

Site Address: 3206 ENTERPRISE RD

Sec/Town/Range: 28/35S/40E

Parcel ID: 2428-502-0041-000-0

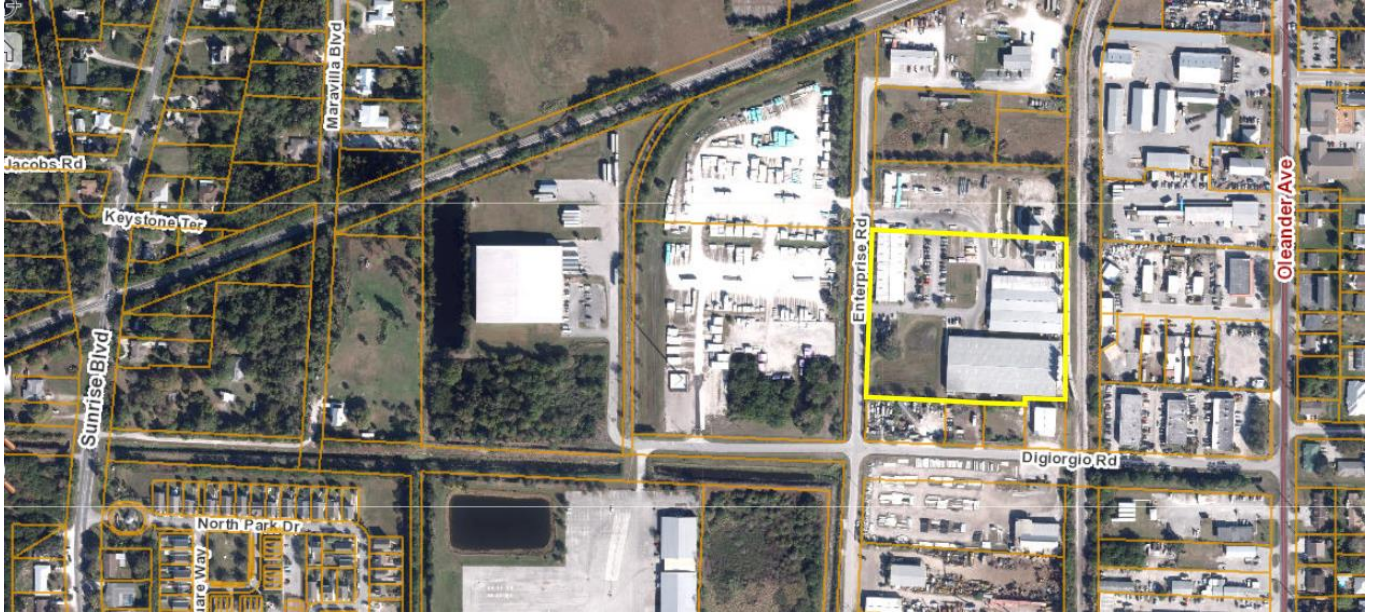
Jurisdiction: Saint Lucie County

Use Type: 4100

Account #: 32247

Map ID: 24/28N

Zoning: Industrial





Pre-Application Meeting

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

The minimum submittal requirements are as follows:

Site Plan Detailed Project Narrative Floor Plan Survey

Proposed Use of the Property: Manufacturing of PVC pipe
Manufacturing of PVC pipe

Property address or location

3206 Enterprise Rd. Fort Pierce, Florida 34982

Parcel ID(s)

2428-502-0041-0000, 2428-502-0044-0001, 2428-502-0041-2002

Property Owner(s) Name

Silver-Line Plastics Corporation

Applicant/Representative, Company

Valerie Dekle Slack, Native Design Architecture, L.L.C.

Street Address

900 Riverside DR

Street Address

200 South Indian River Drive, Suite 302

City State Zip
Asheville NC 28804

City State Zip
Fort Pierce FL 34982

Phone Number
772.253.7512 William Wells

Phone Number
772.519.1216 Valerie Slack

Email Address
William.Wells@slpipe.com

Email Address
vdsarch@gmail.com

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

Property Owner's Signature 
Pierre Coulombe Vice President Engineering

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

Detailed Narrative for Site Plan

Native Design Architecture, L.L.C.
(772) 801-5224 O
(772) 519-1216 M

200 S. Indian River Drive, Suite 302
Fort Pierce, FL 34950
studio@natedesign.us

March 4, 2022

Project :

Site Plan Pre-Application Review
Silver-Line Plastics – Fort Pierce Plant
Part of the IPEX, N.A. family of companies
3206 Enterprise Road, Fort Pierce, FL 34982

Silver-Line Plastics is a manufacturer of PVC (poly vinyl chloride) pipe and conduit, located in the light industrial area of Fort Pierce, south of Edwards Road and west of Oleander Avenue. They own several parcels east and west of Enterprise Road, north of DiGiorgio Road. The parcels east of Enterprise Road total 9.59 acres and are the subject of this development review. The parcels west of Enterprise Road are the Silver-Line pipe yard, and are not part of this planning effort.

The primary purpose of these proposed capital improvements is to increase production of PVC pipe and related products. This will provide at least 14 new jobs on site, help relieve building materials shortages, and build on the success of Silver-Line Plastics and IPEX, N.A.

There are currently seven (7) buildings on the east site, as well as numerous silos and a grinder for recycling PVC pipe that does not pass inspection. Silver-Line proposes to remove three of the buildings, replacing them with two new ones. They also propose replacing the old grinder with a new, quieter unit and adding five silos.

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BUILDING AREAS:

1. Shipping Building	REMOVE	1,573 SF	Office
2. Old Production Building Manufacturing	REMOVE	32,377 SF	
3. Old Compounding Building	REMOVE	3,775 SF	Manufacturing
4. Old PVC grinder with canopy	REMOVE	not enclosed	
5. Production Building 1	EXISTING TO REMAIN	51,198 SF	3,200 SF ofc CON 47,998 SF Mfrg
6. DiGiorgio Road Storage Bldg	EXISTING TO REMAIN	4,831 SF	Warehouse (no occ)
7. Compounding Building	EXISTING TO REMAIN	2013 SF	Mfrg (no occ)
8. Enterprise Road Storage Bldg	EXISTING TO REMAIN	16,025 SF	Warehouse (no occ)
9. Materials Silos	EXISTING TO REMAIN	not enclosed	
10. Three-story Office Building	PROPOSED	7,200 SF (footprint 2,400 SF)	Office
11. Production Building 2	PROPOSED	50,000 SF	Manufacturing
12. 5 Materials Silos	PROPOSED	not enclosed	

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AREA TABULATIONS:

Total existing building area as of 2022	111,819 SF
Area to be demolished	37,725 SF
Area existing to remain	74,094 SF
Proposed new building area	57,200 SF
Total building area after proposed work	131,294 SF

LOT COVERAGE:

East site area	9.59 acres x 43,560 SF / acre = 417,740.4 SF
Total existing building footprint	111,819 SF
Existing Lot Coverage	111,819 SF / 417,740.4 SF = 26 %
Total building footprint after proposed work	131,294 SF
Proposed Lot Coverage	131,294 SF / 417,740.4 SF = 31 %

PARKING REQUIREMENTS:

Office use area @ 1 space per 300 SF	35 spaces
Manufacturing use area @ 1 space per 600 SF	161 spaces
Unoccupied area @ 0 spaces per SF	0 spaces
Total parking spaces required	196 spaces
Total parking proposed	196 spaces

Detailed Narrative for Site Plan

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SITE UTILITIES:

Electric service is provided by FPL. Feeds enter the site from the east and west, with large pad-mounted transformers located between the two production buildings.

Silver-Line is considering the use of photovoltaic panels on the roof of the new Production Building. The building will be designed for the structural requirements of that system, and will incorporate roofing and clips compatible with mounting PV panels in phases over the coming years. IPEX, N.A.'s parent company, Aliaxis, has a commitment to 100% clean energy by 2050.

Potable water enters the site from the west, at the south driveway off Enterprise Road. There is a fire line at this location as well.

Currently wastewater collects in a central septic tank with a dosing tank and drainfield. These are located in the grass area between the primary parking and the old Production Building.

FPUA is currently in the design phase for a new gravity sewer line which will run to the north end of Enterprise Road. They anticipate construction to occur in late 2022. Silver-Line plans to connect to FPUA sewer as part of their proposed work. They will eliminate the septic system at that time, allowing that area to be used for additional parking.

Silver-Line filters and recirculates its process water, minimizing their potable water use and eliminating the need to send process water into the wastewater stream.

STORMWATER:

In the interest of maximizing permeable area on the site, new parking areas will utilize turf block paving. The existing swale along the north perimeter of the site will be widened, with additional dry detention at the northeast corner.

Silver-Line plans to collect stormwater from the two production buildings in large storage tanks for reuse in both landscape irrigation and process water. They are also considering utilizing a green roof to absorb stormwater and minimize runoff.

LANDSCAPE:

The site will be landscaped with native trees and shrubs to meet the requirements of the local ordinances. Collected rainwater will be used to establish and sustain those plantings.

EX-01 EXHIBIT

Native Design Architecture, L.L.C.
(772) 801-5224 O
(772) 519-1216 M

200 S. Indian River Drive, Suite 302
Fort Pierce, FL 34950
studio@natedesign.us

PROJECT NAME : Silver-Line Plastics Site Plan
DESCRIPTION : Pre-Applications Aerials

DATE : 03/03/2022



Aerial-Overall Site

EX-01 EXHIBIT

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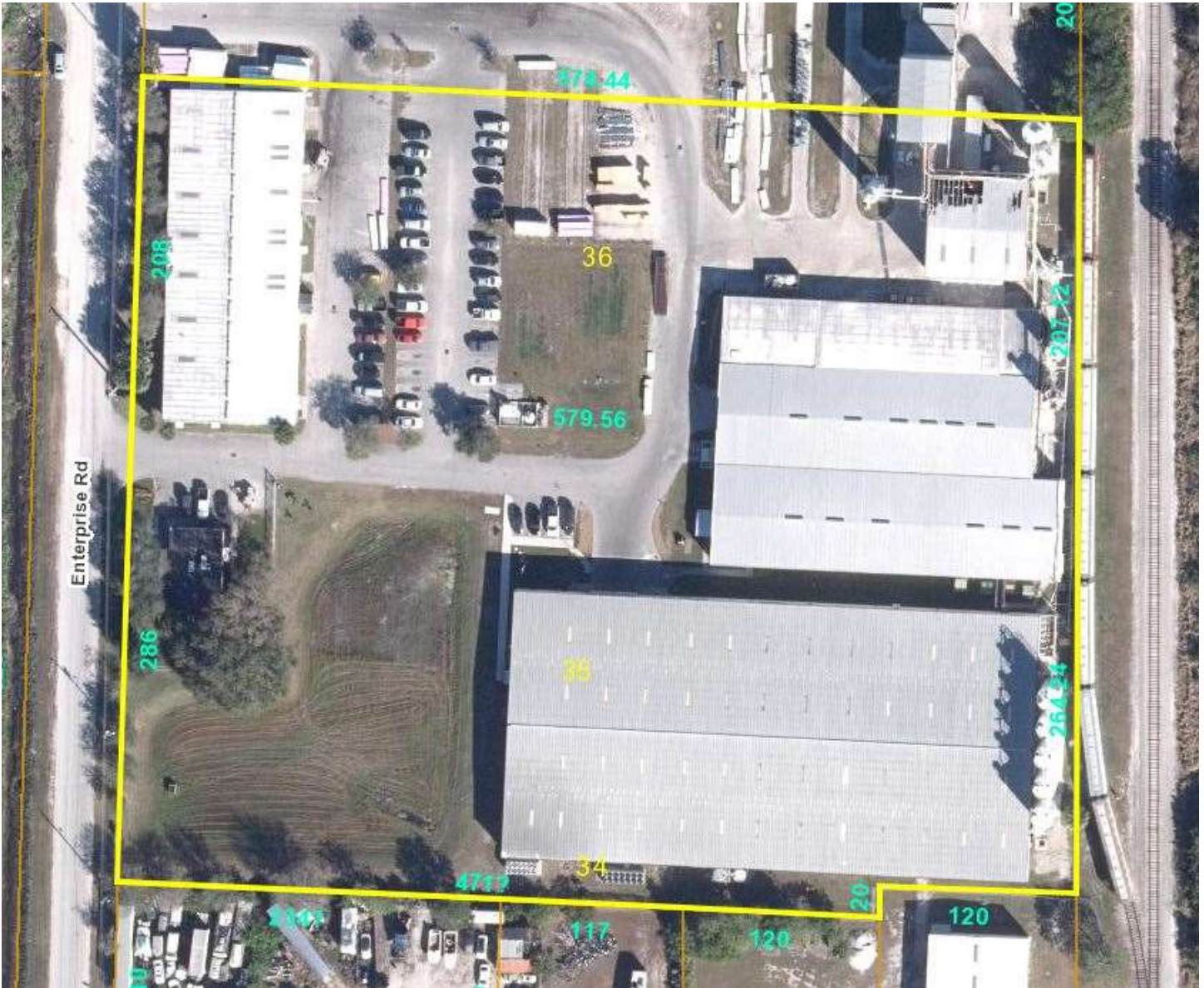


Aerial-North Parcel

EX-01 EXHIBIT

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(772) 519-1216 M

200 S. Indian River Drive, Suite 302
Fort Pierce, FL 34950
studio@natedesign.us



Aerial-Middle Parcel

EX-01 EXHIBIT

Native Design Architecture, L.L.C.
(772) 801-5224 O
(772) 519-1216 M

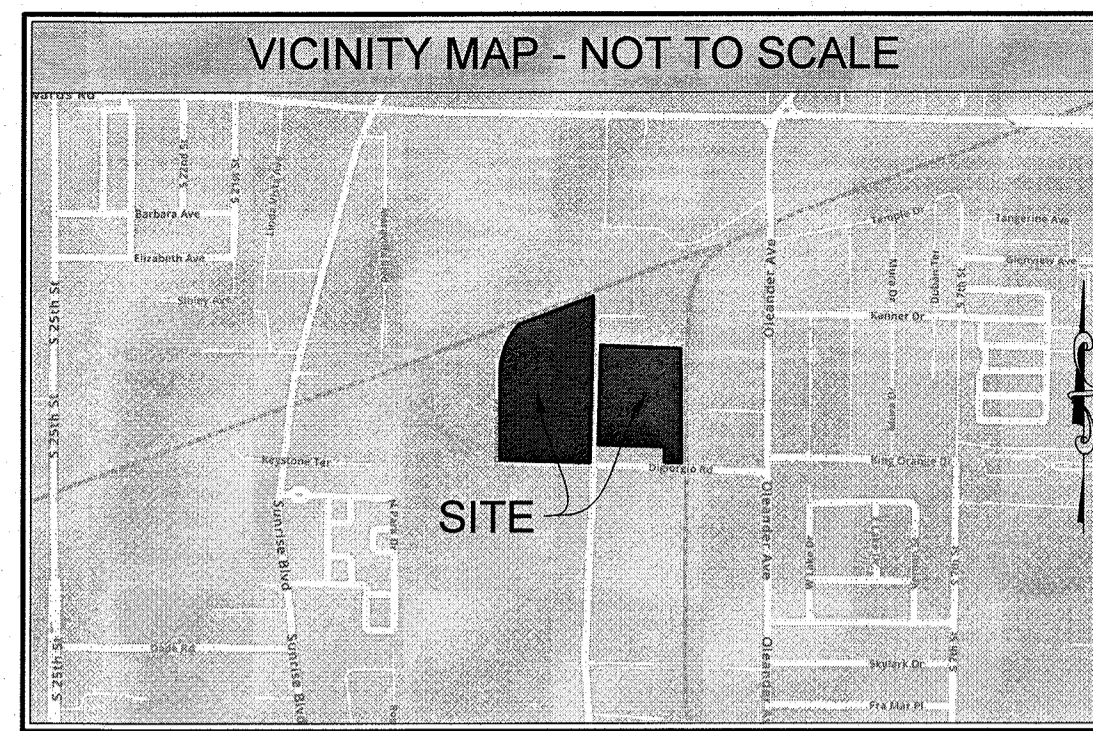
200 S. Indian River Drive, Suite 302
Fort Pierce, FL 34950
studio@natedesign.us



Aerial-Digiorgio Road Parcel

ITEMS CORRESPONDING TO SCHEDULE B-II

5. Right-of-way Agreement in favor of Florida Power & Light Company recorded January 29, 1927 in Deed Book 74, Page 300. (as to Parcel 1) **THIS ITEM IS NOT ON THE SURVEYED PROPERTY AND IS NOT PLOTTED AND SHOWN HEREON.**
6. Right-of-Way in favor of American Telephone and Telegraph Company recorded September 11, 1929 in Deed Book 81, Page 172. (as to Parcel 1) **PARCEL 1 OF THE SURVEYED PROPERTY LIES ENTIRELY WITHIN THIS BLANKET EASEMENT AND IS NOT PLOTTED HEREON.**
7. Easement reserved in that certain Warranty Deed recorded September 24, 1982 in Official Records Book 384, Page 1452. (as to Parcel 1) **THIS ITEM IS PLOTTED HEREON.**
8. Maintenance Agreement recorded September 24, 1982 in Official Records Book 384, Page 1454, which contains provisions for possible maintenance costs, and Supplemental Maintenance Agreement recorded July 17, 1987 in Official Records Book 1088, Page 799. (as to Parcel 1) **THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.**
9. St. Lucie County Resolution No. 00-120 recorded August 7, 2000 in Official Records Book 1319, Page 164. (as to Parcel 1) **THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.**
10. Lease Agreement by and between Silver-Line Plastics Corporation, a North Carolina corporation, Lessor, and PI Tower Development LLC, a Delaware limited liability company, Lessee, dated March 15, 2017, as evidenced by that certain Memorandum of Lease recorded March 30, 2017, in Official Records Book 3978, Page 2182. (as to Parcel 1) **THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.**
11. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of INDUSTRIAL SUBDIVISION, recorded in Plat Book 9, Page 5, (as to Parcels 2 through 6) **THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.**
12. Easement in favor of Florida Power & Light Company recorded April 24, 1972, in Official Records Book 201, Page 1840. (as to Parcel 6) **DOCUMENT NOT PROVIDED.**



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|--|-----------------------|---|
| POWER POLE | SIGNAL LIGHT | SANITARY MANHOLE |
| TRAFFIC SIGNAL BOX | CLEAN OUT | |
| GUY WIRE | SIGNAL LIGHT POLE | GREASE TRAP |
| ELECTRIC MANHOLE | VAULT | GAS MANHOLE |
| ELECTRIC METER | SIGN (AS NOTED) | GAS VALVE |
| ELECTRIC VAULT | TOWER | GAS METER |
| TRANSFORMER | MONITORING WELL | HANDICAPPED PARKING |
| AIR CONDITIONER UNIT | FLAG POLE | BENCHMARK |
| TELEPHONE MANHOLE | WATER VALVE | (R) RECORD |
| TELEPHONE PEDESTAL | FIRE HYDRANT | (M) MEASURED |
| CABLE BOX | SIAMSESE FIRE HYDRANT | (C) CALCULATED |
| MITERED END SECTION | WATER MANHOLE | (P) PLAT |
| STORM DRAIN MANHOLE | BACKFLOW PREVENTER | PG PAGE |
| STORM DRAIN INLET | WATER METER | O.R. OFFICIAL RECORDS |
| STORM PIPE | WELL HEAD | P.B. PLAT BOOK |
| SET 5/8" IRON ROD & CAP NV5 L.B. 7386 UNLESS OTHERWISE NOTED | POINT OF ACCESS | F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION |
| OH | OH | OVERHEAD WIRES |

MISCELLANEOUS NOTES

- (MNT1) SURVEY PREPARED BY: NV5, L.B. 7386, 8111 BLAIKE COURT, SUITE B, SARASOTA, FL 34240. PHONE (800)787-8395, FAX (941)379-3083 OR EMAIL MIKE.VUKODER@NV5.COM.
- (MNC) POSTED ADDRESSES ARE AS SHOWN ON SHEETS 2 AND 3.
- (MNS) THE SURVEYED PROPERTY CONTAINS AN AREA OF 24.957 ACRES (1,087,128 SQUARE FEET), MORE OR LESS.
- (MNA) ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- (MNS) THERE ARE 64 STRIPED REGULAR PARKING SPACES AND 4 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 68 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- (MNS) ONLY OBSERVABLE ABOVE GROUND UTILITIES WERE LOCATED. NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- (MNT) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MNS) AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- (MNS) THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY BOCK AND CLARK CORP.
- (MNT) THE SURVEYED PROPERTY HAS DIRECT ACCESS TO DIGIORGIO ROAD, A VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY AND ENTERPRISE ROAD, A 60 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- (MNT) OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- (MNS) THERE ARE NO GAPS, GORES, OVERLAPS OR HATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- (MNT) BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF ENTERPRISE ROAD, ST. LUCIE COUNTY, FLORIDA, ASSUMED TO BEAR N 1° 17' 52" E.
- (MNT) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- (MNT) ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
- (MNT) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- (MNT) BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.

RECORD DESCRIPTION

PARCEL 1:
That part of the West 1/2 of the East 1/2 of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, lying South of the Florida East Coast Railroad, Lake Harbor Branch, and North of Canal Number 10, LESS the tract conveyed to Fort Pierce Growers Association as described in Warranty Deed dated January 24, 1972 and recorded in Official Records Book 199, Page 1420, of the Public Records of St. Lucie County, Florida, AND LESS AND EXCEPTING the South 60.00 feet thereof and the right-of-way for Enterprise Road, as now laid out and in use.

PARCEL 2:
A parcel of land in Lots 34 and 35, INDUSTRIAL SUBDIVISION, as recorded in Plat Book 9, Page 5, of the Public Records of St. Lucie County, Florida, described as follows: From the Southeast corner of said Lot 34, run West 357 feet; thence run North parallel with the East line of said Lot 34, 130 feet to the POINT OF BEGINNING; thence continue North, 110 feet; thence run West parallel with the South line of said Lot 34, 117 feet; thence run South 110 feet; thence run East 117 feet to the POINT OF BEGINNING.

PARCEL 3:
A parcel of land in Lots 34 and 35, INDUSTRIAL SUBDIVISION, as recorded in Plat Book 9, Page 5, of the Public Records of St. Lucie County, Florida, described as follows: BEGINNING at a point on the East boundary of Lot 34 which is 150.0 feet North of the Southeast corner of said Lot 34; thence Westerly for 120.0 feet to a point which is 150.0 feet North of the Southern boundary line of Lot 34; said 150.0 feet being measured along a line parallel to the Eastern boundary line of Lot 34; thence Southerly for 20.0 feet along a line parallel to the Eastern boundary line of Lot 34; thence Westerly for 237.0 feet to a point which is 130.0 feet Northerly of the South boundary line of Lot 34 on a line parallel to the East boundary line of said Lot 34; thence Northerly on a line parallel to the East boundary line of Lots 34 and 35 for a distance of 110.0 feet to a point; thence Westerly on a line parallel to the South boundary line of Lot 34 for a distance of 117.0 feet to a point; thence Southerly along a line parallel with the East boundary line of Lots 34 and 35 for a distance of 110.0 feet to a point; thence Westerly for 117.0 feet to a point on the West boundary line of Lot 34 which is 130.0 feet from the Southwest corner of Lot 34; thence Northerly along the West boundary of Lots 34 and 35 a distance of 286.0 feet to the Northwest corner of Lot 35; thence Easterly along the Northern boundary of Lot 35 a distance of 579.56 feet to the Northeast corner of Lot 35; thence Southerly along the Eastern boundary of Lots 35 and 34 to the POINT OF BEGINNING.

PARCEL 4:
Lot 36, of INDUSTRIAL SUBDIVISION, as recorded in Plat Book 9, Page 5, of the Public Records of St. Lucie County, Florida.

PARCEL 5:
Lot 37, of INDUSTRIAL SUBDIVISION, located in Section 28, Township 35 South, Range 40 East, as recorded in Plat Book 9, Page 5, of the Public Records of St. Lucie County, Florida.

PARCEL 6:
A parcel of land in the Southeast corner of Lot 34, INDUSTRIAL SUBDIVISION, as recorded in Plat Book 9, Page 5, of the Public Records of St. Lucie County Florida:
BEGINNING at the Southeast corner of said Lot 34, run North along the East line of said Lot 34, 150.00 feet; thence run West parallel with the South line of said Lot 34, 120 feet; thence run South parallel with the East line of said Lot 34, 150 feet; thence run East 120 feet to the POINT OF BEGINNING; LESS AND EXCEPTING therefrom the South 20 feet for road right-of-way.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 7644753, DATED AUGUST 16, 2019.

ALTA/NSPS LAND TITLE SURVEY

for
Silver-Line Plastics
NV5 Project No. 201902295-006
3206 Enterprise Road & 2 lots across the road, Fort Pierce, FL 34983

**BASED UPON TITLE COMMITMENT NO. 7644753
OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF AUGUST 16, 2019 @ 5:00 P.M.**

Surveyor's Certification
To: Silver-Line Plastics LLC, a North Carolina limited liability company; Chicago Title Insurance Company; and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on September 24, 2019.

ALSO:
I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 6J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Mark G. Leist 02-13-2020
DATE

MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: SEPTEMBER 24, 2019
DATE OF LAST REVISION: OCTOBER 15, 2019
NETWORK PROJECT NO. 201902295-006 BJK
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHEET 1 OF 3

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120236, MAP NUMBER 221100189J WHICH BEARS AN EFFECTIVE DATE OF JANUARY 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON OCTOBER 9, 2019. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
10/09/2019	FIRST DRAFT		
10/15/2019	NETWORK COMMENTS		
FIELD WORK: DL	DRAFTED: DD	CHECKED BY: ML	FB & PG:

SIGNIFICANT OBSERVATIONS

NONE APPARENT.

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY.
© 2019 BOCK AND CLARK CORPORATION, AN NV5 COMPANY
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

Bock & Clark Corporation
an NV5 Company

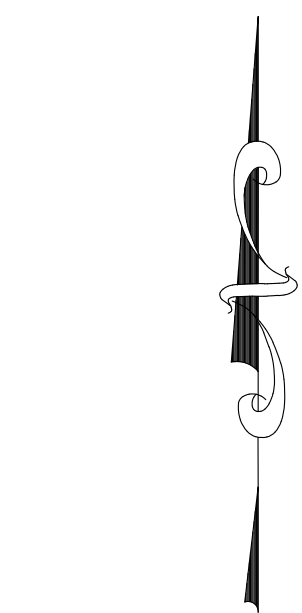
NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

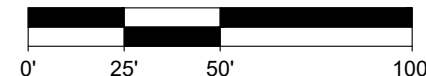
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT
FLORIDA PROJECT NO. 5201900594

MATCHLINE-SEE SHEET 3
MATCHLINE-SEE SHEET 2

LESS AND EXCEPT
O.R. 199, PG 1420
OCCUPIED
NF: ORCHID ISLAND JUICE COMPANY
O.R. 4173, PG 2681



SCALE: 1" = 50'



LEGEND OF SYMBOLS & ABBREVIATIONS

SEE SHEET 1 FOR LEGEND OF SYMBOLS & ABBREVIATIONS

SAINT LUCIE COUNTY CANAL NO. 10
74' CANAL RIGHT OF WAY

N0° 02' 51" W 616.31' (C & M)

DIGIORGIO ROAD
N88° 01' 41" W 640.64' (C & M)

ENTERPRISE ROAD
S1° 17' 52" W 1060.01' (C & M)

N1° 17' 52" E 702.11' (C & M)

N87° 25' 08" W 466.58' (C & M)

N0° 07' 23" W 109.98' (C & M)

N87° 25' 08" W 120.00' (C & M)

S0° 07' 23" E 808.19' (C & M)

PARCEL 1

1 STORY BUILDING
AREA = 16,052 SQUARE FEET
HEIGHT = 21'4"
NO ADDRESS POSTED

PARCEL 4
LOT 36

1 STORY BUILDING
AREA = 2,013 SQUARE FEET
HEIGHT = 19'
NO ADDRESS POSTED

PARCEL 3

1 STORY BUILDING
AREA = 51,196 SQUARE FEET
HEIGHT = 42'
NO ADDRESS POSTED

PARCEL 6

1 STORY BUILDING
AREA = 4,831 SQ. FT.
HEIGHT = 20'
#1030 POSTED

PARCEL 5
LOT 37

1 STORY BUILDING
AREA = 2,013 SQ. FT.
HEIGHT = 47'
NO ADDRESS POSTED

1 STORY BUILDING
AREA = 2,013 SQ. FT.
HEIGHT = 47'
NO ADDRESS POSTED

FLORIDA DEPARTMENT OF AGRICULTURE SPUR
100' RAILROAD RIGHT OF WAY

NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
SILVER-LINE PLASTICS
 DATE OF FIELD SURVEY: SEPTEMBER 24, 2019
 NETWORK PROJECT NUMBER: 201902295-006 BJK
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
 www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

FLORIDA EAST COAST RAILROAD - LAKE HARBOR BRANCH
100' RAILROAD RIGHT OF WAY

L=368.52'
 R=505.12'
 $\Delta=41^{\circ}48'04''$
 CB=N20° 51' 32"E
 CL=360.40'
 (C & M)

MATCHLINE-SEE SHEET 3
 MATCHLINE-SEE SHEET 2

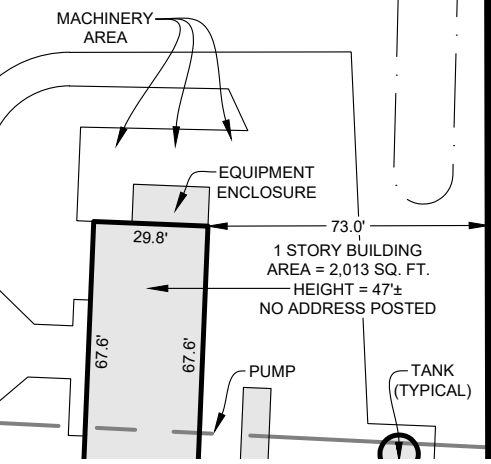
N69° 13' 19"E 573.63' (C & M)

S0° 03' 46"E 118.89' (C & M)

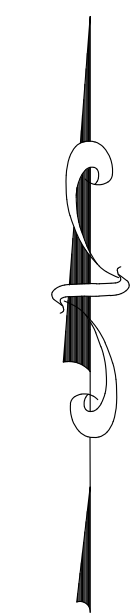
S87° 03' 59"E 569.32' (C & M)

4"x4" CONCRETE MONUMENT LB 3690 (IN O.S. W. 1.21)

PARCEL 5
 LOT 37



AGRICULTURE SPUR



SCALE: 1" = 50'
 0' 25' 50' 100'

LEGEND OF SYMBOLS & ABBREVIATIONS

SEE SHEET 1 FOR LEGEND OF SYMBOLS & ABBREVIATIONS

NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
SILVER-LINE PLASTICS
 DATE OF FIELD SURVEY: SEPTEMBER 24, 2019
 NETWORK PROJECT NUMBER: 201902295-006 BJK
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
 www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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