACE CONCRETE MASONRY UNIT	12" SPLIT-FACE BLOCK - NEW HOLLAND - MIST N1064 - DRY BLOCK ADMIXTURE - CORE-FILL 500 (OR SIMILAR) @ ALL CELLS NOT FULLY GROUTED	NEW CMU WALLS; PROVIDE MATTE-FACED UNITS AS NOTED ON THE ELEVATIONS/SECTIONS
EIFS-1	EXTERIOR INSULATION & FINISH SYSTEM	DRYVIT - OUTSULATION PLUS MD - DPR SANDPEBBLE FINISH - PAINT TO MATCH EP-2	
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS - EXTERIOR STAIN - SW-2850 - CHELSEA GRAY	EXISTING & NEW EXTERIOR WALLS AS NOTED
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS - MOONLIGHT WHITE	BOLLARDS & DOORS - GLOSS FINISH
PC-1	PRE-FORMED FASCIA	PAC-CLAD - PAC-CONTINUOUS COPING - 4" HEIGHT - SLATE GRAY OR EQUAL	PARAPET COPING @ NEW CMU WALLS

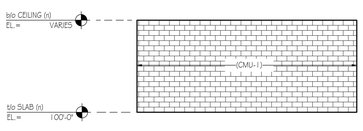
GENERAL EXTERIOR FINISH SCHEDULE NOTES
- UNLESS NOTED OTHERWISE, PAINTED SURFACES SHALL BE PREPARED & FINISHED AS FOLLOWS:
  - EXTERIOR HOLLOW METAL DOOR FRAMES & MISCELLANEOUS METALS - 1 COAT PRIMER - 2 FINISH COATS - SEMI-GLOSS FINISH
  - EXTERIOR GYPSUM WALLBOARD CEILINGS/SOFFITS - 1 COAT PRIMER - 2 FINISH COATS - FLAT FINISH
  - EXTERIOR WALLS - STUCCO/EIFS - 1 COAT PRIMER - 2 FINISH COATS - SATIN FINISH



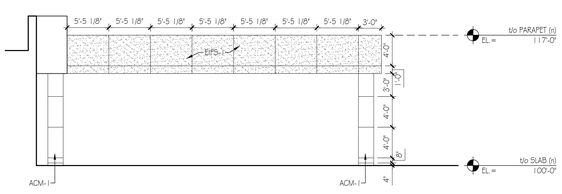
9 PROPOSED REAR ELEVATION @ DETAIL BAYS
Scale: 1/8" = 1'-0"



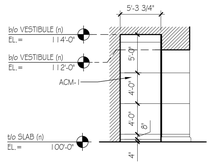
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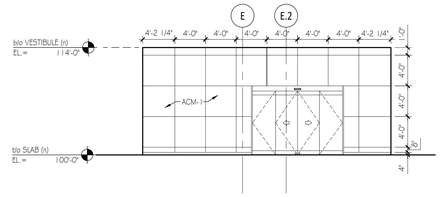
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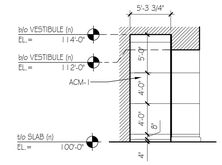
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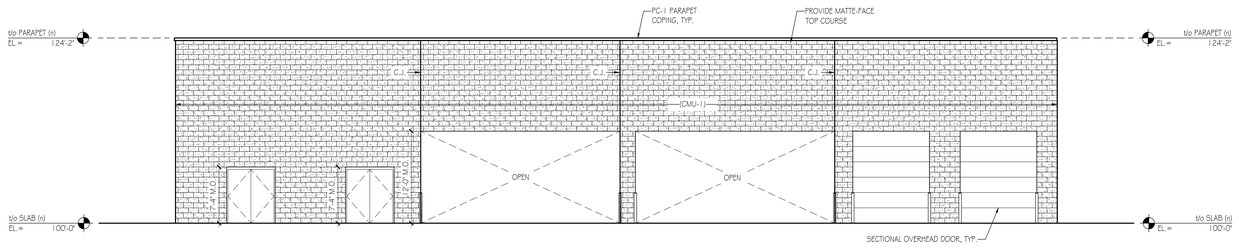
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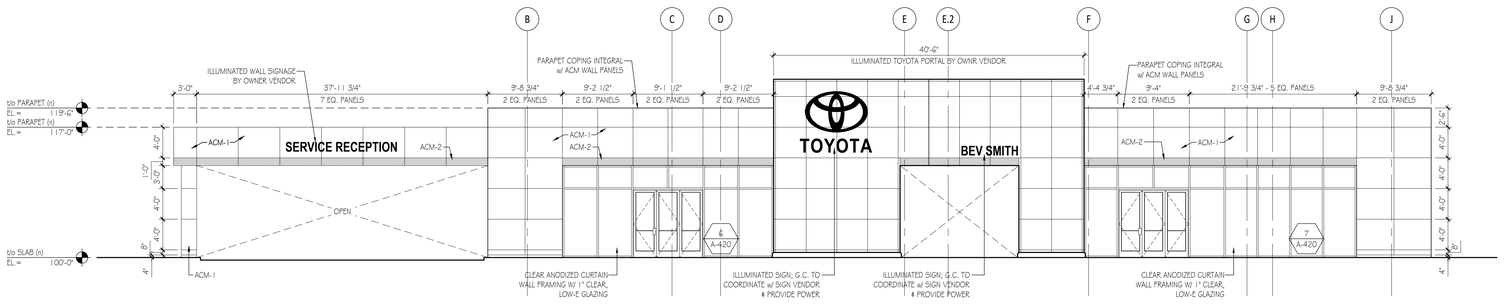
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Scale: 1/8" = 1'-0"



4 PROPOSED SIDE ELEVATION @ ENTRY VESTIBULE
Scale: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"

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Bev Smith Toyota
Addition & Renovation
3350 South US Hwy 1
Fort Pierce, FL 34982

BEV SMITH TOYOTA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license number: AR97071, expiration date: February 28, 2022

No.	Issue / Revision	Date
	Permit Set	2021.12.01
	Permit / Bid Set	2021.10.08
	90% Review Set	2021.07.30
	SET Review	2021.05.28
	30% Review Set	2021.04.05

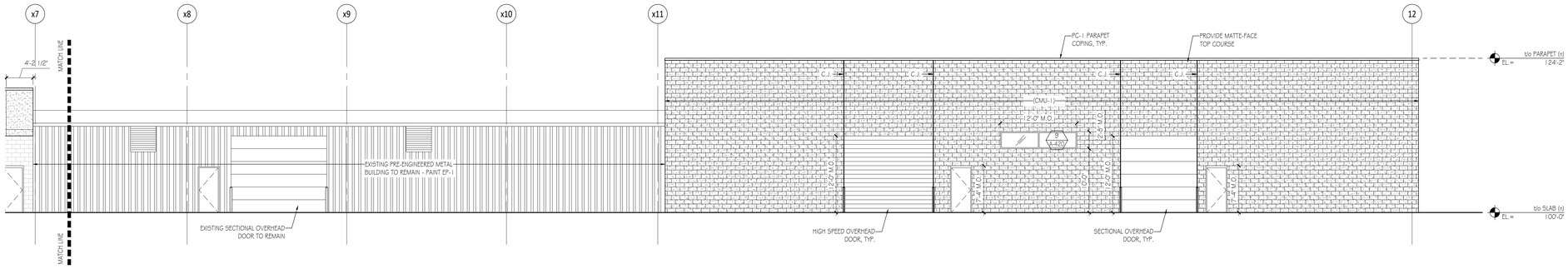
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Checked By: PS
Plot Date: December 6, 2021

Sheet Number
A-201

Sheet Title
Exterior Elevations

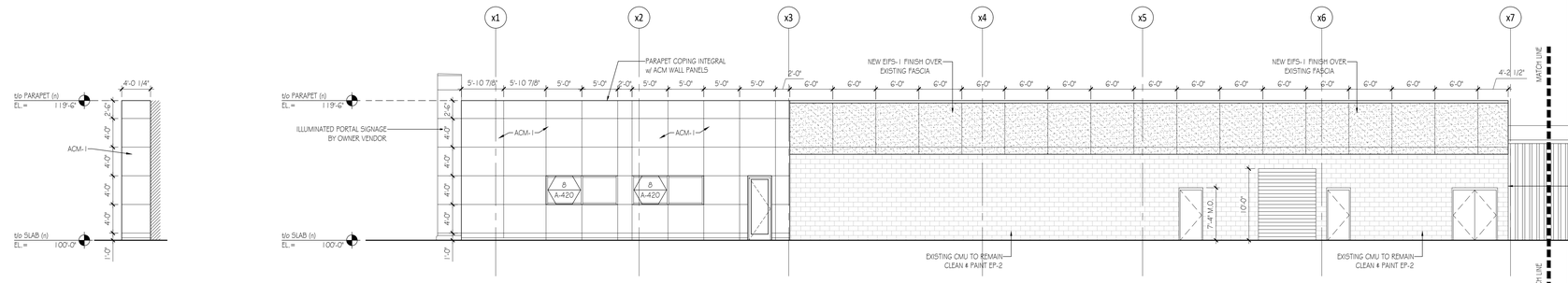
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1B PARTIAL SOUTH ELEVATION

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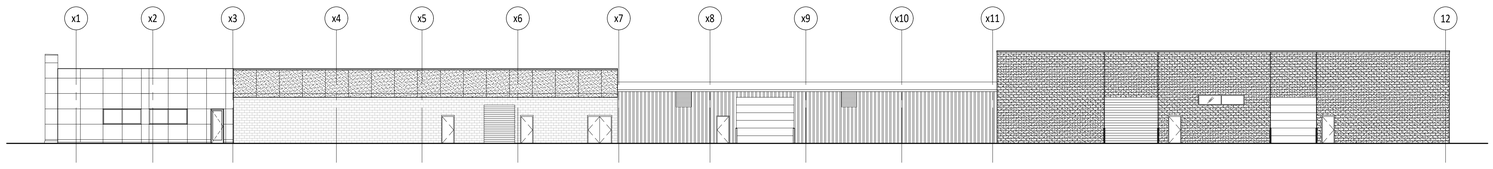


2 ELEVATION

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1A PARTIAL SOUTH ELEVATION

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



1 OVERALL SOUTH ELEVATION

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

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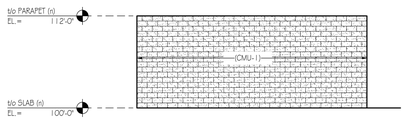
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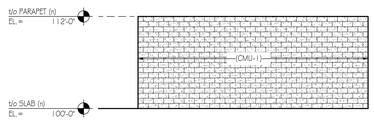
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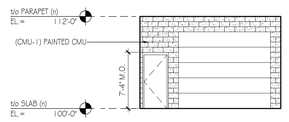
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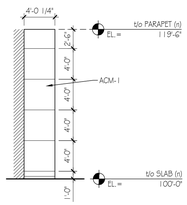
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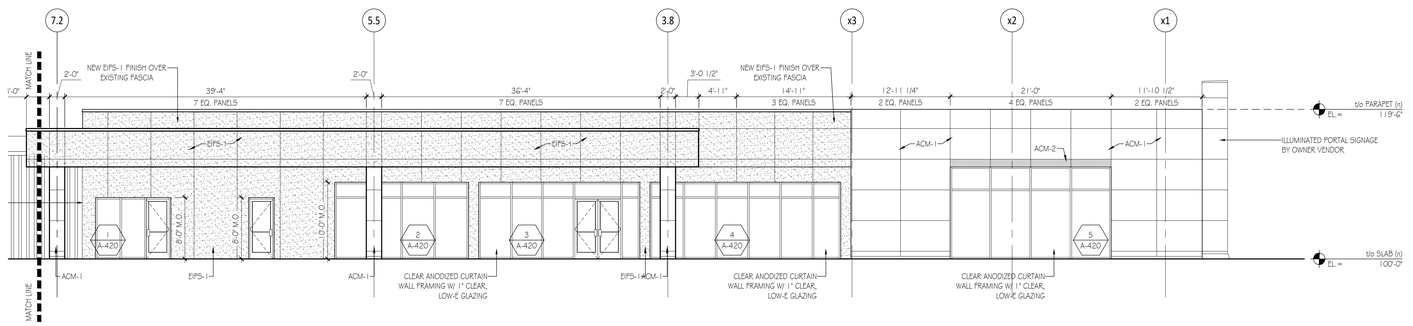
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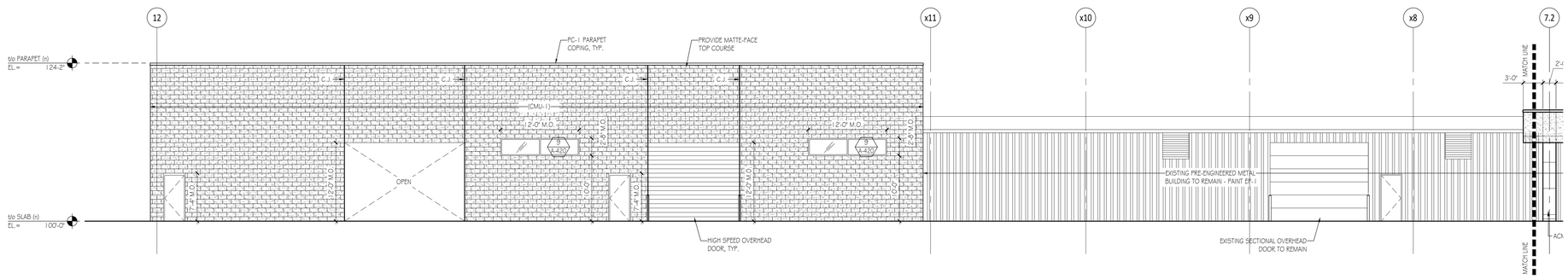
2 ELEVATION

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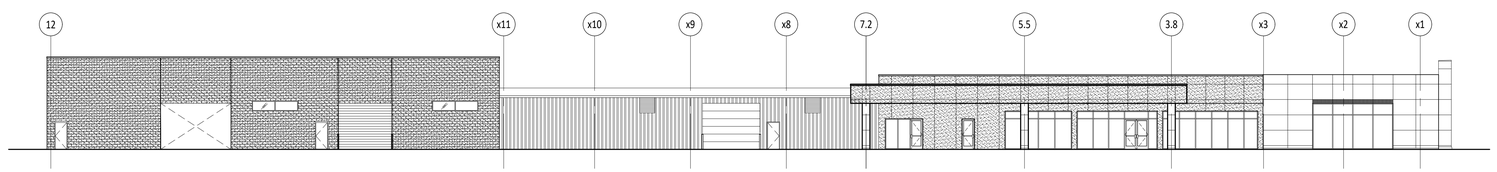
1B PARTIAL NORTH ELEVATION

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1A PARTIAL NORTH ELEVATION

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



1 OVERALL NORTH ELEVATION

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

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Checked By:	PS
Plot Date:	December 6, 2021

Sheet Number

A-203

Sheet Title

Exterior Elevations

Project Number	File Name
BST001a	BST001a_A-203.dwg

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PENNEY DESIGN GROUP

TO: City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

RE: Bev Smith Toyota
3350 South US Highway 1
Fort Pierce, FL 34982

DATE: **MARCH 4, 2022**

To Whom it May Concern:

This letter represents our design intent for the proposed renovations and additions to the above referenced existing facility.

The project site is on the east side of US Highway 1, approximately 2 miles south of Virginia Avenue/Florida Route 70. Today, the existing Bev Smith Toyota facility occupies the site, featuring a showroom for new vehicle sales, service department for vehicle service, an un-enclosed canopy for service customer vehicle drop-off, and associated office, equipment, and support spaces. The design and aesthetics – both interior and exterior – of the existing facility are outdated, in line with Toyota's past design standards from the early 1990s.

The goals of the proposed project are to: expand the showroom and service components of the facility to meet customer demands, to modernize the exterior and interior finishes and aesthetics to be in line with current Toyota design standards, and to create a state-of-the-art facility focused on customer care and experience and a high-quality level of service.

The exterior improvements will include removal of the existing EIFS wall finishes across the front of the building and replacement with silver and red ACM wall panels; any EIFS fascia components to remain will be cleaned and modernized (with outdated recesses and edge profiles removed and squared off). The showroom will be expanded to the existing fascia line, and so new exterior glazing systems will be installed, also enhancing the energy efficiency of the facility. A Toyota "entry portal" will be installed in front of the showroom, consistent with Toyota branding standards.

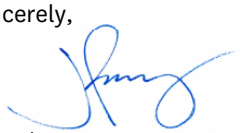
The rear service department addition will be comprised of attractive, integrally-colored and textured "split-face masonry block." The existing metal building service department will remain and will be painted, in keeping with the showroom EIFS/metal panel and service department addition masonry colors.

Proposed colors for the facility are as follows:

- Toyota Silver ACM wall panels across the showroom and service drive lanes canopy
- Toyota Red ACM panel accent band, used selectively to border the silver wall panels
- Light and medium gray tones for accent paints and split-face CMU masonry

Please do not hesitate to reach out with any comments or questions.

Sincerely,



Jonathan J. Penney, AIA
Penney Design Group, LLC
FL License No. AR97071

Florida Environmental Consulting, Inc.

Environmental Impact Report

For:

Bev Smith Toyota



Prepared for:

Frank Gonzalez
Bev Smith Toyota
7845 SW Ellipse Way
Stuart, FL 34997
561-818-2847

TIMOTHY E. MASLIN #77283 Certified Environmental Specialist

05/28/2021

Timothy E. Maslin, C.E.S. / C.E.C.
Certification #77283

FEC Job #21-185

1835 20th Street • Vero Beach, Florida 32960
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1.0 Executive Summary

The proposed Bev Smith Toyota property:

- is approximately 26.65 acres in St. Lucie County, Florida.
- is two undeveloped parcels along US1, a portion of which is proposed for land development improvements.
- contains mostly poorly drained sandy soils.
- is approximately at an elevation of 15
- is in Flood Zone X.
- contains a Pine Flatwoods habitat which supports some palms and pines.
- contains a Mixed Pine and Oak habitat which supports some palms, pines, as well as live and laurel oaks.
- contains a 0.77-acre Exotic Melaleuca Wetland
- contains a 0.06-acre Wetland Scrub
- has an adjacent 0.21-acre Depressional Marsh Wetland in the right-of-way of US1
- does support the gopher tortoise.
- does contain jurisdictional wetlands.
- improvements within only the proposed site plan area will cause *de minimis* environmental impacts.
- improvements to other areas of the parcel unless properly permitted, may cause adverse environmental impacts to protected species, native habitats, trees, and wetlands.

2.0 Environmental Impact Report

2.1 Objective

In May of 2021 Environmental Specialists from *Florida Environmental Consulting Inc.* performed an environmental impact study of the **Bev Smith Toyota** property. The objective of this study was to assess and report on the baseline environmental condition of the subject site as well as to discuss how developing this site may impact the environment.

2.2 Introduction

The subject property is parcel IDs 2427-421-0001-000-7 and 2427-421-0002-000-4 in section 27 of township 35, range 40 of Saint Lucie County, Florida. More specifically, on the east side of US1, directly south of High Point Blvd. It is comprised of approximately 26.65 acres of vacant land, at -80.32342, 27.40226 however only a portion of these parcels is currently proposed for land development improvements. Please see the maps and other reference materials in the appendix of this report.

2.3 Materials and Methods

The site assessment included preliminary research of the site and surrounding area to determine what type of ecological community to expect as well as what types of individual flora and fauna may be found on site. This preliminary research included Geographic Information Systems (GIS) Mapping, aerial interpretation, Florida Department of Environmental Protection (FDEP) Environmental Resource Analysis and assessing the potential for species and habitats listed by the County, South Florida Water Management District (SFWMD), Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC), and the U.S. Fish and Wildlife Service (FWS).

The site assessment also included traversing and observing communities adjacent to and within the site. During the site assessment community types, vegetation, wildlife, and other pertinent observations were noted.

2.4 Soils

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) the property contains 2 major soil types more specifically described as:

Soil 50, *Waveland and Immokalee fine sands* characterized as poorly drained sand with a water table typically about 6 to 18 inches below the surface with no typical frequency of ponding or flooding.

Soil 21, *Lawnwood and Myakka sands,* characterized as poorly drained sand with a water table typically about 6 to 18 inches below the surface with no typical frequency of ponding or flooding.

Please see the soils map in the appendix of this report for the general location of these soils.

2.5 Hydrology

This project is in hydrologic basin 17, the *St. Lucie basin*, and the United States Geological Survey (USGS) Topographic Map in the Appendix shows the area as generally flat but seemingly the eastern and western sections are slightly lower than the middle of the parcel. Stormwater runoff accumulates in a depressional area and/or sheet flows to roadside swales, ditches, and canals that surround the property. Using the North American Vertical Datum of 1983 (NAD83) the natural ground grade is approximately elevation 15 and according to the Flood Hazard Map in the Appendix, this area is not in a flood plain and as such is considered Flood Zone X.

2.6 Flora

As noted in the introduction the parcel is approximately 26.65 acres of Pine Flatwoods LULC 4110. While this designation is accurate for much of the site, based on the inspection an aerial interpolation it was found that the site contained 0.77 acres of LULC 6191: Exotic Melaleuca Wetland, 5.9 acres of LULC 4340: Mixed Pine and Oak, and also has a 0.21 acre offsite LULC 6410 Depressional Marsh Wetland in the US1 Right of Way, and a 0.06-acre LULC 6310: Wetland Scrub. Please see the Aerial LULCS Map and Site Photos in the Appendix.

The flora of the Pine Flatwoods habitat included a mixed canopy dominated by slash pine (*Pinus elliottii*) with some laurel oak (*Quercus laurifolia*), live oaks (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and significant amounts of exotic melaleuca *(Melaleuca quinquenervia*). The understory species included dominant saw palmetto (*Serenoa repens*), also some wax myrtles (*Morella cerifera*), Indian hawthorn (*Rhaphiolepsis indica*), and rusty staggerbush (*Lyonia spp.)* with dense Brazilian pepper (*Schinus terebinthifolius*). The groundcover of the site consisted of muscadine grape (*Vitis rotundifolia*), as well as miscellaneous grasses and forbes.

The flora of the Mixed Pine and Oak habitat included a canopy consisting of laurel oak, slash pines, cabbage palm, and some live oak. The understory species included some wax myrtles, Indian hawthorn, and rusty staggerbush. The groundcover of the mixed forests consisted of muscadine grape, dog fennel (*Eupatorium capillifolium*), swamp fern (*Blechnum serrulatum*), chalky bluestem (*Andropogon virginicus*), red root (*Lachnanthes caroliana*), as well as miscellaneous grasses and forbes.

The flora of the Exotic Melaleuca Wetland habitat included a canopy dominated by exotic melaleuca (*Melaleuca quinquenervia*). The groundcover of the consisted of muscadine grape, dog fennel, hatpins (*Syngonanthus spp*.), swamp fern, chalky bluestem, red root, as well as miscellaneous grasses and forbes.

The flora of the onsite 0.06-acre Wetland Scrub included a couple perimeter cabbage palms and laurel oaks, with swamp fern, chalky bluestem, dog fennel, and red root, as well as miscellaneous grasses and forbes in the middle.

The flora of the offsite Depressional Marsh wetland included a couple cabbage palms, lanceleaf arrowhead (*Sagittaria lancifolia*), swamp fern, and some red root, as well as miscellaneous grasses and forbes.

No species of flora was observed on site listed by the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, or U.S. Fish and Wildlife Service, as Endangered, Threatened, or a Species of Special Concern.

2.7 Fauna

The species directly observed and evidenced on site were cardinals (*Cardinalis cardinalis*), squirrels (*Sciurus carolinensis*), brown anoles (*Anolis sagrei*), ants (*Formicidae spp*.), spiders (*Arachnida spp.*), dragon flies (*Odonata spp.*), and bees (*Apidae spp.*).

Additionally, there were multiple gopher tortoise burrows found in the Pine Flatwoods habitat. The gopher tortoise is a species listed by the Florida Fish and Wildlife Conservation Commission and is protected along with their burrows.

Further, the site does not contain scrub jay habitat and was specifically far outside the quarter-mile survey threshold from the nearest occupied scrub jay territory or suitable habitat, and no additional evidence or suspicion of use was formulated of other listed species of fauna according to the county, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, and the U.S. Fish and Wildlife Service lists of Endangered, Threatened, and Species of Special Concern.

2.8 Wetlands

Based on aerial interpolation and in conjunction with the soils survey publication describing the site soils as potentially hydric, wetlands were suspected. As such, 0.77 acre of Exotic Melaleuca Wetland were found on site via the presence of wetland vegetation and hydrologic indicators. Another small Wetland Scrub of approximately 0.06 acre was located near the south western corner of the property with dominant swamp fern in the center of a small depression. Additionally, there is a 0.21-acre Depressional Marsh Wetland on the western frontage of the property in the right-of-way of US1 defined by low elevations in the right of way grading along US1 and numerous emergent species of vegetation. This R-O-W wetland could conversely be classified as an ‘Other Surface Water’. Please see the FLUCCS Map in the Appendix of this report.

2.9 Summary and Discussion

In summary, the proposed Bev Smith Toyota is 26.65-acre parcel proposed for land development improvements in St. Lucie County, Florida. The site plan as shown currently

only proposes development improvements to the southern third of the property. However the full parcel contains 19.98 acres of pine flatwoods, 5.9 acres of mixed pine and oak, a 0.77-acre exotic melaleuca wetland, and a 0.06-acre depressional wetland. These habitats support some protected native vegetation that includes oaks, pines, palms, wetlands, and the protected gopher tortoise. There is also a 0.21-acre wetland in the right-of-way of US1 that is not currently proposed to be impacted, however, this wetlands' location should be noted in the event of future development. The property is in Flood Zone X, contains mostly poorly drained sandy soils at an approximate elevation of 15 with directly adjacent drainage facilities. Additionally, the property does support the protected gopher tortoise, and does support wetlands, but does not support the scrub jay, nor other protected species.

As stated above, the site supports an Exotic Melaleuca Wetland which is larger than a ½-acre and as such any impacts will require additional environmental permitting and mitigation.

The site also contains a small onsite Wetland Scrub and a Depressional Marsh Wetland in the right of way that both are under a ½ acre and therefor will not require mitigation. Mitigation credits may be available within Basin 17, the St. Lucie basin, at one of several mitigation banks and could be utilized during the site planning and permitting process to offset unavoidable impacts to such wetlands. Onsite mitigation may also be required and accomplished through wetland enhancement or creation and preservation, where exotic vegetation can be removed, appropriate wetland vegetation planted and a conservation easement recorded, and the wetland maintained through a Preserve Area Management Plan to supersede at least some of the impacts proposed. A formal wetland delineation will be required during the permitting process.

As stated above the property does contain some pines, oaks, and palms, and though these trees may be cleared with a permit, it is recommended that micro-site-planning be looked into in an effort to save trees as best practical. Cabbage palms over 10 feet in trunk height, as well as laurel oaks, live oaks and pines over 12" may require individual tree protection or mitigation if proposed for removal. Alternatively, if 15% of native uplands are preserved and placed under a conservation easement, tree mitigation may not be required.

Finally, this site does support the gopher tortoise, and any proposed site impacts within 25' of a gopher tortoise burrow will require special permitting from the FWC, as well as the relocation of any tortoise found along with associated mitigation fees. If suitable habitat is left after site planning, some tortoises may remain on site undisturbed. Similarly, depending on the ultimate Site Plan and appropriate gopher tortoise population stocking rates, others could be relocated to undisturbed areas on site or relocated to an offsite Gopher Tortoise Recipient Site. This gopher tortoise permitting, mitigation, and relocation should be initiated 90 days prior to any site work activity including bush-hogging and geotechnical work requiring clearing.

Based on the proposed site plan, impacts are currently limited to the southern 1/3rd of the property. As such, there are no impacts currently proposed to the onsite or offsite wetlands. However, there are gopher tortoise burrows within the footprint of the proposed parking/storage area that will need to be addressed prior to the above mentioned clearing.

2.10 Conclusion

In conclusion, permitting and development or other improvements to the proposed Bev Smith Toyota Site Plan would cause *de minimis* environmental impacts, however impacts to other areas of the property could cause adverse environmental impacts to native uplands, wetlands, and the protected gopher tortoise. Additional wetland delineations, environmental resource permitting, as well as gopher tortoise permitting and relocation are recommended.

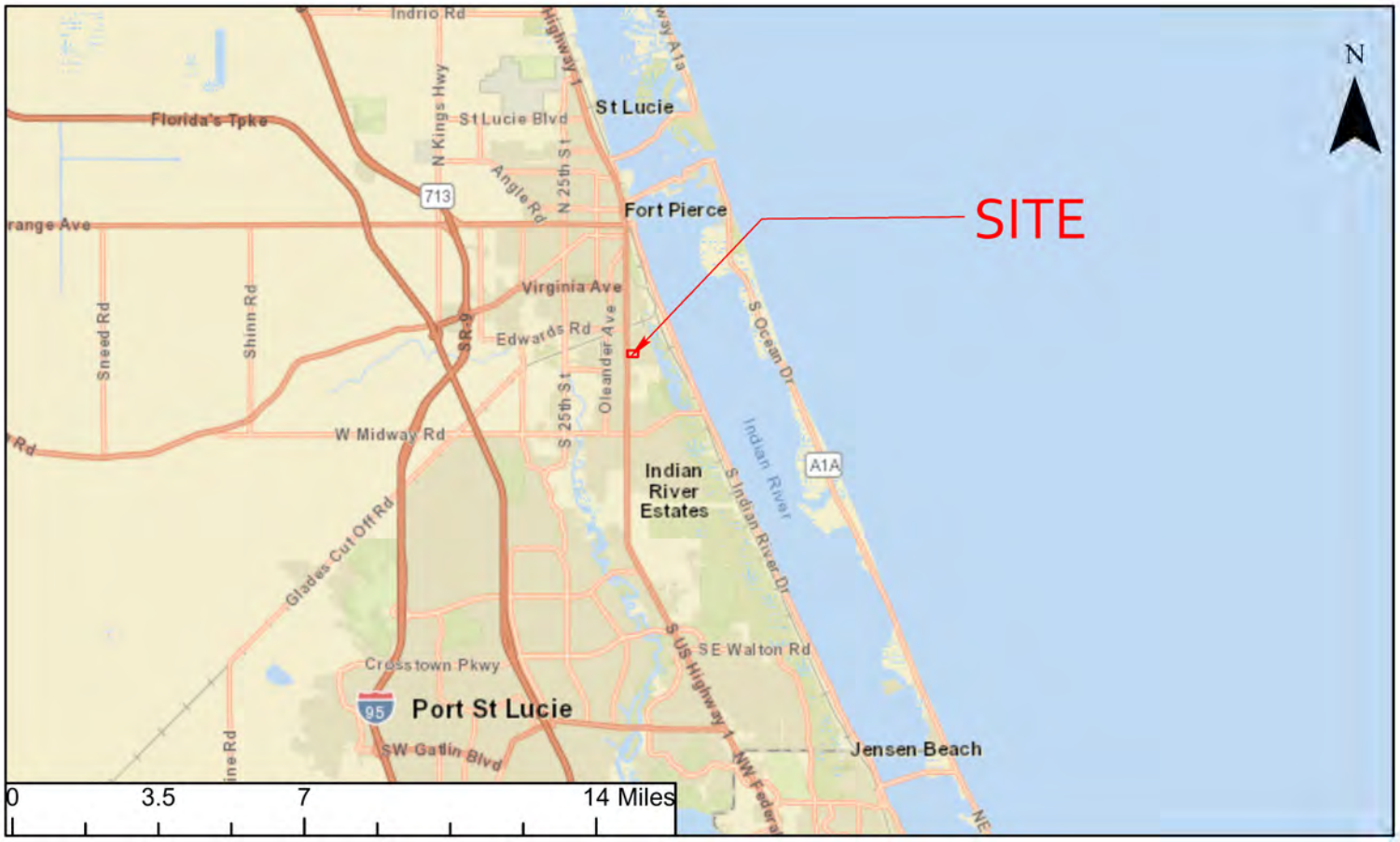
Please contact Florida Environmental Consulting, Inc. with any questions or comments regarding this report or for any additional specific consulting.

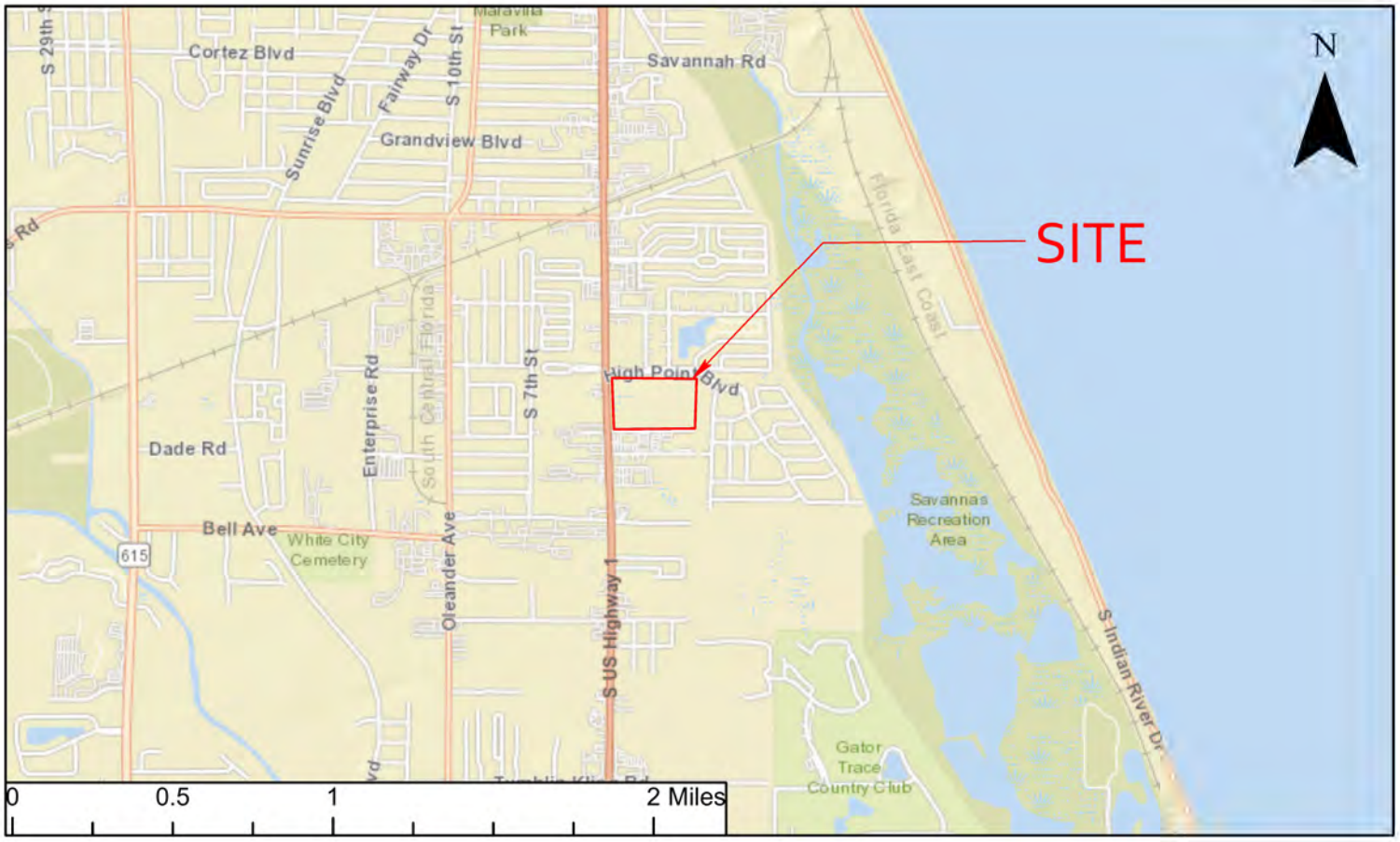
2.11 Qualifications of Individual Preparing Report

Florida Environmental Consulting is a Florida registered environmental consulting firm, the person who prepared this report is the president of the company, and his signature and seal on the cover of this document demonstrate that he is in responsible charge of the information provided. He is a Certified Environmental Consultant and Environmental Specialist. Additionally, he has a Bachelor of Science in Environmental Science from the University of Florida with a minor in Natural Resource Management, along with 21 years of experience. Finally he is a member of the National Association of Environmental Professionals, and the Environmental Assessment Association where a code of ethics and personal commitment to quality work is upheld.

3.0 Appendix

3.1 Location Map
3.2 Soils Map
3.3 Topographic Map
3.4 Flood Map
3.5 Land Use Land Cover Map
3.6 National Wetland Inventory Map
3.7 Site Photos





LOCATION	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-env.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

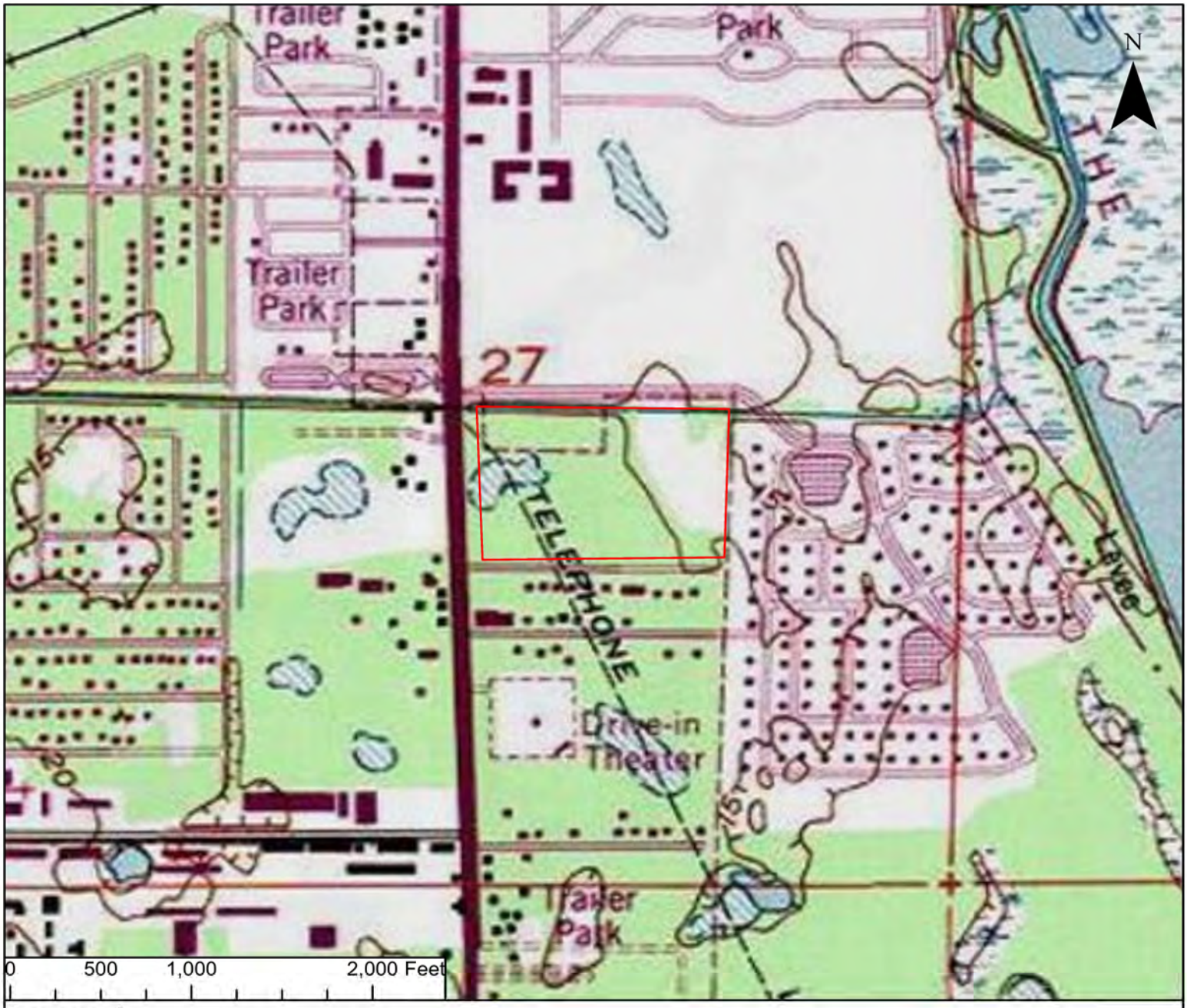
Subject Site

Florida Soils

Soil Type

- Arents, 0-5 percent slopes
- Lawnwood and Myakka sands
- Urban land
- Water
- Waveland and Immokalee fine sands
- Waveland-Lawnwood complex, depressional

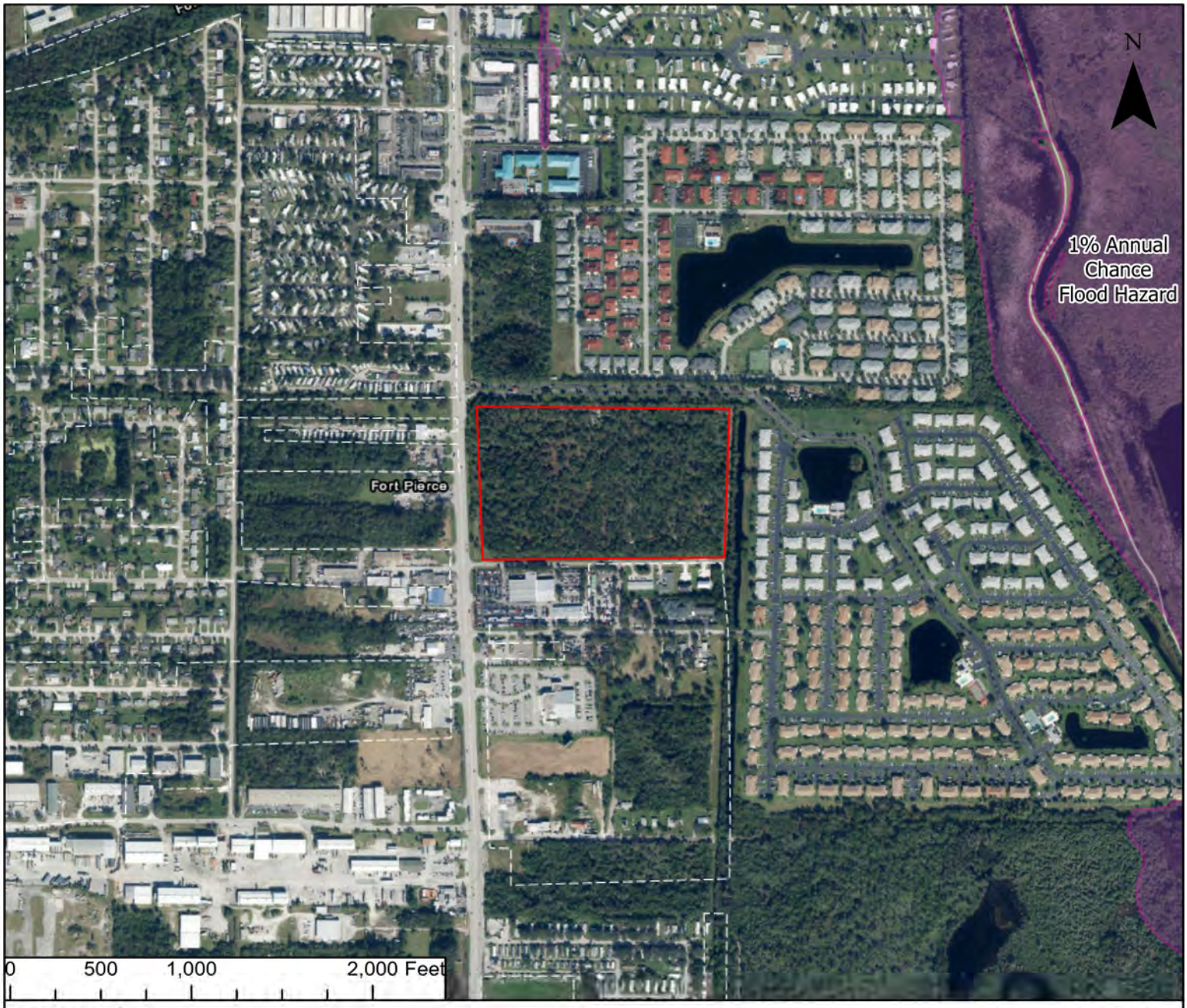
SOILS	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



Legend

Subject Site

TOPO	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

Subject Site

USA Flood Hazard

Esri Symbology

1% Annual Chance Flood Hazard

FLOOD HAZARD	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 20th Street Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-enc.com	JOB NO FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



Legend

Subject Site

LANDUSE_DE

- 1330: High Density, Multiple Dwelling Units, Low Rise
- 1400: Commercial and Services,1400: Commercial and Services
- 4110: Pine Flatwoods,4110: Pine Flatwoods
- 4340: Mixed - Pine and Oak
- 5120: Channelized Waterways, Canals
- 5300: Reservoirs,5300: Reservoirs
- 6191: Wet Melaleuca
- 6400: Vegetated Non-Forested Wetlands
- 6460: Mixed Scrub-shrub Wetland,6460: Mixed Scrub-shrub Wetland
- 8140: Roads and Highways,8140: Roads and Highways

LULC	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



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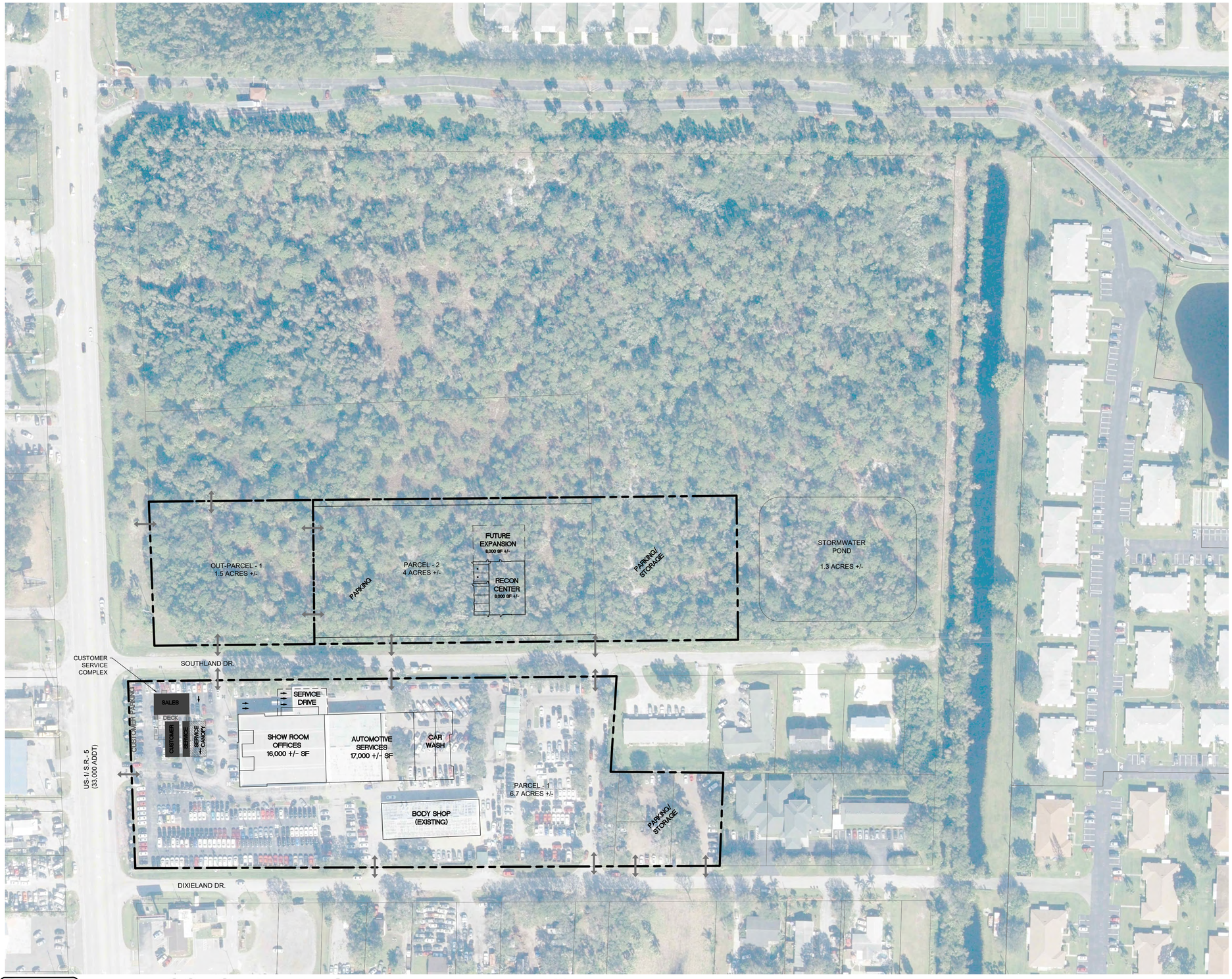
Subject Site

FL Wetlands

WETLAND TYPE

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

NWI	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 25th Street Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@flenv.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



CONCEPTUAL SITE PLAN

SCALE: 1" = 80'

GRAPHIC SCALE
0 80 160
(IN FEET)
1 inch = 80 ft.

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

LOCATION MAP

JOB NO.	20-0424	
DESIGNED	WFP	
DRAWN	WFP	
DATE	JANUARY 2021	
CHECKED	AJB	
DATE ISSUED	1/19/2021	

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

MBV ENGINEERING, INC.
MOJA BOWLES VILAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1893 - 20TH STREET
VERO BEACH, FL 32960
PH: (772) 492-9033
FX: (772) 778-7417
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9033

CONCEPTUAL SITE PLAN

BEV SMITH TOYOTA

FLORIDA

ST. LUCIE COUNTY

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
CSP1
OF 1
20-0424

O:\DRAWINGS\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424 BASE.dwg, 1/19/2021 2:53 PM, BILL PITTSLEY















PICTURES: FRONTAGE AND ROW WETLAND	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-env.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date











PICTURES: LARGE WETLAND

BEV SMITH TOYOTA

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PICTURES: MIXED OAK AND PINE

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PICTURES: PINE FLATWOODS

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PICTURES: SMALL WETLAND

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Revisions	Date

Landscape Calculations

	REQUIRED/ PERMITTED	PROVIDED
LANDSCAPE STRIPS ADJACENT TO PUBLIC R.O.W.		
NORTH - Southland Drive - 779 LF (827' LESS 48' DRIVEWAYS)		
10' WIDE LANDSCAPE STRIP (779 x 10 = 7,790 sf.)		
TREES: 1 / 300 SF	26 TREES	27 TREES
Includes: (12) Existing Oaks = 12 Trees		
(16) Existing Sabals = 5 Trees		
(2) Proposed Sabals = 1 Tree		
(9) Proposed Oaks = 9 Trees		
plus 36" ht. hedge		
WEST - U.S. Hwy. One - 292 LF (320' LESS 28' DRIVEWAY)		
10' WIDE LANDSCAPE STRIP (292 x 10 = 2,920 sf.)		
TREES: 1 / 300 SF	10 TREES	10 TREES
Includes: (9) Existing Magnolias = 9 Trees		
(1) Proposed Magnolia = 1 Tree		
plus 36" ht. hedge		
SOUTH: Dixieland Drive - 731 LF (817' LESS 86' DRIVEWAYS)		
10' WIDE LANDSCAPE STRIP (731 x 10 = 7,310 sf.)		
EXISTING: 5.5' TO 9.8' WIDE		
TREES: 1 / 300 SF	25 TREES	28 TREES
Includes: (6) Existing Oaks = 6 Trees		
(12) Existing Sabals = 4 Trees		
(6) Proposed Sabals = 2 Tree		
(11) Proposed Crape Myrtles = 11 Trees		
(5) Proposed Ilex = 5 Trees		
plus 36" ht. hedge		
LANDSCAPE STRIPS ADJACENT TO RESIDENTIAL		
North-East Side - 150 LF		
10' WIDE LANDSCAPE STRIP (175 x 10 = 1,750 sf.)		
EXISTING: 7.9' TO 8.5' WIDE		
TREES: 1 / 200 SF	9 TREES	9 TREES
Includes: (3) Existing Oaks = 3 Trees		
(3) Existing Sabals = 1 Trees		
(5) Green Buttonwood = 5 Trees		
plus 6' ht. hedge installed at 24'		
LANDSCAPE STRIPS ADJACENT TO COMMERCIAL		
South-East Side - 160 LF		
10' WIDE LANDSCAPE STRIP (160 x 10 = 1,600 sf.)		
EXISTING: 5.5' TO 5.7' WIDE		
(1) TREE / 200 SF	8 TREES	8 TREES
Includes: (8) Green Buttonwood = 8 Trees		

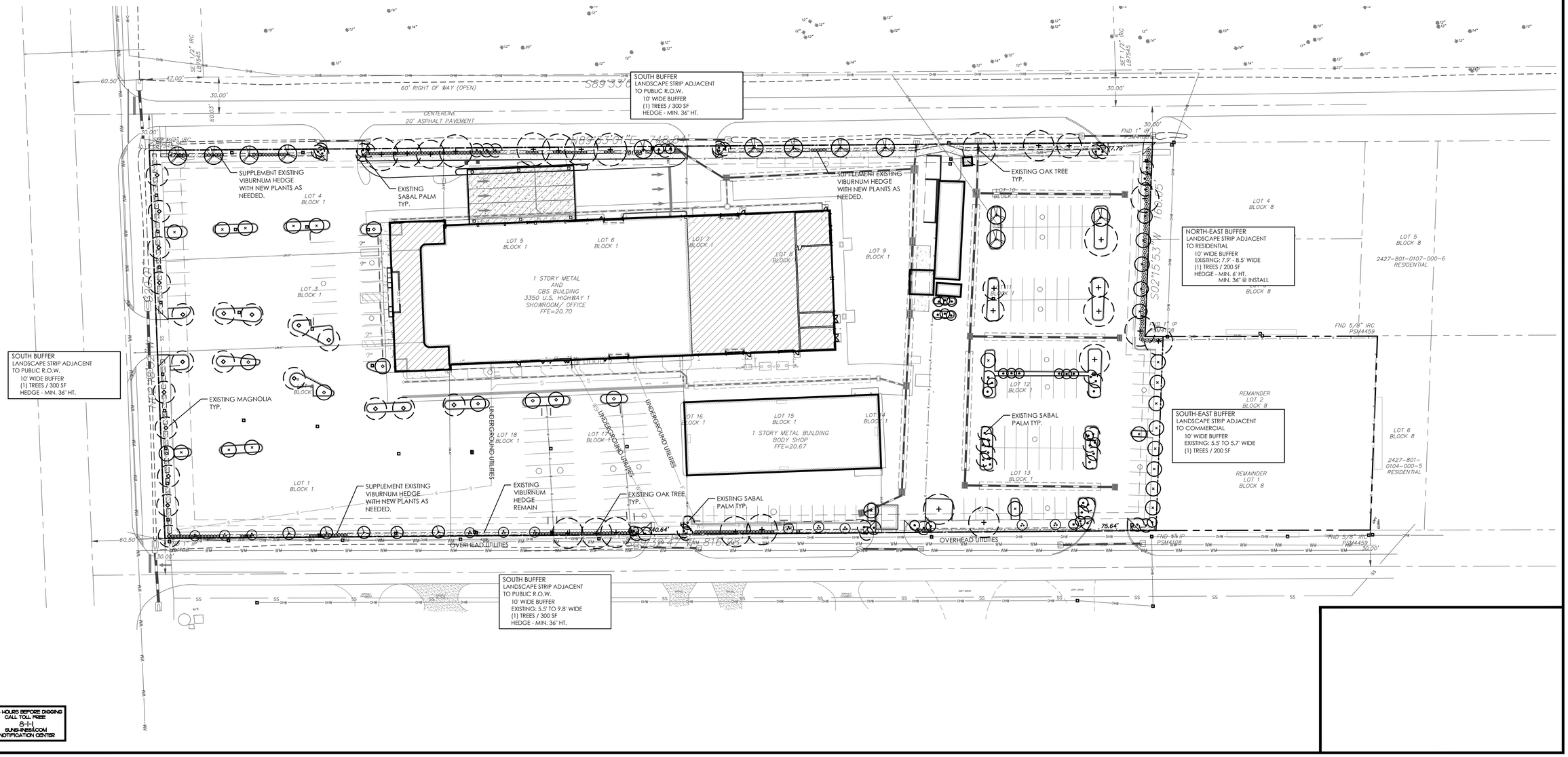
	REQUIRED/ PERMITTED	PROVIDED
INTERIOR VEHICULAR USE LANDSCAPE AREA		
VEHICULAR USE AREA: 174,565 SF		
1 SF / 15 SF OF VUA = 11,638 SF	11,638 SF	10,200 SF (EXISTING)
(1) CANOPY TREE / 100 SF =	117 TREES	51 TREES
Includes: (2) Existing Oaks = 6 Trees		
(11) Existing Magnolias = 11 Trees		
(16) Existing Sabals = 5 Trees		
(17) Proposed Sabals = 6 Tree		
(3) Proposed Oaks = 3 Trees		
(11) Proposed Green Buttonwood = 11 Trees		
(8) Proposed Magolias = 8 Trees		

Plant List

	SYM.	KEY	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD	SPECIFICATION	NATIVE	DROUGHT TOLERANT	TOTAL
TREES		CE	CONOCARPUS ERECTUS GREEN BUTTONWOOD	12' HT. 5' SPR.	FIELD GROWN B&B 2.5" CAL. 5' CT. MIN.	Y	H	24
		I A	ILEX X 'ATTENUATA' EAST PALATKA HOLLY	12' HT. 5' SPR.	45 GAL. MIN. 2.5 CAL. TREE FORM, 5' CT. MIN.	Y	M	5
		MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA	12' HT. 5' SPR.	FIELD GROWN B&B 2.5" CAL., 5' C.T. MIN.	Y	H	9
		LI	LAGERSTROEMIA INDICA CRAPE MYRTLE	12' HT. 5' SPR.	FIELD GROWN B&B 2.5" CAL., 5' C.T. MIN.	N	M	11
		QV	QUERCUS VIRGINIANA LIVE OAK	12' HT. 5' SPR.	FIELD GROWN, B&B 2.5" CAL. 5' CT. MIN.	Y	H	12
		SP	SABAL PALMETTO SABAL PALMETTO	10 CT.		Y	H	25
SHRUBS		CLU	CLUSIA GUTTIFERA CLUSIA	36" HT. 24" SPR.	36" O.C. FULL TO BASE	Y	H	59
		VIB	VIBURNUM ODORATISSIMUM SWEET VIBURNUM	24" X 16"	3 GAL., 24" O.C.	N	H	184
		SOD	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE SOD		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.

Existing Landscaping

SYM.	KEY	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD	SPECIFICATION	NATIVE	DROUGHT TOLERANT	TOTAL
	QV	QUERCUS VIRGINIANA	LIVE OAK		Y	H	28
	ML	MAGNOLIA VIRGINIANA 'LITTLE GEM'	LITTLE GEM MAGNOLIA		Y	H	20
	SP	SABAL PALMETTO	SABAL PALM		Y	H	47
	VIB	VIBURNUM ODORATISSIMUM SWEET VIBURNUM			N	H	



46 HOURS BEFORE DIGGING
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8-1-1
SUNSHINE811.COM
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plot date:
file name:

Patrick D. Cunningham, LLC
land planning
landscape architecture
519 Sapphire Drive
Sarasota, FL 34234
o: 941.351.8915
pcunningham.LLC@gmail.com

Conceptual Landscape Plan Overall

Bev Smith Toyota
3350 US Highway One
Ft. Pierce, Florida

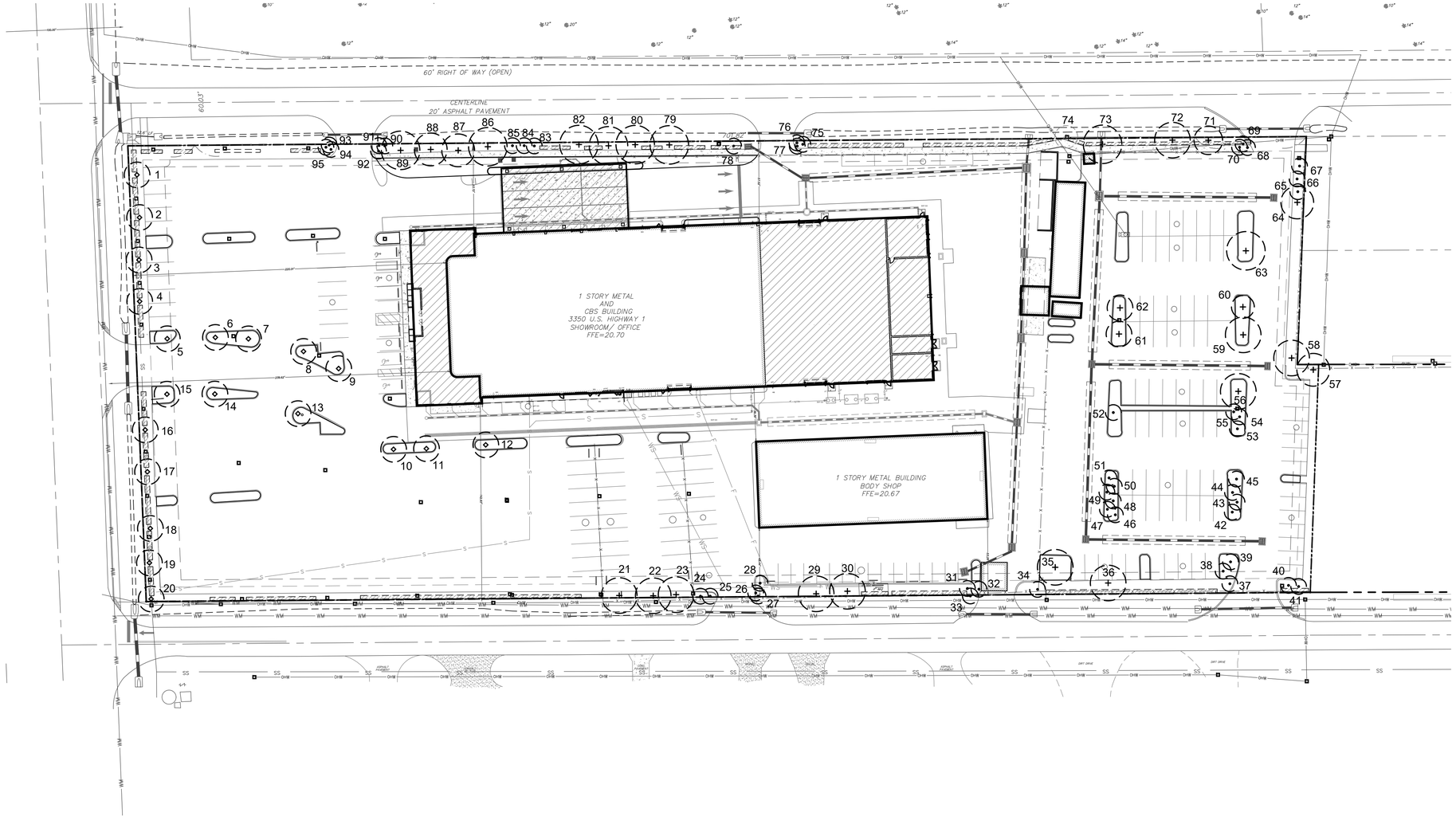
DATE: 03.14.2022
REV:
SCALE: 1"=40'-0"

PATRICK D. CUNNINGHAM
FL REG. # LA: 0001669
SEAL

0 40 80
SHEET NORTH

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General Notes:

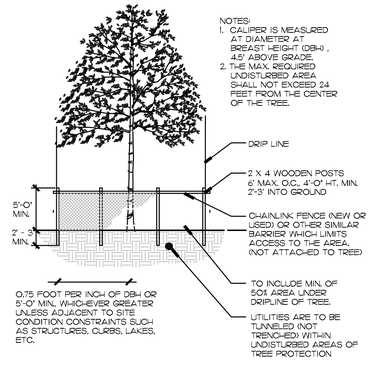
1. CALCULATIONS ABOVE ARE PER TREE REPLACEMENT CHART IN THE JURISDICTION'S LAND DEVELOPMENT REGULATIONS.
2. A TREE REMOVAL PERMIT WILL BE REQUIRED PRIOR COMMENCEMENT OF DEVELOPMENT ACTIVITY.
3. THE CONDITION OF THE TREES LISTED ARE BASED ON A VARIETY OF MATERIALS, AS WELL AS FIELD OBSERVATIONS, AND ARE TO BE USED AS REFERENCE ONLY AND IS NOT TO BE USE FOR TREE PERMITTING. A CERTIFIED ARBORIST, NOT THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ANY TREE EVALUATION REQUIRED BY THE CITY.
4. A CERTIFIED ARBORIST IS TO PROVIDE THE FINAL TREE DISPOSITION PLAN AT TIME OF TREE PERMITTING. THE VALUATION OF TREES SHALL BE APPRAISED USING THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISAL, LATEST EDITION.

Additional Notes:

1. TREE BARRICADES FOR TREES TO BE PRESERVED DURING CONSTRUCTION SHALL BE LOCATED AT THE DRIP LINE, UNLESS OTHERWISE APPROVED BY THE ENVIRONMENTAL REVIEW STAFF, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE AREA WITHIN THE DRIP LINE SHALL REMAIN UNDISTURBED.
3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN TECH DRIP LINE OF PRESERVED TREES:
   - A. IMPROVEMENTS, FILL, MACHINERY AND VEHICLE TRAVEL OR PARKING
   - B. UNDERGROUND UTILITIES
   - C. GRADE CHANGES, COMPACTION OF SOIL, OR EXCAVATION
   - D. STORAGE OR CONSTRUCTION MATERIALS.
4. THE TREE PROTECTION BARRICADES SHALL CONSIST OF CHAIN LINK FENCE (NEW OR USED) OR ORANGE SAFETY FENCE WITH A MINIMUM 5-FOOT HEIGHT, UNLESS OTHERWISE APPROVED BY THE BUILDING AND DEVELOPMENT SERVICES.
5. A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATION REMOVAL WITHIN THE DRIP LINE OF A TREE, AND/OR TREE REMOVAL.
6. NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMNT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED.
7. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF A CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR.

Existing Tree Inventory List

NO.	TREE SPECIES	DBH	ACTION
1	MAGNOLIA	3"	TO REMAIN
2	MAGNOLIA	3"	TO REMAIN
3	MAGNOLIA	3"	TO REMAIN
4	MAGNOLIA	3"	TO REMAIN
5	MAGNOLIA	3"	TO REMAIN
6	MAGNOLIA	3"	TO REMAIN
7	MAGNOLIA	3"	TO REMAIN
8	MAGNOLIA	3"	TO REMAIN
9	MAGNOLIA	3"	TO REMAIN
10	MAGNOLIA	3"	TO REMAIN
11	MAGNOLIA	3"	TO REMAIN
12	MAGNOLIA	3"	TO REMAIN
13	MAGNOLIA	3"	TO REMAIN
14	MAGNOLIA	3"	TO REMAIN
15	MAGNOLIA	3"	TO REMAIN
16	MAGNOLIA	3"	TO REMAIN
17	MAGNOLIA	3"	TO REMAIN
18	MAGNOLIA	3"	TO REMAIN
19	MAGNOLIA	3"	TO REMAIN
20	MAGNOLIA	3"	TO REMAIN
21	OAK	10"	TO REMAIN
22	OAK	16"	TO REMAIN
23	OAK	16"	TO REMAIN
24	SABAL PALM		TO REMAIN
25	SABAL PALM		TO REMAIN
26	SABAL PALM		TO REMAIN
27	SABAL PALM		TO REMAIN
28	SABAL PALM		TO REMAIN
29	OAK	20"	TO REMAIN
30	OAK	22"	TO REMAIN
31	SABAL PALM		TO REMAIN
32	SABAL PALM		TO REMAIN
33	SABAL PALM		TO REMAIN
34	SABAL PALM		TO REMAIN
35	OAK	16"	TO REMAIN
36	OAK	16"	TO REMAIN
37	SABAL PALM		TO REMAIN
38	SABAL PALM		TO REMAIN
39	SABAL PALM		TO REMAIN
40	SABAL PALM		TO REMAIN
41	SABAL PALM		TO REMAIN
42	SABAL PALM		TO REMAIN
43	SABAL PALM		TO REMAIN
44	SABAL PALM		TO REMAIN
45	SABAL PALM		TO REMAIN
46	SABAL PALM		TO REMAIN
47	SABAL PALM		TO REMAIN
48	SABAL PALM		TO REMAIN
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52	SABAL PALM		TO REMAIN
53	SABAL PALM		TO REMAIN
54	SABAL PALM		TO REMAIN
55	SABAL PALM		TO REMAIN
56	OAK	20"	TO REMAIN
57	OAK	16"	TO REMAIN
58	OAK	18"	TO REMAIN
59	OAK	16"	TO REMAIN
60	OAK	12"	TO REMAIN
61	OAK	12"	TO REMAIN
62	OAK	10"	TO REMAIN
63	OAK	18"	TO REMAIN
64	OAK	16"	TO REMAIN
65	SABAL PALM		TO REMAIN
66	SABAL PALM		TO REMAIN
67	SABAL PALM		TO REMAIN
68	SABAL PALM		TO REMAIN
69	SABAL PALM		TO REMAIN
70	SABAL PALM		TO REMAIN
71	OAK	14"	TO REMAIN
72	OAK	16"	TO REMAIN
73	OAK	20"	TO REMAIN
74	OAK	10"	TO REMAIN
75	SABAL PALM		TO REMAIN
76	SABAL PALM		TO REMAIN
77	SABAL PALM		TO REMAIN
78	SABAL PALM		TO REMAIN
79	OAK	24"	TO REMAIN
80	OAK	20"	TO REMAIN
81	OAK	24"	TO REMAIN
82	OAK	20"	TO REMAIN
83	SABAL PALM		TO REMAIN
84	SABAL PALM		TO REMAIN
85	SABAL PALM		TO REMAIN
86	OAK	24"	TO REMAIN
87	OAK	18"	TO REMAIN
88	OAK	18"	TO REMAIN
89	OAK	20"	TO REMAIN
90	SABAL PALM		TO REMAIN
91	SABAL PALM		TO REMAIN
92	SABAL PALM		TO REMAIN
93	SABAL PALM		TO REMAIN
94	SABAL PALM		TO REMAIN
95	SABAL PALM		TO REMAIN



TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE

ALL EXISTING TREES TO BE PROTECTED DURING ANY LAND CLEARING AND/OR CONSTRUCTION AS FOLLOWS

(A) PRIOR TO ANY LAND CLEARING OPERATIONS, TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL TREES TO REMAIN WITHIN THE LIMITS OF LAND CLEARING OR CONSTRUCTION AND SHALL REMAIN UNTIL THE COMPLETION OF THE WORK.

TREE PROTECTION SHALL COMPLY WITH THE JURISDICTIONS REGULATIONS.

(B) NO MATERIALS, TRAILERS, EQUIPMENT OR CHEMICALS SHALL BE STORED, OPERATED DUMPED, BURIED OR BURNED WITHIN THE PROTECTED AREAS.

NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS OR PERMITS SHALL BE ATTACHED TO A PROTECTED TREE.

(C) PROTECTED TREES SHALL BE PRUNED TO RESTORE THIS NATURAL SHAPE AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY LOSS OF ROOTS AND TO STIMULATE ROOT GROWTH.

ANY DAMAGE TO TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY AFTER DAMAGE OCCURS.

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SUNSHINE811.COM
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plot date:
file name:

Patrick D. Cunningham, LLC
land planning
landscape architecture
519 Sapphire Drive
Sarasota, FL 34234
o: 941.351.8915
pcunningham.LLC@gmail.com

Existing Vegetation Plan

Bev Smith Toyota
3350 US Highway One
Ft. Pierce, Florida

DATE: 03.14.2022
REV:
SCALE: 1"=40'-0"

PATRICK D. CUNNINGHAM
FL REG. # LA: 0001669
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NORTH

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Additional Notes

1. QUALITY
PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN THE MOST CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS' PART I AND PART II, STATE OF FLORIDA.

2. DROUGHT TOLERANCE REQUIREMENTS
A MINIMUM OF 75% TO 100% OF TOTAL CUMULATIVE LANDSCAPE PLANT MATERIAL USED TO MEET THE PROVISIONS OF THE I.R.C. L.D.R., CHAPTER 926, SHALL BE 'HIGH DROUGHT TOLERANT,' AS CLASSIFIED AND LISTED IN THE MOST RECENT EDITION OF: THE 'WATERWISE - FLORIDA LANDSCAPES - LANDSCAPING TO PROMOTE WATER CONSERVATION USING PRINCIPLES OF XERISCAPE' - FROM FLORIDA'S WATER MANAGEMENT DISTRICTS.

3. TREES
A. CANOPY TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN GREATER THAN FIFTEEN (15) FEET IN DIAMETER, AND HAVING A TRUNK WITH OVER FIVE (5) FEET OF CLEAR WOOD.
B. CANOPY TREES SHALL HAVE A 2" DIAMETER AT 0.5' ABOVE GRADE AND BE A MIN. 12' IN HEIGHT WITH A MINIMUM CROWN SPREAD OF 4.5' AT TIME OF PLANTING.
C. PALMS SHALL BE CONSIDERED 1/3 OF A TREE AND, IF USED, THEY SHALL CONSIST OF NO MORE THAN ONE-THIRD OF THE TOTAL NEW TREE REQUIREMENT. ADDITIONALLY, 3 PALMS = 1 CANOPY TREE. SINGLE DATE PALMS (NOT PYGMY DATE PALMS) MAY BE SUBSTITUTED FOR A CANOPY TREE.
D. AT LEAST 50% OF ALL NEW REQUIRED TREES SHALL BE OF A NATIVE SPECIES, AND AT LEAST 75% - 100% OF ALL TREES SHALL BE RATED 'DROUGHT TOLERANT.'
E. REQUIRED UNDERSTORY TREES SHALL BE A MINIMUM OF SIX (6) FEET OVERALL IN HEIGHT AND ONE- AND ONE-HALF (1.5) INCHES DIAMETER AT ONE-HALF (0.5) FEET ABOVE GRADE AT THE TIME OF PLANTING. MULTI-TRUNK TREES SHALL HAVE A COMBINED ONE- AND ONE-HALF-INCH CALIPER FOR ALL TRUNKS AT SIX (6) INCHES ABOVE GRADE. PALM TREES USED AS UNDERSTORY TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX (6) FEET AND SHALL NOT COMPRISE MORE THAN ONE-THIRD (1/3) OF THE TOTAL UNDERSTORY TREE REQUIREMENT.
F. A ROOT BARRIER IS REQUIRED FOR CANOPY TREES WITHIN 6-FT. OF A SIDEWALK, PAVED AREA, BUILDING, OR UNDERGROUND UTILITY .

4. SHRUBS/ HEDGES:
A. SHRUBS SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING, EXCEPT THAT SHRUBS OF NON-NATIVE VIBURNUM AND LIGUSTRUM SPECIES SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES IN HEIGHT IMMEDIATELY AFTER PLANTING.
B. SHRUBS, WHERE REQUIRED, SHALL BE PLANTED IN AN OFFSET DOUBLE ROW AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID SCREEN. WHERE REQUIRED TO FORM A CONTINUOUS SCREEN TO SATISFY A BUFFER OR OPAQUE FEATURE REQUIREMENT, SHRUBS SHALL BE PLANTED ON TWENTY-FOUR (24)-TO-THIRTY (30) INCH CENTERS, UNLESS A GREATER SPACING IS NECESSARY TO ACCOMMODATE LARGER SHRUBS AND IS APPROVED BY PLANNING DIVISION STAFF.
C. ENCLOSING SHRUBS USED IN OPAQUE FEATURES, AT LEAST 50% OF THE REQUIRED NUMBER OF SHRUBS SHALL BE OF NATIVE SPECIES.

5. MULCH AND GROUND COVERS
THE USE OF CYPRESS MULCH IS PROHIBITED. MULCH THAT IS NOT CYPRESS MAY BE USED. GROUND COVERS (NOT INCLUDING SOD GRASS) SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN ONE YEAR AFTER PLANTING. AT LEAST 50% OF THE AREA COVERED BY LIVING MATERIAL SHALL BE OF NATIVE SPECIES. REFER TO IRC LDC FOR A LIST OF NATIVE GROUND COVERS AND FLOWERS. THE COMPLETE COVERAGE OF AN AREA BY GROUND COVERS PRECLUDES THE USE OF MULCH THEREAFTER.

6. TURF GRASS
TURF GRASS AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN AND SHALL BE LIMITED TO A MAXIMUM OF 50% OF THE TOTAL IRRIGATED, LANDSCAPED AND VEGETATED PROJECT AREA, EXCLUDING RIGHTS-OF-WAY, ACTIVE RECREATION AREAS (E.G. PLAYFIELDS), AND SLOPES WITHIN DRY RETENTION AREAS. TURF GRASS SHALL BE PLACED SO THAT IT CAN BE IRRIGATED IN A SEPARATE ZONE. PREFERRED TURF GRASSES ARE THOSE QUALIFYING AS NATIVE.

7. IRRIGATION USAGE ZONES SHALL BE AS FOLLOWS:
A. GRASS AREA SHALL BE IN HIGH USAGE ZONES.
B. TREES & SHRUBS SHALL BE IN LOW USAGE ZONES.

8. THERE SHALL BE (6) DIFFERENT SPECIES OF TREES USED, AND (9) DIFFERENT SPECIES OF SHRUBS WITH (4) BEING NATIVE PER I.R.C. ORDINANCE, CHAPTER 926.

9. THE CONTRACTOR SHALL ATTEMPT TO PRESERVE AS MANY EXISTING TREES AS POSSIBLE AND FEASIBLE. TREES THAT ARE PRESERVED MAY BE CREDITED TOWARDS THE SITE TREE REQUIREMENT IF THEY MEET THE SPECIFICATIONS.

10. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF TREES, SIGNS AND LIGHTS SUCH THAT ALL SIGNAGE IS EASILY SEEN AND LIGHTING WORKS FOR ITS INTENDED PURPOSE. TREE PLACEMENT MAY VARY FROM THIS PLAN TO ACHIEVE THIS REQUIREMENT.

11. LANDSCAPE ISLANDS SHALL BE BACKFILLED AT LEAST TO TOP OF CURB, AND MAY BE BERMED TO A MAXIMUM HEIGHT OF 24" ABOVE ADJACENT PARKING LOT GRADE.

12. ALL LANDSCAPE MATERIAL IN SHOCK WILL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

LAND CLEARING NOTES
A. ALL NATIVE UPLAND VEGETATION CONTRIBUTING TO THE STABILIZATION OF BANKS OR EXISTING CANALS, DITCHES OR NATURAL WATERCOURSES SHALL BE RETAINED.

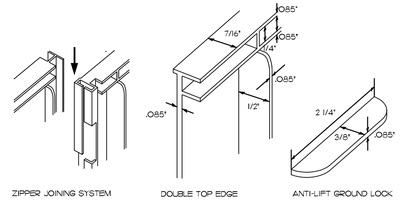
B. ALL NUISANCE EXOTIC VEGETATION EXISTING ON SITE SHALL BE REMOVED IN CONJUNCTION WITH ANY SITE DEVELOPMENT.

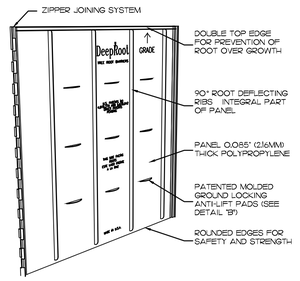
C. ANY ABANDONED FLOW WELLS EXISTING ON SITE SHALL BE PLUGGED IN CONJUNCTION WITH SITE DEVELOPMENT.

NOTES:
SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES AND LANDSCAPES. ASSEMBLED IN 2' LONG MODULES TO CREATE VARYING SIZES OF CYLINDERS FOR SURROUNDING ROOT BALLS (SURROUND PLANTING STYLE) OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE A HARDSCAPE ADJACENT TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

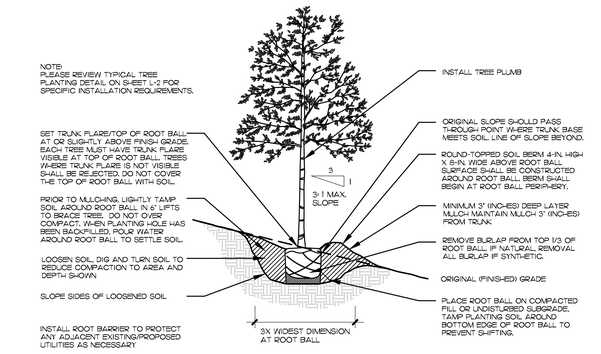
A. MATERIALS
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT "UB-24-2 AND 4 UB 48-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, LP, 345 LORTON AVE. #103, BURLINGAME, CA. (800)-458-7668). OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.085" WALL THICKNESS IN MODULES 24" LONG BY 24" & 48" DEEP, MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS. RECYCLABLE. EACH PANEL SHALL HAVE:

B. CONSTRUCTION AND INSTALLATION
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED TO FORM A CIRCLE AROUND THE ROOT BALL OR WHERE SPECIFIED JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE. ALL STREET TREES WITH TRUNKS CLOSER THAN 4 FT. TO PAVED SURFACES SHALL BE PLANTED WITH ROOT BARRIER BETWEEN THE ROOT BALL AND PAVING. PLANTINGS WITHIN TREE WELLS REQUIRE ROOT BARRIERS ALONG ALL SIDES OF THE TREE WELL.
2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.
3. THE TREE ROOT BARRIERS SHALL BE BACKFILLED ON THE OUTSIDE WITH 3/4" TO 1 1/2" GRAVEL OR CRUSHED ROCK AS SHOWN ON THE DRAWINGS. NO GRAVEL BACKFILL IS REQUIRED FOR A LINEAR PLANTING

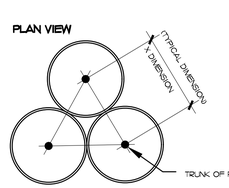




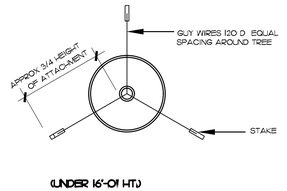
24" DEEPROOT TREE ROOT BARRIERS
NOT TO SCALE



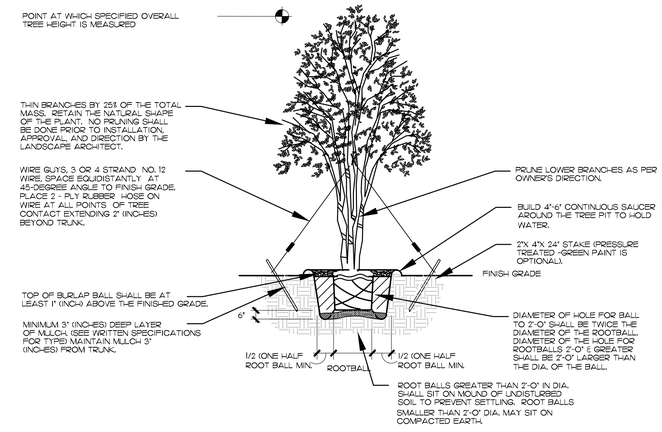
TYPICAL TREE ON SLOPE PLANTING DETAIL
NOT TO SCALE



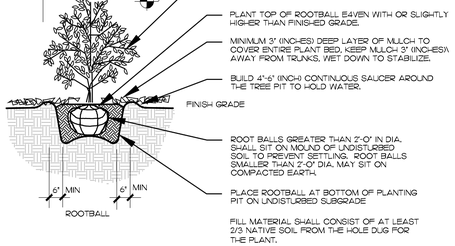
TYPICAL PLANT SPACING DETAIL
NOT TO SCALE



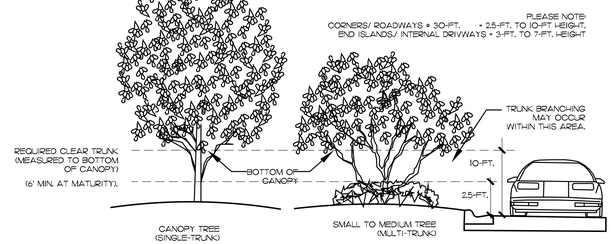
(UNDER 15'-0" HT.)
TYPICAL TREE GUYING DETAIL
NOT TO SCALE



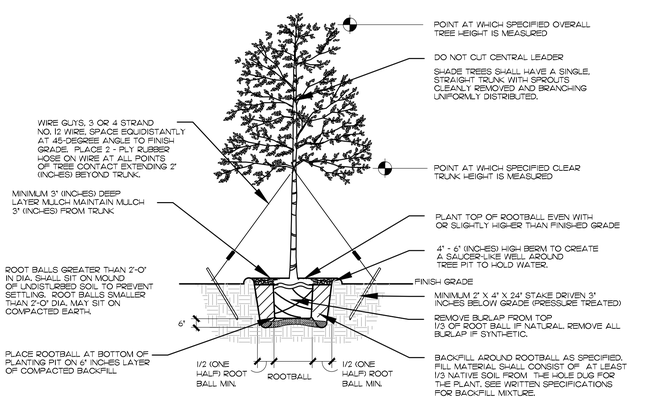
TYPICAL IRRIGULAR/MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



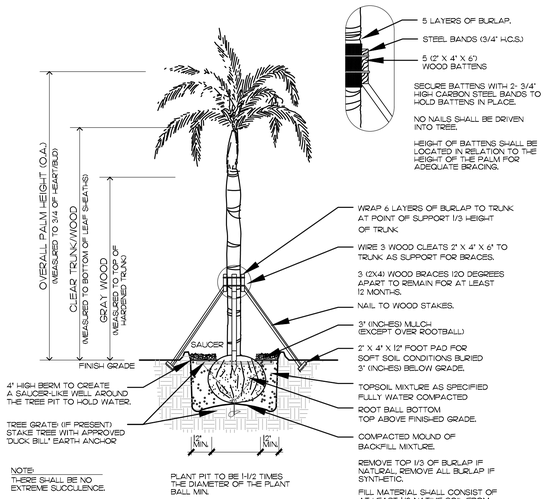
TYPICAL SHRUB/ GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



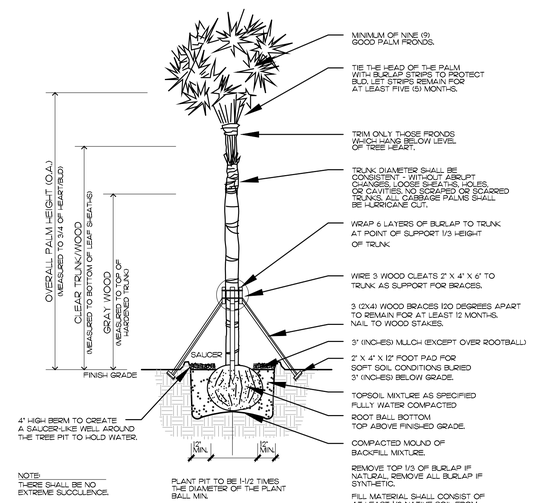
CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL
NOT TO SCALE



TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL PALM PLANTING DETAIL
NOT TO SCALE



TYPICAL PALM PLANTING DETAIL
NOT TO SCALE

48 HOURS BEFORE DIGGING CALL TOLL FREE 8-1-1 SUNSHINE811.COM NOTIFICATION CENTER

plot date:
file name:

pcunningham.LLC@gmail.com

Patrick D. Cunningham, LLC
land planning
landscape architecture
519 Sapphire Drive
Sarasota, FL 34234
o: 941.351.8915

Landscape Details

Bev Smith Toyota
3350 US Highway One
Ft. Pierce, Florida

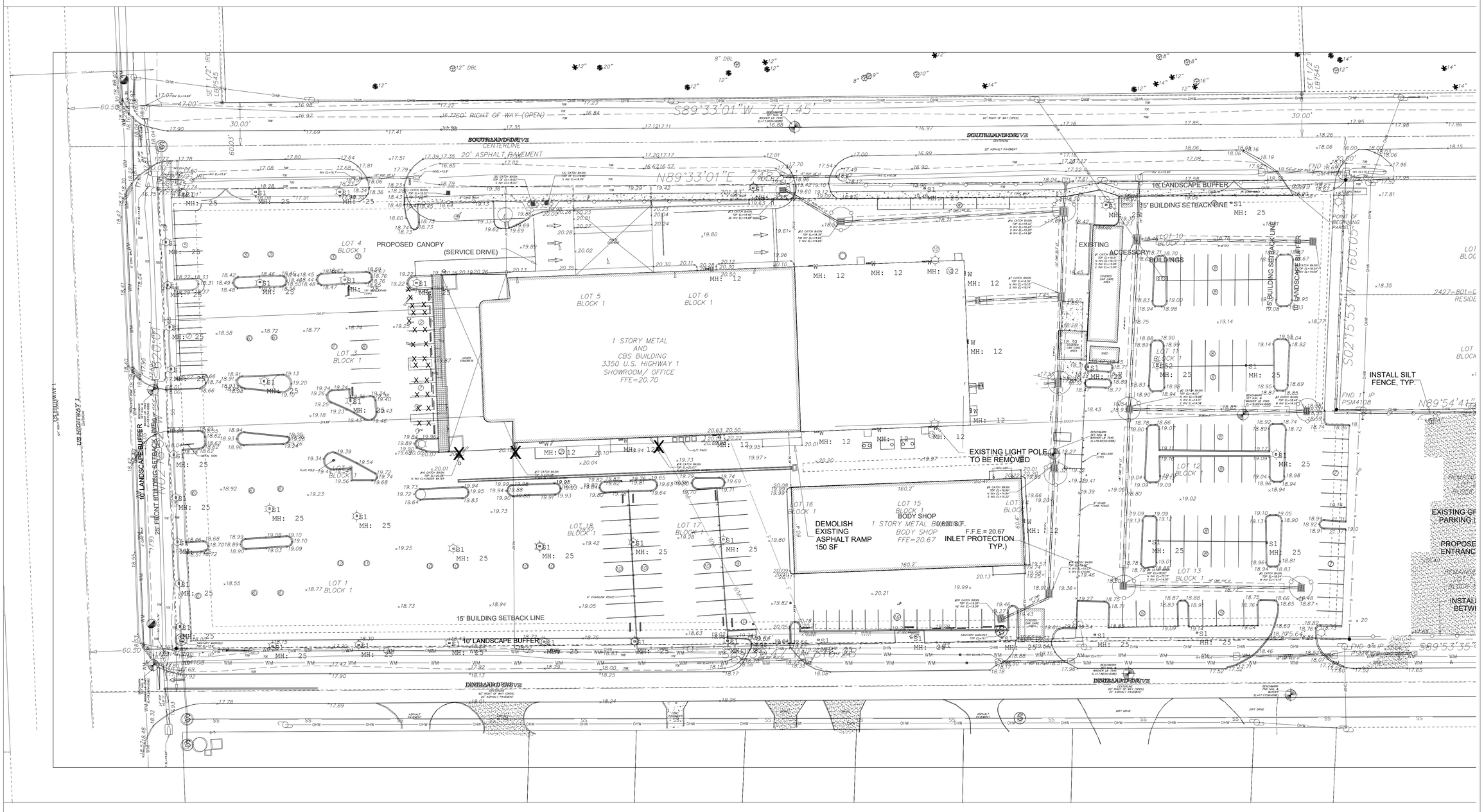
DATE: 03.14.2022
REV:

SCALE: N.T.S.

PATRICK D. CUNNINGHAM FL REG. # LA. 0001469
SEAL

NORTH

SHEET
L-3



1 SITE LIGHTING PLAN
1/32" = 1'-0"

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		03.16.2022

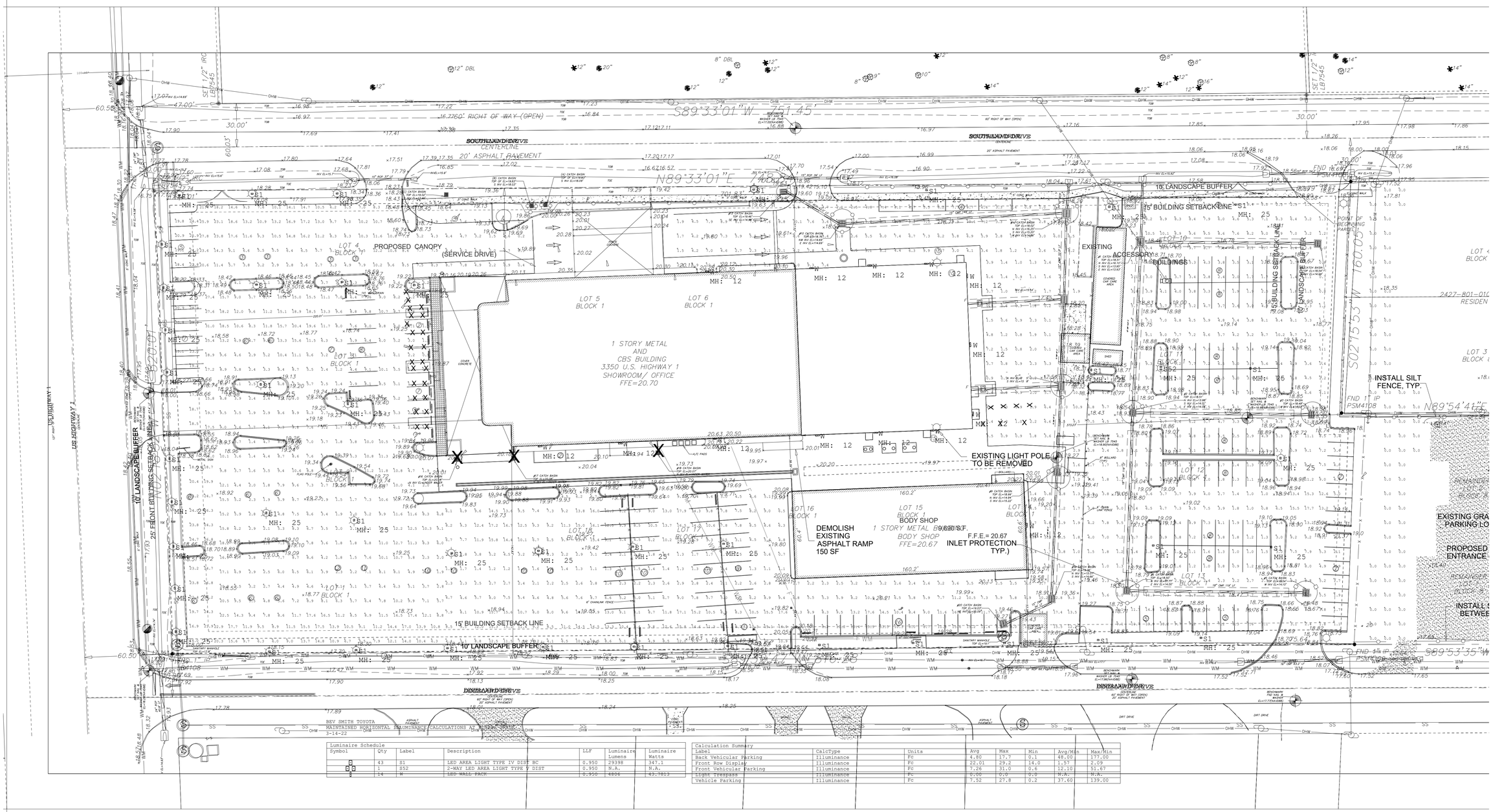
BEV SMITH TOYOTA

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING IND. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTORS AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title
LIGHTING PLAN
SITE

Scale	Date
AS SHOWN	03.16.2022
Drawn By: FG	Checked By: I.D.
Job No.	

Sheet No.
LDE-1.1



Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	43	S1	LED AREA LIGHT TYPE IV DIST BC	0.950	29398	347.1
	1	S52	2-WAY LED AREA LIGHT TYPE V DIST	0.950	N.A.	N.A.
	14	W	LED WALL PACK	0.950	4806	43.7813

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Back Vehicular Parking	Illuminance	Fc	4.80	17.7	0.1	48.00	177.00
Front Row Display	Illuminance	Fc	22.01	29.2	14.0	1.57	2.09
Front Vehicular Parking	Illuminance	Fc	7.26	31.0	0.6	12.10	51.67
Light Trespass	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Vehicle Parking	Illuminance	Fc	7.52	27.8	0.2	37.60	139.00

2 SITE PHOTOMETRIC DRAWING
1/32" = 1'-0"

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		03.16.2022

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Title
PHOTOMETRIC DRAWING

SITE

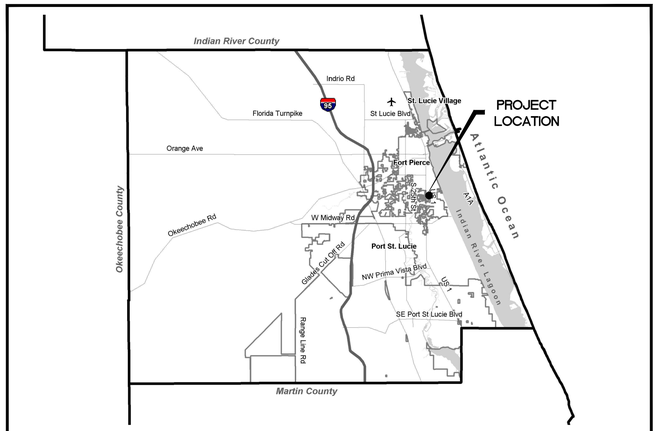
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AS SHOWN	03.16.2022
Drawn By	Checked By
FG	I.D.
Job No.	

Sheet No.
LDE–1.2

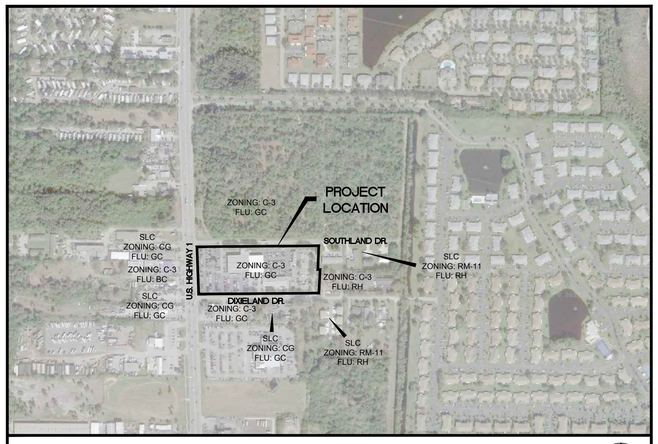
BEV SMITH TOYOTA

SECTION 27, TOWNSHIP 35S, RANGE 40E
CITY OF FORT PIERCE, FLORIDA

MARCH 2022



LOCATION MAP



VICINITY MAP

72 HOURS BEFORE DIGGING
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811
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OWNER/APPLICANT

NSS ACQUISITION CORP.
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FORT PIERCE, FLORIDA 34982
PH: (561) 818-2847

ENGINEER

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

SURVEYOR

INDIAN RIVER SURVEY, INC.
Professional Surveying and Mapping
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-7880

ARCHITECT

PENNEY DESIGN GROUP, LLC
8120 WOODMONT AVENUE, SUITE 750
BETHESDA, MD 20814
PH: (301) 979-7600

LANDSCAPE ARCHITECT

PATRICK D. CUNNINGHAM, LLC
519 SAPPHIRE DRIVE
SARASOTA, FL 34243
PH: (941) 351-8915

INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN
C4	SITE PLAN - OVERALL
C5	SITE PLAN
C6	PAVING, GRADING AND DRAINAGE PLAN
C7	CROSS SECTIONS
C8	UTILITY PLAN
C9	TEMPORARY SERVICE TRAILER EXHIBIT
C10	GENERAL DETAILS
C11	UTILITY DETAILS
C12	EROSION CONTROL DETAILS

LEGAL DESCRIPTION

LOTS 1 THROUGH 18. BLOCK 1, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, AND THE ADJACENT 60.00 FOOT VACATED ROAD RIGHT OF WAY AND A PORTION OF LOT 14, BLOCK B ACCORDING TO THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, OFFICIAL RECORDS BOOK 3525, PAGE 1149 AND OFFICIAL RECORDS BOOK 3818, PAGE 325 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE NORTHWEST CORNER OF LOT 4, BLOCK 8 OF SAID DIXIELAND SUBDIVISION; THENCE S02°15'53"W ALONG THE WEST LINE OF LOTS 4 AND 3, BLOCK 8 A DISTANCE OF 160.05 FEET TO THE SOUTH LINE OF SAID LOT 3, BLOCK 8; THENCE N89°54'41"E ALONG SAID SOUTH LINE A DISTANCE OF 190.60 FEET; THENCE S02°06'45"W A DISTANCE OF 159.93 FEET TO THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°53'35"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 176.80: THENCE S89° 32'47"W CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 816.26 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY); THENCE N02°18'52"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 320.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60 FOOT WIDE RIGHT OF WAY); THENCE N89°33'01"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 748.84 FEET TO THE POINT OF BEGINNING. CONTAINS 6.68 ACRES MORE OR LESS.

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

DATE: 3/3/22

PROJECT: 20-0424

SHEET
C1

O:\DRAWINGS\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424-C1 COVER - DETAILS.dwg 2/2/2022 1:39 PM BILL PITTSLEY

PRE-CONSTRUCTION REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED. IT WILL, THEREFORE, BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.z
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT. NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE, TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATES AT FIFTY KILOVOLTS OR BELOW. ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P.R.M.'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. ALL EXISTING TREES WITHIN THE RIGHT OF WAY ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE NOTED.
18. WHEN REFERENCED TO, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS,CURRENT EDITION.
19. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
20. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
21. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION.
22. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
23. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
24. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
25. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
26. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS.
27. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
28. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY; HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
30. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
31. GRADES SHOWN ARE FINISHED GRADES.
32. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
33. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
34. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
35. BENCHMARK DATUM IN NAVD 88.
36. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
37. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
38. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ℄ (BASELINE) AND ℄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
39. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
40. ALL EXISTING SWALES SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE TO THE SWALE LINE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
41. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
42. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
43. WHEN ALL OTHER PERMANENT CONSTRUCTION IS COMPLETE, THE FINAL SURFACE COURSE SHALL BE PLACED.
44. CONSTRUCTION OPERATIONS FOR PLACEMENT OF THE FINAL SURFACE COURSE SHALL BE LIMITED TO A DISTANCE, AS DIRECTED BY THE ENGINEER, THE CONTRACTOR CAN COMPLETE IN ONE (1) DAY.
45. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT). ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL.
46. PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH PAVEMENT TRANSITION DETAIL.
47. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.

ROADWAY SPECIFICATIONS

GENERAL

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO.

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GRADING

THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.

LIMEROCK BASE AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)

TYPE S-III ACSC SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.

TESTING

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP

THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD.
4. STREET RESTORATION TO BE DONE AS PER CITY OF FORT PIERCE STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI.

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CULVERT PIPES

REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE. ELLIPTICAL CONC. PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:
1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
7. UPON COMPLETION OF CONSTRUCTION.

FDEP SEPARATION CRITERIA:

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

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER, FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.
(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

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

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUME-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

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

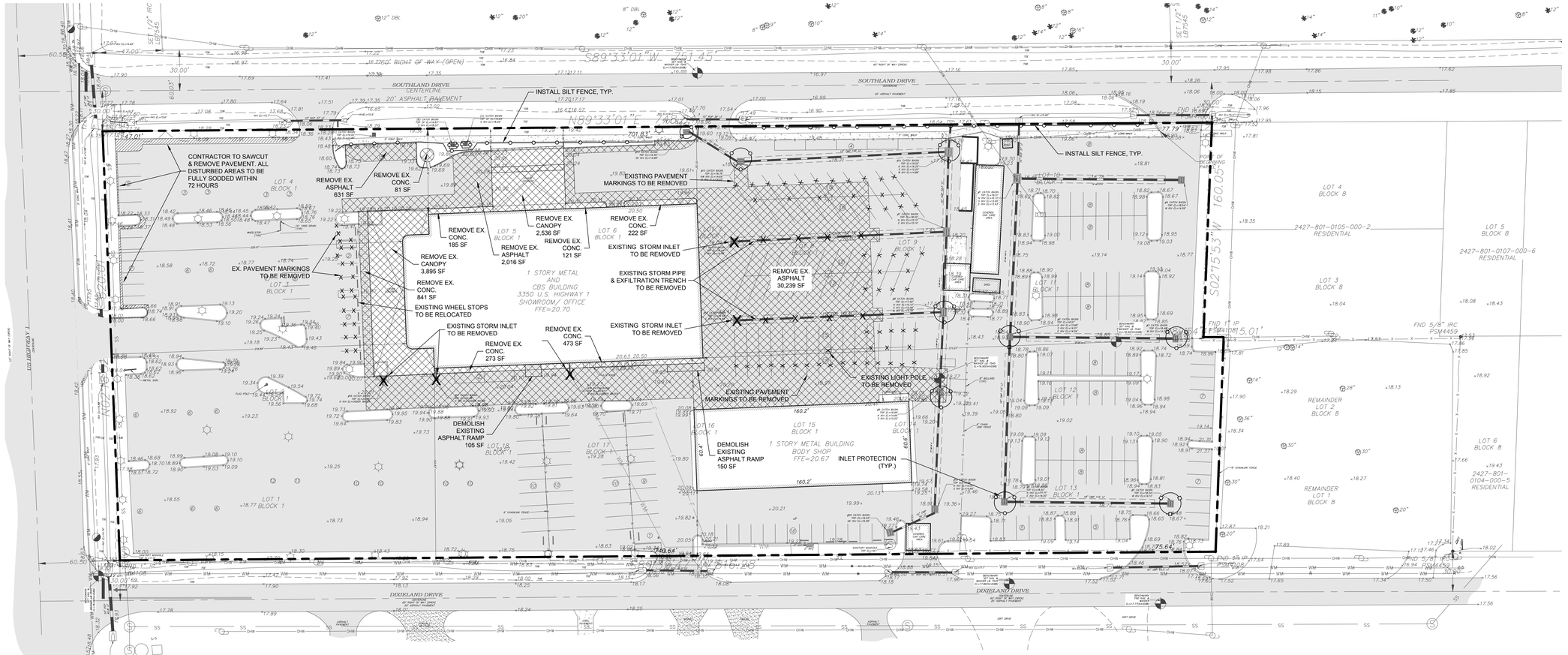
(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FORT PIERCE, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE. MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, CITY OF FORT PIERCE AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. ALL INLETS SHALL HAVE A 6" MIN. SUMP BELOW LOWEST INVERT.
14. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
15. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
19. THIS PLAN CONTEMPLATES ACCESS CONNECTIONS TO ADJACENT ROADS AS SHOWN.
20. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ONSITE PER CITY OF FORT PIERCE CODE.
21. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT. RADII SHOWN ARE TO FACE OF CURB.
22. ALL SIGNS SHALL BE PER M.U.T.C.D. STANDARDS.
23. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CITY OF FORT PIERCE REQUIREMENTS.
24. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
25. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR, PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES.
26. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE SHALL BE NO



EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 40'

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

LEGEND

- EXISTING CONCRETE
- EXISTING PAVERS
- EXISTING STABILIZED GRAVEL
- EXISTING ASPHALT
- EXISTING ASPHALT, CONCRETE, PAVERS, GRAVEL TO BE REMOVED
- PROPOSED TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- SILT FENCE
- TREE PROTECTION FENCE

DEMOLITION NOTES

1. ALL EXOTIC AND INVASIVE SPECIES TO BE REMOVED CONGRUENT WITH DEVELOPMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTAINMENT OF ALL DEMOLITION PERMITS NECESSARY FOR PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY / ALL NECESSARY EROSION CONTROL MEASURES AS PRESENTED ON THIS SHEET AND INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL BARRIERS AND PROTECTION MEASURES FOR TREES BEING SAVED SHALL BE PLACED BEFORE ANY DEMOLITION ACTIVITY BEGINS. LARGE TREES ON ADJACENT PROPERTIES, NEAR THE PROPERTY LINE, SHOULD ALSO BE PROTECTED.
5. SEE LANDSCAPE ARCHITECT SPECIFICATIONS FOR SPECIFIC INFORMATION REGARDING TREE REMOVAL / MITIGATION.
6. CONTRACTOR RESPONSIBLE TO OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION / REMOVAL OF EACH ITEMS AS IDENTIFIED IN THESE PLANS OR IDENTIFIED DURING CONSTRUCTION ACTIVITIES.

LEGAL DESCRIPTION:

PARCEL 1

LOTS 1 THROUGH 18. BLOCK 1, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, AND THE ADJACENT 60.00 FOOT VACATED ROAD RIGHT OF WAY AND A PORTION OF LOT 14, BLOCK 8 ACCORDING TO THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, OFFICIAL RECORDS BOOK 3525, PAGE 1149 AND OFFICIAL RECORDS BOOK 3818, PAGE 325 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE NORTHWEST CORNER OF LOT 4, BLOCK 8 OF SAID DIXIELAND SUBDIVISION; THENCE S02°15'53"W ALONG THE WEST LINE OF LOTS 4 AND 3, BLOCK 8 A DISTANCE OF 160.05 FEET TO THE SOUTH LINE OF SAID LOT 3, BLOCK 8; THENCE N89°54'41"E ALONG SAID SOUTH LINE A DISTANCE OF 190.60 FEET; THENCE S02°06'45"W A DISTANCE OF 159.93 FEET TO THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°53'35"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 176.80; THENCE S89°32'47"W CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 816.28 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY); THENCE N02°18'52"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 320.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60 FOOT WIDE RIGHT OF WAY); THENCE N89°33'01"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 748.84 FEET TO THE POINT OF BEGINNING.
CONTAINS 6.68 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2

A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°27'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 49.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11334.20 FEET, THE CHORD OF WHICH BEARS S01°41'15"E AT 242.70 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'37" FOR AN ARC DISTANCE OF 242.71 FEET; THENCE S02°18'03"E A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N87°41'43"E A DISTANCE OF 752.54 FEET; THENCE S02°06'02"E A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°33'01"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 751.45 FEET; THENCE N02°18'03"W A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.08 ACRES MORE OR LESS.

CONTAINING 13.76 ACRES MORE OR LESS, (COMBINED TOTAL)

LEGEND

BFP	= BACKFLOW PREVENTER	OHW	= OVERHEAD WIRES
BOC	= BACK OF CURB	O.R.B.	= OFFICIAL RECORD BOOK
BWF	= BARBED WIRE FENCE	(P)	= PLAT
CLF	= CHAIN LINK FENCE	P.B.	= PLAT BOOK
CM	= CONCRETE MONUMENT	PG.	= PAGE
CMP	= CORRUGATED METAL PIPE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CONC.	= CONCRETE	PVC	= POLY VINYL CHLORIDE
COVD.	= COVERED	RCP	= REINFORCED CONCRETE PIPE
(D)	= DESCRIPTION	(S)	= SURVEYED
ECMP	= ELLIPTICAL CORRUGATED METAL PIPE	TOB	= TOP OF BANK
EDR	= EDGE OF DIRT DRIVE	TOS	= TOE OF SLOPE
EL	= ELEVATION	TRANS.	= TRANSFORMER
EM	= ELECTRIC METER	UG	= UNDERGROUND
FFE	= FINISHED FLOOR ELEVATION	WDF	= WOODEN FENCE
FM	= FORCE MAIN	WL	= WATER LINE
FND.	= FOUND	WM	= WATER METER
GV	= GATE VALVE		= FIRE HYDRANT
HW	= HEADWALL		= GUY ANCHOR
ID	= IDENTIFICATION		= UTILITY POLE
IP	= IRON PIPE		= WATER GATE VALVE
IR	= IRON ROD		= WELL
IRC	= IRON ROD WITH CAP		= CAMERA
LB	= LICENSED BUSINESS		= LIGHT POLE
LS	= LICENSED SURVEYOR		= CLEAN OUT
			= SIGN
			= PALM (73)
			= PINE (132)
			= OAK (61)

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE BEARS S89°32'47"W.
7. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 NGS COUNTY BENCHMARK NGS B401 (PID AF7508) AT AN ELEVATION OF 16.17 FEET(NAVD88)
8. FLOOD ZONE X, FLOOD INSURANCE RATE MAP NUMBER 12061C0189K, DATED FEBRUARY 19, 2020.

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

DATE	REVISIONS
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JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GWR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	3/1/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #0728
1855 - 28TH STREET
VERO BEACH, FL 32960
PH (321) 231-4100
MELBOURNE, FL - PH (321) 253-4100
FT. PIERCE, FL - PH (772) 468-9055
FX (772) 778-3417

EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

BEV SMITH TOYOTA

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C3

20-0424

D:\DRAWINGS\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424 C3 EXIST-DEMO-EROSION .dwg 3/1/2022 1:14 PM BILL

PROJECT INFORMATION

SITE ADDRESS
3350 SOUTH US HIGHWAY 1
FORT PIERCE, FL 34982

OWNER/ APPLICANT
NSS ACQUISITION CORP.
3350 SOUTH US HIGHWAY 1
FORT PIERCE, FL 34982
PHONE (561) 818-2847

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

ARCHITECT
PENNEY DESIGN GROUP, INC.
8120 WOODMONT AVENUE, SUITE 750
BETHESDA, MD 20814
PHONE (301) 979-7600

SURVEYOR
INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

TAX PARCEL I.D NUMBER(S)
2427-801-0001-000-3 2427-801-0103-000-8

ZONING
C-3

LAND USE
GC

LATITUDE
27°15'49.82"N

LONGITUDE
80°25'59.04"W

PROJECT DESCRIPTION
PROPOSED BUILDING EXPANSION TO THE EXISTING FACILITY. INCLUDES ADJACENT SITE IMPROVEMENTS - DRAINAGE, SANITARY SEWER AND PARKING LOT ADJUSTMENTS.

SITE DATA

EXISTING SITE DATA

	SF	AC	%
SITE AREA	262,689 SF	6.03 AC	100%
AREA OF DEVELOPMENT	101,489 SF	2.33 AC	38.63%
IMPERVIOUS AREA	233,548 SF	5.36 AC	88.91%
EXISTING BUILDING	24,712 SF	0.57 AC	9.41%
EXISTING CONCRETE	5,522 SF	0.13 AC	2.10%
EXISTING CANOPIES	6,150 SF	0.14 AC	2.34%
EXISTING PAVEMENT	197,164 SF	4.53 AC	75.06%
PERVIOUS AREA	29,153 SF	0.67 AC	11.10%
PROPOSED SITE DATA			
SITE AREA	262,689 SF	6.03 AC	100%
IMPERVIOUS AREA	15,752 SF	0.36 AC	6.00%
PROPOSED BUILDING	17,217 SF	0.40 AC	6.55%
PROPOSED CANOPIES	3,945 SF	0.09 AC	1.50%
PROPOSED CONCRETE	2,196 SF	0.05 AC	0.84%
PROPOSED ASPHALT	9,611 SF	0.22 AC	3.66%
TOTALS (BUILD-OUT)			
SITE AREA	262,689 SF	6.03 AC	100%
IMPERVIOUS AREA	231,420 SF	5.31 AC	88.10%
TOTAL BUILDING	41,929 SF	0.96 AC	15.96%
PROPOSED CANOPIES	3,945 SF	0.09 AC	1.50%
TOTAL CONCRETE	7,718 SF	0.18 AC	2.94%
EXISTING PAVEMENT TO REMAIN	168,217 SF	3.86 AC	64.04%
PROPOSED ASPHALT	9,611 SF	0.22 AC	3.66%
PERVIOUS AREA	31,269 SF	0.72 AC	11.90%
OPEN SPACE	31,269 SF	0.72 AC	11.90%
NET NEW IMPERVIOUS	-2,128 SF	-0.05 AC	-0.81%

ZONING DATA

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	20,000 SF	291,374	291,374 SF
LOT WIDTH	100-FT	993	993-FT
BUILDING SETBACKS			
FRONT	25-FT	220	192-FT
SIDE	10-FT	64	64-FT
	10-FT	48.44	18-FT
REAR	10-FT	373.23	373-FT
BUILDING COVERAGE	80%	13%	18.97%
OPEN SPACE	10%	8%	3.90%
BUILDING HEIGHT	100-FT	---	24'-2"
FAR	N/A	0.13	0.19

PARKING DATA

OTHER RETAIL WHICH EXCEEDS 50,000 SF

1 SP/	250 SF	55,267 SF	=	222	SPACES REQUIRED
EXISTING PARKING				392	SPACES PROVIDED
				2	ADA SPACES
				390	STANDARD SPACES
PROPOSED PARKING				347	SPACES PROVIDED
				2	ADA SPACES
				345	STANDARD SPACES

TRAFFIC STATEMENT

PER ITE, 10TH EDITION:
(943): (AUTOMOBILE PARTS & SERVICE CENTER) = 2.25 ADT PER 1,000 SF GFA

2.25	X	38.0 KSF	=	86	ADDT (EXISTING)
2.25	X	55.2 KSF	=	124	ADDT (PROPOSED)

DRAINAGE STATEMENT

STORMWATER TO BE COLLECTED VIA CONVENTIONAL UNDERGROUND DRAINAGE SYSTEM AND CONVEYED VIA AN EXFILTRATION TRENCH TO EXISTING PERMITTED OUTFALL: SOUTHLAND DRIVE CONVEYANCE DITCH.

PERMITS REQUIRED

CoFP DEVELOPMENT REVIEW APPLICATION
CoFP EROSION AND SEDIMENT CONTROL
SLC RIGHT-OF-WAY
SLC STORMWATER
SLC FIRE REVIEW
FORT PIERCE UTILITIES AUTHORITY (FPUA)
SFWMD PERMIT MODIFICATION
FDEP NPDES NOI PERMIT

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #12111C0189 K, DATED FEB 19, 2020.

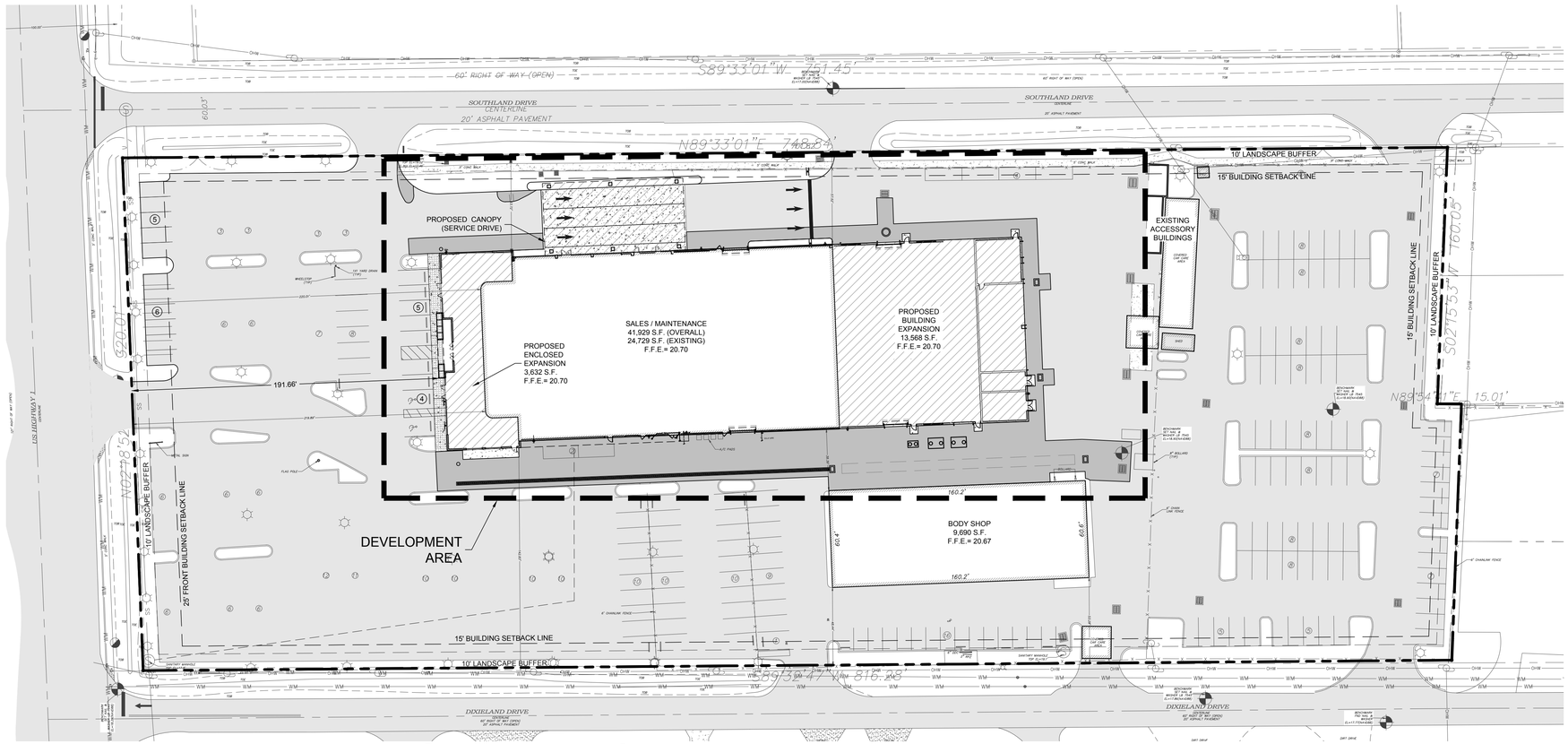
LEGAL DESCRIPTION

LOTS 1 THROUGH 18, BLOCK 1, UNRECORDED PLAT OF DIXELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, AND THE ADJACENT 60.00 FOOT VACATED ROAD RIGHT OF WAY AND A PORTION OF LOT 14, BLOCK B ACCORDING TO THE UNRECORDED PLAT OF DIXELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, OFFICIAL RECORDS BOOK 3525, PAGE 1149 AND OFFICIAL RECORDS BOOK 3818, PAGE 325 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE NORTHWEST CORNER OF LOT 4, BLOCK 8 OF SAID DIXELAND SUBDIVISION; THENCE S02°15'53"W ALONG THE WEST LINE OF LOTS 4 AND 3, BLOCK 8 A DISTANCE OF 160.05 FEET TO THE SOUTH LINE OF SAID LOT 3, BLOCK 8; THENCE N89°54'41"E ALONG SAID SOUTH LINE A DISTANCE OF 190.60 FEET; THENCE S02°06'45"W A DISTANCE OF 159.93 FEET TO THE NORTH RIGHT OF WAY LINE OF DIXELAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°53'35"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 176.80; THENCE S89° 32'47"W CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 816.26 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY); THENCE N02°18'52"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 320.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60 FOOT WIDE RIGHT OF WAY); THENCE N89°33'01"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 748.84 FEET TO THE POINT OF BEGINNING.
CONTAINS 6.68 ACRES MORE OR LESS.



SITE PLAN - OVERALL

SCALE: 1" = 40'

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

LEGEND
EXISTING CONCRETE
EXISTING ASPHALT
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED BUILDING

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

O:\DEV\PROJECTS\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424 C4 OVERALL SITE PLAN.dwg 3/2/2022 2:25 PM BILL

DATE	REVISIONS
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JOB NO.	20-0424
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DATE	MARCH 2022
CHECKED	AJB
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FT PIERCE FL - PH (772) 468-9055

SITE PLAN - OVERALL

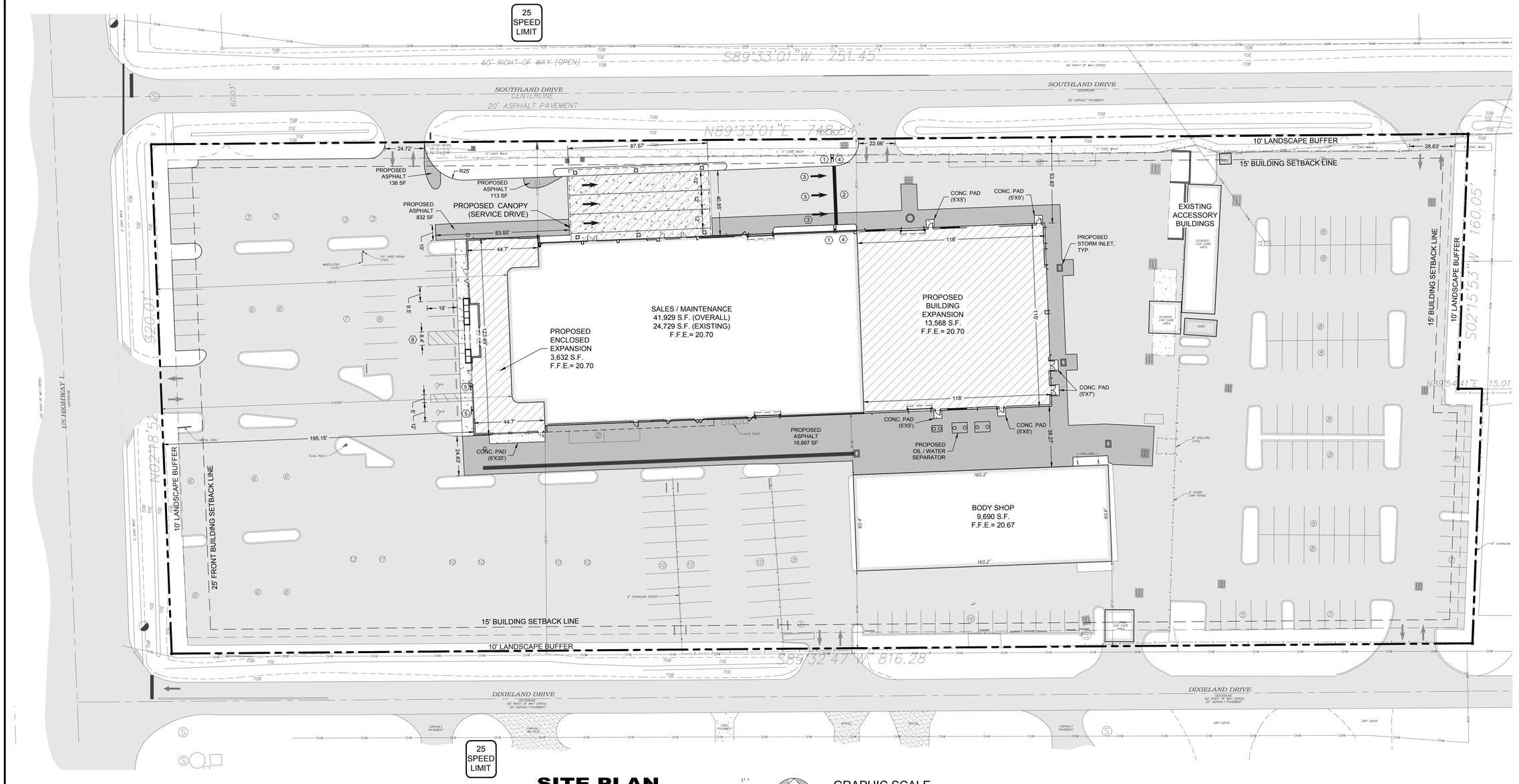
BEV SMITH TOYOTA

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313

SHEET
C4

20-0424



SITE PLAN

SCALE: 1" = 30'

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

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING

SIGNAGE & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
⟨1⟩	30"	R1-1 "STOP" SIGN
⟨2⟩	24"	SOLID WHITE STOP BAR
⟨3⟩		PAVEMENT MARKINGS PER FDOT INDEX #711-001
⟨4⟩		R5-1 "DO NOT ENTER" SIGN
⟨5⟩	12"	FTP-20-06 HC PARKING SIGN, SEE DETAIL SHEET C12
⟨6⟩		4" WHITE GORE STRIPING, 4' O.C.

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

REVISIONS	DATE
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JOB NO.	20-0424
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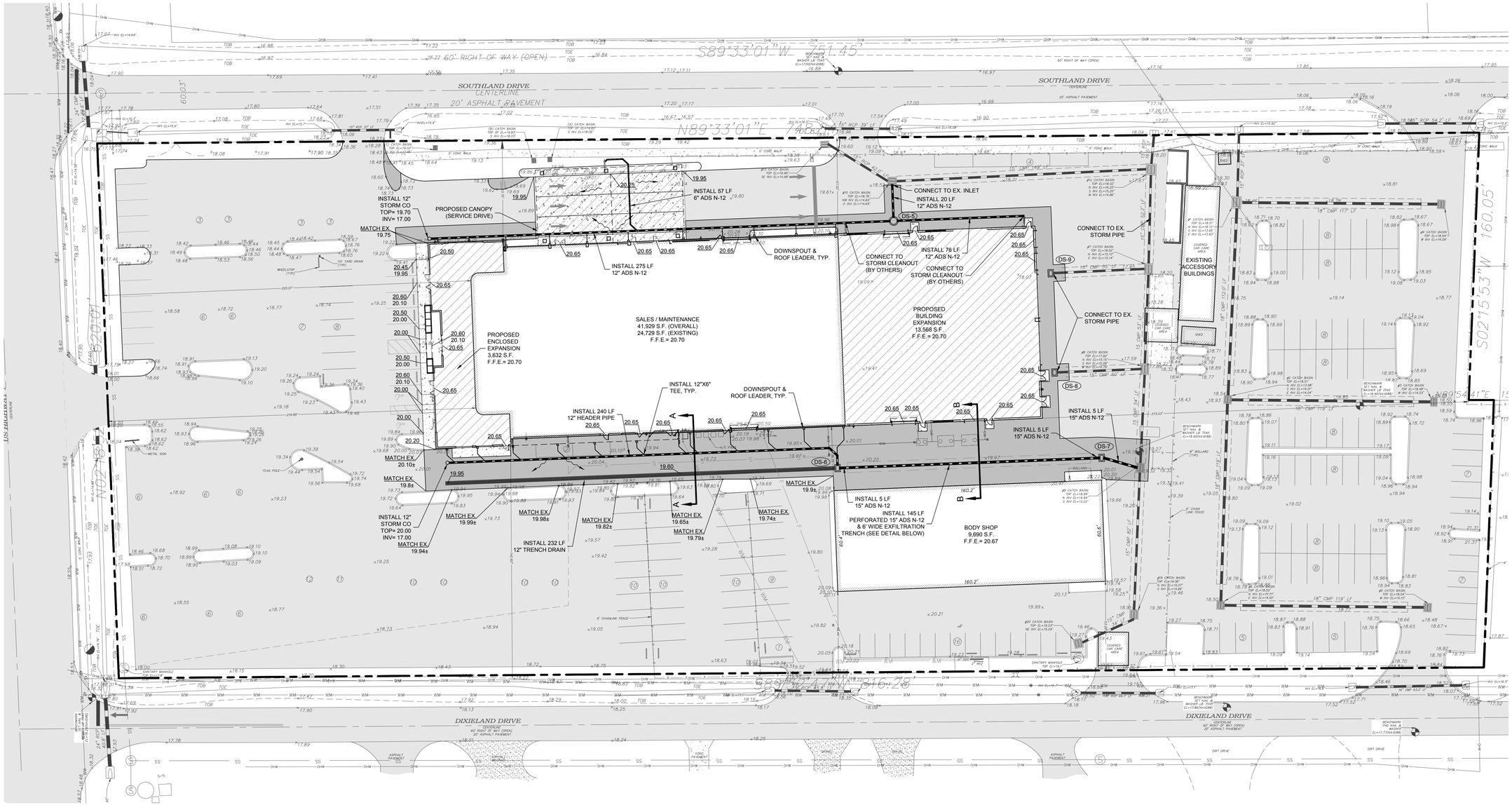
AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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FL. P.E. #55313

SHEET
C5

20-0424

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PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

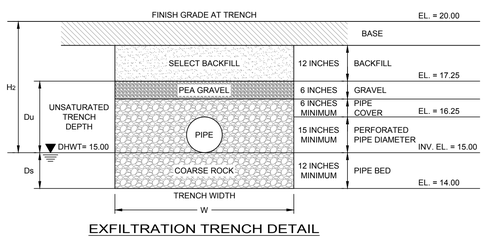
GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED DIRECTION OF STORMWATER FLOW
- ×18.27 EXISTING ELEVATION
- 20.00 PROPOSED ELEVATION

NOTES:

1. BUILDING TO DISCHARGE STORMWATER TO STORM SYSTEM.
2. PRESENCE OF GROUNDWATER ANTICIPATED.



EXFILTRATION TRENCH DETAIL
N.T.S.

DRAINAGE STRUCTURE SCHEDULE (EXISTING)		STRUCTURE NUMBER	CATCH BASIN #1	CATCH BASIN #2	CATCH BASIN #3	CATCH BASIN #4	CATCH BASIN #5	CATCH BASIN #6	CATCH BASIN #1a	CATCH BASIN #7	CATCH BASIN #8	CATCH BASIN #9	CATCH BASIN #10	CATCH BASIN #13	CATCH BASIN #19	CATCH BASIN #20	STRUCTURE NUMBER	INVERT ELEVATION	DRAINAGE STRUCTURE SCHEDULE (EXISTING)
		FDOT INDEX #	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	FDOT INDEX #		
		DESCRIPTION	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "D" DITCH BOTTOM INLET	TYPE "D" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	DESCRIPTION		
		RIM ELEV.	18.51	18.51	18.48	18.54	18.54	18.50	18.02	18.02	17.92	18.99	18.76	19.46	19.06	19.03	RIM ELEV.		
		PIPE DIA.	18.00	18.00	18.00	18.00	18.00	18.00	15.00	15.00	15.00	15.00	15.00	18.00	15.00	15.00	PIPE DIA.		
		COVER	0.91	2.97	2.95	2.95	2.84	3.00	0.52	1.63	1.52	1.94	2.82	2.98	2.74	2.69	COVER		
	INVERT ELEVATION	N	16.1 N	13.98 N	-	-	-	14, N	16.25 N	15.1 N	15.15 N	14.94 N	14.69 N		15.07 N	15.09 N	N		
		S	13.95 S	14.01 S	-	-	-	-	15.20 S	-	15.08 S	15.22 S	14.69 S	14.98 S	14.66 S		S		
		E	13.93 E	14.04 E	-	-	14.20 E	14.00 E	-	15.14 E	-	-	14.69 E	-	-	-	E		
		W	-	-	14.03 W	14.09 W	14.10 W	-	14.86 W	-	14.79 W	15.80 W	-	-	-	-	W		
		BOTTOM ELEV.	13.43	13.48	13.53	13.59	13.60	13.50	14.36	14.60	14.29	14.44	14.19	14.48	14.16	14.59	BOTTOM ELEV.		

DRAINAGE STRUCTURE SCHEDULE		STRUCTURE NUMBER	DS-5	DS-6	DS-7	DS-8	DS-9	STRUCTURE NUMBER	INVERT ELEVATION	DRAINAGE STRUCTURE SCHEDULE
		FDOT INDEX #	# 425-001	# 425-053	# 425-053	# 425-053	# 425-053	FDOT INDEX #		
		DESCRIPTION	STORM MH (4' DIA.)	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	DESCRIPTION		
		RIM ELEV.	20.55	19.80	19.20	20.60	20.60	RIM ELEV.		
		PIPE DIA.	12.00 "	15.00 "	15.00 "	15.00 "	15.00 "	PIPE DIA.		
		COVER	4.55 '	0.25 '	1.55 '	4.60 '	3.85 '	COVER		
	INVERT ELEVATION	N	14.80 N	16.70 N	-	-	-	N		
		S	-	-	-	-	-	S		
		E	15.00 E	16.60 E	16.25 E	14.75 E	15.50 E	E		
		W	15.00 W	18.30 W	16.40 W	-	-	W		
		BOTTOM ELEV.	14.30	16.10	15.75	14.25	15.00	BOTTOM ELEV.		

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

O:\DRAWING\SI\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424 C6 FKGD PLAN.dwg 3/1/2022 8:15 PM BILL PITTSLEY

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JOB NO.	20-0424
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PAVING, GRADING AND DRAINAGE PLAN

BEV SMITH TOYOTA

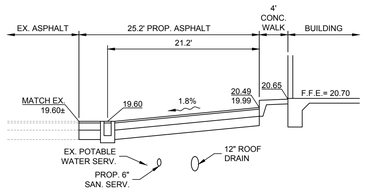
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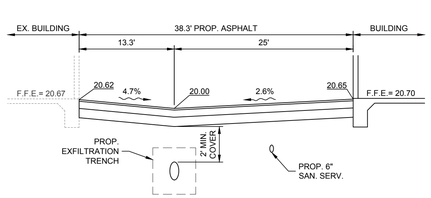
SHEET
C6

20-0424



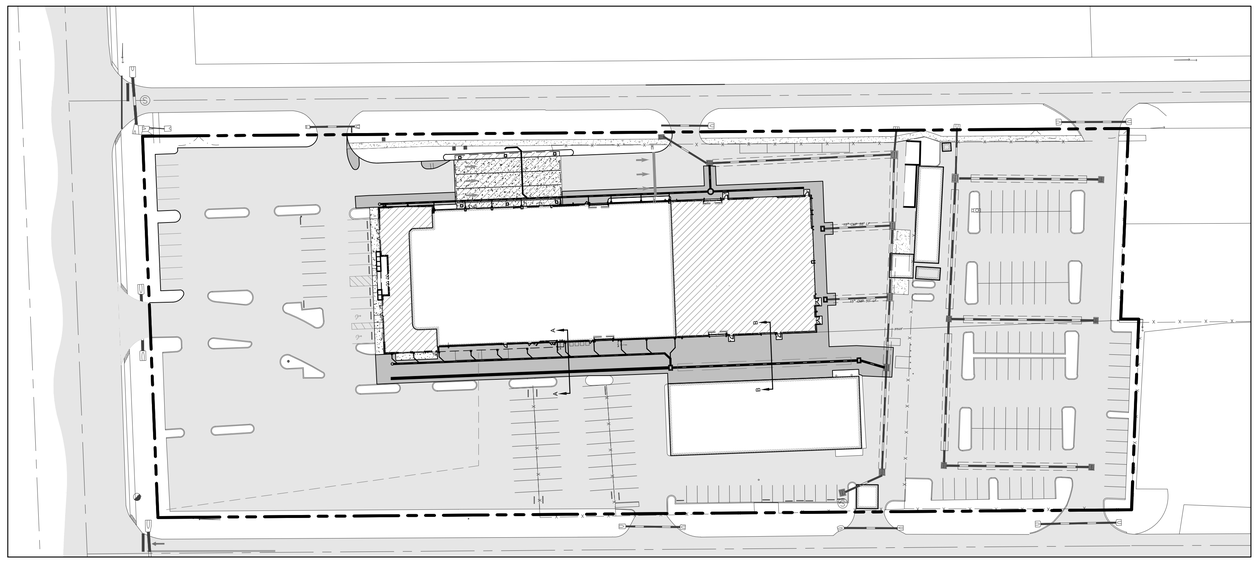
SECTION A-A

N.T.S.



SECTION B-B

N.T.S.



KEY MAP

N.T.S.

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

O:\DRAWINGS\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424 C6 PSD PLAN.dwg 3/1/2022 9:16 PM BILL PITTSLEY

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1	–	–
△	REVISIONS	DATE

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GWR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	3/1/2022

MBV ENGINEERING, INC.
MOJA, BOWLES VILLAMIZAR, & ASSOCIATES
CONSULTING ENGINEERING CA-#0728
1893 - 20TH ST. 191EET
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PH: (772) 778-7175
FX: (772) 778-7417
MELBOURNE, FL - PH (321) 133-4100
FT. PIERCE, FL - PH (772) 468-9055

CROSS SECTIONS

BEV SMITH TOYOTA

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET

C7

20-0424

UTILITY PLAN

SCALE: 1" = 30'

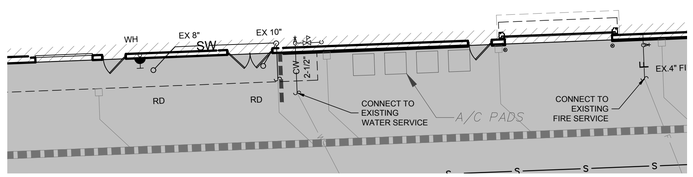
GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING

CONFLICT TABLE

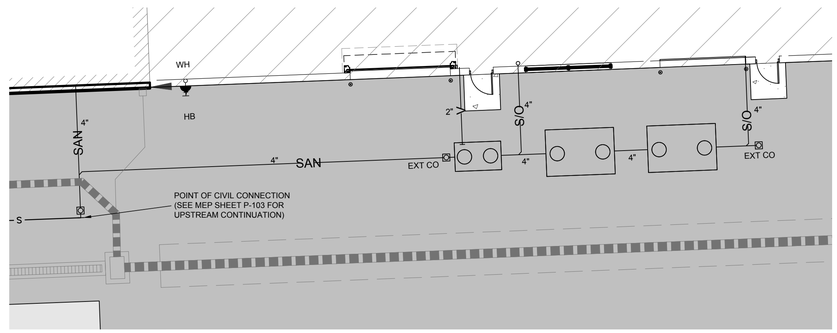
	CONFLICT NUMBER	C1	C2	C3	C4	C5	C6	C7	C8
	GROUND ELEVATION	22.9 '	23.0 '	22.9 '	22.9 '	22.9 '	22.9 '	22.9 '	23.0 '
	COVER (UPPER)	21.5 '	22.3 '	21.2 '	22.2 '	20.5 '	21.2 '	22.2 '	21.3 '
Upper Pipe	PIPE SIZE	15 "	8 "	18 "	8 "	24 "	18 "	8 "	18 "
	MATERIAL	ST (ADS)	WTR(PVC)	ST (ADS)	WTR(PVC)	ST (ADS)	ST (ADS)	WTR(PVC)	ST (ADS)
	INV. ELEV								
	WALL THICKNESS	1.50 "	0.32 "	2.00 "	0.32 "	4.00 "	2.00 "	0.32 "	2.00 "
	BOTT. OF PIPE	-0.1 '	0.0 '	-0.2 '	0.0 '	-0.3 '	-0.2 '	0.0 '	-0.2 '
	SEPARATION	-0.8 '	-0.7 '	-0.9 '	-3.3 '	-1.0 '	-0.9 '	-0.7 '	-0.9 '
	COVER (LOWER)	22.2 '	22.3 '	22.2 '	19.7 '	22.2 '	22.2 '	22.2 '	22.3 '
	TOP OF PIPE	0.7 '	0.7 '	0.7 '	3.3 '	0.7 '	0.7 '	0.7 '	0.7 '
	OBV. ELEV.	0.7 '	0.7 '	0.7 '	3.0 '	0.7 '	0.7 '	0.7 '	0.7 '
Lower Pipe	PIPE SIZE	8 "	8 "	8 "	36 "	8 "	8 "	8 "	8 "
	MATERIAL	WTR(PVC)	SS(PVC)	WTR(PVC)	ST (ADS)	WTR(PVC)	SS(PVC)	SS(PVC)	WTR(PVC)
	INV. ELEV								
	WALL THICKNESS	0.32 "	0.32 "	0.32 "	3.00 "	0.32 "	0.32 "	0.32 "	0.32 "



INSET "A"

SCALE: 1" = 10'

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.



INSET "B"

SCALE: 1" = 10'

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

72 HOURS BEFORE DIGGING
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811
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O:\DRAWING\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424 CS UTILITY PLAN.dwg 3/1/2022 9:16 PM BILL PITTSLEY

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

JOB NO.	20-0424
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DRAWN	GWR
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CHECKED	AJB
DATE ISSUED	3/1/2022

MBV ENGINEERING, INC.
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FT PIERCE FL - PH (772) 468-9055

UTILITY PLAN

BEV SMITH TOYOTA

FLORIDA

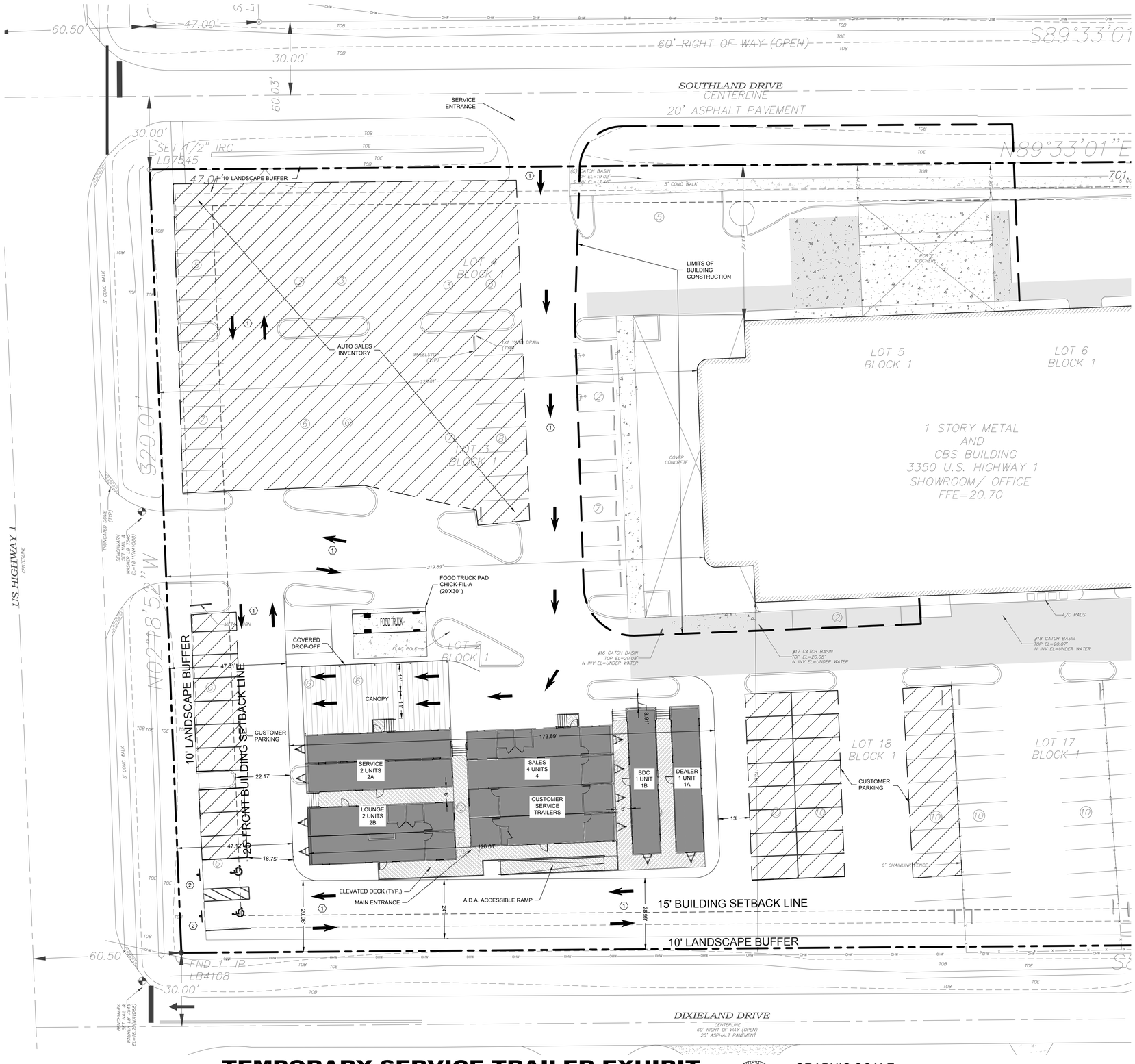
CITY OF FORT PIERCE

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C8

20-0424



SIGNAGE & PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
1		PAVEMENT MARKINGS PER FDOT INDEX #711-001
2	12"	FTP-20-06 HC PARKING SIGN, SEE DETAIL SHEET C12

NOTES

1. TRAILERS TO REMAIN THROUGH CERTIFICATE OF OCCUPANCY OF PROJECT (APPROXIMATELY 1 YEAR).
2. CONNECT TO TEMPORARY POWER.
3. COINNECT TO TEMPORARY WATER SERVICE ON-SITE.
4. CONNECTO TO SEWER AT EXISTING MANHOLE.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED TRAILER
- PROPOSED TEMPORARY DECK
- PROPOSED CONCRETE

TEMPORARY SERVICE TRAILER EXHIBIT

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

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

O:\DRAWINGS\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424 C9 SALES TRAILERS.dwg 3/1/2022 8:17 PM BILL

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

JOB NO.	20-0424
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FAX (772) 778-3417
MELBOURNE, FL - PH (321) 205-1101
FT PIERCE, FL - PH (772) 468-9055

TEMPORARY SERVICE TRAILER EXHIBIT

BEV SMITH TOYOTA

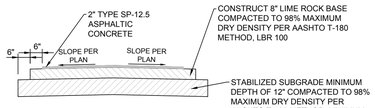
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

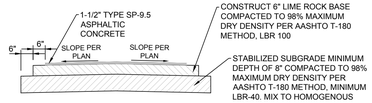
AARON J. BOWLES
FL P.E. #55313

SHEET
C9

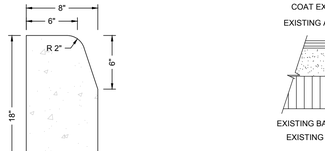
20-0424



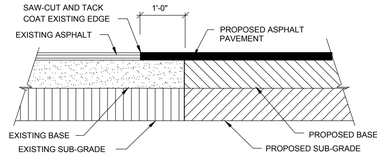
HEAVY DUTY
FLEXIBLE PAVEMENT DETAIL
N.T.S.



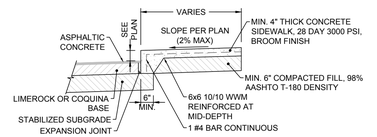
REGULAR DUTY
FLEXIBLE PAVEMENT DETAIL
N.T.S.



FDOT TYPE 'D' CURB DETAIL
N.T.S.

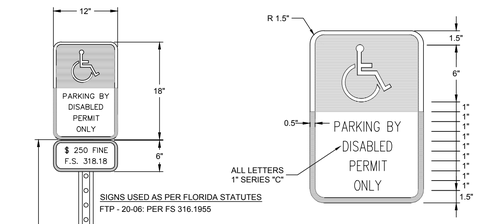


PAVEMENT SAW-CUT AND
BUTT JOINT DETAIL
N.T.S.



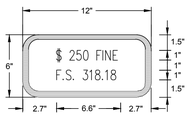
1. CONTRACTOR TO PROVIDE HAND TOOLED TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS @ 5'-0" O.C. MAX. 3/8" EXPANSION JOINTS @ 25'-0" O.C. MAX.
2. IN LIEU OF WELDED WIRE FABRIC, FIBER MESH CONCRETE MAY BE USED.
3. FINISH EDGE OF SIDEWALK WITH EDGING TOOL HAVING A RADIUS OF 1/2".

CONCRETE SIDEWALK ADJACENT TO
PAVEMENT DETAIL
N.T.S.



SIGNS USED AS PER FLORIDA STATUTES
FTP - 20-06: PER FS 316.1955

FTP - 20-06

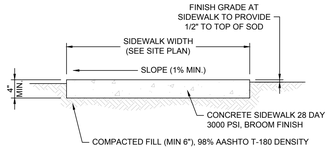


FTP - 22-06

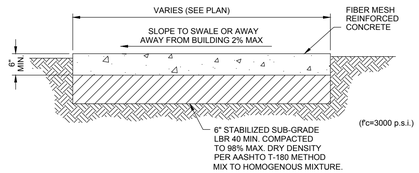
1" x 6"
1-1/2" RADII
3/4" BORDER
1" SERIES C LETTERS
WHITE BACKGROUND
BLACK LEGEND & BORDER

GENERAL NOTES
1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR THE BACK OF CURB (WHERE APPLICABLE).

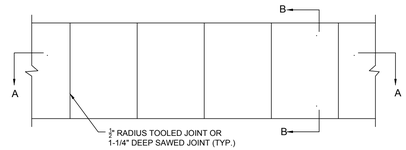
HANDICAPPED SIGN DETAIL
N.T.S.



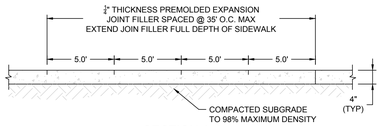
ON-SITE CONCRETE SIDEWALK
DETAIL
N.T.S.



OFF-SITE CONCRETE SIDEWALK
DETAIL
N.T.S.

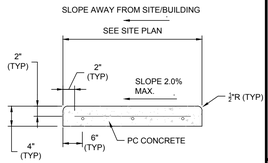


PLAN VIEW



SECTION A-A

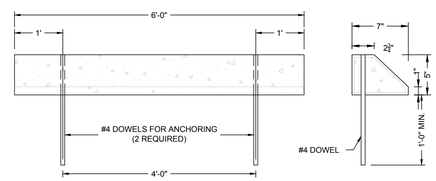
NOTE:
WHERE REQUIRED REINFORCEMENT WILL BE No. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 x 6 - W1.4 X W1.4 WWF



SECTION B-B

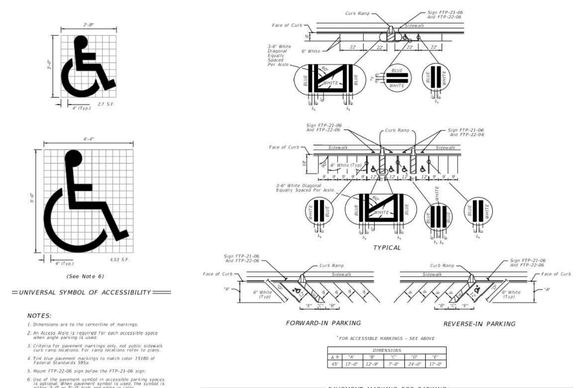
NOTE:
SLOPE SIDEWALK AS INDICATED AWAY FROM SITE/BUILDING

CONCRETE SIDEWALK DETAIL
N.T.S.



FRONT ELEVATION SECTION

PRE-CAST CONCRETE WHEEL STOP DETAIL
N.T.S.



*FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
A, B	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-0"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING

HANDICAPPED PAVEMENT MARKING DETAIL
N.T.S.

	DATE
8	
7	
6	
5	
4	
3	
2	
1	
REVISIONS	

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MBV ENGINEERING, INC.
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CONSULTING ENGINEERING CA #3728
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DELRAY BEACH, FL 33483
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FX. (772) 278-3417
PREDOMINE, FL - PH (772) 323-3154
FT. PIERCE, FL - PH (772) 466-5500

GENERAL DETAILS

BEV SMITH TOYOTA

FLORIDA

CITY OF FORT PIERCE

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C10

20-0424

O:\DRAWINGS\2020\20-0424 Bev Smith Toyota - Drawings\20-0424-C1 COVER - DETAILS.dwg 3/1/2022 9:19 PM BILL

NOTES:

1) THE CONTR-CTOR SH-LL COMPLY WITH REQUIREMENTS OF THE FLORID- TRENCH S-FETY -CT.

2) INITI-L B-CKFILL SH-LL BE H-ND PL-CED TO 12" -BOVE THE PIPE. B-CKFILL SH-LL BE MECH-ND-LLY T-MPED TO ≥ MINIMUM OF 100% OF M-X. DENSITY -S DETERMINED BY -SHTO METHOD T-99.

TYPIC-L TRENCH DET-IL
N.T.S.

TYPICAL TRENCH DETAILS	M–1
FT. PIERCE UTILITIES -UTHORITY	

B-CKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERT-IN SOIL CONDITIONS - FOUND-TION M-Y BE REQUIRED.

2) BEDDING IS REQUIRED FRM-RILY TO BRING THE TRENCH BOTTOM UP TO GR-DE. BEDDING M-TER-LS SH-LL PROVIDE - UNIFORM -ND -DEQU-TE LONGITUDIN-L SUPPORT UNDER THE PIPE.

3) H-UNCHING M-TER-L SH-LL BE H-ND PL-CED TO THE SPRINGLINE OF THE PIPE. M-TER-L SH-LL BE CONSOLID-TED UNDER THE PIPE -ND H-ND T-MPED TO PROVIDE -DEQU-TE SIDE SUPPORT.

4) INITI-L B-CKFILL M-TER-L SH-LL BE H-ND PL-CED TO 12" -BOVE THE TOP OF PIPE. THE SOIL SH-LL BE COMP-CTED TO 100% M-X. DENSITY.(-SHTO T-99)

5) B-CKFILL SH-LL BE COMP-CTED TO 100% OF M-X. DENSITY -S PER -SHTO T-99, TO - POINT 30" BELOW PROPOSED PROFILE GR-DE OR EXISTING GR-DE. THE FIN-L 30" OF B-CKFILL SH-LL BE COMP-CTED TO 98% OF M-X. DENSITY -S PER -SHTO T-180.

6) DENSITY TEST SH-LL BE PERFORMED -T -RE-S DETERMINED BY THE UTILITIES ENGINEER OR PERMIT -GENCY H-VING JURISDICTION. -T THE CONTR-CTOR'S EXPENSE.

7) CONTR-CTOR TO COMPLY WITH -LL FEDER-L, ST-TE -ND LOC-L TRENCH S-FETY REGUL-TIONS.

BACKFILLING REQUIREMENTS	M–2
FT. PIERCE UTILITIES -UTHORITY	

MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS	M–3
FT. PIERCE UTILITIES AUTHORITY	

MECH-NIC-L JOINT RESTR-INT NOTES

NOTES:

1) THE ENGINEER SH-LL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTR-INED B-SED UPON THE PROJECT -RE- SOIL TYPE, PROPOSED TRENCH CONDITIONS -ND DEPTH, PRESSURE OF 150 PSI, -ND - S-FETY F-CTOR OF TWO (2). - DR-WING OF EVERY TYPIC-L FITTING, -SSEMBLY WITHIN THE PROJECT SH-LL BE SUBMITTED WHICH REFLECTS THE RESTR-INT SET-L PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTR-INT.

2) REQUIRED RESTR-INED LENGTH C-LCUL-TIONS SH-LL -LSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS TH-T WILL BE LOC-TED WITHIN THE C-LCUL-TED RESTR-INED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.

3) EVERY JOINT OR FITTING MUST BE RESTR-INED ON BOTH SIDES OF THE BEND -ND FOR TEES -LONG THE BEND -LSO.

MECHANICAL JOINT RESTRAINT NOTES	M–4
FT. PIERCE UTILITIES -UTHORITY	

NOTE:

PLE-SE REFER TO FORT PIERCE UTILITIES ST-ND-RD SEP-R-TION ST-TEMENT FOR W-TER / SEWER CONFLICTS.

UTILITY CROSSING DET-IL
N.T.S.

UTILITY CROSSING DETAIL	M–5
FT. PIERCE UTILITIES -UTHORITY	

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.

TYPICAL GATE VALVE & VALVE BOX DETAIL	M–6
FT. PIERCE UTILITIES AUTHORITY	

NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M–11
FT. PIERCE UTILITIES AUTHORITY	

NOTES:

1) BOLL-RDS TO BE 6" SCHEDULE 40 STEEL PIPE, 6'-0" LONG -ND FILLED WITH CONCRETE.
2) BOLL-RDS ON SIDE NOT -CCESSIBLE TO VEHICLES M-Y BE OMITTED BY THE -PPROVING -GENCY.
3) PL-CE 6" WIDE YELLOW CL-SS 4 REFLECTIVE T-PE 4" DOWN FROM TOP FOR FULL DI-METER ON -LL BOLL-RDS.
4) CONTR-CTOR TO -SSURE TH-T BOLL-RDS -RE PL-CED TO -LLOW FULL -CCESS TO THE PROTECTED F-CILITY.

BOLLARD
DET-IL

BOLLARD DET-IL	M–12
FT. PIERCE UTILITIES -UTHORITY	

NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
2. HEEL TO REST IN UNDISTURBED SOIL.
3. THE ONLY HYDRANTS ACCEPTABLE ARE: KENNEDY GUARDIAN, MUELLER CENTURION, & AMERICAN AVK. CLOW OR APPROVED EQUAL.
4. HYDRANT ASSEMBLY MUST BE RESTRAINED MJ TYPE.
5. 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') FROM THE CURB OR ROADWAY'S EDGE 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
FT. PIERCE UTILITIES AUTHORITY	

NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W–8
FT. PIERCE UTILITIES AUTHORITY	

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE BACKFLOW PREVENTER.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", PAVED AREAS OR PLANNED ROADWAY OR SWALES MINIMUM COVER SHALL BE 36".
5. CONCRETE PAD SHALL BE 24" X 24" X 4" THICK WITH FIBER MESH.
6. ALL FITTINGS SHALL BE MADE OF BRASS.

BACKFLOW PREVENTER ASSEMBLY–2" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 2" FIRE SERVICE	W–10A
FT. PIERCE UTILITIES AUTHORITY	

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 SERVICES 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 ASSEMBLY
FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W–11
FT. PIERCE UTILITIES AUTHORITY	

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
FT. PIERCE UTILITIES AUTHORITY	

TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER	S–4B
FT. PIERCE UTILITIES AUTHORITY	

8		
7		
6		
5		
4		
3		
2		
1		
△	REVISIONS	DATE

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GWR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	3/1/2022

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1800 PINEMONT DR. SUITE 202
VERO BEACH, FL 32960
PHONE: (772) 778-8333
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FRED@MBV-E.COM • JAIME@MBV-E.COM

UTILITY DETAILS

BEV SMITH TOYOTA

FLORIDA

CITY OF FORT PIERCE

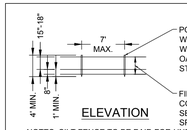
AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C11

20-0424

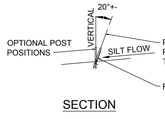
C:\DRAWINGS\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424-C11 COVER - DETAILS.dwg 3/1/2022 8:29 PM BILL



POST OPTIONS:
WOOD 2-12" MIN. DIA.
WOOD 2"X4"
OAK 1-1/2"X1-1/2"
STEEL 1.33 LBS./FT. MIN.

FILTER FABRIC (IN CONFORMANCE WITH SEC. 985 F.D.O.T. SPEC.)

ELEVATION



OPTIONAL POST POSITIONS

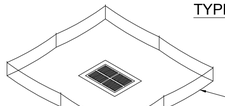
PRINCIPLE POST POSITION (CANTED 20° TOWARD FLOW)

FILTER FABRIC

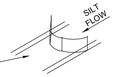
SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

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

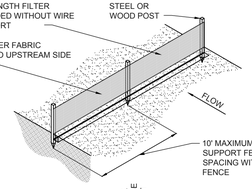
N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

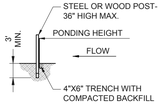
EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT

ATTACH FILTER FABRIC SECURELY TO UPSTREAM SIDE OF POST

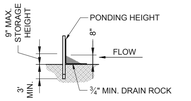
STEEL OR WOOD POST



10' MAXIMUM SPACING WITH WIRE SUPPORT FENCE, 6' MAXIMUM SPACING WITHOUT WIRE SUPPORT FENCE



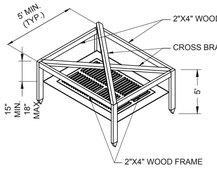
TRENCH DETAIL



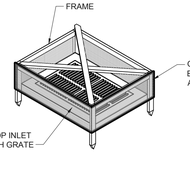
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

N.T.S.



VIEW OF FRAME WITHOUT SILT FENCE

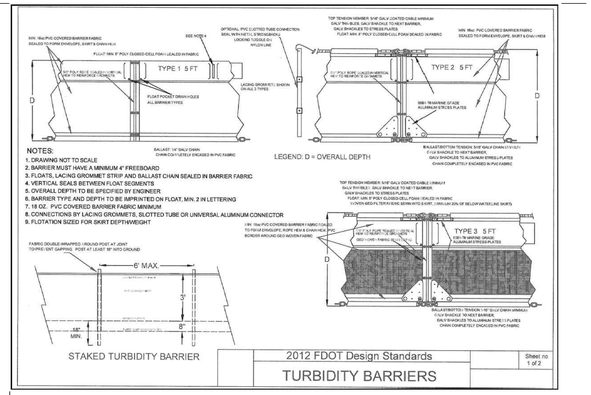


VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION

N.T.S.

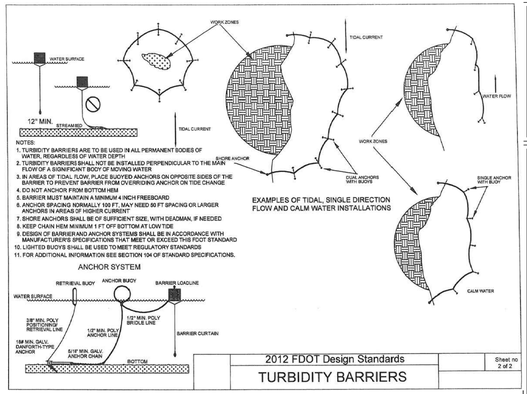


STAKED TURBIDITY BARRIER

2012 FDOT Design Standards

TURBIDITY BARRIERS

Sheet no 1 of 2



NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER, REGARDLESS OF WATER DEPTH.
2. TURBIDITY BARRIERS SHALL NOT BE INSTALLED PERPENDICULAR TO THE MAIN FLOW OF A SIGNIFICANT BODY OF MOVING WATER.
3. IN AREAS OF TIDAL FLOW, PLACE BUOYED ANCHORS ON OPPOSITE SIDES OF THE BARRIER TO PREVENT BARRIER FROM OVERDOING ANCHOR OR TIDE CHANGE.
4. DO NOT ANCHOR FROM BOTTOM MEN
5. BARRIER MUST MAINTAIN A MINIMUM 4 INCH FREEBOARD
6. ANCHOR SPACING NORMALLY 100 FT., MAY NEED 50 FT SPACING OR LARGER ANCHORS IN AREAS OF HIGHER CURRENT
7. SHORE ANCHORS SHALL BE OF SUFFICIENT SIZE, WITH DEADMAN, IF NEEDED
8. KEEP CHAIN HEM MINIMUM 1 FT OFF BOTTOM AT LOW TIDE
9. DESIGN OF BARRIER AND ANCHOR SYSTEMS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS THAT MEET OR EXCEED THIS FDOT STANDARD
10. LIGHTED BUOYS SHALL BE USED TO MEET REGULATORY ETHOMORS
11. FOR ADDITIONAL INFORMATION SEE SEOTION 104 OF STANDARD SPECIFICATIONS.

EXAMPLES OF TIDAL, SINGLE DIRECTION FLOW AND CALM WATER INSTALLATIONS

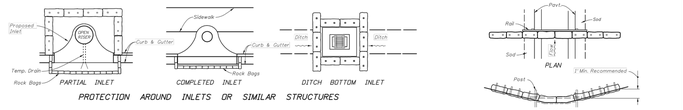
2012 FDOT Design Standards

TURBIDITY BARRIERS

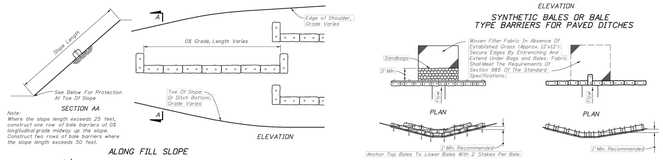
Sheet no 2 of 2

TURBIDITY BARRIER APPLICATIONS

N.T.S.

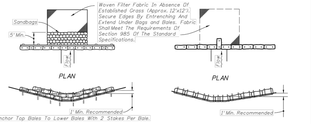


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

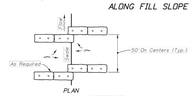


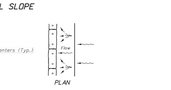
ALONG FILL SLOPE

SYNTHETIC BALES OR BALE TYPE BARRIERS FOR PAVED DITCHES



SYNTHETIC BALES OR BALE TYPE BARRIERS FOR UNPAVED DITCHES





AT TOE OF SLOPE

BARRIERS FOR FILL SLOPES

NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

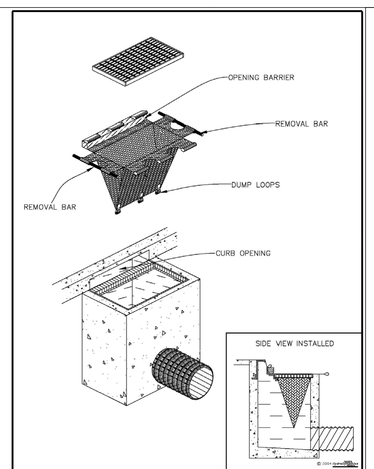
1. Type I and II Synthetic Barrier should be spaced in accordance with Chart I, Sheet 1.
2. Bales shall be anchored with 2'-1" x 2" (or 1" dia.) x 4' wood stakes. Stakes of other material or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
3. Rails and posts shall be 2" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.
4. Adjacent bales shall be butted firmly together.
5. Where used in conjunction with silt fence, bales shall be placed on the upstream side of the fence.
6. Bales to be paid for under the contract unit price for Synthetic Bales, LF. The unit price shall include the cost of filter fabric for Type I and II Barriers. Sandbags shall be paid for under the unit price for Sandbagging, CY. Rock bags to be paid for under the contract unit price for Rock Bags, EA.

EROSION AND SEDIMENTATION CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOOD PLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOOD PLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE BENTHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

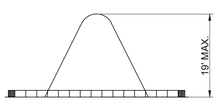
MINIMUM STANDARDS

1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
    B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
    D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH RUBS AND GRITS, THESE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 104 AND 105 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.



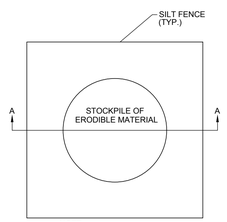
INLET INSERT SEDIMENT CONTAINMENT SYSTEM

N.T.S.



NOTE:
ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.

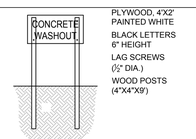
SECTION A-A



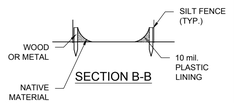
NOTE:
FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL

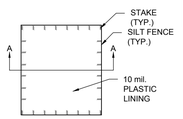
N.T.S.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



SECTION B-B



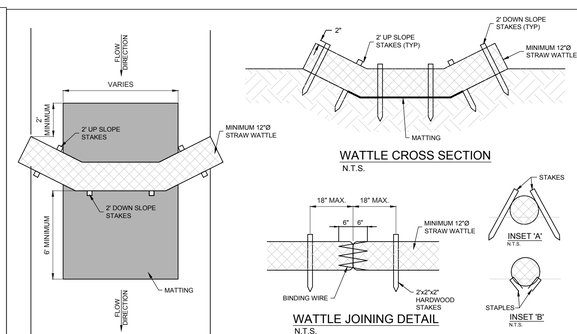
PLAN

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TYPE "ABOVE GRADE" WITH SILT FENCE

CONCRETE & STUCCO WASTE MANAGEMENT

N.T.S.



WATTLE TOP VIEW

N.T.S.

WATTLE CROSS SECTION

N.T.S.

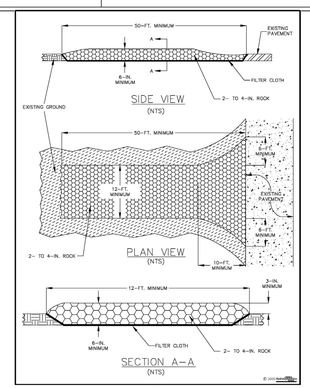
WATTLE JOINING DETAIL

N.T.S.

NOTES:
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD OVERLAP 24" - SHINGLE IN DIRECTION OF FLOW.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKE SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
4. USE MINIMUM 12"Ø COIR (COCONUT FIBER)/STRAW WATTLE.
5. USE 2' WOODEN STAKES WITH A 2"x2" NOMINAL CROSS SECTION.
6. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AS DIRECTED.
7. INSTALL A MINIMUM OF 2 UP SLOPE STAKES AND 4 DOWN SLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.
8. PROVIDE STAPLES MADE OF 0.125"Ø STEEL SIRE FORMED INTO A 'U; SHAPE NOT LESS THAN 12" IN LENGTH.
9. INSTALL STAPLES APPROX. EVERY 1 LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.

WATTLE DETAILS

N.T.S.



SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.

DATE	REVISIONS
8	
7	
6	
5	
4	
3	
2	
1	

JOB NO.	20-0424	
DESIGNED	WFP	
DRAWN	GWR	
DATE	MARCH 2022	
CHECKED	AJB	
DATE ISSUED	3/1/2022	

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
2525 ARTESIA BLVD.
REDONDO BEACH, FL 33760
VIRO BEACH, FL 32960
PH. (772) 778-3317
FX. (772) 778-3417
PEREGRINE L. - PH (772) 538-5150
E-MAIL: L.PEREGRINE@MBVENG.COM

EROSION CONTROL DETAILS

BEV SMITH TOYOTA

FLORIDA

CITY OF FORT PIERCE

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
C12

20-0424

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O:\DRAWINGS\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424 C1 COVER - DETAILS.dwg 3/1/2022 3:20 PM BILL

Michelle Franklin

Certified Florida Appraiser

✖ Close Property Card

Basic Info | Buildings | Features/Yard Items | Values | Sales | Permits | Tax Estimate/Tools | Property Card

Property Identification

Site Address: 3350 S US HIGHWAY 1
Sec/Town/Range: 27/35S/40E
Parcel ID: 2427-801-0001-000-3
Jurisdiction: Fort Pierce

Use Type: 2700
Account #: 32084
Map ID: 24/27S
Zoning: General Co



Ownership

NSS Acquisition Corp
3350 S US Highway 1
Fort Pierce, FL 34982

Legal Description

DIXIELAND S/D-AN UNRECORDED PLAT- SECTION 27-35-40 BLK 1 LOTS 1, 2, 3 AND 4 AND E 47 FT OF ABANDONED R/W ADJ TO SD LOTS ON W AND ALL LOTS 5, 6, 7, 8, 9, 10,11,12, 13,14, 15, 16, 17 AND 18 AND 60 FT VAC ST ADJ ON E-LESS E 15 FT OF N 160 FT OF VAC ST (6.13 AC-266,858 SF) (OR 788-2488: 946-1475: 950-1061: 973-1820:1317-1251: 1365-2529: 1388-114, 120, 122:3580-793: 3587-2215)

Current Values

Just/Market Value:	$4,316,600
Assessed Value:	$4,316,600
Exemptions:	$0
Taxable Value:	$4,316,600

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):	31,671
Gross Sketched Area (SF):	43,131
Land Size (acres):	6.13
Land Size (SF):	266,858

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

March 3, 2022

Mr. Lance Lilly
City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject Bev Smith Toyota Expansion
Saint Lucie County, Florida
Engineer's Project Number: 20-0424

Dear Mr. Lilly,

Enclosed you will find four (4) sets of applications with all attachments, civil plans, surveys, architectural plans & elevations, a project narrative, and stormwater calculations. This information has been provided in accordance with your comment letter dated February 25, 2022. The following are our responses:

Fort Pierce Planning Department

1. Revise project narrative to include more details such as but not limited to: the existing/proposed land use and zoning, hours of operations. **Refer to the enclosed Project Narrative.**

2. Provide the proposed setbacks from building to the property line, and setbacks from any accessory structures to the property line(s) on the site plan drawing. **Refer to sheet C5 for setback dimensions and the site data table.**

3. Revise verbiage to be lot coverage rather than building coverage. Also, revise required percentage. **The site data table had been updated to remove the employee parking lot and parcel and all calculations have been updated.**

4. Provide sidewalks to connect to existing and further infrastructure. **This is not clear as to where this may be in reference to. However, we understand that sidewalks are requested along Dixieland Drive, as requested by St. Lucie County. These plans show the existing sidewalks adjacent to US-1 and Southland Drive.**

5. Remove or revise proposed employee parking based on pre-app discussion and lack of open space/pervious area.
*The proposed parking area reduces the open space calculations to 9.3% open space. **The**

proposed employee parking lot and parcel have been removed from the plans.

6. Please note, the applicant might need to set up a meeting with FDOT. **Acknowledged.**

7. Confirm the proposed development will provide the necessary shrub and tree requirements. **Understood. The site is currently developed and the landscaping has been well maintained and replaced recently. If the City would like some in-fill in specific areas, we ask that the city please identify where existing landscaping is not meeting code requirements.**

8. Provide photometric/lighting plan. **A photometric plan is in the process of being completed and will be submitted with the response to first round of comments.**

9. Label/indicate the proposed and existing improvements on floor plans/elevations. **Refer to the enclosed floor plans and elevations.**

10. Please note, the owner must comply with Sec. 123-6, and provide a certified letter from a landscape architect, a landscape bond and cost estimate of landscaping. **Acknowledged. If the existing landscaping meets code requirements, we ask that this requirement be removed.**

11. Please complete an Address Request Form at the time of formal submittal. **This is an existing facility with an existing address. No new buildings proposed. The proposed building expansion is made directly to the main building and is all under the same ownership and operation.**

12. A landscape plan will be required at the time of formal submittal that includes a Tree Survey, Tree Disposition Plan, and Tree Mitigation. **The site is an existing facility in operation. The landscaping is being well-maintained in great condition. We would like to discuss with the City during this review, how in-fill may be appropriate to address any landscape concerns.**

13. Further comments may be provided at the Pre-application meeting. **We assume this comment no longer applies.**

14. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*" **Acknowledged.**

15. Applicant may need to contact Mr. Larry Hymowitz, FDOT Planning Specialist, pertaining to a separate pre-application meeting with FDOT. **Acknowledged. Engineering consultant shall coordinate with FDOT.**

Fort Pierce Engineering Department
The following preliminary comments are provided based on the review of the stormwater management facilities along with applicable right-of-way improvements:

*Stormwater water quality/quantity meet the minimum requirements as specified in the City of Fort Pierce Code of Ordinances Section 119. **Acknowledged. There is no increase in impervious area with this proposed development. The proposed expanded building is placed within existing asphalt-covered site area. There is a small decrease in impervious area with this proposed site modification. The existing exfiltration trench in rear of building has been removed for building expansion and an equal amount of exfiltration trench has been proposed to replace the volume. Stormwater calculations provided to support the modifications.**

* SFWMD ERP permit and SLC Drainage/Driveway permits will be required. **Acknowledged.**

* Being as the site is adjacent to a state roadway, a drainage connection permit or exemption from FDOT will be required at time of DPCR submittal. **Acknowledged. Coordination with the FDOT now.**

Fort Pierce Code Enforcement Division
Maybe forthcoming **Acknowledged.**

Fort Pierce Building Department
Please see attached comments from the Fort Pierce Building Department

Fort Pierce Police Department
Will be provided at TRC **Acknowledged.**

Fort Pierce Utility Authority
W/WW Eng: Concept approved;
Please provide the anticipated additional water consumption associated with the building addition and car wash. **This is information is being calculated and will be submitted upon receipt.**

The sand oil separator must meet the requirements of standard details s-14 (attached). **Acknowledged. The MEP and Construction Manager are already in coordination with FPUA to address these requirements.**

Electric & Gas Eng: **Approved**

Please contact Sal Scimeca for customer requirements and project coordination (if needed).

St. Lucie County Pubic Works
The following comments are offered by SLC PW- Engineering:

1. Dixieland Drive is a County owned and maintained roadway. A County Site Development Permit will be required for driveway connections to Dixieland Drive. **Acknowledged. The proposed employee parking lot has been removed from the plans and there are no proposed access points or modifications to existing with the proposed development.**

2. The proposed driveway connections do not meet minimum County standards for setbacks and separation. Please refer to section 7.05.06 of the County's Land Development Code. **Acknowledged. Proposed driveway has been removed.**

3. A 5-foot sidewalk is required along Dixieland Drive. The Board of County Commissioners may authorize a Fee-in-Lieu of construction. **Acknowledged. The sidewalk improvements are currently being coordinated.**

4. Provide written response directly to the County for review. The city does not provide. **Acknowledged. A SLC ROW and Stormwater application will be submitted to St. Lucie County for review.**

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

Should you have any questions regarding the above subject, please do not hesitate to contact our office at any time.

Sincerely,

William Pittsley
Project Manager

WP/ag

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

STORMWATER MANAGEMENT CALCULATIONS

for

BEV SMITH TOYOTA

FT. PIERCE, FLORIDA

FEBRUARY 2022
REVISED MARCH 2022

Prepared by: MBV Engineering, Inc.
1835 20th Street
Vero Beach, Florida 32960
772-569-0035
Certificate of Authorization #: 3728

Engineers Project #: 20-0424
Designed By: RTM

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/3/22

Mr. Aaron J. Bowles, P.E. #55313

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II Proposed System

III Site Data

IV Required Treatment Volume

V Proposed Treatment Volume

APPENDICES

Appendix A Geotechnical Investigation by KSM Engineering (KSM Engineering, Dated 9/8/21)

Appendix B SFMWD ERP No. 56-01253-P Excerpt

Prepared by: MBV Engineering, Inc.
1835 20th Street
Vero Beach, Florida 32960
772-569-0035
Certificate of Authorization #: 3728

Engineers Project #: 20-0424
Designed By: RTM

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

Mr. Aaron J. Bowles, P.E. #55313

3/3/22

I. PURPOSE

The purpose of this report is to provide City of Fort Pierce, FDOT, and SFWMD with calculations and documentation which demonstrates the proposed surface water management system complies with state and local criteria.

II. PROPOSED SYSTEM

The proposed surface water management system modifications includes a modification to the current SFMWD ERP No. 56-01253-P. The Existing Overall Site Basin is a proposed modification to the existing exfiltration trench system, permitted under SFWMD 56-01253-P (Application No. 950814-10), that will provide an equivalent treatment volume to the original permitted value provided volume of 0.5 ac-ft. A modification of the system's configuration was required due to the proposed building renovations.

III. SITE DATA

LAND USE BREAKDOWN (POST-DEVELOPMENT)			
	EXISTING (AC)		**PROPOSED (AC)**
TOTAL ACRES	6.03		6.03
PAVEMENT	4.53		4.08
BUILDING COVERAGE	0.57		0.96
OTHER IMPERVIOUS AREAS	0.27		0.27
PERVIOUS	0.66		0.72
OTHER *			
Total	6.03		6.03

Site Location: 3350 US HWY. 1
Ft. Pierce, FL 34982

Flood Zone: THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP #12111C0189, DATED FEB 19, 2020.

Site Soils:

The soil survey mapped the area as (50),Waveland and Immokalee Fine Sands, (21) Lawnwood and Myakka Sands, and (47) Urban Land (0 to 2 % Slopes), HSG B/D & B/D & C, respectively
Pre-Development: A conservative soil group of HSG C was selected

Post-Development: A conservative soil group of HSG C was selected.

Soil Boring #		DEPTH (INCHES BELOW GRADE)	HORIZONTAL FLOW RATE (ft/day)	VERTICAL FLOW RATE (ft/day)	HYDRAULIC CONDUCTIVITY (CFS/SF-FT-HEAD)
Soil Boring P-1:					
Existing Grade at Soil Boring	16.5 ft. (NAVD)		17.5	8.9	3.80E-04
Measured Water Table Elev.	13.4 ft. (NAVD)	37			
Seasonal High Water Elev.	15.3 ft. (NAVD)	14			
Soil Boring P-2:					
Existing Grade at Soil Boring	16.0 ft. (NAVD)		17.4	8.1	4.60E-04
Measured Water Table Elev.	12.8 ft. (NAVD)	38			
Seasonal High Water Elev.	15.2 ft. (NAVD)	10			
Measured Water Table Elev.					
Soil Boring B-03:					
Existing Grade at Soil Boring	20.0 ft. (NAVD)				
Measured Water Table Elev.	14.8 ft. (NAVD)	62			
Seasonal High Water Elev. **	14.5 ft. (NAVD)	66			
Soil Boring B-05:					
Existing Grade at Soil Boring	20.0 ft. (NAVD)				
Measured Water Table Elev.	14.0 ft. (NAVD)	72			
Seasonal High Water Elev. **	14.5 ft. (NAVD)	66			
Average SHWT Elev. =	14.5 ft. (NAVD) **		k_h = 17.45*	k_v =8.5*	**4.20E-04**

* Flow rates shown are the averages of the flows at differing strata.
** SWHT Elevation provided per Original SFWMD Parameters

IV. REQUIRED TREATMENT VOLUME

Existing Exfiltration Trench to be removed

Total Exifltration Trench Originally Permitted =	700 LF	0.500 ac-ft	= 21,780 cf
Total Exfiltration Trench to be removed =	209 LF	0.149 ac-ft	= 6,503 cf

Total Required Treatment Volume to be provided (ac-ft) =	***0.149 ac-ft***	***= 6,503 cf***
Total Provided Treatment Volume from replacement system (ac-ft) =	***0.199 ac-ft***	***= 8,654 cf***

V. PROPOSED TREATMENT VOLUME

Exifltration Trench Calculations

K=HYDRAULIC CONDUCTIVITY (cfs/ft^2*ft head)
H2=DEPTH TO WATER TABLE (avg. grate el.-wet season avg. water level) (ft)
W=WIDTH OF TRENCH (ft)
Du=NON-SATURATED TRENCH DEPTH (ft)
Ds=SATURATED TRENCH DEPTH (ft)
L=LENGTH OF TRENCH
TD=TRENCH DEPTH
V=VOLUME OF WATER STORED

The following equations are used to determine the storage of the exfiltration trench.

EQ. #1 V=(L)*(K*(H2*W+2*H2*Du-Du^2+2*H2*Ds)+1.39E10^(-4)*W*Du)

EQ.#2 V=(L)*(K*(2*H2*Du-Du^2+2*H2*Ds)+(1.39*10^-4)*W*Du)
IF SATURATED DEPTH OF TRENCH > NON-SATURATED DEPTH OF TRENCH
or IF THE TRENCH WIDTH IS > 2*TOTAL TRENCH DEPTH

INPUT

Top of Base:	20
Top of Trench Elev.:	17.25
High Water Table Elev:	14.50
Bott. Of Trench:	13.50

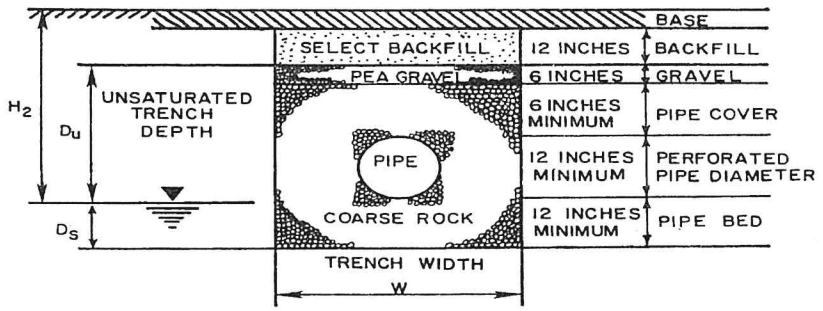
0

L= 4.39E+00 EQUATION 1
L= 2.38412625 EQUATION2

Width (W):	6.00	
Length (L):	**145.00**	
Hydraulic conductivity (K):	4.20E-04	-from KSM Geotech Report

K= 4.20E-04 EQUATION USED FOR THIS CALCULATION:
H2= 5.50
W= 6.00
Du= 2.75
Ds= 1.00
L= 145.00
TD= 3.00

0		
V=	**2.38 ac-in**	**0.199 ac-ft**



Appendix A

Geotechnical Investigation by KSM Engineering

(KSM Engineering, Dated 9/8/21)

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

September 8, 2021

Frank Gonzalez
Bev Smith Toyota
3350 US Highway 1
Fort Pierce, FL 34982

Re: Bev Smith Toyota
3350 US Highway 1
Fort Pierce, Florida
KSM Project #: 215585-b&p

Dear Mr. Gonzalez:

As requested, KSM Engineering & Testing has performed a subsurface investigation for the proposed renovation and addition to the existing car dealership building, the new recon center building, the proposed parking areas and the stormwater pond at the referenced sites. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Scope of Work and Professional Services Agreement:

The agreement to perform a geotechnical exploration with the scope of services included in this report is described in the "Professional Service Agreement" that was executed by Mr. Frank Gonzalez, of Bev Smith Toyota on July 21, 2021. KSM issued the proposal to perform the requested exploration, testing, and evaluations, dated May 20, 2021. KSM's report follows below.

Site Location and Physiography:

Site Location – The site is located in Fort Pierce, FL, east of US Highway 1, north of Dixieland Drive and south of Southland Drive. There is also an undeveloped property west of US Highway 1 and north of Southland Drive that will be developed as part of this project and currently has no address attached to the property.

Physiography/Topography and Developmental Features – At the time of drilling, the site between Dixieland and Southland Drives had an existing auto dealership building with a service bay, as well as a separate body shop building. The majority of the site had existing asphalt pavement with some vegetation and trees located in the "green space" islands throughout the parking areas. The undeveloped site north of Southland Drive had moderate to dense surface vegetation with many palm, pepper, pine and oak trees along with palmettos. There was organic surface debris on the site remaining from the clearing operations conducted prior to KSM's arrival to provide access for our equipment. The sites are both commercially zoned and there are various existing businesses on the adjacent lots.

KSM ENGINEERING AND TESTING

Project Description:

Based on the "Conceptual Site Plan" (Sheet CSP1) provided by "MBV Engineering, Inc." and dated 01-19-21, it is our understanding that the existing car dealership building (approximately 22,000 square feet) is to receive some minor renovations as well as a one-story car wash addition at the rear (or east side) of the existing building. On the undeveloped property to the north, it is our understanding that a new one-story recon building will be constructed. Associated parking areas will be constructed as part of the project. A 1.3 acre stormwater retention pond will also be constructed east of the northern lot.

We assume that loads from the structures will be transferred to the ground by conventional shallow stemwall footings. Although we were not furnished with structural loading conditions or a foundation plan, for our geotechnical analysis, we have assumed the following estimated loading conditions:

- For the Existing Dealership Addition, a maximum of 5,000 pounds per linear foot along the wall foundations and less than 75 kips for any individual column loads, and
- For the proposed Recon structure, a maximum of 2,500 pounds per linear foot along the wall foundations.

The Structural engineer of record should contact our office if the design loading exceeds our assumptions.

Based on the existing site grades and groundwater table elevations discovered at the time of the investigation, we estimate that several feet of site fill will be required to reach the desired grades in the building and pavement areas.

The scope of our study consisted of the following:

1. Performed Standard Penetration Test (SPT) borings and a Dynamic Cone Penetrometer Test (DC) sounding in the proposed building areas, Percolation (PB) borings in the proposed stormwater retention area, and Hand Auger (HA) borings with Static Cone Penetrometer Test (SCPT) readings in the proposed pavement areas of the northern property to estimate the subsoil relative density and visually classify the soils.

2. Measured the observed groundwater level at each boring.

3. Evaluated the discovered subsurface conditions with respect to the proposed construction and provided recommendations for site preparation and foundation design.

4. Obtain Shelby tube soil samples per each soil type encountered at the stormwater pond locations in order to perform both constant head horizontal and vertical permeability tests in our laboratory.

5. Perform engineering calculations to determine the permeability coefficient "K" values along with estimates for the elevation of wet-season and dry-season water tables for the percolation test locations.

6. Prepared this report to document our findings.

NCRS Surficial Soil Information:

Mapping of this area of Florida that was performed by the USDA, Natural Resources Conservation Service (NCRS) indicates that three (3) USDA soil units were mapped on the property. These included:

- 50: **Waveland and Immokalee fine sands** – Waveland and Immokalee fine sands occupied the majority of the sites, totaling approximately 15 acres ±. The typical profile of this soil consists of two layers of fine sand and sand that extend to a depth of about 3 feet, lying atop a layer of loamy sand extending to about 3-½ feet, followed by layers of sand. Groundwater elevations are expected to be found approximately 6 to 18 inches below the surface.

- 21: **Lawnwood and Myakka sands** – Lawnwood and Myakka sands occupied the southeastern portion of the proposed stormwater pond location, approximately 1.7 acres ±. The typical profile of this soil consists of layers of sand that extend from the surface to a depth of about 6-½ feet (maximum depth of data available via NCRS). Groundwater elevations are expected to be found approximately 6 to 18 inches below the surface.

- 47: **Urban land, 0 to 2 percent slopes** – Urban land occupied a single patch of approximately 1.5 acres ± in the western portion of the previously developed site which had the existing structure. This area included the western half of the existing structure and the northwestern group of parking spaces, as well as a portion of Southland Drive and a very small portion of the southwestern corner of the site located north of Southland Drive. No typical soil profile of expected water table elevation is available via the NCRS for this land type classification.

In summary, KSM expected that the investigation of this property, within approximately 7 feet of the land surface, would encounter deposits of predominantly cohesionless sand that featured low fines contents within approximately the top 3 feet followed by a relatively thin layer loamy sand, lying atop more layers of sandy material.

Site Investigation:

KSM's site investigation program consisted of performing a total of eleven (11) Standard Penetration Test (SPT) borings, one (1) Dynamic Cone Penetrometer Test (DC) sounding, two (2) Percolation (PB) borings and six (6) Hand Auger (HA) borings with Static Cone Penetrometer Test (SCPT) readings in the proposed development and construction areas. The SPT borings were terminated at depths ranging from ±10 to ±25 feet below grade, the DC sounding was terminated at a depth of ±11 feet below grade, the PB borings were terminated at depths of ±15 feet below grade and the HA borings at a depth of ±6 feet below grade. The approximate locations of the borings are indicated on the attached Location Plan.

Ground Penetrating Radar Investigation – KSM engaged GPRS, Inc. to conduct an investigation in the existing parking areas around the existing car dealership building in order to locate any buried utilities prior to KSM's soil boring operations. A ground penetrating radar

(GPR) device and an electromagnetic pipe and cable locator were used to locate utilities or buried objects within a 10' by 10' area around the proposed boring locations and marked.

Standard Penetration Test Borings – The SPT borings were performed in general accordance with procedures described in ASTM D-1586. The location of our testing was indicated by the client.

Following completion of each SPT boring, the groundwater in the open borehole was allowed time to attain an equilibrium level and the depth to the surface of the groundwater was measured from existing grade and recorded in the field log. The records of the soils that were encountered, the recorded SPT "N" values and the measured groundwater depths are shown on the attached SPT boring logs.

Dynamic Cone Penetrometer Test Soundings – Performance of the Dynamic Cone Penetrometer Test sounding consists of repeatedly dropping a 35-pound safety hammer, a height of 15", to drive a 10 square centimeter cone through the ground. The number of blows per 10 centimeter of penetration is recorded and is called the dynamic cone resistance. The equivalent SPT "N" values are correlated to the cone resistance. Both the dynamic cone resistance and the equivalent SPT "N" values are shown in the attached logs.

Hand Auger Borings – The hand auger borings were performed using a bucket auger tool to advance the borehole and to return disturbed samples of the soils. The drilling was performed in general accordance with the procedures delineated in ASTM D1452. A Static Cone Penetrometer Test (SCPT) sounding was performed throughout the advancement of each hand auger boring.

Static Cone Penetrometer Test (SCPT) Soundings – Execution of a SCPT sounding consists of pushing a thin steel shaft, with an attached 60°-conical point, by hand through the soil. The capacity of this tool to measure the relative density of the soil is directly related to the weight that is applied on the shaft by the technician that operates the tool. The thrust required to push the cone tip is measured by an attached proving ring with a calibrated gauge. The value of the bearing pressure exerted by the cone point has been correlated with the relative soil density. The relationship of the SCPT reading to the relative density is listed in Table 1:

Table 1 - Penetrometer Table

Relative Density	Static Penetrometer Reading
Very Loose or Soft	<15
Loose	15-40
Medium Dense	40-70
Dense	>70

Following completion of each hand auger boring, the groundwater was allowed to attain an equilibrium level and the depth to the surface of the groundwater was measured from existing grade and recorded in the field log. The records of the soils that were encountered, the recorded SCPT resistance values, and the measured groundwater depths are shown on the attached logs.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation, we are pleased to offer the following evaluation:

Subsurface Condition Summary - The boring logs and SPT "N" values recorded during the SPT borings indicate that the subsurface soils in the area of the proposed addition and renovations to the existing car dealership structure consisted of:

- In the existing pavement areas, surface layers of asphalt, followed by base material were cored through in order to reach the underlying soil layers. Generally, the asphalt was approximately 1-½ inches thick and the base material was about 6 inches thick.
- Surface layers in the unpaved areas typically consisted of fine-grained sand with rock fragments and some pieces of clay mixed in. This material appears to have been used as a site fill material for the original project.
- Below the surface layers, the soils generally consisted of medium dense to dense layers of fine-grained sand and fine-grained sand with hardpan.
- Below a depth of approximately 8 feet, some of the borings encountered medium dense layers of slightly silty or silty fine-grained sand.

The boring logs and SPT "N" values recorded during the SPT borings and DC sounding indicate that the subsurface soils in the area of the proposed recon building on the northern property consisted of:

- Loose surface layers of fine-grained sand with roots were encountered to a depth of about 2 feet below existing grade.
- Below the surface layer, loose to medium dense fine grained sand and slightly silty fine-grained sand were generally encountered to a depth of approximately 6 to 8 feet below existing grade.
- Below a depth of approximately 6 to 8 feet, the borings encountered medium dense layers of fine-grained sand to the boring terminus.

No "muck" or other unsuitable material was found in the boring locations for the proposed addition/renovations, the new recon building and the pavement areas. Please refer to the attached soil boring logs for specific information relative to the soil description and the SPT/SCPT resistance records.

Based on the results of the SPT borings and DC sounding conducted in the general area of the proposed addition/renovations to the existing building, as well as the proposed recon building as indicated on the attached location plan and based on the provided conceptual site layout, it is KSM's professional opinion that the existing soils in the proposed building areas are generally suitable for the construction of the commercial structures.
This is based on assumed loading conditions stated in the "Project Description" section of this report.

Observed Groundwater Table - The observed water table ranges encountered in each of the general test areas were as follows:

- Existing Dealership Building: 40 to 72 inches below existing grade.
- Proposed Recon Building: 17 to 28 inches below existing grade.
- Proposed Pavement Areas for Recon Building: 17 to 27 inches below existing grade.
- Proposed Stormwater Pond: 37 to 38 inches below existing grade.

KSM estimates that the surface of the groundwater table will rise approximately 24 to 28 inches above the measured levels, during the peak wet season. Given this estimate, it is KSM's opinion that several feet of fill will be required above existing grade in the proposed recon building and pavement areas in order to create acceptable distance between the bottom of the shallow footings or pavement section and the anticipated seasonal high water table elevation. It is possible that excavations that are made to install buried utility lines could require installation below the groundwater surface. In such instances, dewatering of the excavations will be necessary to allow the earthwork to be performed in dry conditions.

The estimated seasonal groundwater position provided for the proposed building and pavement areas herein should be used only as a rough estimate for site work purposes. For actual stormwater basin design and control, we recommend performing additional site-specific borings, at the proposed location(s) of the stormwater management area(s).

Groundwater Control and Excavation – Depending on the season in which construction occurs, temporary groundwater control may be necessary to create stable excavations and to properly compact utility trench subgrade and backfill material. While the actual method of dewatering should be selected and designed by the contractor, we suggest drawing down the water table a depth of at least 24 inches below the bottom of excavations to avoid compaction related problems.

Excavation banks should be cut and dressed as necessary to prevent slope failure and to allow backfilling. As a minimum, the sides of temporary excavations that extend below 4 feet should be cut to a slope inclination that complies with OSHA regulations. Where lateral restrictions will not permit slopes to be laid back to the required inclination, the excavation should be shored in accordance with OSHA requirements. KSM recommends that excavated materials should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

Foundation Evaluation - It is KSM's professional opinion that, based on the discovered subsurface conditions, the proposed structures can be supported on conventional concrete, steel reinforced footings, provided that the near surface very loose to loose soils are compacted in accordance with the provided site preparation recommendations.

The following sections provide recommendations for the site preparation and foundation design.

KSM ENGINEERING AND TESTING

Site Preparation:

Site Subgrade Preparation – Due to the near surface very loose and loose soils, KSM recommends that the building site subgrade be prepared for construction of the foundations and floor slabs-on-grade by improving the in-place density of the soil that will support the structure within the zone where the stress from the structure will be primarily distributed. KSM has assumed that the proposed finished floor of the structure lies above the discovered land surface level. The following earthwork procedure is recommended.

1. The proposed construction area, plus a minimum margin of five feet beyond the proposed limit of construction, should initially be prepared by removing any organic materials including roots and surface vegetation. This is especially important due to the amount of existing vegetation on site.

2. The exposed surface, created in step 1 above, should be graded level and proofrolled to compact the subgrade. Sufficient passes of the roller should be made to produce an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density to a depth of 2 feet below the proofrolled surface.

3. Upon completion of the proofrolling operation, the exposed surface should be filled to produce the desired line and grades of the building pad. Fill should consist of sandy soil containing less than 10% material that passing through the U.S. Standard no. 200 sieve and is free of debris and organic material. The fill should be placed in level lifts not more than 12-inches thick, moisture conditioned, and compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density. If additional site fill will not be brought onto the site, this step may be skipped.

4. For the proposed recon building:

    a. Excavate the compacted pad to 12 inches below the foundation base line-and-grade of the perimeter wall footings, interior footings and isolated footings to the proposed foundation subgrade elevation. The exposed undercut footing subgrade should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, to depth of 12 inches below the footing subgrade surface. This can best be achieved with the use of a small vibratory sled or roller type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

    b. Following confirmation that the undercut subgrade soil has been compacted, fill should be placed and compacted in 6-inch-thick level lifts to a density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, in the foundation trenches to attain the proposed foundation subgrade levels. This can best be achieved with the use of a relatively light weight walk behind plate or roller type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

4. (continued) For the proposed addition:

    a. Excavate the compacted pad to the proposed foundation subgrade elevation. The exposed footing subgrade should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, to depth of 12 inches below the footing subgrade surface. This can best be achieved with the use of a small vibratory sled or roller type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

5. Following the successful completion of the preparation of the foundation subgrade, foundation forms (if used) and steel reinforcement should be placed, and the foundation concrete should be cast, as necessary. Any backfill that is placed adjacent to the foundations, as well as backfill placed in utility trench excavations within the building pad, should be likewise compacted to attain or exceed 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density.

Compaction Equipment - KSM does not recommend using heavy vibratory equipment for the addition to the existing dealership building due to the proximity to the existing structure and the potential that ground vibrations created by the compaction machinery might be transmitted and cause damage to the nearby structures. Accordingly, non-vibratory compaction methods are preferred to perform the recommended earthwork delineated above.

Compaction Testing - In-place density of the compacted soil can be verified using a nuclear density gauge or any other ASTM approved method to determine percent compaction. It is our recommendation that compaction tests in the excavated footings should be conducted prior to placement of any steel or concrete and conducted at every column footing and once for every 100 linear feet of footing trench.

Subgrade and each lift (12" max) of fill should be tested for compaction at a frequency of no less than one test per 2,500 sf of building area, per lift and one test per 10,000 sf of pavement area, per lift with a minimum of 4 tests in each area prepared. The placement and frequency of testing can be modified at the discretion of the site contractor and the onsite soils technician based on the requirements of the project as stated by the Engineer of Record.

Foundation:

Bearing Capacity - Provided that our recommendations for site preparation are followed, the proposed addition and new recon building may be supported on conventional concrete, steel reinforced stemwall footings designed for an allowable soil bearing pressure of 2,500 pounds per square foot, or less.

Assumed Footing Dimensions and Settlement Analysis - With the foundation properly designed and the site properly prepared, we anticipate total settlements less than 1 inch and differential settlement of less than ½ of an inch. The majority of the settlement should occur during construction. This is based on the assumed loading as indicated in the "Project Description" section of this report with a minimum continuous footer width of 24 inches and a minimum isolated pad footing of 3 feet squared for the dealership building. For the proposed recon building, KSM has assumed a minimum continuous footer width of 18 inches. All footings are assumed to have a minimum embedment depth of 16 inches. If the loading or footer is to vary from these parameters, please contact our office for additional settlement calculations. KSM maintains the right to modify any of these estimates based on new information.

Floor Slabs:

A conventional slab-on-grade can be used in the "at grade" portion of the buildings. We recommend the disturbed subgrade below the floor slab be re-compacted to 95 percent of the modified Proctor maximum dry density (ASTM D 1557) prior to placement of the concrete. We recommend that control joints be incorporated in the slab at frequent intervals to control shrinkage cracks.

A moisture barrier is recommended beneath the floor slab to prevent moisture migration from the underlying soil resulting in dampness of the slab.

Drives and Parking Areas:

We performed six (6) Hand Auger borings with static cone penetrometer readings in the proposed drive and parking area to evaluate the soils in relation to the proposed pavement. We did not find any "muck" or other unsuitable material in the test borings. Penetrometer readings recorded during the investigation indicates the existing soil density is generally loose at the surface and becomes medium dense.

Although a comprehensive pavement evaluation was not within the scope of this study the site may be prepared to support a flexible pavement or rigid concrete pavement. The pavement should be designed for the anticipated loads and frequencies. Refer to Table 2 for the minimum pavement section. The minimum pavement design for standard duty asphalt should include the following:

Clear the roadway area of any surface debris, including vegetation, roots, organic matter and existing pavement. Stumps shall be removed entirely. The cleared areas should be graded level and proof rolled. Any soft yielding areas shall be excavated and replaced with clean compacted fill. Sufficient passes should be made during compaction operations to produce a density no less than 95 percent of its modified dry Proctor value (AASHTO T180) to a depth of two feet. Additional fill shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve and placed in loose layers of 12 inches and compacted to the above densities. A minimum of 16 inches separation should be maintained between the bottom of the base and the high seasonal groundwater table.

Where a concrete pavement section is used, concrete reinforcement should be designed to withstand the design traffic loads and saw cuts constructed for crack control. The concrete should have a minimum compressive strength of 4,000 psi.

Light duty pavement areas are considered car and pickup truck loading conditions and a few medium trucks such as box trucks. Heavy duty pavement areas are considered dumpster pad & apron area and semi-tractor trailer truck loading conditions.

Please see Table 2 for a summary of the minimum recommended pavement sections.

Table 2 - Minimum Pavement Section

Pavement Type	Material	Layer Thickness (in)	
		Standard Duty	Heavy Duty
Flexible	Florida DOT Asphalt Type 3	1.5	2
	Cemented Coquina Rock (LBR of 100)*-or-Limerock* Base Course	6	8
	Clayed Soil (LBR of 40)* Stabilized Subgrade	8	12
Rigid	Portland Cement Concrete (4,000 psi)	5	7
	Clayed Soil (LBR of 40)* Stabilized Subgrade	6	10

* Compacted to minimum 98 percent of its modified dry Proctor value (AASHTO T180)

KSM ENGINEERING AND TESTING

Soil Percolation, Estimated Water Tables, and Hydrologic Soil Group:

The tests and observations noted in this section were performed to evaluate the drainage characteristics of the soils for this particular test locations.

Usual Open-Hole Test (in-field) – Two (2) in-field permeability tests were performed in general conformance with the South Florida Water Management District described procedures for the 'Usual Open-Hole Test' method. The results of the in-field test can be found in Table 3:

Table 3 - Usual Open-Hole Test Results	
Test Location (See Location Plan)	**Hydraulic Conductivity (CFS/SF- Ft Head)**
P-1	3.8×10^{-4}
P-2	4.6×10^{-4}

NOTES:
1) The above hydraulic conductivity values are for a French drain installed to the same depth as the borehole tests. The designer should apply the appropriate factor of safety.
2) A hole diameter of 3" was used in the computation of the Hydraulic Conductivity values presented in the above table.

Constant Head Permeability Test (in-lab) - The horizontal and vertical permeability flow rates were determined by excavating a test pit adjacent to the soil profiles and obtaining undisturbed shelby tube samples. We then performed constant head permeability tests on the field samples in our laboratory in general accordance with ASTM D 2434. Table 4 indicates the horizontal and vertical flow rates for the test locations.

Table 4 - Constant Head Permeability Results (ASTM D2434)			
Test Location (See Location Plan)	**Horizontal Flow Rate (in/hr)**	**Vertical Flow Rate (in/hr)**	**Layer Depth (in)**
P-1	6.7	5.4	0-16
P-1	10.8	10.0	16-30
P-1	--	0.7	30-46
P-1	--	1.7	46-60
P-2	6.1	4.6	0-10
P-2	11.3	10.0	10-30
P-2	--	0.3	30-40
P-2	--	1.3	40-60

Estimated Normal Wet Season & Dry Season Water Table – Table 5 indicates the observed water table and our estimated normal wet season water table and normal dry season water table for the test locations. This estimate is based upon our interpretation of existing site conditions and a review of the USDA Soil Survey for St. Lucie County, Florida. The majority of the site soils in the proposed stormwater pond location are mapped as (50) Wavelend and Immokalee fine sands and (21) Lawnwood and Myakka sands, according to the Soil Survey Map of St. Lucie County, Florida.

Table 5 - Water Table Observations

Test Location (See Location Plan)	Observed Water Table	Estimated Wet Season Water Table	Estimated Dry Season Water Table
P-1, PB-1	37" Below Grade	14" Below Grade	50" Below Grade
P-2, PB-2	38" Below Grade	10" Below Grade	46" Below Grade

Hydrologic Soil Group – The soils in the test locations can be classified in accordance with Chapter 7, Part 630 of the USDA National Engineering Handbook. Please refer to Table 6:

Table 6 – Hydrologic Soil Group Classification

Test Location (See Location Plan)	Hydrologic Soil Group
P-1	B/D
P-2	C/D

The soils in test location P-1 are part of the dual hydrologic soil group "B/D" due to the slightly silty soil layer encountered in the tested depth range, the overall moderate hydraulic conductivity rates of the soils in the tested depth range, the absence of a water impermeable layer and the depth to high season water table which is less than 24 inches from the surface.

The soils in test location P-2 are part of the dual hydrologic soil group "C/D" due to the lower permeability of the slightly silty soil layer encountered in the tested depth range, the overall relatively low hydraulic conductivity rates of the soils in the tested depth range, the absence of a water impermeable layer and the depth to high season water table which is less than 24 inches from the surface.

Note that the Hydrologic Soil Group is a dynamic classification which changes with the conditions of the site at any given moment. Changes in water table elevation as well as changes in the ground elevations of the site can affect the hydrologic soil group for any particular location.

KSM ENGINEERING AND TESTING

Closure:

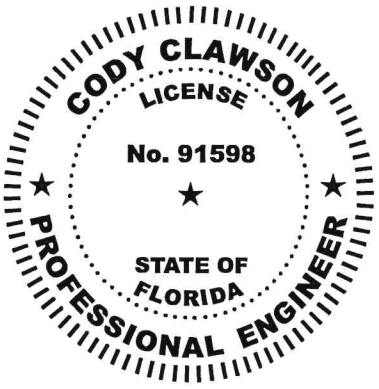
This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement to verify that not only have the soils been prepared following the indicated recommendations, but the foundations are installed in compliance within the parameters indicated. The Structural Engineer of Record is responsible for confirming that the estimated capacities provided are adequate for the anticipated loading. If additional capacity is required, KSM is to be notified so that our recommendations can be amended as required.

Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,



Christopher S. LeBrun

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Geotechnical Engineer
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9/8/2021

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CCC/cv/CSL

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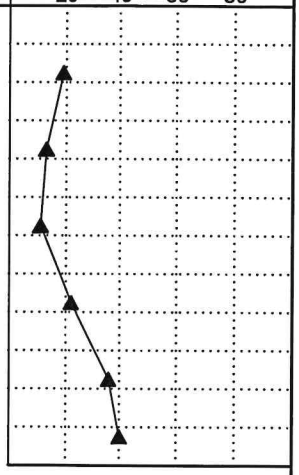
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BORING NUMBER B-01

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 5.75 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt					
		Cemented Coquina Rock					
		Gray Fine Grained Sand	SS		14-6-13 (19)		
			SS		6-6-7 (13)		
5		Dark Brown Sand with Traces of Hardpan					
		▽ Brown Sand	SS		3-4-7 (11)		
		Dark Brown Sand with Traces of Hardpan	SS		7-10-12 (22)		
10			SS		14-16-20 (36)		
			SS		20-20-20 (40)		

Bottom of borehole at 12.0 feet.



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BORING NUMBER B-02

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 4.58 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt (1 1/2")					
		Cemented Coquina Rock					
		Gray Sand	SS		7-8-9 (17)		
			SS		14-11-6 (17)		
5		▽					
		Dark Brown Sand with Traces of Hardpan	SS		5-8-10 (18)		
			SS		5-5-7 (12)		
		Light Brown Sand					
10			SS		5-6-8 (14)		
		Dark Brown Sand, Slightly Silty	SS		3-6-9 (15)		
15							
20			SS		6-8-8 (16)		
		Dark Brown Silty Sand					
25			SS		7-8-8 (16)		

Bottom of borehole at 25.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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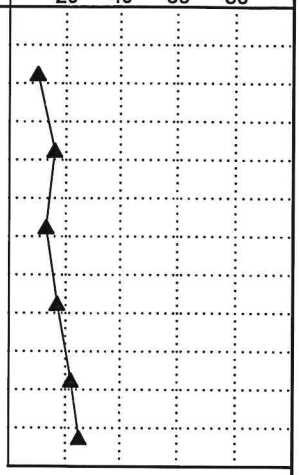
KSM Engineering & Testing
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Fax: (772)-589-6469

BORING NUMBER B-03

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 5.33 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt (1 1/2")					
		Cemented Coquina Rock					
		Gray Sand	SS		3-6-4 (10)		
			SS		6-7-9 (16)		
5		▽ Dark Brown Sand with Traces of Hardpan	SS		6-6-7 (13)		
		Brown Sand	SS		6-7-10 (17)		
10			SS		6-8-14 (22)		
		Dark Brown Sand, Slightly Silty	SS		9-11-14 (25)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



Bottom of borehole at 12.0 feet.

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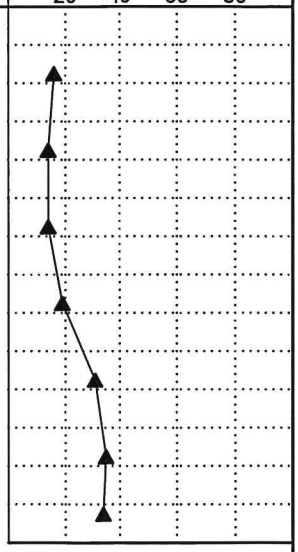
KSM Engineering & Testing
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Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-04

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/13/21 **COMPLETED** 8/13/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.33 ft
LOGGED BY MM/NV **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Brown Sand with Rock Fragments and Some Clay	SS		13-8-8 (16)		
		Gray Sand					
		▽ Light Brownish Gray Sand	SS		10-6-8 (14)		
5			SS		4-6-8 (14)		
		Dark Brown Sand with Traces of Hardpan	SS		9-8-11 (19)		
10			SS		16-14-17 (31)		
		Dark Brown Sand	SS		11-17-18 (35)		
			SS		16-17-17 (34)		

Bottom of borehole at 14.0 feet.



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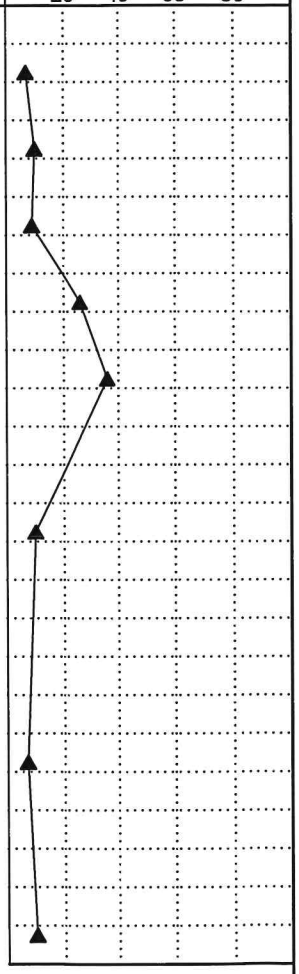
BORING NUMBER B-05

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 6.00 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt (1 1/2")					
		Cemented Coquina Rock					
		Gray Sand	SS		9-3-4 (7)		
			SS		3-4-6 (10)		
5		Dark Brown Sand with Traces of Hardpan	SS		3-4-5 (9)		
			SS		6-11-15 (26)		
		Dark Brown Sand, Slightly Silty	SS		15-16-20 (36)		
10							
			SS		3-4-6 (10)		
15							
		Brown Sand					
20			SS		3-4-3 (7)		
		Light Brown Sand					
			SS		3-4-6 (10)		
25							

Bottom of borehole at 25.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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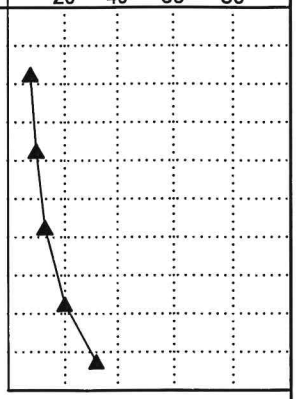
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Sebastian, FL 32978
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Fax: (772)-589-6469

BORING NUMBER B-06

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/13/21 **COMPLETED** 8/13/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.50 ft
LOGGED BY MM/NV **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Brown Sand with Rock	SS		9-4-4 (8)		
		Gray Sand ▽	SS		6-5-5 (10)		
5		Dark Brown Sand with Root and Traces of Hardpan	SS		3-6-7 (13)		
		Brown Clayed Sand with Root					
		Dark Brown Slightly Silty Sand with Traces of Root	SS		7-8-12 (20)		
10			SS		16-15-17 (32)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



Bottom of borehole at 10.0 feet.

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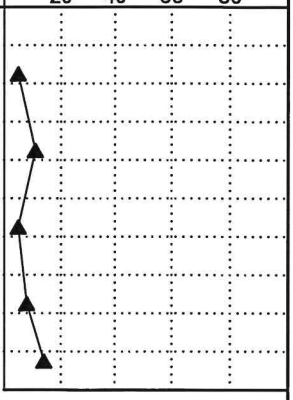
BORING NUMBER B-07

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
AT TIME OF DRILLING 2.33 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root	SS		1-2-3 (5)		
		Light Brown Sand	SS		5-6-5 (11)		
5		Dark Brown Sand, Slightly Silty	SS		3-3-2 (5)		
			SS		3-3-5 (8)		
		Brown Sand	SS		6-6-8 (14)		
10							

Bottom of borehole at 10.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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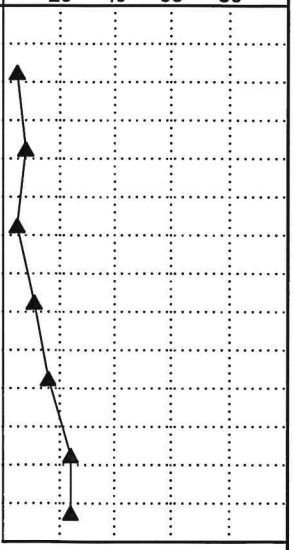
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BORING NUMBER B-08

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 2.17 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		Light Brown Sand	SS		1-2-3 (5)		
			SS		6-5-3 (8)		
5		Dark Brown Sand, Slightly Silty	SS		2-2-3 (5)		
			SS		3-5-6 (11)		
		Brown Sand	SS		5-7-9 (16)		
10			SS		10-11-13 (24)		
			SS		11-11-13 (24)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



Bottom of borehole at 14.0 feet.

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WILDCAT DYNAMIC CONE LOG

Company Name: KSM Engineering & Testing
Company Street #: 11345 Hwy. U.S. 1
Company City, State, Zip: Sebastian, Florida 32958

PROJECT NUMBER: 215585-B-09
DATE STARTED: 08-18-2021
DATE COMPLETED: 08-18-2021

HOLE #: B-09, See Attached Location Plan
CREW: SF/HM
PROJECT: Bev Smith Toyota
ADDRESS: 3350 US Highway 1
LOCATION: Fort Pierce, Florida

SURFACE ELEVATION: N/A
WATER ON COMPLETION: 17"
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY NON-COHESIVE	TESTED CONSISTENCY COHESIVE
-	1	4.4	•	1	VERY LOOSE	VERY SOFT
-	3	13.3	••••	3	VERY LOOSE	SOFT
- 1 ft	4	17.8	••••••	5	LOOSE	MEDIUM STIFF
-	4	17.8	••••••	5	LOOSE	MEDIUM STIFF
-	6	26.6	•••••••••	7	LOOSE	MEDIUM STIFF
- 2 ft	7	31.1	••••••••••	8	LOOSE	MEDIUM STIFF
-	9	40.0	••••••••••••••	11	MEDIUM DENSE	STIFF
-	13	57.7	••••••••••••••••••••	16	MEDIUM DENSE	VERY STIFF
- 3 ft	11	48.8	•••••••••••••••••	13	MEDIUM DENSE	STIFF
- 1 m	9	40.0	••••••••••••••	11	MEDIUM DENSE	STIFF
-	8	30.9	••••••••••	8	LOOSE	MEDIUM STIFF
- 4 ft	6	23.2	••••••••	6	LOOSE	MEDIUM STIFF
-	3	11.6	••••	3	VERY LOOSE	SOFT
-	2	7.7	••	2	VERY LOOSE	SOFT
- 5 ft	3	11.6	••••	3	VERY LOOSE	SOFT
-	3	11.6	••••	3	VERY LOOSE	SOFT
-	4	15.4	•••••	4	VERY LOOSE	SOFT
- 6 ft	7	27.0	•••••••••	7	LOOSE	MEDIUM STIFF
-	11	42.5	••••••••••••••	12	MEDIUM DENSE	STIFF
- 2 m	10	38.6	••••••••••••	11	MEDIUM DENSE	STIFF
- 7 ft	11	37.6	••••••••••••	10	LOOSE	STIFF
-	12	41.0	••••••••••••••	11	MEDIUM DENSE	STIFF
-	14	47.9	••••••••••••••••	13	MEDIUM DENSE	STIFF
- 8 ft	15	51.3	•••••••••••••••••	14	MEDIUM DENSE	STIFF
-	16	54.7	••••••••••••••••••	15	MEDIUM DENSE	STIFF
-	19	65.0	••••••••••••••••••••	18	MEDIUM DENSE	VERY STIFF
- 9 ft	21	71.8	•••••••••••••••••••••	20	MEDIUM DENSE	VERY STIFF
-	20	68.4	••••••••••••••••••••	19	MEDIUM DENSE	VERY STIFF
-	21	71.8	•••••••••••••••••••••	20	MEDIUM DENSE	VERY STIFF
- 3 m 10 ft	23	78.7	••••••••••••••••••••••••	22	MEDIUM DENSE	VERY STIFF
-	28	85.7	••••••••••••••••••••••••••••	24	MEDIUM DENSE	VERY STIFF
-	28	85.7	••••••••••••••••••••••••••••	24	MEDIUM DENSE	VERY STIFF
-						
- 11 ft						
-						
-						
- 12 ft						
-						
-						
- 4 m 13 ft						

KSM Engineering & Testing
P.O. Box 78-1377
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Fax: (772)-589-6469

BORING NUMBER B-09

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.42 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Root ▽						
		Dark Brown Sand, Slightly Silty						
5								

Bottom of borehole at 6.0 feet.

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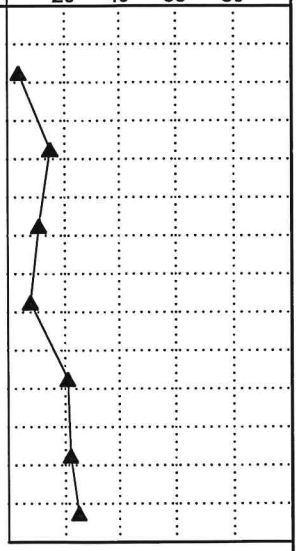
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BORING NUMBER B-10

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 1.58 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		▽	SS		1-1-3 (4)		
		Dark Brown Sand, Slightly Silty	SS		4-7-8 (15)		
5			SS		6-6-5 (11)		
		Brown Sand	SS		3-4-4 (8)		
10			SS		6-10-11 (21)		
			SS		8-11-11 (22)		
			SS		11-12-13 (25)		

Bottom of borehole at 14.0 feet.



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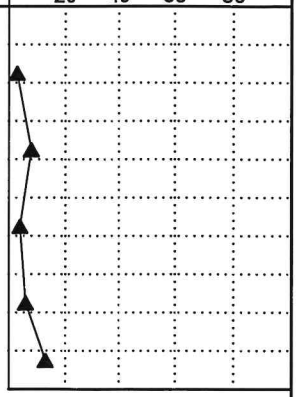
BORING NUMBER B-11

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 2.08 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		Light Brown Sand	SS		1-1-2 (3)		
			SS		3-4-4 (8)		
5		Dark Brown Sand, Slightly Silty	SS		3-2-2 (4)		
			SS		2-3-3 (6)		
		Brown Sand	SS		4-6-7 (13)		
10							

Bottom of borehole at 10.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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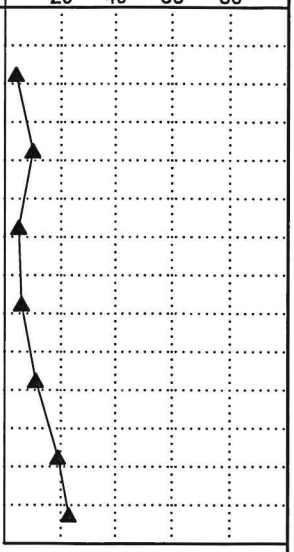
BORING NUMBER B-12

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 2.17 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		Light Brown Sand	SS		1-1-3 (4)		
			SS		3-6-4 (10)		
5		Dark Brown Sand, Slightly Silty	SS		2-2-3 (5)		
			SS		2-3-3 (6)		
		Brown Sand	SS		3-5-6 (11)		
10			SS		8-9-10 (19)		
			SS		11-11-12 (23)		

Bottom of borehole at 14.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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BORING NUMBER HA-01

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.83 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				31		
		▽ Dark Gray Sand, Slightly Silty				48		
						43		
		Brown Sand				36		
						38		
5		Light Brown Sand				38		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-02

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.42 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				36		
		▽ Dark Gray Sand, Slightly Silty				54		
						53		
						44		
		Brown Sand				40		
5						41		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-03

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 COMPLETED 7/23/21
GROUND ELEVATION ____ HOLE SIZE inches
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD ____
▽ AT TIME OF DRILLING 1.67 ft
LOGGED BY DP CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots ▽				37		
						66		
		Dark Gray Sand, Slightly Silty				60		
						56		
5						47		
		Brown Sand				46		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-04

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 2.25 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				33		
		▽ Dark Brown Sand, Slightly Silty				50		
						63		
						48		
		Brown Sand				46		
5						46		

Bottom of borehole at 6.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/26/21 08:45 - K:\KSM FILES\21 DOCS (KSM-SERVER)\215585\SOIL INVESTIGATION\215585-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-05

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 COMPLETED 7/23/21
GROUND ELEVATION ____ HOLE SIZE inches
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD ____
▽ AT TIME OF DRILLING 1.67 ft
LOGGED BY DP CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				38		
		▽ Light Gray Sand				43		
						56		
						47		
		Dark Brown Sand, Slightly Silty				44		
5								
		Brown Sand				42		

Bottom of borehole at 6.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/26/21 08:45 - K:\KSM FILES\21 DOCS (KSM-SERVER)\215585\SOIL INVESTIGATION\215585-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-06

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 COMPLETED 7/23/21
GROUND ELEVATION _____ HOLE SIZE inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ AT TIME OF DRILLING 1.50 ft
LOGGED BY DP CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				40		
		▽ Light Gray Sand				40		
						50		
						40		
5		Dark Brown Sand, Slightly Silty				39		
		Brown Sand				42		

Bottom of borehole at 6.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/26/21 08:45 - K:\KSM FILES\21 DOCS (KSM-SERVER)\215585\SOIL INVESTIGATION\215585-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

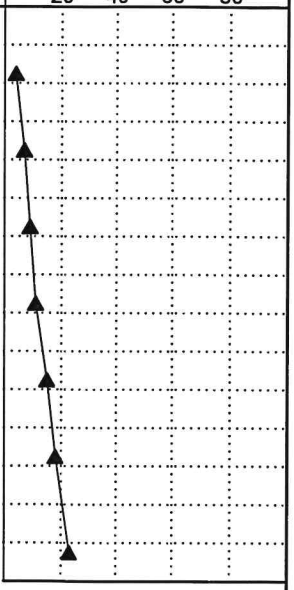
BORING NUMBER PB-01

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.08 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-2-2 (4)		
		▽ Dark Brown Sand, Slightly Silty	SS		3-3-4 (7)		
5		Brown Sand	SS		3-4-5 (9)		
			SS		4-5-6 (11)		
10			SS		5-7-8 (15)		
			SS		8-9-9 (18)		
15			SS		8-11-12 (23)		

Bottom of borehole at 15.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/26/21 08:45 - K:\KSM FILES\21 DOCS (KSM-SERVER)\215585\SOIL INVESTIGATION\215585-B&P.GPJ

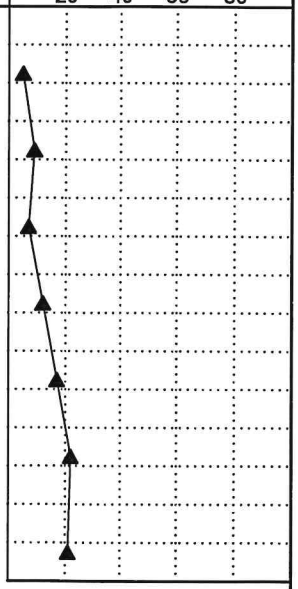
KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-02

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.17 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

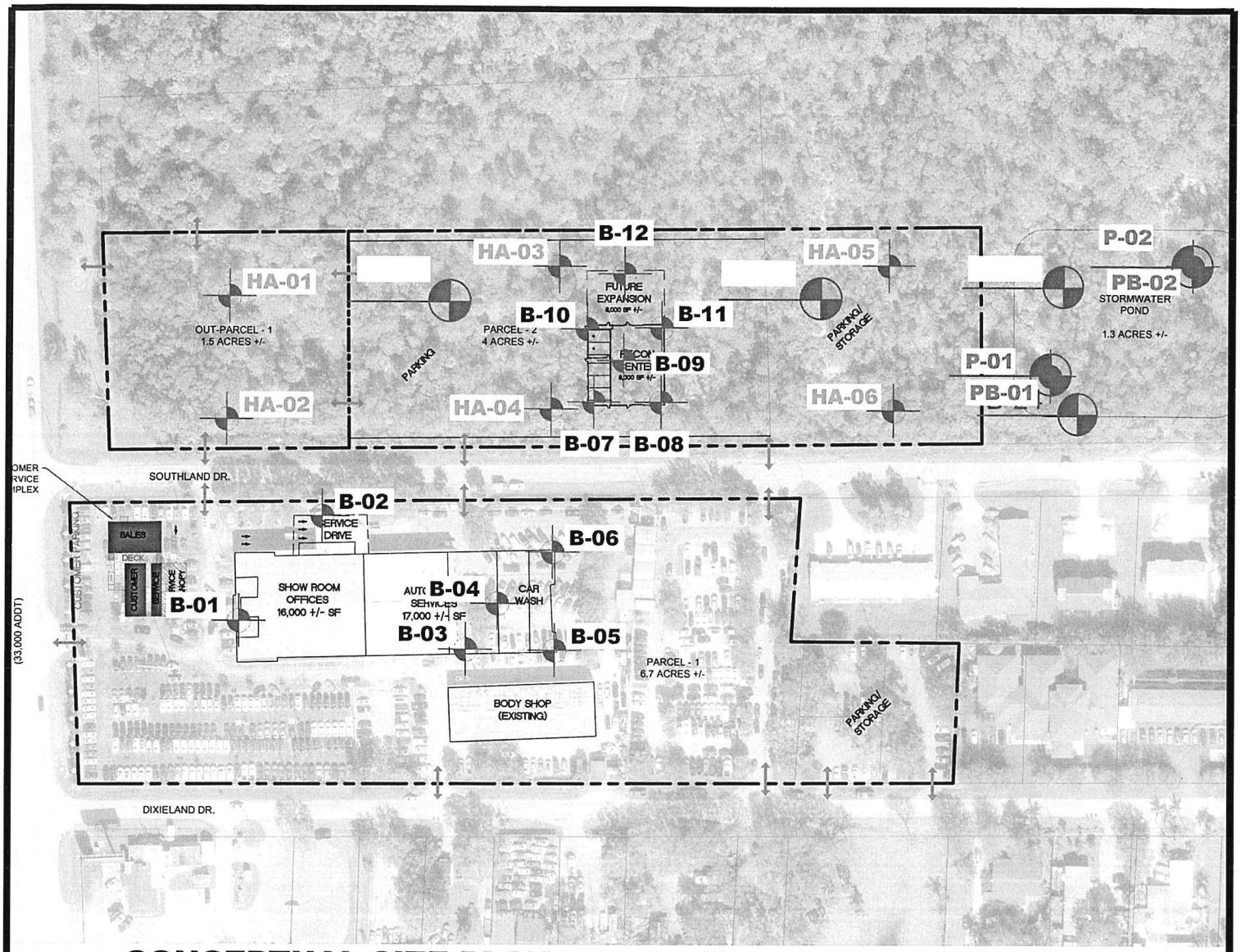
DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		2-2-3 (5)		
		▽ Dark Brown Sand, Slightly Silty					
		Brown Sand	SS		4-4-5 (9)		
5			SS		3-4-3 (7)		
			SS		4-5-7 (12)		
10			SS		6-9-8 (17)		
			SS		7-10-12 (22)		
			SS		10-10-11 (21)		
15							

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



Bottom of borehole at 15.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/26/21 08:45 - K:\KSM FILES\21 DOCS (KSM-SERVER)\215585\SOIL INVESTIGATION\215585-B&P.GPJ



CONCEPTUAL SITE PLAN

SCALE: 1" = 80'

N

GRAPHIC SCALE

0 80 160

(IN FEET)

1 inch = 80 ft.

LOCATION OF SOIL TESTING

PROJECT: Bev Smith Toyota, 3350 US Highway 1, Fort Pierce, Florida

SHEET 1 OF 2
PERMIT #:
PROJECT #: 215585-b&p

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20210826
SCALE: NONE



USDA SOILS SURVEY

21—Lawnwood and Myakka sands
47—Urban land, 0 to 2 percent slopes
50—Waveland and Immokalee fine sands

PROJECT: Bev Smith Toyota, 3350 US Highway 1, Fort Pierce, Florida		
SHEET 2 OF 2 PERMIT #: PROJECT #: 215585-soils	KSM ENGINEERING AND TESTING	DRAWN BY: C.V. DESIGNED BY: C.C.C. DATE: 20210826 SCALE: NONE

Appendix B
SFMWD ERP No. 56-01253-P Excerpt

FORT PIERCE TOYOTA

PERMIT SUMMARY SHEET

APPLICATION NUMBER: 950814-10

LOCATION: ST LUCIE COUNTY, S27/T35S/R40E

OWNER: FORT PIERCE TOYOTA

ENGINEER: PAUL WELCH INC.

PROJECT AREA: 4.74 ACRES **DRAINAGE AREA:** 2.20 ACRES

PROJECT USE: COMMERCIAL

FACILITIES:

1. EXISTING: This proposed redevelopment project is located between Southland Drive and Dixieland Drive directly east of US 1 in Fort Pierce (refer to Exhibit No. 1). The existing developed portion of the site (2.54 acres) consists of an existing CBS structure (showroom) with an attached metal facility (service bays), a metal frame body shop, a trailer and associated parking facilities comprising Fort Pierce Toyota. The undeveloped portion of the site (2.2 acres) previously consisted of a single family home with garage structure, which has been previously removed from the site. The site has been previously graded, but remains undeveloped at this time.

   This site has no formal means of stormwater collection or water quality treatment in place. The existing surface water management system consists of sheetflow to the project perimeter ditches, which lead to the City of Fort Pierce storm sewer system.

2. PROPOSED: Proposed is a New General Permit for the Construction and Operation of a surface water management (swm) system to serve a 2.2 acre addition to Fort Pierce Toyota in Fort Pierce. Proposed is the demolition of the existing showroom/offices and body shop and the construction of a new showroom/offices and body shop totalling 0.6 acres (refer to Exhibit No. 2).

   The applicant proposes to provide a swm system only for the 2.2 acre addition to the site. The remainder of the site is to remain as previously constructed. The swm system is proposed to consist of inlets and storm piping that direct runoff to 700 LF of exfiltration trench for storage and water quality treatment for 2.5 times the percentage of new impervious area (91%). The outfall control structure is proposed to consist of 1-20 degree V-Notch bleeder with an invert at elevation 18.2' NGVD and a 12" diameter RCP outfall pipe discharging to the City of Fort Pierce system via

Exhibit 4A

FORT PIERCE TOYOTA

PERMIT SUMMARY SHEET

an existing ditch/swale located north of the property (refer to Exhibit Nos. 2 & 3). A perimeter berm will be utilized to contain the design event within the project boundaries.

PROJECT LEVEL:

DRAINAGE BASIN: INDIAN RIVER

RECEIVING BODY: CITY OF FORT PIERCE SYSTEM

BASIN DESIGN FREQUENCY: 25 YR-3 DAY STORM

WATER QUALITY:

Water quality treatment for the 2.2 acre addition to the Fort Pierce Toyota site will be provided in excess of 2.5 inches times the percentage of impervious area (91%) within 700 LF of exfiltration trench prior to gravity discharge off-site.

Basin	Method	Vol Req'd. (ac-ft)	Vol Prov'd (ac-ft)
SITE	700 LF EXFILTRATION TRENCH	.31	.50

DISCHARGE RATE:

As shown in the table below, the proposed project discharge is within the allowable limit for the area.

Basin	Allow Disch (cfs)	Method of Determination	Design Disch (cfs)	Design Stage (ft, NGVD)
SITE	1.1	PRE VS. POST	1.1	21

ENVIRONMENTAL ASSESSMENT:

PROJECT SITE DESCRIPTION

The project site currently is being used as an automobile dealership. There are no wetland located on this site.

Exhibit 4B

FORT PIERCE TOYOTA

PERMIT SUMMARY SHEET

EXISTING ON SITE UPLAND COMMUNITIES:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
UPL	4.74	N/A	COMMERCIAL AND SERVICES	4.74
TOTAL ON SITE UPLAND ACREAGE:			4.74	

ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN SUMMARY:

The project site does not contain preferred habitat for endangered, threatened, or species of special concern. No endangered/threatened or species of special concern were observed on site, and potential for impacts to wetland dependent endangered/threatened or species of special concern is considered minimal. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if in the future, endangered/threatened or species of special concern are discovered on the site.

WETLAND PRESERVATION AND IMPACT SUMMARY

ENVIRONMENTAL SUMMARY

The project site does not contain any wetlands. Therefore, adverse impacts to wetlands are not anticipated as a result of the construction and operation of the surface water management system serving this project.

APPLICABLE LAND USE:

In the following land use breakdown the "TOTAL" includes the 2.54 acres of existing developed area, which is shown under the "OTHER" category below.

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE	
TOTAL ACRES	4.74		4.74	acres
PAVEMENT	1.40		1.40	acres
BUILD COVERAGE	.60		.60	acres
PERVIOUS	.20		.20	acres
OTHER	2.54		2.54	acres

Exhibit 4C

FORT PIERCE TOYOTA

PERMIT SUMMARY SHEET

BASIN LEVEL BREAKDOWN AND FLOOD PROTECTION:

Basin Name: SITE

FLOOD PROTECTION:

100 YEAR FLOOD

FLOOD CONTOUR	22.65	FEET NGVD
MINIMUM FLOOR ELEVATION	22.65	FEET NGVD
FEMA FLOOD ELEVATION		FEET NGVD

Exhibit 4D

PROJECT: BEV SMITH TOYOTA DISPLAY AREA PARKING ADDITIION

PERMIT SUMMARY SHEET

APPLICATION NUMBER: 010627-5

PERMIT MODIFICATION NO.: 56-01253-P

LOCATION: ST LUCIE COUNTY, S27/T35S/R40E

OWNER: N.S.S. ACQUISITION CORPORATION

ENGINEER: CULPEPPER & TERPENING, INC.

PROJECT AREA: 6.09 ACRES **DRAINAGE AREA:** 1.35 ACRES

PROJECT USE: COMMERCIAL

FACILITIES:

1. EXISTING: The proposed project is located east of U.S. Highway 1 between Southland Drive and Dixieland Drive in Fort Pierce, Florida (please refer to Exhibit 1 - Location Map). The 1.35 acre project site has been developed in the past, but is presently vacant. The existing Bev Smith Toyota (f.k.a. Fort Pierce Toyota) establishment is located just west of the project site.

   On November 9, 1995, a General Permit was issued for the construction and operation of a surface water management system serving a 2.20-acre addition to the existing Fort Pierce Toyota development in St. Lucie County. The previously developed 2.54 acres continued in the existing drainage pattern which consisted of sheetflow to perimeter ditches leading to the City of Fort Pierce Storm Sewer System, and was not served by the surface water management system proposed for the 2.20 acre addition.

2. PROPOSED: Authorization has been requested to modify the previously permitted Fort Pierce Toyota (n.k.a. Bev Smith Toyota) commercial site to include a 1.35-acre vehicular display area expansion. Proposed construction consists of a 1.12-acre parking area with related paving and drainage structures (please refer to Exhibit 2 - Paving, Grading, and Drainage Plan and Detail Sheets).

   Runoff will be directed into 510-feet of exfiltration trench, where the required water quality treatment (2.5" x %impervious) will be provided prior to offsite discharge into the City of Fort Pierce Storm Sewer System.

PROJECT LEVEL:

Exhibit 3A

APPLICATION NUMBER: 010627-5

DRAINAGE BASIN: NORTH FORK ST. LUCIE RIVER

RECEIVING BODY: CITY OF FORT PIERCE DRAINAGE SYSTEM

LOCAL ROAD CRITERIA: 10YR-1DAY STORM

BASIN DESIGN FREQUENCY: 10YR-3DAY STORM

WATER QUALITY:

The required water quality treatment (2.5" x %impervious) will be provided for the 1.35-acre site within exfiltration trench prior to offsite discharge.

Basin	Method	Vol Req'd. (ac-ft)	Vol Prov'd (ac-ft)
SITE	510 LF 4 ft deep EXFILTRATION TRENCH	.18	.18

DISCHARGE RATE:

As shown in the table below, the proposed project discharge is within the allowable limit for the North Fork of the St. Lucie River Basin.

Basin	Allow Disch (cfs)	Method of Determination	Design Disch (cfs)	Design Stage (ft, NGVD)
SITE	1.46	PRE VS. POST	1.34	19.7

ENVIRONMENTAL ASSESSMENT:

Exhibit 3B

APPLICATION NUMBER: 010627-5

ENVIRONMENTAL SUMMARY:

The proposed construction area was previously developed and contains no wetlands. The District anticipates no adverse impacts to wetlands or environmentally sensitive uplands as a result of the proposed activities.

The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design, the District has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

APPLICABLE LAND USE:

The land use figures, as seen below, represent an acreage breakdown for the Bev Smith Toyota site. The "OTHER" category under the "PREVIOUSLY PERMITTED" column was the existing developed area on the site prior to the original permit issuance.

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE	
TOTAL ACRES	6.09	4.74	1.35	acres
PAVEMENT	2.52	1.40	1.12	acres
BUILD COVERAGE	.60	.60	.00	acres
PERVIOUS	.43	.20	.23	acres
OTHER	2.54	2.54	.00	acres

DEPARTMENT APPROVAL:

NATURAL RESOURCE MANAGEMENT

Donald L. Medellin

DATE: 2 Oct 01

SURFACE WATER MANAGEMENT

Hugo A. Carter, P.E.

DATE: 1 Oct 01

Exhibit 3C

STAFF REPORT DISTRIBUTION LIST

BEV SMITH TOYOTA DISPLAY AREA PARKING ADDITIION
APPLICATION NUMBER: 010627-5
PERMIT MODIFICATION NUMBER: 56-01253-P

INTERNAL DISTRIBUTION

Reviewer:
X Andrea R. Brown
X Edward Cronyn
X Donald L. Medellin
X Hugo A. Carter, P.E.
H. Azizi - 4230
J. Golden - 4210
X D. Loving - 1670
X E. Maciejko - 1670
X S. McNabb - 1670
Okeechobee Service Center - 1630
R. Robbins - 4250
A. Waterhouse - 4220
X ERC Engineering
X ERC Environmental
Enforcement
X Permit File

DEPT. OF ENVIRONMENTAL PROTECTION

EXTERNAL DISTRIBUTION

X Applicant:
N.S.S. ACQUISITION CORPORATION

X Applicant's Consultant
CULPEPPER & TERPENING, INC.

X Engineer, County of:
ST LUCIE

X Engineer, City of:
FORT PIERCE

Local Drainage District:

COUNTY

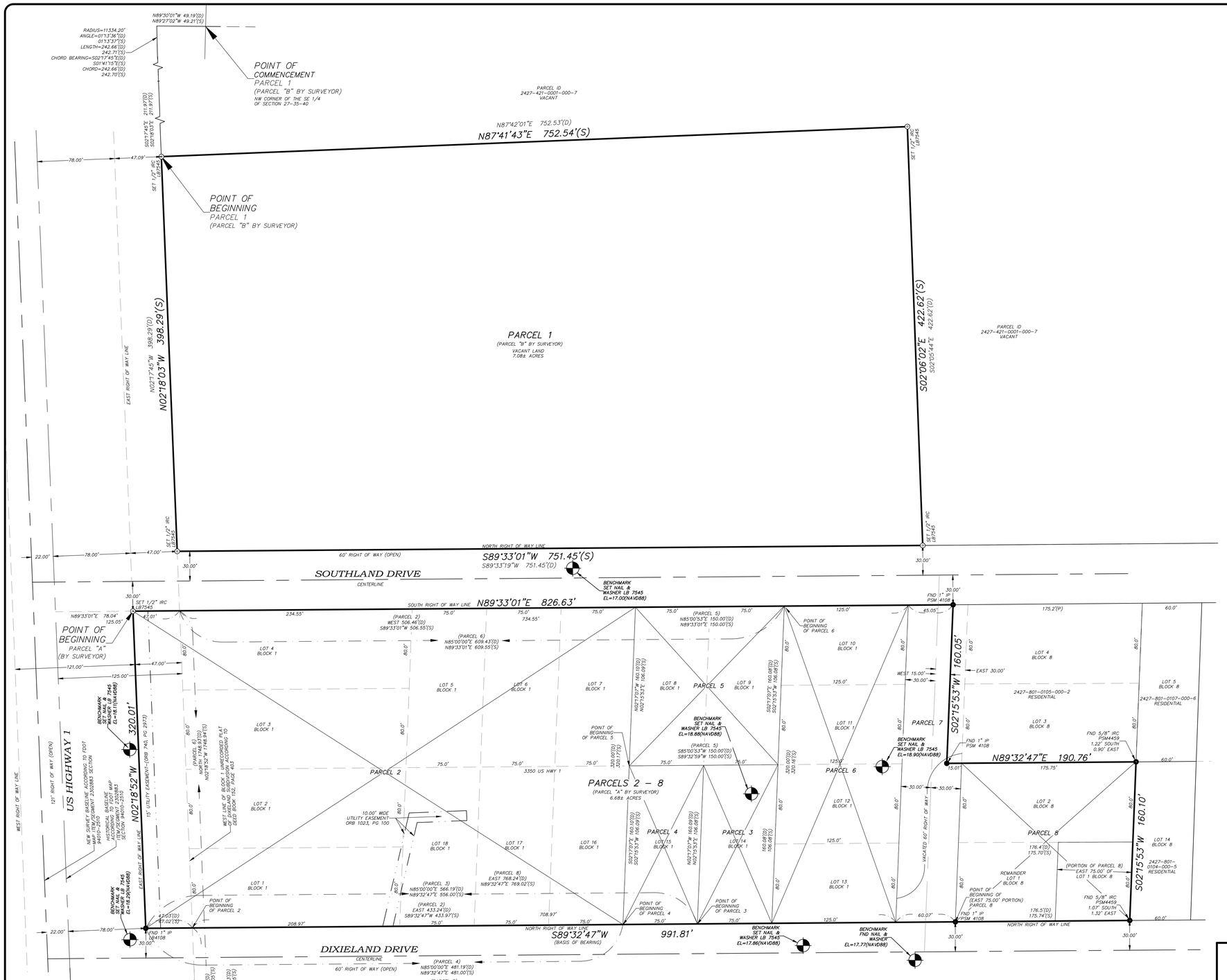
X St Lucie -Planning Division

BUILDING AND ZONING

OTHER

Florida Audubon - Charles Lee
Florida Fish & Wildlife Conservation Com
Michael N. Vanatta
Port St. Lucie Planning Division
Sierra Club - Central Florida Group

EXHIBIT 4



LEGEND

BFP = BACKFLOW PREVENTER	OHW = OVERHEAD WIRES
BOC = BACK OF CURB	O.R.B. = OFFICIAL RECORD BOOK
BWF = BARBED WIRE FENCE	(P) = PLAT
CLF = CHAIN LINK FENCE	P.B. = PLAT BOOK
CM = CONCRETE MONUMENT	PG. = PAGE
CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
ECMP = ELLIPTICAL CORRUGATED METAL PIPE	TOB = TOP OF BANK
EDR = EDGE OF DIRT DRIVE	TOS = TOE OF SLOPE
EL = ELEVATION	TRANS = TRANSFORMER
EM = ELECTRIC METER	UG = UNDERGROUND
FFE = FINISHED FLOOR ELEVATION	WDF = WOODEN FENCE
FM = FORCE MAIN	WL = WATER LINE
FND. = FOUND	WM = WATER METER
GV = GATE VALVE	= FIRE HYDRANT
HW = HEADWALL	= GUY ANCHOR
ID = IDENTIFICATION	= UTILITY POLE
IP = IRON PIPE	= WATER GATE VALVE
IR = IRON ROD	= WELL
IRC = IRON ROD WITH CAP	= CAMERA
LB = LICENSED BUSINESS	= LIGHT POLE
LS = LICENSED SURVEYOR	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (61)

(SEE SHEET 2 OF 8 FOR LEGAL DESCRIPTIONS)

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021
4. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
5. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
6. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
7. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE BEARS S89°32'47"W.
8. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK B401 (PID AF7508) AT AN ELEVATION OF 16.17 FEET(NAVD88)
9. FLOOD ZONE X, FLOOD INSURANCE RATE MAP NUMBER 12061C0189K, DATED FEBRUARY 19, 2020.

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

GRAPHIC SCALE
0' 25' 50'
1" = 50'

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE 1"=50'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 1 OF 8

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STEVEN J. CARTECHINE LICENSE No. 4895 STATE OF FLORIDA

02/08/2022
DATE

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

© I:\Users\SCARTE~1\Appdata\Local\Temp\AcPublish_13424\Plat 20-615.dwt, 2/8/2022 2:34:49 PM, This Drawing is the property of Indian River Survey, Inc. and is not to be used without permission.

LEGAL DESCRIPTION:
(FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021)

PARCEL 1:
A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4; THENCE NORTH 89°30'01" WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 49.19 FEET TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11,334.20 FEET, THE CHORD BEARS SOUTH 02°17'45" EAST, 242.65 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 242.66 FEET THROUGH A CENTRAL ANGLE OF 01°13'36"; THENCE SOUTH 02°17'45" EAST, A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 87°42'01" EAST, A DISTANCE OF 752.53 FEET; THENCE SOUTH 02°05'44" EAST, A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 89°33'19" WEST, ALONG THE NORTH RIGHT-OF-WAY OF SOUTHLAND DRIVE, A DISTANCE OF 751.45 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; THENCE NORTH 02°17'45" WEST, ALONG THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOTS 1 THRU 7 AND 16 THRU 18 OF BLOCK 1 OF AN UNRECORDED PLAT OF SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST AS SAME APPEARS IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN DEED BOOK 152, PAGE 403, ALSO 47.00 FEET AS MEASURED AT RIGHT ANGLES ADJACENT TO THE WEST END OF LOTS 1 THRU 4 MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ON THE SOUTH LINE OF SAID SECTION 125.12 FEET; THENCE RUN NORTH PARALLEL WITH THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1, 1428.93 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED. THENCE RUN EAST ALONG THE NORTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR DIXIELAND DRIVE 433.24 FEET; THENCE RUN NORTH ALONG THE EAST LINE OF LOTS 16 AND 7 OF BLOCK 1 OF DIXIELAND SUBDIVISION 320.00 FEET TO THE SOUTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SOUTHLAND DRIVE; THENCE RUN WEST ALONG SAID RIGHT-OF-WAY 506.46 FEET TO A POINT THAT IS 78.00 FEET OF THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1 AS MEASURED AT RIGHT ANGLES; THENCE RUN SOUTH PARALLEL WITH THE SAID CENTERLINE OF U.S. HIGHWAY NO. 1, 320.00 FEET TO THE NORTH LINE OF DIXIELAND DRIVE; THENCE RUN EAST 47.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
LOT 14, BLOCK 1, OF THE DIXIELAND SUBDIVISION, LOCATED IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID SUBDIVISION BEING RECORDED AS A PART OF DEED RECORDED IN DEED BOOK 152, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DIXIELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DIXIELAND DRIVE A DISTANCE OF 556.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 15, BLOCK 1, OF THE HEREINBEFORE DESCRIBED "DIXIELAND SUBDIVISION", SAID POINT OF INTERSECTION ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THENCE CONTINUE NORTH 85°00'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 75.00 FEET TO A POINT, (SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 14) THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH 02°12'07" WEST ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 160.08 FEET TO A POINT, (SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 14) THENCE RUN SOUTH 85°00'27" WEST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 75.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 15, (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID LOT 14) THENCE RUN SOUTH 02°12'07" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 160.09 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL 4:
KNOWN AS LOT 15, BLOCK 1, OF THE UNRECORDED PLAT OF "DIXIELAND SUBDIVISION", AS RECORDED IN DEED BOOK 152, AT PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DIXIELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DIXIELAND DRIVE A DISTANCE OF 481.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 16, BLOCK 1 OF THE HEREINBEFORE DESCRIBED "DIXIELAND SUBDIVISION"; SAID POINT OF INTERSECTION ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THENCE CONTINUE NORTH 85°00'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 75.00 FEET TO A POINT; (SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 15) THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH 02°12'07" WEST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 160.09 FEET TO A POINT; (SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 15), THENCE RUN SOUTH 85°00'27" WEST ALONG THE NORTH LINE OF SAID LOT 15 A DISTANCE OF 75.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 16; (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15) THENCE RUN SOUTH 02° 12'07" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 160.10 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL 5:
KNOWN AS LOTS 8 & 9, BLOCK 1, OF THE UNRECORDED PLAT OF "DIXIELAND SUBDIVISION", AS RECORDED IN DEED BOOK 152, AT PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF DIXIELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTH RIGHT OF WAY LINE OF SAID DIXIELAND DRIVE A DISTANCE OF 481.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 16, BLOCK 1, OF THE HEREINBEFORE DESCRIBED "DIXIELAND SUBDIVISION", THENCE RUN NORTH 02°12'07" WEST ALONG SAID EASTERLY LOT LINE A DISTANCE OF 160.10 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 02°12'07" WEST A DISTANCE OF 160.10 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHLAND DRIVE (60' R/W); THENCE RUN NORTH 85°00'53" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 10, BLOCK 1, OF SAID "DIXIELAND SUBDIVISION";
THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 02°12'07" EAST A DISTANCE OF 160.08 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF LOT 14, BLOCK 1, OF SAID "DIXIELAND SUBDIVISION"; THENCE RUN SOUTH 85°00'00" WEST A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED PARCEL OF LAND.

PARCEL 6:
LOTS 10, 11 & 12, BLOCK 1, UNRECORDED PLAT OF DIXIELAND SUBDIVISION IN THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS SAME APPEARS IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN DEED BOOK 152, PAGE 403, SAID LAND BEING ALSO DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 125.12 FEET, THENCE RUN NORTHERLY PARALLEL TO THE CENTER-LINE OF ORIGINAL 66 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY 1, A DISTANCE OF 1748.93 FEET; THENCE RUN EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 609.43 FEET TO THE POINT OF BEGINNING (THE SAME BEING THE NORTHWEST CORNER OF LOT 10, BLOCK 1, OF THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION); THENCE CONTINUE SAID EASTERLY COURSE 125 FEET, THENCE RUN SOUTH 240 FEET, THENCE RUN WEST 125 FEET, THENCE RUN NORTH 240 FEET TO THE POINT OF BEGINNING.

AND

LOT 13, BLOCK 1, UNRECORDED PLAT OF DIXIE LAND SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN D.B. 152, PAGE(S) 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:
THE WEST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 60 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK I AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

AND

THE WEST 15 FEET OF THE EASTERN 30 FEET OF THE NORTH 160 FEET OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN ST. LUCIE COUNTY, FLORIDA:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 60 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK I AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

AND

THE SOUTH 160 FEET OF THE OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN ST. LUCIE COUNTY, FLORIDA:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 60 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK 1 AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

PARCEL 8:
ALL OF LOT 2, BLOCK 8 OF THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST
100 FEET THEREOF.

AND

THE EAST 75 FEET OF THE FOLLOWING PROPERTY;
FROM THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SECTION AFORESAID A DISTANCE OF 125.12 FEET; THENCE NORTH 2°5'30" WEST, PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1428.93 FEET, THENCE EAST ALONG THE NORTH LINE OF AN EXISTING STREET, A DISTANCE OF 768.24 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, CONTINUE EAST ALONG THE NORTH LINE OF EXISTING STREET A DISTANCE OF 176.5 FEET, THENCE NORTH 80 FEET, THENCE WEST A DISTANCE OF 176.4 FEET; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING. THIS PARCEL 2 BEING OTHERWISE DESCRIBED AS: THE EAST 75 FEET OF LOT 1, BLOCK 8, OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ACCORDING TO THE PLAT ATTACHED TO THAT CERTAIN DEED RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM THE PROPERTY DESCRIBED AS FOLLOWS:
ALL OF LOT 2, BLOCK 8 OF THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 100 FEET THEREOF.

AND

THE EAST 75 FEET OF THE FOLLOWING PROPERTY;
FROM THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SECTION AFORESAID A DISTANCE OF 125.12 FEET; THENCE NORTH 2°5'30" WEST. PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1428.93 FEET, THENCE EAST ALONG THE NORTH LINE OF AN EXISTING STREET, A DISTANCE OF 768.24 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, CONTINUE EAST ALONG THE NORTH LINE OF EXISTING STREET A DISTANCE OF 176.5 FEET, THENCE NORTH 80 FEET, THENCE WEST A DISTANCE OF 176.4 FEET; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING. THIS PARCEL 2 BEING OTHERWISE DESCRIBED AS: THE EAST 75 FEET OF LOT 1, BLOCK 8, OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ACCORDING TO THE PLAT ATTACHED TO THAT CERTAIN DEED RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION: (BY SURVEYOR)

(BEING ONE AND THE SAME AS THAT PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021)

PARCEL A

LOTS 1 THROUGH 18. BLOCK 1, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A 47.00 FOOT WIDE PARCEL LYING BETWEEN THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE WEST LINE OF SAID BLOCK 1, UNRECORDED PLAT OF DIXIELAND, SAID PARCEL BOUND ON THE NORTH BY SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY), BOUND ON THE SOUTH BY DIXIELAND DRIVE, BOUND ON THE WEST BY U.S. HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY) AND BOUND ON THE EAST BY SAID BLOC 1 OF THE UNRECORDED PLAT OF DIXIELAND.

AND

LOTS 1 AND 2, BLOCK 8, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE 60.00 FOOT VACATED ROAD RIGHT OF WAY LYING BETWEEN BLOCK 1 AND BLOCK 8, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EXCLUDING THE EAST 15.00 FEET OF THE NORTH 160 FEET MORE OR LESS OF SAID VACATED ROAD RIGHT OF WAY LYING ADJACENT TO LOTS 3 AND 4 BLOCK 8 OF SAID UNRECORDED DIXIELAND SUBDIVISION.

ACCORDING TO THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, OFFICIAL RECORDS BOOK 3525, PAGE 1149 AND OFFICIAL RECORDS BOOK 3818, PAGE 325 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60 FOOT WIDE RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY); THENCE N89°33'01"E ALONG SAID SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE A DISTANCE OF 826.63 FEET TO A POINT THAT IS 15.00 FEET WEST BY PERPENDICULAR MEASUREMENT OF THE WEST LINE OF LOTS 3 AND 4, BLOCK 8 OF SAID UNRECORDED DIXIELAND SUBDIVISION; THENCE S02°15'53"W PARALLEL TO SAID WEST LINE OF SAID LOTS 3 AND LOT 4 A DISTANCE OF 160.05 FEET TO AN EXTENSION THE SOUTH LINE OF SAID LOT 3, BLOCK 8; THENCE N89°32'47"E ALONG SAID SOUTH LINE AND EXTENSION THEREOF A DISTANCE OF 190.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S02°15'53"W ALONG THE EAST LINE OF LOTS 1 AND 2, BLOCK 8 OF SAID UNRECORDED DIXIELAND SUBDIVISION A DISTANCE OF 160.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 BLOCK 8, ALSO BEING THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE; THENCE S89°32'47"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 991.81 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N02°18'52"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 320.01 FEET TO THE POINT OF BEGINNING. CONTAINS 6.68 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL B

A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°27'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 49.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11334.20 FEET, THE CHORD OF WHICH BEARS S01°41'15"E AT 242.70 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'37" FOR AN ARC DISTANCE OF 242.71 FEET; THENCE S02°18'03"E A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N87°41'43"E A DISTANCE OF 752.54 FEET; THENCE S02°06'02"E A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°33'01"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 751.45 FEET; THENCE N02°18'03"W A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.08 ACRES MORE OR LESS.

CONTAINING 13.76 ACRES MORE OR LESS, (COMBINED TOTAL)

NOTE:
PROPERTY DESCRIBED BY SURVEYOR BEING ONE AND THE SAME AS THAT PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021.

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INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE NA
FIELD DATE 11/08/21	JOB # 20-615

SHEET 2 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

MATCH LINE SHEET 4

MATCH LINE SHEET 3

US HIGHWAY 1
121' RIGHT OF WAY (OPEN)

DIXIELAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT
60' RIGHT OF WAY (OPEN)

1 STORY METAL
AND
CBS COMMERCIAL BUILDING
3350 U.S. HIGHWAY 1
SHOWROOM/ OFFICE
FFE=20.70

#10 CATCH BASIN
TOP EL=18.76'
NW INV EL=14.69'
E INV EL=14.69'
BOTTOM EL=13.02'

#11 CATCH BASIN
TOP EL=19.44'
E INV EL=14.78'
BOTTOM EL=13.22'

#12 CATCH BASIN
TOP EL=19.48'
E INV EL=14.69'
BOTTOM EL=13.23'

#16 CATCH BASIN
TOP EL=20.08'
N INV EL=UNDER WATER

#17 CATCH BASIN
TOP EL=20.08'
N INV EL=UNDER WATER

#18 CATCH BASIN
TOP EL=20.07'
N INV EL=UNDER WATER

SANITARY MANHOLE
TOP EL=17.9'
N INV EL=5.07'
S INV EL=5.15'
E INV EL=5.13'

SANITARY MANHOLE
TOP EL=18.0'
N INV EL=BLOCK OFF
S INV EL=5.73'
E INV EL=6.06'
W INV EL=5.54'

BENCHMARK
WASHER SET IN N.E. HEADWALL
EL=18.21(NAVD88)

BENCHMARK
WASHER SET IN N.E. HEADWALL
EL=18.23(NAVD88)

POOL
TOP EL=10.02'
INV EL=14.74'

15" RCP 45.5' LF
INV EL=17.17

24" CMP 47.4' LF
INV EL=14.85'

24" RCP 40.8' LF
INV EL=14.93'

1X1 YARD DRAIN (TYP)
WHEELSTOP (TYP)
TRUNCATED DOME (TYP)
5' CONC WALK
SWALE
TOB
TOE
EAST RIGHT OF WAY LINE
NORTH RIGHT OF WAY LINE
UTILITY EASEMENT (ORB 140, PG 2915)
PROPERTY LINE
CONC PAD
PORTE COCHERE
SHED
A/C PADS
COVER CONCRETE
FLAG POLE
METAL SIGN
BOLLARD (TYP)
6' CHAINLINK FENCE
6" CHAINLINK FENCE CORNER 2.5' SOUTH
GATE
OHW
SWALE
TOB

220.01'
239.62'
200.3'
200.1'
431.87'
15.5'
76.2'
174.8'
25.2'
20.3'
15.3'
10.0'

LEGEND

BFP	= BACKFLOW PREVENTER	OHW	= OVERHEAD WIRES
BOC	= BACK OF CURB	O.R.B.	= OFFICIAL RECORD BOOK
BWF	= BARBED WIRE FENCE	(P)	= PLAT
CLF	= CHAIN LINK FENCE	P.B.	= PLAT BOOK
CM	= CONCRETE MONUMENT	PG.	= PAGE
CMP	= CORRUGATED METAL PIPE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CONC.	= CONCRETE	PVC	= POLY VINYL CHLORIDE
COVD.	= COVERED	RCP	= REINFORCED CONCRETE PIPE
(D)	= DESCRIPTION	(S)	= SURVEYED
ECMP	= ELLIPTICAL CORRUGATED METAL PIPE	TOB	= TOP OF BANK
EDR	= EDGE OF DIRT DRIVE	TOS	= TOE OF SLOPE
EL	= ELEVATION	TRANS.	= TRANSFORMER
EM	= ELECTRIC METER	UG	= UNDERGROUND
FFE	= FINISHED FLOOR ELEVATION	WDF	= WOODEN FENCE
FM	= FORCE MAIN	WL	= WATER LINE
FND.	= FOUND	WM	= WATER METER
GV	= GATE VALVE		= FIRE HYDRANT
HW	= HEADWALL		= GUY ANCHOR
ID	= IDENTIFICATION		= UTILITY POLE
IP	= IRON PIPE		= WATER GATE VALVE
IR	= IRON ROD		= WELL
IRC	= IRON ROD WITH CAP		= CAMERA
LB	= LICENSED BUSINESS		= LIGHT POLE
LS	= LICENSED SURVEYOR		= CLEAN OUT
			= SIGN
			= PALM (73)
			= PINE (132)
			= OAK (61)

© Users\JOARO\Applications\Temp\AcPublish_10424\PG 3.dwg, Feb 25, 2022 - 4:39:45 PM, The plan is 48" x 22" Landscape, 08, 2022 - 4:39:45 PM, SHEET 3

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'
NORTH

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TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS	SHEET 3	
PAGE(S) 52	SCALE 1"=20'		OF 8
FIELD DATE 11/08/21	JOB # 20-615		

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

MATCH LINE SHEET 5

MATCH LINE SHEET 2

#10 CATCH BASIN
TOP EL=18.02'
N INV EL=16.25'
S INV EL=15.20'
W INV EL=14.86'
BOTTOM EL=14.02'

#1 CATCH BASIN
TOP EL=18.51'
N INV EL=16.10'
S INV EL=13.95'
E INV EL=13.93'
BOTTOM EL=13.57'

#7 CATCH BASIN
TOP EL=18.02'
N INV EL=15.10'
E INV EL=15.14'
BOTTOM EL=13.24'

#8 CATCH BASIN
TOP EL=17.92'
N INV EL=15.15'
S INV EL=15.08'
W INV EL=14.79'
BOTTOM EL=13.42'

#2 CATCH BASIN
TOP EL=18.51'
N INV EL=13.98'
S INV EL=14.01'
E INV EL=14.04'
BOTTOM EL=13.88'

#4 CATCH BASIN
TOP EL=18.54'
W INV EL=14.09'
BOTTOM EL=14.03'

#3 CATCH BASIN
TOP EL=18.48'
W INV EL=14.03'
BOTTOM EL=13.61'

#9 CATCH BASIN
TOP EL=18.99'
N INV EL=14.94'
S INV EL=15.22'
BOTTOM EL=14.05'

#19 CATCH BASIN
TOP EL=19.06'
N INV EL=15.07'
S INV EL=14.66'
BOTTOM EL=13.06'

#6 CATCH BASIN
TOP EL=18.50'
N INV EL=14.02'
E INV EL=14.00'
BOTTOM EL=13.88'

#5 CATCH BASIN
TOP EL=18.54'
W INV EL=14.10'
BOTTOM EL=13.90'

#20 CATCH BASIN
TOP EL=19.03'
NE INV EL=15.09'
BOTTOM EL=14.58'

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=18.88(NAVD88)

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=18.90(NAVD88)

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=17.86(NAVD88)

BENCHMARK
FND NAIL &
WASHER
EL=17.77(NAVD88)

15" CMP 149' LF
15" CMP 153' LF
15" CMP 149.4' LF
15" CMP 51' LF
15" CMP 52.2' LF
15" CMP 54' LF
15" CMP 90' LF
15" RCP 37' LF
18" CMP 112' LF
18" CMP 119' LF
18" CMP 117' LF
15" RCP 44.7' LF
16" CMP 63.2' LF

COVERED CAR CARE AREA
SHED
1 STORY METAL BUILDING
BODY SHOP
FFE=20.67

6' CHAINLINK FENCE
6' CHAINLINK FENCE CORNER 0.3' SOUTH
6' CHAINLINK FENCE CORNER 0.5' SOUTH
3'X3' BOLLARD PATTERN (TYP)
BOLLARD (TYP)
FIRE LINE STAND PIPE
6" DDC
2" RPZ
SANITARY MANHOLE TOP EL=19.1'
SANITARY MANHOLE TOP EL=17.9' E INV EL=10.22' W INV EL=9.90'
INV EL=16.70
INV EL=17.14
INV EL=16.60
INV EL=16.51
GATE
WV
SWALE
NORTH RIGHT OF WAY LINE
ESTIMATED 60' RIGHT OF WAY'

DIXIELAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT
60' RIGHT OF WAY (OPEN)

LEGEND

BFP	= BACKFLOW PREVENTER
BOC	= BACK OF CURB
BWF	= BARBED WIRE FENCE
CLF	= CHAIN LINK FENCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
COVD.	= COVERED
(D)	= DESCRIPTION
ECMP	= ELLIPTICAL CORRUGATED METAL PIPE
EDR	= EDGE OF DIRT DRIVE
EL	= ELEVATION
EM	= ELECTRIC METER
FFE	= FINISHED FLOOR ELEVATION
FM	= FORCE MAIN
FND.	= FOUND
GV	= GATE VALVE
HW	= HEADWALL
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
OHW	= OVERHEAD WIRES
O.R.B.	= OFFICIAL RECORD BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PVC	= POLY VINYL CHLORIDE
RCP	= REINFORCED CONCRETE PIPE
(S)	= SURVEYED
TOB	= TOP OF BANK
TOS	= TOE OF SLOPE
TRANS	= TRANSFORMER
UG	= UNDERGROUND
WDF	= WOODEN FENCE
WL	= WATER LINE
WM	= WATER METER
	= FIRE HYDRANT
	= GUY ANCHOR
	= UTILITY POLE
	= WATER GATE VALVE
	= WELL
	= CAMERA
	= LIGHT POLE
	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (61)

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK	DRAWN
79	TB RJS
PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 4 OF 8

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LEGEND

BFP = BACKFLOW PREVENTER	OHW = OVERHEAD WIRES
BOC = BACK OF CURB	O.R.B. = OFFICIAL RECORD BOOK
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CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
ECMP = ELLIPTICAL CORRUGATED METAL PIPE	TOB = TOP OF BANK
EDR = EDGE OF DIRT DRIVE	TOS = TOE OF SLOPE
EL = ELEVATION	TRANS = TRANSFORMER
EM = ELECTRIC METER	UG = UNDERGROUND
FFE = FINISHED FLOOR ELEVATION	WDF = WOODEN FENCE
FM = FORCE MAIN	WL = WATER LINE
FND. = FOUND	WM = WATER METER
GV = GATE VALVE	= FIRE HYDRANT
HW = HEADWALL	= GUY ANCHOR
ID = IDENTIFICATION	= UTILITY POLE
IP = IRON PIPE	= WATER GATE VALVE
IR = IRON ROD	= WELL
IRC = IRON ROD WITH CAP	= CAMERA
LB = LICENSED BUSINESS	= LIGHT POLE
LS = LICENSED SURVEYOR	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (61)

MATCH LINE SHEET 7A

MATCH LINE SHEET 5

MATCH LINE SHEET 2

PARCEL 2

398.29'

60.03'

100.00'

120' RIGHT OF WAY (OPEN)
CENTERLINE
US HIGHWAY 1

60' RIGHT OF WAY (OPEN)
SOUTHLAND DRIVE
CENTERLINE

20' ASPHALT PAVEMENT

NORTH RIGHT OF WAY LINE

SOUTH RIGHT OF WAY LINE

5' CONC WALK

SWALE

TOB

TOE

EAST RIGHT OF WAY LINE

SANITARY MANHOLE
TOP EL=18.11'
8" PVC INV EL S=6.89'
INV EL N=SEALED OFF

INV EL=14.69'

INV EL=15.30

INV EL=15.62

INV EL=15.70

INV EL=15.88

INV EL=16.00

INV EL=16.08

INV EL=14.58'

15" RCP 37' LF

15" RCP 39' LF

6" CMP 35' LF

10" TRIPLE

12" TRIPLE

12" DBL

8" DBL

(A) CATCH BASIN
TOP OF EL=19.83'
S INV EL=18.09'

(B) CATCH BASIN
TOP OF EL=19.83'
S INV EL=18.03'

(C) CATCH BASIN
TOP EL=19.02'
S INV EL=17.46'

#3 CATCH BASIN
TOP EL=19.46'
SE INV EL=14.98'

#10 CATCH BASIN
TOP EL=18.76'
NW INV EL=14.69'
E INV EL=114.69'
BOTTOM EL=13.02'

#5 CATCH BASIN
TOP EL=19.42'
GATE

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=17.00(NAVD88)

CONC PAD

SHED

UNDER DRAIN TO #5 CB

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

CERTIFICATE OF AUTHORIZATION No. LB 7545
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REVISIONS	DATE
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REVISED SHEET 2 PER COMMENTS	02/08/2022

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FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 5 OF 8

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LEGEND

= PALM (73)
= PINE (132)
= OAK (61)

MATCH LINE SHEET 4

MATCH LINE SHEET 7B

MATCH LINE SHEET 6

MATCH LINE SHEET 3

PARCEL 2

PARCEL ID
2427-421-0001-000-7

SOUTHLAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT

60' RIGHT OF WAY (OPEN)

SWALE TOB

6" CHAINLINK FENCE

5' CONC WALK

GATE

SHED

15" CMP 149' LF

15" RCP 37' LF

15" RCP 54' LF

18" CMP
INV EL=15.39

#1a CATCH BASIN
TOP EL=18.02'
N INV EL=16.25'
S INV EL=15.20'
W INV EL=14.86'
BOTTOM EL=14.02'

#2 CATCH BASIN
TOP EL=18.04'
N INV EL=15.92'
S INV EL=15.76'
BOTTOM EL=14.04'

INV EL=16.08
INV EL=16.27
INV EL=15.92
INV EL=15.66
INV EL=15.68

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'
NORTH

INDIAN RIVER SURVEY, INC.
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PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 6 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

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LEGEND

= PALM (73)
= PINE (132)
= OAK (61)

MATCH LINE SHEET 5

PARCEL ID
2427-421-0001-000-7

APPROXIMATE EDGE OF WATER
TOP OF WATER EL=12.03

15" CMP

INV EL=13.60

INV EL=13.78

SWALE

TOB

TOE

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'
NORTH

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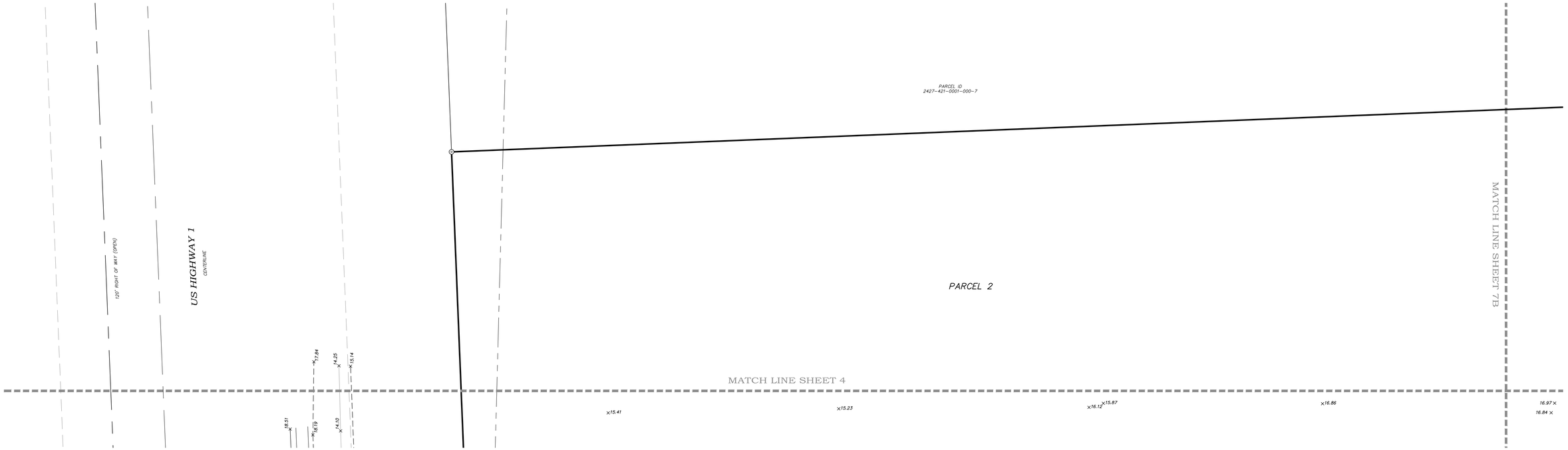
FIELD BOOK 79	DRAWN TB RJS
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FIELD DATE 11/08/21	JOB # 20-615

SHEET 7 OF 8

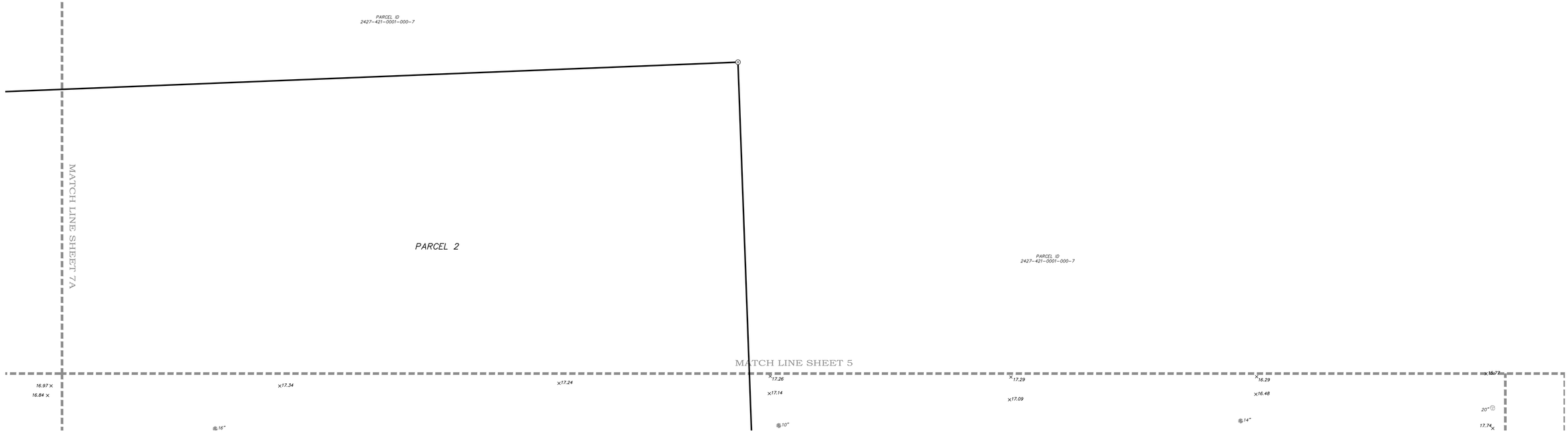
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A



B



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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'

INDIAN RIVER SURVEY, INC.
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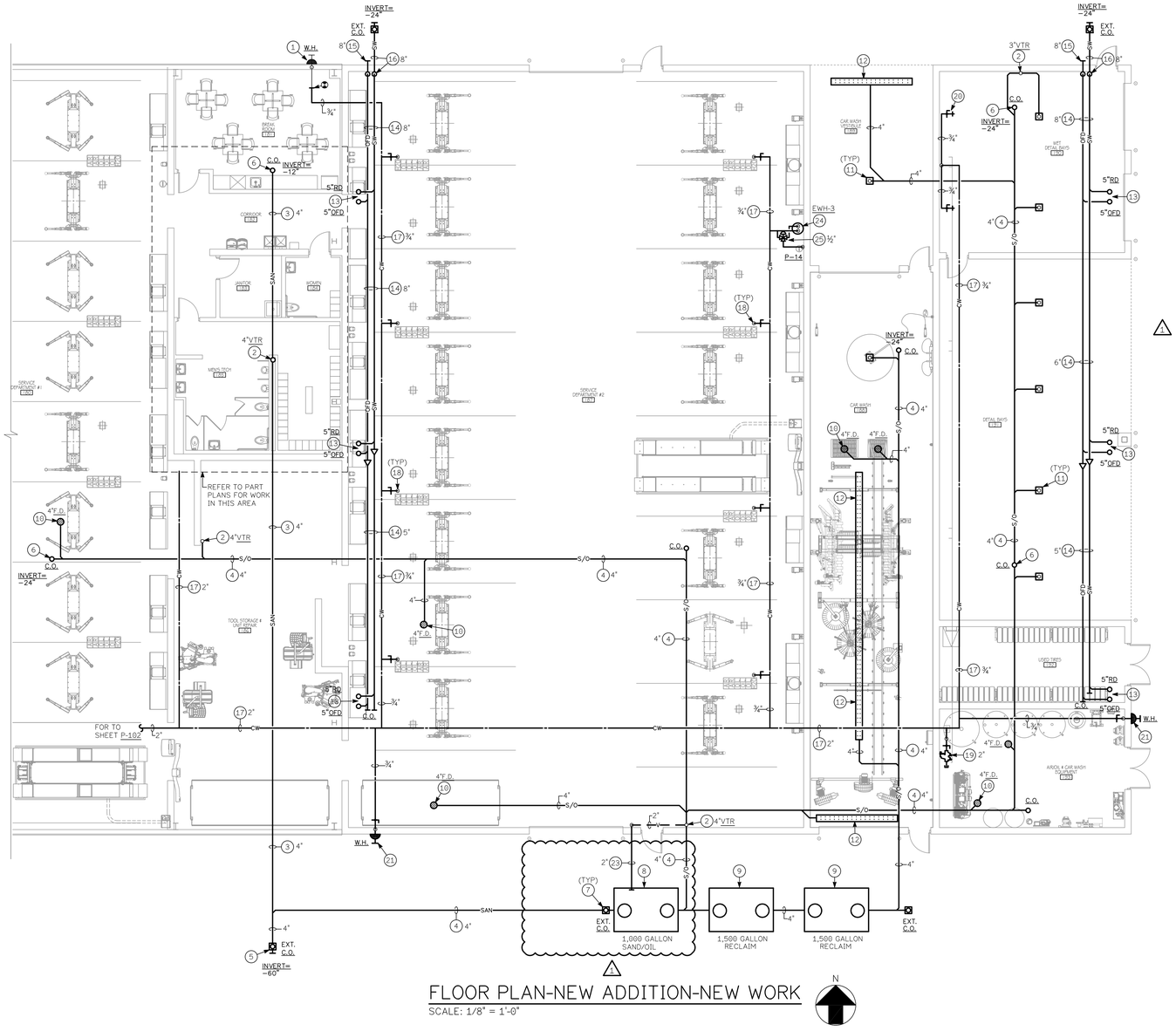
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SHEET 8 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8



FLOOR PLAN-NEW ADDITION-NEW WORK

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

PLUMBING KEYED NOTES (1)(#)

1. EXISTING EXTERIOR WALL HYDRANT TO REMAIN.
2. SANITARY VENT PIPING UP THRU ROOF.
3. SANITARY PIPING BELOW FLOOR/GRADE SLOPED AT MINIMUM 1/8" PER FOOT.
4. SAND/OIL PIPING BELOW FLOOR/GRADE SLOPED AT MINIMUM 1/8" PER FOOT. ALL 2" SANITARY PIPING BELOW FIRST FLOOR SLAB/GRADE SHALL BE SLOPED AT 1/4" PER FOOT.
5. SANITARY POINT OF CONNECTION TO CIVIL SEWER LATERAL. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
6. SANITARY CLEANOUT IN FLOOR (TYPICAL).
7. EXTERIOR SANITARY CLEANOUT (TYPICAL).
8. 1,000 GALLON SAND/OIL INTERCEPTER LOCATED BELOW GRADE. UNIT SHALL BE JENSEN PRECAST MODEL JP1000EE-SO, HIGHLAND TANK, MAYOR BROS, OR EQUAL WITH 4" CONNECTIONS AND H-20 HEAVY-DUTY CONSTRUCTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES. EARTH COVER SHALL NOT EXCEED 5'-0" OR PER LOCAL CODES. COORDINATE WITH CIVIL DRAWINGS.
9. 1,500 GALLON RECLAIM BUILDING TANK LOCATED BELOW GRADE. UNIT SHALL BE MARYLAND CONCRETE MODEL MC6G7-3 OR EQUAL WITH 4" CONNECTIONS AND H-20 HEAVY-DUTY CONSTRUCTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES. EARTH COVER SHALL NOT EXCEED 5'-0" OR PER LOCAL CODES. COORDINATE WITH CIVIL DRAWINGS.
10. 4" FLOOR DRAIN (TYPICAL).
11. 12"x12" AREA DRAIN WITH HEAVY-DUTY CAST IRON GRATE AND 4" OUTLET. WATTS MODEL FD-460 OR APPROVED EQUAL.
12. 12" WIDE PRE-SLOPED TRENCH DRAIN WITH REMOVABLE HEAVY DUTY CAST IRON GRATE.
13. STORM WATER PIPING UP TO ROOF AND OVERD DRAINS, SIZE AS INDICATED (TYPICAL).
14. STORM WATER AND OVERFLOW PIPING SUPPORTED HIGH FROM STRUCTURE AND SLOPE AT MINIMUM 1/8" PER FOOT.
15. OVERFLOW PIPING DOWN ALONG WALL AND THRU EXTERIOR WALL TO DISCHARGE NOZZLE AT 12" ABOVE GRADE. WADE MODEL 3940 OR APPROVED EQUAL WITH NICKLE FINISH.
16. STORM WATER PIPING DOWN ALONG WALL AND THRU FLOOR WITH CLEANOUT AT BASE OF RISER. EXTEND OUT 5'-0" BEYOND BUILDING BELOW GRADE TO EXTERIOR CLEANOUT AT CONNECTION TO CIVIL STORM LATERAL.
17. DOMESTIC WATER PIPING SUPPORTED HIGH FROM STRUCTURE ABOVE.
18. DOMESTIC WATER PIPING CONNECTED TO HOSE REEL WITH BALL VALVE (TYPICAL).
19. 2" DOMESTIC WATER PIPING EXTENDED DOWN TO 48" ABOVE FLOOR WITH BALL VALVE AND LEAD-FREE, BRONZE ASSE1013 "RPZ" REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY MOUNTED IN HORIZONTAL, FOR CONNECTION TO CAR WASH EQUIPMENT. WATTS MODEL SERIES LF009 OR APPROVED EQUAL.
20. INTERIOR WALL MOUNTED HOSE BIB (SPIGOT) WITH VACUUM BREAKER AND HOSE END CONNECTION MOUNTED AT 24" ABOVE FLOOR (TYPICAL). WATTS SC8 OR APPROVED EQUAL.
21. EXTERIOR FREEZE-PROOF RECESSED WALL HYDRANT WITH VACUUM BREAKER, KEY CONTROL, NB BOX AND COVER. WATTS MODEL HY-725 OR APPROVED EQUAL.
22. 36"x36"x36" CATCH BASIN WITH 6" INLET/OUTLET AND HEAVY DUTY CAST IRON GRATE COVER.
23. SANITARY VENT PIPING BELOW GRADE AND SLOPED UP TOWARDS BUILDING.
24. ELECTRIC WATER HEATER SUPPORTED FROM WALL ON PLATFORM 8'-0" ABOVE FLOOR IN FULL SIZE DRAIN PAN. REFER TO SCHEDULE.
25. ANSI Z358.1 LISTED TEMPERING VALVE SET AT 60°F FOR EYE WASH. PROVIDE 1/2" HW/CW CONNECTIONS TO VALVE AND 1/2" TEPID PIPING DOWN TO EYE WASH CONNECTION.

0 4 8 16 24

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

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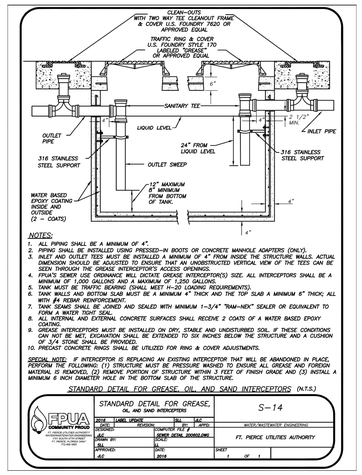
JOSEPH L DIERO LICENSE No. 88205 STATE OF FLORIDA PROFESSIONAL ENGINEER

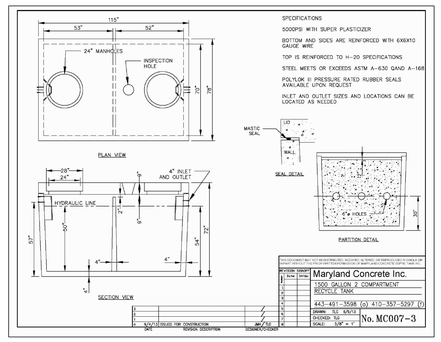
"Professional Certification: I hereby certify that these documents were prepared and/or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Florida, License No. 88205, Expiration Date: 2/28/23"

No.	Issue / Revision	Date
	Permit Comments	2022.01.25
	Permit Set	2021.12.01
	Permit/Bid Set	2021.10.08
	90% Review Submission	2021.07.30
	50% Review Submission	2021.07.09
Drawn By:		MRB/JLS
Checked By:		EPL/JFR
Plot Date:		

Sheet Number
P-103
Sheet Title
FLOOR PLAN-NEW ADDITION-NEW WORK

Project Number	File Name
21-060	

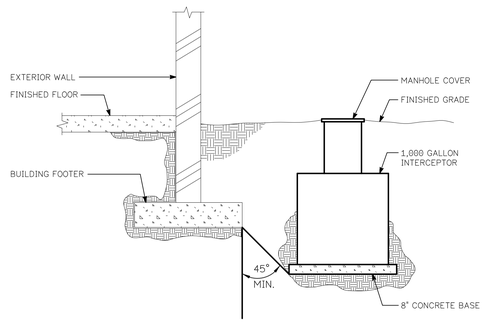




1,500 GALLON RECLAIM HOLDING TANK FOR CAR WASH

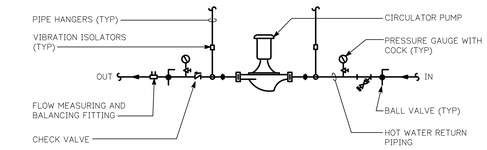
NO SCALE

NOTES:
1) INTERCEPTER TO BE IN ACCORDANCE WITH ALL LOCAL CODE REQUIREMENTS.
2) RECLAIM TANK SHOWN IS MANUFACTURED BY MARYLAND PRECAST MODEL #MC007-3, JENSEN PRECAST, OLD CASTLE, OR EQUAL. COORDINATE EXACT SIZE AND DIMENSIONS WITH SELECTED MANUFACTURER AND CIVIL DRAWINGS.
3) TANK DESIGNED FOR H-20 HEAVY DUTY TRAFFIC. EARTH COVER SHALL NOT EXCEED 5'-0" OR PER LOCAL CODES.



INTERCEPTOR INSTALLATION

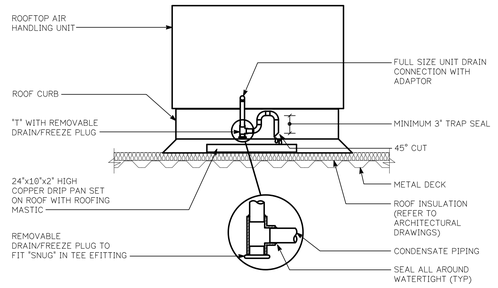
NO SCALE



DOMESTIC HOT WATER IN-LINE CIRCULATOR PUMP PIPING DIAGRAM

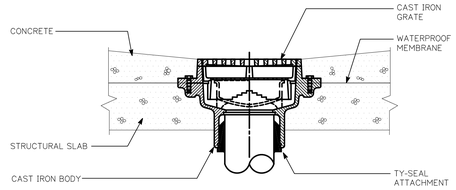
NO SCALE

NOTE:
SUPPORT PUMP FROM PIPING ONLY. PROVIDE ADJUSTABLE PIPE SADDLE AND SUPPORT WITH NEOPRENE GASKETS AS REQUIRED.



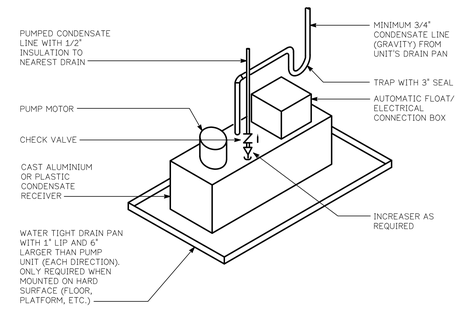
ROOFTOP UNIT CONDENSATE TRAP DETAIL

NO SCALE



AREA DRAIN DETAIL

NO SCALE



CONDENSATE PUMP UNIT DETAIL

NO SCALE

PENNEY DESIGN GROUP
ARCHITECTURE | PLANNING | INTERIORS
8120 Woodmont Avenue
Suite 750
Bethesda, Maryland 20814
p.301.979.7600
f.301.710.6384
www.penneydesigngroup.com

INTEGRATED DESIGN CONSULTANTS
139 N. MAIN ST. SUITE 308
BEL AIR, MD 21014
443.787.4264
MECHANICAL • ELECTRICAL • PLUMBING ENGINEERING SERVICES

Bev Smith Toyota
Addition & Renovation
3350 South US Hwy 1
Fort Pierce, FL 34982

Bev Smith TOYOTA

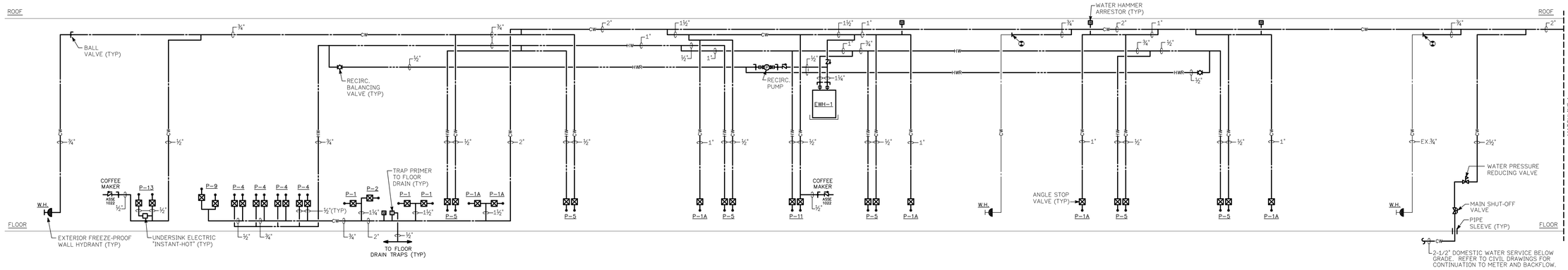
JOSEPH LOIERO LICENSE No. 88205 STATE OF FLORIDA PROFESSIONAL ENGINEER

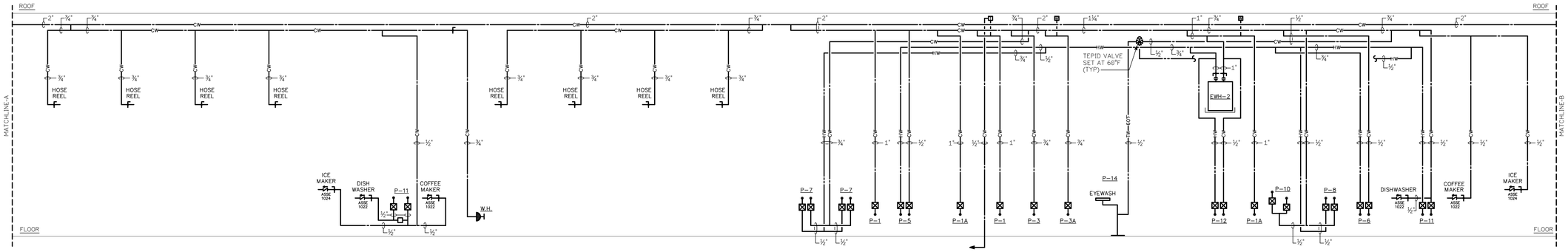
"Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Florida, License No: 88205, Expiration Date: 2/28/23"

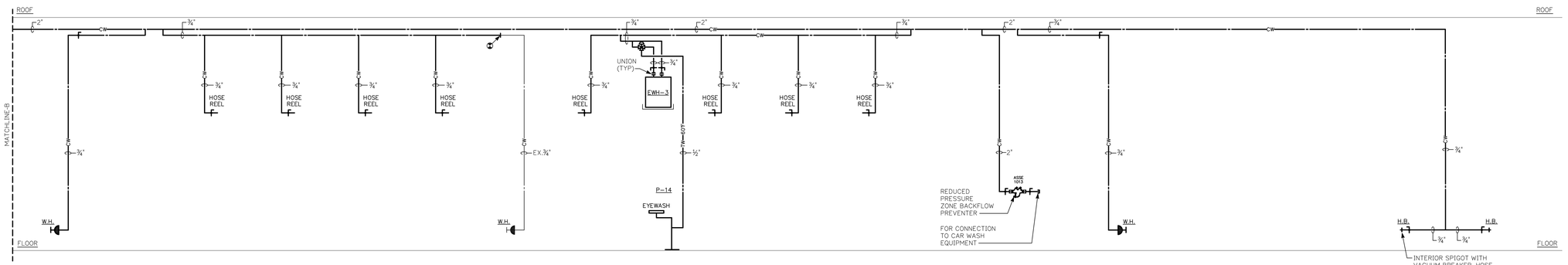
No.	Issue / Revision	Date
1	Permit Comments	2022.01.25
	Permit Set	2021.12.01
	Permit/Bid Set	2021.10.08
	90% Review Submission	2021.07.30
	50% Review Submission	2021.07.09
Drawn By:		MRB/JLS
Checked By:		EPL/JFR
Plot Date:		

Sheet Number
P-502
Sheet Title
DETAILS (CON'T)

Project Number	File Name
21-060	







DOMESTIC WATER RISER DIAGRAM

NO SCALE

NOTES:
1) EACH OF THE P-4 AND P-5 LAVATORIES AND P-8 AND P-9 SINKS SHALL BE PROVIDED WITH UNDERSINK THERMOSTATIC MIXING VALVE SET AT 105°F.
2) FROM THE 2020 FLORIDA PLUMBING CODE, THE TOTAL FIXTURE UNITS= 185 WSFUs, WHICH EQUALS APPROX. 90 GPM FROM THE DEMAND CHART. CAR WASH IS APPROX. 40 GPM, SO TOTAL= 130 GPM. DESIGN WILL INCORPORATE A 2-1/2" WATER SERVICE AND A 2" WATER METER LOCATED BEYOND BUILDING.

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3350 South US Hwy 1
Fort Pierce, FL 34982

Bev Smith TOYOTA

JOSEPH L DIERO LICENSE No. 88205 STATE OF FLORIDA PROFESSIONAL ENGINEER

"Professional Certification: I hereby certify that these documents were prepared and/or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Florida, License No.: 88205, Expiration Date: 2/29/23"

No.	Issue / Revision	Date
1	Permit Comments	2022.01.25
	Permit Set	2021.12.01
	Permit/Bid Set	2021.10.08
	90% Review Submission	2021.07.30
	50% Review Submission	2021.07.09

Drawn By: MRB/JLS
Checked By: EPL/JFR
Plot Date:

Sheet Number
P-602
Sheet Title
DOMESTIC WATER RISER DIAGRAMS

Project Number 21-060
File Name

FILE # 3841820 OR BOOK 3525 PAGE 1149, Recorded 06/05/2013 at 03:26
Doc Tax: $842.80

Prepared by and return to:
Terence P. McCarthy, Esq.
McCarthy, Summers, Bobko, Wood, Norman, Bass & Melby, P.A.
2400 SE Federal Highway, 4th Floor
Stuart, Florida 34994
772-286-1700
File Number: 02164372
Parcel Identification No.: 2427-801-0104-000-5

_____ (space above this line for recording data) _____

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS WARRANTY DEED, made this 30th day of May, 2013, by **Daniel J. Lundstrom and Kathryn M. Lundstrom a/k/a Kathrun M. Lundstrom, husband and wife**, whose post office address is 3271 SE Fairway West, Stuart, Florida 34997 ("Grantor"), to **N.S.S. Acquisition Corp., a Florida corporation d/b/a Bev Smith Toyota**, whose post office address is 3350 South US1, Fort Pierce, Florida 34982 ("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, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2013, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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: Pam Heiges

Witness printed name: Rene Josco

Daniel J. Lundstrom

Kathryn M. Lundstrom

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 30th day of May, 2013, by Daniel J. Lundstrom and Kathryn M. Lundstrom a/k/a Kathrun M. Lundstrom, husband and wife, who { } is/are personally known or {X} has/have produced a driver's license as identification.

{Notary Seal}

PAM HEIGES
MY COMMISSION # EE 205389
EXPIRES: July 16, 2016
Bonded Thru Notary Public Underwriters

Notary Public

Pam Heiges

Printed Name: _____

My Commission Expires: _____

Exhibit "A"

All of Lot 2, Block 8 of the unrecorded plat of Dixieland Subdivision, as recorded in Deed Book 152, Page 403 of the Public Records of St. Lucie County, Florida, less the West 100 feet thereof.
AND
The East 75 feet of the following property; from the South 1/4 corner of Section 27, Township 35 South, Range 40 East, run East along the South Line of section aforesaid a distance of 125.12 feet; thence North 2°5' 30" West, parallel with the East right of way line of U.S. Highway No. 1, a distance of 1428.93 feet, thence East along the North line of an existing street, a distance of 768.24 feet to the Point of Beginning, from the Point of Beginning, continue East along the North line of existing street a distance of 176.5 feet, thence North 80 feet, thence West a distance of 176.4 feet; thence South 80 feet to the Point of Beginning. This Parcel 2 being otherwise described as: The East 75 feet of Lot 1, Block 8, of an unrecorded plat of Dixieland Subdivision according to the plat attached to that certain deed recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida.
Excepting therefrom all easements for public roads and telephone and telegraph lines and electric transmissions and distribution lines.

AND

Lots 1 and 2, Block 8, of an unrecorded Plat of Dixieland Subdivision, as recorded in Deed Book 152, Page 403, Public Records of St. Lucie County, Florida.

Less and excepting therefrom the property described as follows :

All of Lot 2, Block 8 of the unrecorded plat of Dixieland Subdivision, as recorded in Deed Book 152, Page 403 of the Public Records of St. Lucie County, Florida, less the West 100 feet thereof.
AND
The East 75 feet of the following property; From the South 1/4 corner of Section 27, Township 35 South, Range 40 East, run East along the South Line of section aforesaid a distance of 125.12 feet; thence North 2°5' 30" West, parallel with the East right of way line of U.S. Highway No. 1, a distance of 1428.93 feet, thence East along the North line of an existing street, a distance of 768.24 feet to the Point of Beginning, from the Point of Beginning, continue East along the North line of existing street a distance of 176.5 feet, thence North 80 feet, thence West a distance of 176.4 feet; thence South 80 feet to the Point of Beginning. This parcel 2 being otherwise described as: The East 75 feet of Lot 1, Block 8, of an unrecorded plat of Dixieland Subdivision according to the plat attached to that certain deed recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Excepting therefrom all easements for public roads and telephone and Telegraph lines and electric transmissions and distribution lines.

Return to: (enclose self-addressed stamped envelope)

Name: PHILLIPS & GALE, P.A.
The Historic Boston House
Address: 239 South Indian River Drive
Fort Pierce, Florida 34950
Courthouse Box #59

This Instrument Prepared by:
PHILLIPS & GALE, P.A.
Address: The Historic Boston House
239 South Indian River Drive
Fort Pierce, Florida 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2427-801-0001-000/3

Grantee(s) S.S. #(s): 65-0309521

Gainesville Paper & Printing Co., Inc. 1987

WARRANTY DEED
FROM CORPORATION

Rec Fee $ 10.50
Doc Assump $ _____
Doc Tax $ 9000.00
Int Tax $ _____
Total 9010.50

DOUGLAS DIXON
St. Lucie County
Clerk Circuit Court
By _____
Deputy Clerk

RAMCO FORM 33

1179147

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made and executed the* 30th *day of* April *A.D. 19* 92 *by*
FORT PIERCE TOYOTA, INC.
a corporation existing under the laws of Florida *, and having its principal place of business at* 3350 South U.S. #1, Fort Pierce, Florida 34982

hereinafter called the grantor, to N.S.S. ACQUISITION CORPORATION, a Florida corporation *, whose post office address is* 1210 Northlake Boulevard, Lake Park, Florida 33403

hereinafter called the grantee:

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

Witnesseth: *That the said grantor, for and in consideration of the sum of $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in* St. Lucie *County, State of* Florida *, viz:*

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART 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.*

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

(CORPORATE SEAL)

In Witness Whereof *the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

ATTEST: _____ Secretary
IRVIN L. GRANT

FORT PIERCE TOYOTA, INC.

Signed, sealed and delivered in the presence of:

_____ Witness Signature (as to President)
KENDALL J. PHILLIPS Printed Name

_____ Witness Signature (as to President)
KENNETH S. BEALL, JR Printed Name

_____ President (Signature)
GERALD F. BEAN Printed Name

STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GERALD F. BEAN and IRVIN L. GRANT

well known to me known to be the President and Secretary, respectively of Fort Pierce Toyota, Inc., a corporation, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of April, A.D. 1992.

KENNETH S. BEALL, JR.
MY COMMISSION EXPIRES
April 29, 1993
BONDED THRU NOTARY PUBLIC UNDERWRITERS
SEAL

_____ NOTARY SIGNATURE
KENNETH S. BEALL, JR. PRINTED NOTARY SIGNATURE
My Commission Expires:

Personally Known X OR Produced Identification ____
Type of Identification _____

OR BK 0788 PAGE 2488

Return: Gunster, Yoakley, et al (Jack)

Fort Pierce Toyota, Inc. to
N.S.S. Acquisition Corporation
Warranty Deed

LEGAL DESCRIPTION

LOTS 1 THRU 7 AND 16 THRU 18 OF BLOCK 1 OF AN UNRECORDED PLAT OF SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST AS SAME APPEARS IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN DEED BOOK 152, PAGE 403, ALSO 47.00 FEET AS MEASURED AT RIGHT ANGLES ADJACENT TO THE WEST END OF LOTS 1 THRU 4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ON THE SOUTH LINE OF SAID SECTION 125.12 FEET; THENCE RUN NORTH PARALLEL WITH THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1, 1428.93 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED.

THENCE RUN EAST ALONG THE NORTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR DIXIELAND DRIVE 433.24 FEET; THENCE RUN NORTH ALONG THE EAST LINE OF LOTS 16 AND 17 OF BLOCK 1 OF DIXIELAND SUBDIVISION 320.00 FEET TO THE SOUTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SOUTHLAND DRIVE; THENCE RUN WEST ALONG SAID RIGHT-OF-WAY 506.46 FEET TO A POINT THAT IS 78.00 FEET OF THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1 AS MEASURED AT RIGHT ANGLES; THENCE RUN SOUTH PARALLEL WITH THE SAID CENTERLINE OF U.S. HIGHWAY NO. 1, 320.00 FEET TO THE NORTH LINE OF DIXIELAND DRIVE; THENCE RUN EAST 47.03 FEET TO THE POINT OF BEGINNING.

1179147
'92 MAY -5 P3:00

FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL