



DEVELOPMENT REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Application Type

- Site Plan
 Conditional Use w/New Construction
 Conceptual Development Plan
 Minor Amendment
 Major Amendment

Site Information

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

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Property Owner(s)

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

Applicant/Representative, Title, Company

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

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

 Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

General Information

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



Site Plan submittal requirements:

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

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

* Doc Assump:	:\$	0.00
* Doc Tax	:: \$	33600.00
* Int Tax	:: \$	0.00

This Instrument Prepared By:
 Nancy J. Hammer, Esquire
 Metropolitan Life Insurance Company
 303 Perimeter Center North, Suite 600
 Atlanta, Georgia 30346

Parcel ID# _____
 Grantee's Taxpayer ID# _____

STATE OF GEORGIA
 COUNTY OF DEKALB

SPECIAL WARRANTY DEED

THIS DEED, made as of the 30 day of November, 1995, by and between METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation (the "Grantor"), and TS PIERCE SC CO., LTD., a Florida limited partnership (the "Grantee"), whose mailing address is: c/o RMC Realty Companies, Ltd., 1733 West Fletcher Avenue, Tampa, Florida 33612, wherever used, the terms "Grantor" and "Grantee" include the singular or plural, as the context requires, and the respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, corporations and partnerships.

W I T N E S S E T H:

That Grantor, for and in consideration of the purchase price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain and sell, alien, remise, release, convey, transfer and confirm to the Grantee in fee simple forever, that certain tract or parcel of land more particularly described in Exhibit "A" attached hereto (the "Property") and by this reference incorporated herein, subject only to those matters set forth in Exhibit "B" attached hereto and incorporated herein by reference; however, reference herein shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and every right, title or interest, legal or equitable, of the Grantor of, in and to the same.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple; and the said Grantor hereby warrants the title to said property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
 File Number: **1437328** OR BOOK **0986** PAGE **2867**
 Recorded: 12-01-95 11:41 A.M.

Return To: *Mail*
 Barbara Ann Held, Esq.
 Bialock, Landers, Walters & Vogler, P.A.
 802 11th St. W.
 Bradenton, Florida 34205

Property Identification

Site Address: 4901 US HIGHWAY 1
Parcel ID: 3403-244-0000-000-6
Account #: 38750
Map ID: 34/03N
Use Type: 1600
Zoning: General Co
City/County: Fort Pierce

Ownership

Ts Pierce Sc Co Ltd
% Southern Mgmt & Dev LP
PO Box 11229
Knoxville, TN 37939

Legal Description

03 36 40 THAT PART OF E 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4 AND THAT PART OF SE 1/4 OF SE 1/4 OF NW 1/4 AND THAT PART OF S 647 FT OF LOT 21 WHITE CITY S/D LYG N OF MIDWAY RD AS IN PB 20-17 AND OR 459-1004-LESS US #1 AND CANAL #17 AND LESS AS IN OR 519-2635, 550-882 AND 3089-1863- (10.87 AC) (OR 986-2867)

Current Values

Just/Market Value: \$5,112,100
Assessed Value: \$5,112,100
Exemptions: \$0
Taxable Value: \$5,112,100

Property taxes are subject to change upon change of ownership.

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

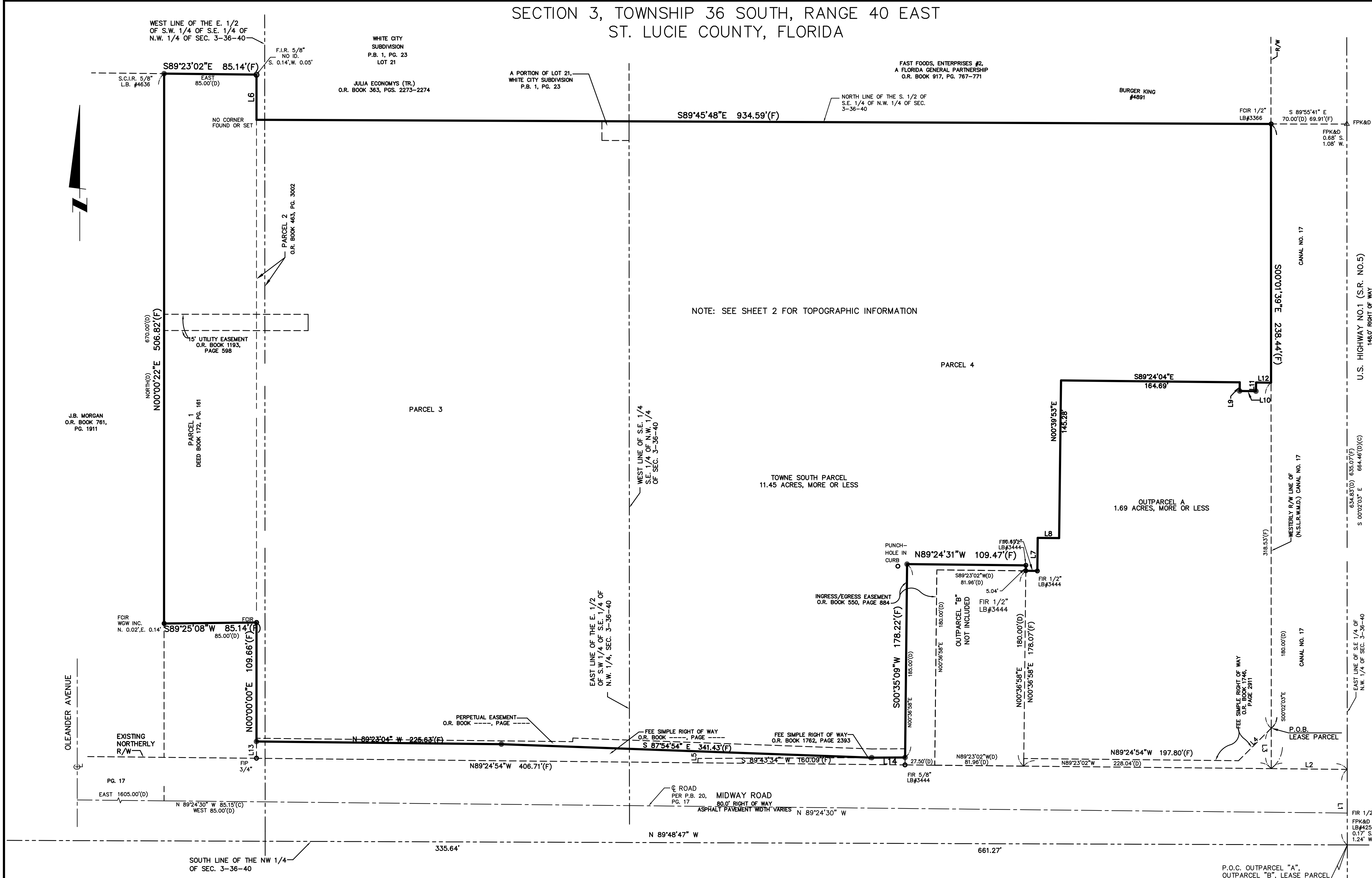


Total Areas

Finished/Under Air (SF): 106,188
Gross Sketched Area (SF): 113,165
Land Size (acres): 10.87
Land Size (SF): 473,497

Taxes for this parcel: [SLC Tax Collector's Office](#)
Download TRIM for this parcel: [Download PDF](#)

SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA



NOTE: SEE SHEET 2 FOR TOPOGRAPHIC INFORMATION

LINE	BEARING	LENGTH
L1	N00°02'03"W	69.60'
L2	N89°24'54"W	69.99'
L3	S00°01'39"E	37.26'
L4	N45°12'45"E	42.52'
L5	N00°35'08"E	4.00'
L6	S00°00'22"W	41.62'
L7	S00°34'42"W	30.48'
L8	S89°29'42"E	19.79'
L9	N00°35'56"E	8.00'
L10	S89°24'04"E	15.00'
L11	N00°35'56"E	8.00'
L12	S89°24'04"E	13.86'
L13	N00°00'00"E	15.46'
L14	S89°43'34"E	30.73'

SPOT ELEVATION
SANITARY MANHOLE #2611
RIM = 12.57
I.E. = 8.74 (8" P.V.C.)SW
I.E. = 9.00 (8" P.V.C.)W
I.E. = 8.74 (8" P.V.C.)NE

- SURVEYOR'S NOTES:
- This is a Boundary and Limited Topographic Survey, made on the ground under the supervision of a Florida Registered Surveyor and Mapper, and exceeds the minimum technical standard for horizontal and vertical accuracy for this property's expected use.
 - Bearings are based on the East line of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 36 South, Range 40 East being South 00°02'03" East (Assumed).
 - This survey was conducted for the purpose of a Boundary and Limited Topographic Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
 - This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
 - No underground utilities, underground encroachments, building foundations were observed as a part of this Survey, unless otherwise shown. Shrubs were not located, unless otherwise shown.
 - Trees 4" and greater, at breast high measure, were located and identified by common name. The location of each tree was determined at the point where the tree trunk meets natural ground. No determination of the leaning of the tree, or other unusual formation of the tree, was made as a part of this survey. No determination of tree canopy, or drip line, was made as a part of this survey. Clumps of trees, grouped together in such a way as to make individual location impractical, were located as a group and identified as such.
 - Elevations shown hereon are referred to the North American Vertical Datum of 1988, using NGS Benchmark System, stainless steel rod stamped "X 403 1991", located at the intersection of U.S. Highway 1 and Midway Road, 216.2 feet north of the road centerline of Midway Road and 182.7 feet south of the centerline of the driveway for Towne Plaza South, Elevation = 12.71 feet. Conversion to N.G.V.D.'29: N.A.V.D.'88 + 1.50' = N.G.V.D.'29.
 - The property shown hereon falls within Flood Zone "X", as shown on the Flood Insurance Rate Map, Community Panel Number 12011C0277J and 12111C0189J, effective date of 2/16/2012.
 - This survey not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

LEGAL DESCRIPTION: AS FURNISHED BY CLIENT

PARCEL 1:
THAT CERTAIN PARCEL OF LAND DESCRIBED IN RECORDED IN DEED BOOK 172, PAGE 161 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1605 FEET EAST OF THE CENTER OF OLANDER AVENUE AND MIDWAY ROAD, ACCORDING TO THE MAP OF WHITE CITY (P.B. 1, PG. 23), THENCE NORTH 670 FEET, THENCE EAST 85 FEET, THENCE SOUTH 670 FEET, THENCE WEST 85 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT
ANY PORTION OF THE ABOVE DESCRIBED LAND USED AS A PUBLIC ROAD OR FOR DRAINAGE CANAL ALL LYING AND BEING IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THE SOUTHERLY 150.00 FEET THEREOF LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF MIDWAY ROAD AS RECORDED IN PLAT BOOK 20, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO DESCRIBED IN RESOLUTION NO. 89-34 OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY AND RECORDED IN OFFICIAL RECORDS BOOK 329, PAGE 2333 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH PARCEL 2:
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING BETWEEN THE EAST LINE OF THE ABOVE DESCRIBED PARCEL AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, LYING SOUTHERLY OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND LYING NORTHERLY OF THE NORTH RIGHT-OF-WAY LINE OF SAID MIDWAY ROAD.

TOGETHER WITH PARCEL 3:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MIDWAY ROAD. THE ABOVE DESCRIBED PARCEL INCLUDES A PORTION OF LOT 21 OF AFORESAID MAP OF WHITE CITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 17.71 FEET OF THE EAST 23 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3.

TOGETHER WITH PARCEL 4:
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MIDWAY ROAD AND WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH SAINT LUCIE RIVER WATER MANAGEMENT DISTRICT (N.S.L.R.W.M.D.) CANAL NO. 17.

LESS AND EXCEPT OUTPARCELS "A" AND "B", MORE PARTICULARLY DESCRIBED AS FOLLOWS:
OUTPARCEL "A"
A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4, NORTH 00°02'03" WEST, 69.60 FEET; THENCE DEPARTING SAID EAST BOUNDARY, NORTH 89°24'54" WEST, 69.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF N.S.L.R.W.M.D. CANAL #7; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 00°01'39" WEST, 37.26 FEET TO THE POINT OF BEGINNING OF THE HERON DESCRIBED PARCEL; SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MIDWAY ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1746, PAGE 2911, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 45°12'45" WEST, 42.52 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°24'54" WEST, 197.80 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°36'58" EAST, 173.03 FEET; THENCE NORTH 89°25'18" EAST, 10.65 FEET; THENCE NORTH 00°34'42" EAST, 30.48 FEET; THENCE SOUTH 89°29'42" EAST, 19.79 FEET; THENCE NORTH 00°39'53" EAST, 145.28 FEET; THENCE SOUTH 89°24'04" EAST, 154.89 FEET; THENCE SOUTH 00°35'56" WEST, 8.00 FEET; THENCE SOUTH 89°24'04" EAST, 15.00 FEET; THENCE NORTH 00°35'56" EAST, 8.00 FEET; THENCE SOUTH 89°24'04" EAST, 13.86 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE N.S.L.R.W.M.D. CANAL #7; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°01'39" WEST, 180.00 FEET TO THE POINT OF BEGINNING.

OUTPARCEL "B"
A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST (SE) CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°02'03" WEST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4), A DISTANCE OF 69.62 FEET; THENCE NORTH 89°23'02" WEST, 298.04 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE NORTH 89°23'02" WEST 81.96 FEET; THENCE NORTH 00°36'58" EAST, 180.00 FEET; THENCE SOUTH 89°23'02" EAST, 81.96 FEET; THENCE SOUTH 00°36'58" WEST, 180.00 FEET TO THE POINT OF BEGINNING.

ALSO KLESS AND EXCEPT:
A PORTION OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND P.K. NAIL WITH DISC STAMPED "R.W. HERR, PLS 4907" MARKING THE WEST ONE-QUARTER (W 1/4) CORNER OF SAID SECTION 3; THENCE NORTH 00°11'02" WEST, 48.16 FEET ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 3 TO A POINT ON THE BASELINE OF SURVEY OF COUNTY ROAD 712 (MIDWAY ROAD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 234402, SECTION 94530-2510; THENCE SOUTH 89°25'55" EAST, 1,638.39 FEET ALONG SAID BASELINE OF SURVEY; THENCE NORTH 00°17'15" EAST, 40.00 FEET ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE TO THE NORTH EXISTING RIGHT OF WAY LINE OF SAID COUNTY ROAD 712 (MIDWAY ROAD) AND THE POINT OF BEGINNING; THENCE NORTH 00°17'15" EAST, 15.45 FEET; THENCE SOUTH 89°40'58" EAST, 226.47 FEET; THENCE SOUTH 89°40'58" EAST, 341.27 FEET TO SAID NORTH EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 712 (MIDWAY ROAD); THENCE SOUTH 89°25'41" WEST, 160.25 FEET ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE; THENCE NORTH 89°42'45" WEST, 406.39 FEET CONTINUING ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

JMPACT SURVEYING AND MAPPING, INC.
L.B. #7934
7815 NORTH DALE MABRY HIGHWAY, SUITE 107, TAMPA, FL. 33614
Phone: (813) 644-6570
E-Mail: psm5931@msn.com
www.impactsurveyingandmapping.com

David F. Peach, P.S.M.
Registered Surveyor and Mapper
State of Florida No. 5931
Date Signed: _____
Last Date of Field Survey: 10-16-19

RELEASE DATE: 11/01/2019
PARTY CHIEF: J.P.
FIELD BOOK: 39
PAGE: 65
SCALE: 1"=50'

CAD FILE: 2019-8309 BNDY
JOB NUMBER: 2019-83-09
SHEET 1 of 2

No.	DESCRIPTIONS	DATE	BY

BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY
TOWNE SOUTH PLAZA
ST. LUCIE COUNTY, FLORIDA

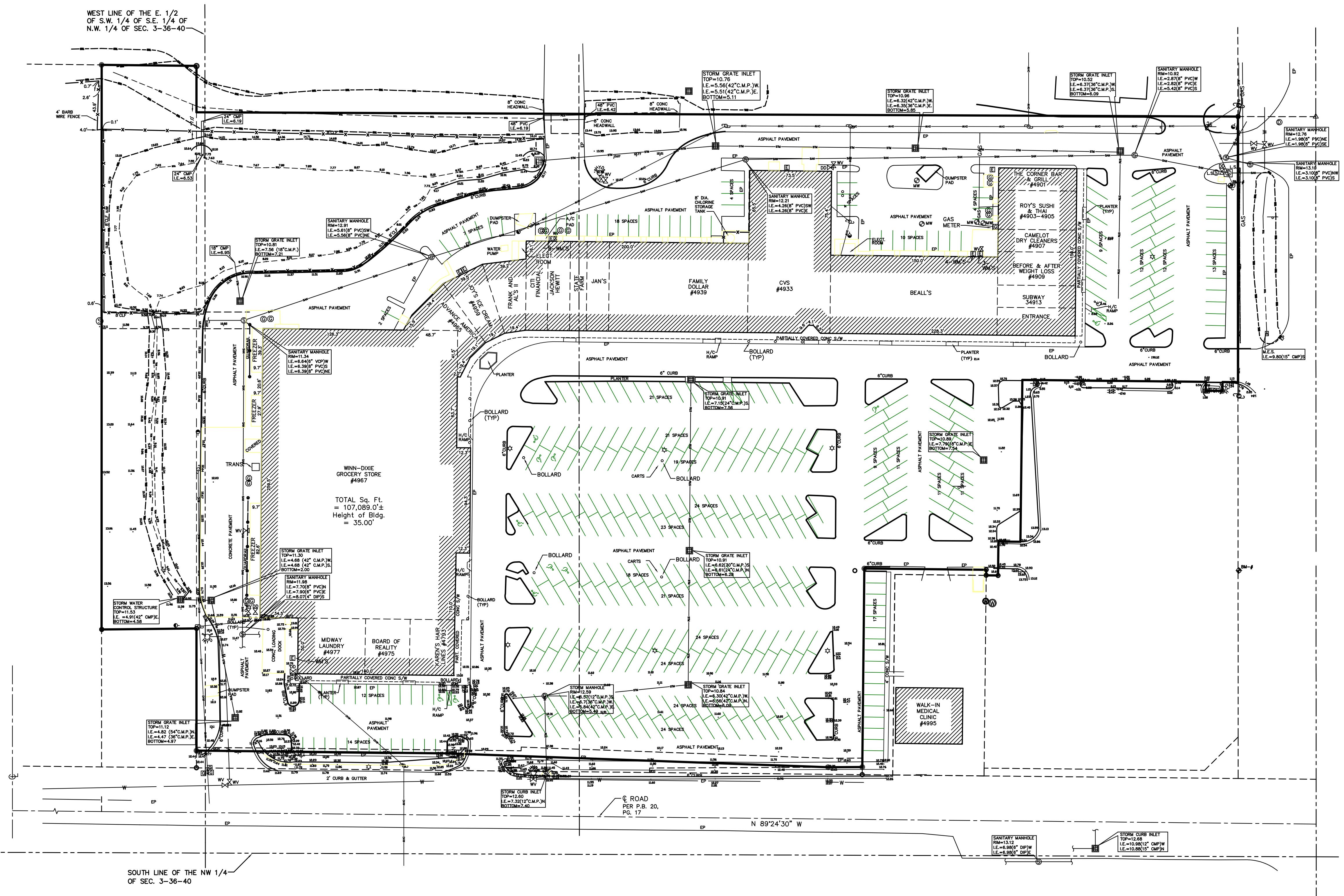
SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

LEGEND

- FOUND CORNER-AS NOTED
- SET CAPPED IRON ROD
- △ FOUND P.K. NAIL & DISK
- CONC. POWER POLE
- STEEL LIGHT POLE
- STEEL SIGNAL SUPPORT POLE
- GUY ANCHOR
- ELEC METER
- ELEC RECEPTACLE
- GAS UG MARKER
- GAS METER
- WATER VALVE
- WATER BACK FLOW PREVENTOR
- FIRE HYDRANT
- WATER WELL
- MONITOR WELL
- SAN. MANHOLE
- GREASE TRAP
- SAN. LIFT STATION
- SAN. UG MARKER
- STORM MANHOLE
- STORM INLET-GRATE-CENTER
- STORM CONTROL STRUCTURE
- STORM MITERED END SECTION
- SIGN-SINGLE
- TRAFFIC CONTROL BOX
- HANDICAP PARKING
- ▭ DENOTES CONCRETE SLAB
- ▭ DENOTES OVERHANG COVERED AREA
- ▭ DENOTES BUILDING AREA
- F.C.I.R. FOUND CAPPED IRON ROD-AS NOTED
- S.C.I.R. SET CAPPED IRON ROD 5/8"-LB#4636
- F.I.R. FOUND IRON ROD-AS NOTED
- F.I.P. FOUND IRON PIPE-AS NOTED
- F.P.K.&D. FOUND P.K. NAIL & DISC
- O.R. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- D.B. DEED BOOK
- P.G. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- L.B. LICENSED BUSINESS
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- B.L.D.G. BUILDING
- F.F. FINISHED FLOOR
- S/W SIDEWALK
- EP EDGE OF PAVEMENT
- B.O.C. BACK OF CURB
- CONC. CONCRETE
- C.L.F. CHAIN LINK FENCE
- M.E.S. MITERED END SECTION
- R.C.P. REINFORCED CONCRETE PIPE
- C.M.P. CORRUGATED METAL PIPE
- P.V.C. POLYVINYL CHLORIDE PIPE
- D.I.P. DUCTILE IRON PIPE
- S SANITARY SEWER
- FM SANITARY FORCE MAIN
- W WATER LINE
- G GAS LINE
- TRANS. ELECTRIC TRANSFORMER
- OHW OVERHEAD WIRE
- UG UNDERGROUND ELECTRIC LINE
- UGT UNDERGROUND TELEPHONE LINE
- T.O.B. TOP OF BANK
- T.O.S. TOE OF SLOPE
- E.W. EDGE OF WATER
- TYP TYPICAL
- N.T.S. NOT TO SCALE
- SPOT ELEVATION
- I.E. INVERT ELEVATION

SANITARY MANHOLE #2611
RM = 12.57
I.E. = 8.74 (8" P.V.C.)SW
I.E. = 9.00 (6" P.V.C.)W
I.E. = 8.74 (8" P.V.C.)NE

LINE	BEARING	LENGTH
L1	N00°35'08"E	4.00'
L2	S89°24'42"E	19.79'
L3	N00°34'42"E	30.48'
L4	N89°25'18"W	10.65'
L5	S45°12'45"W	42.52'
L6	N00°00'00"E	40.09'
L7	S00°35'56"W	8.00'
L8	S89°24'04"E	15.00'
L9	N00°35'56"E	8.00'
L10	S89°24'04"E	13.86'



WEST LINE OF THE E. 1/4 OF S.W. 1/4 OF S.E. 1/4 OF N.W. 1/4 OF SEC. 3-36-40

SOUTH LINE OF THE NW 1/4 OF SEC. 3-36-40

No.	DESCRIPTIONS	DATE	BY
REVISIONS			

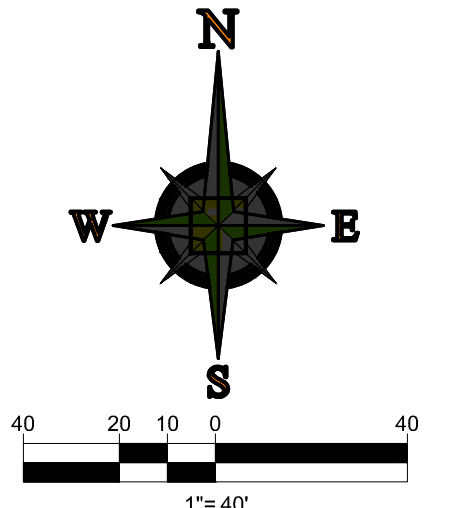
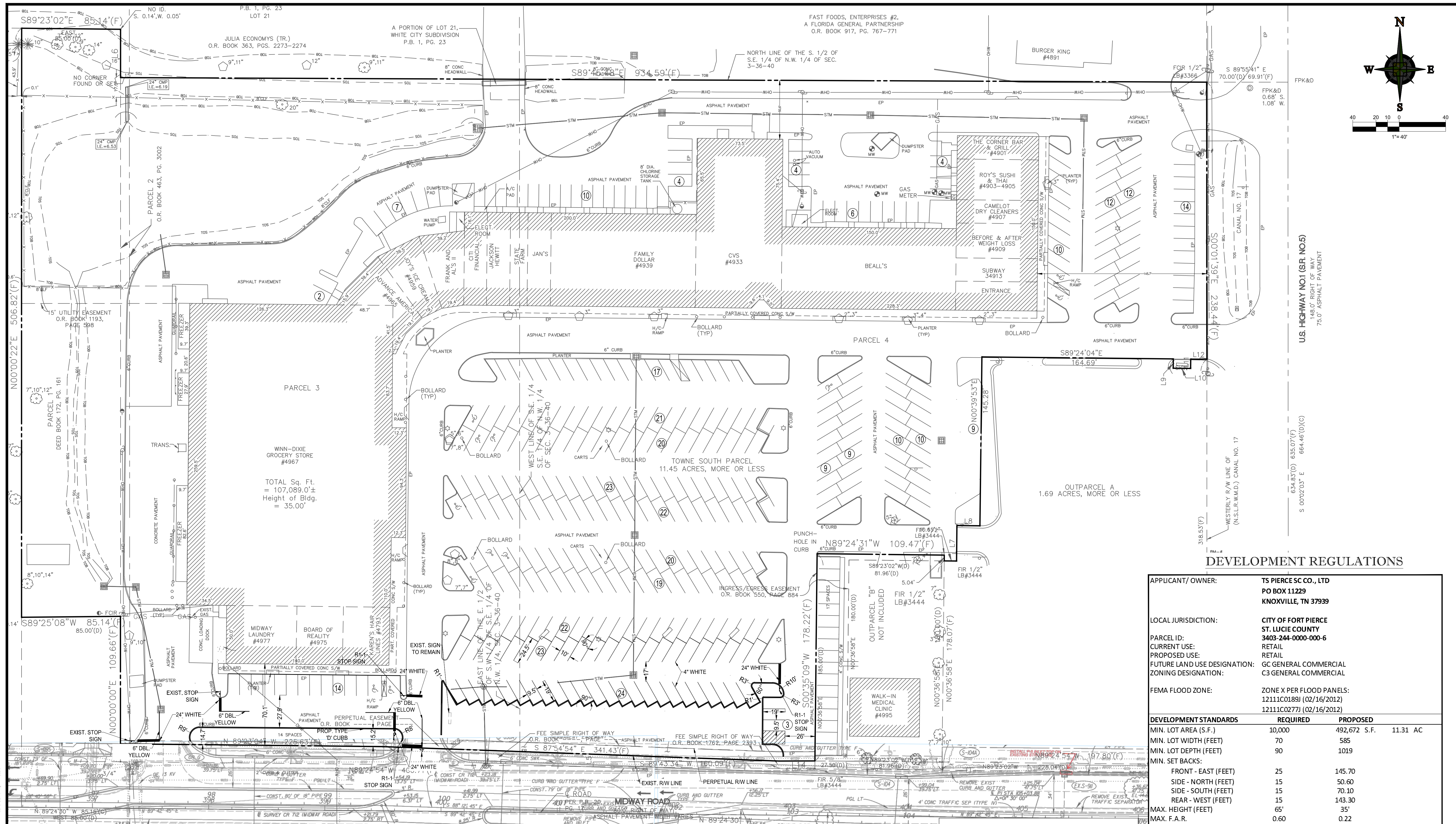
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TOWNE SOUTH PLAZA
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E-Mail: psm5931@msn.com
www.impactsurveyingandmapping.com

DRAWN BY: DFP
CHECKED BY: DFP
SCALE: 1"=50'

RELEASE DATE: 11/01/2019
PARTY CHIEF: J.P.
FIELD BOOK: 39
PAGE: 65

CAD FILE: 2019-8309BNDY
JOB NUMBER: 2019-8309
SHEET 2 of 2



THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 6500 NW 31ST AVE., SUITE 100, INDIANTOWN, FL 33499
 407.875.1100 FAX: 407.875.1101
 125 W. INDIANTOWN RD., SUITE 100, TAMPA, FL 33609
 813.379.4100 FAX: 813.379.4100
 P. 813-379-4100
 P. 813-379-4100
 P. 813-379-4100

REV.	DATE	REVISIONS	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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 www.callsunshine.com

BID SET
 PROJECT No.: FJ190027
 DRAWN BY: JMG
 CHECKED BY: JMG
 DATE: 07/18/2022
 CAD I.D.: FJ190027 - SITE PLAN

TOWNE SOUTH PLAZA MIDWAY CURE PLAZA
 FOR
TS PIERCE SC Co., Ltd.

CITY OF FORT PIERCE
 FLORIDA

THOMAS ENGINEERING GROUP
 PEPIWORTH PROFESSIONAL PLAZA
 125 W. INDIANTOWN RD., SUITE 202
 PH: (813) 203-7503
 FX: (813) 203-7724
 www.ThomasEngineeringGroup.com

JASON M. GUNTER
 No. 58629
 PROFESSIONAL ENGINEER
 JUL 18, 2022
 FLORIDA LICENSE NO. 27528

SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
C-05

DEVELOPMENT REGULATIONS

APPLICANT/ OWNER: TS PIERCE SC CO., LTD
PO BOX 11229
KNOXVILLE, TN 37939

LOCAL JURISDICTION: CITY OF FORT PIERCE
ST. LUCIE COUNTY
3403-244-0000-000-6

PARCEL ID: 3403-244-0000-000-6
CURRENT USE: RETAIL
PROPOSED USE: RETAIL
FUTURE LAND USE DESIGNATION: GC GENERAL COMMERCIAL
ZONING DESIGNATION: C3 GENERAL COMMERCIAL

FEMA FLOOD ZONE: ZONE X PER FLOOD PANELS:
 12111C0189J (02/16/2012)
 12111C0277J (02/16/2012)

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED	
MIN. LOT AREA (S.F.)	10,000	492,672 S.F.	11.31 AC
MIN. LOT WIDTH (FEET)	70	585	
MIN. LOT DEPTH (FEET)	90	1019	
MIN. SET BACKS:			
FRONT - EAST (FEET)	25	145.70	
SIDE - NORTH (FEET)	15	50.60	
SIDE - SOUTH (FEET)	15	70.10	
REAR - WEST (FEET)	15	143.30	
MAX. HEIGHT (FEET)	65'	35'	
MAX. F.A.R.	0.60	0.22	
MIN. PERVIOUS AREA (%)	20	27%	

SITE AREA	EXISTING		PROPOSED		CHANGE	
	S.F.	AC	S.F.	AC	S.F.	AC
IMPERVIOUS	107,243	2.46	107,243	2.46		
BUILDING	264,044	6.06	254,869	5.85	(9,175)	(0.21)
PAVEMENT/SIDEWALK	371,287		362,112	8.31	(9,175)	(0.21)
TOTAL						
PERVIOUS	121,385	2.79	130,560	3.00	9,175	0.21
TOTAL	121,385	2.79	130,560	3.00	9,175	0.21

PARKING DATA

	EXISTING	PROPOSED	
TOTAL PARKING (1/ 250 S.F.)	392	360	STALLS
HANDICAPPED PARKING	15	15	STALLS
LOADING SPACE	1	1	STALLS

NOTES:
 1. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
 2. ALL TRUNCATED DETECTABLE SURFACES SHALL BE CAST IN PLACE (ADHESIVE NOT PERMITTED) AND BE BRICK RED IN COLOR. ALL RAMPS AND FLUSH CONNECTIONS WITHIN PUBLIC RIGHT-OF-WAY OR ROAD EASEMENTS SHALL INCLUDE TRUNCATED DETECTABLE SURFACE 24" IN DEPTH CONSISTENT WITH FDOT INDEX #304.

SHOPPING CENTER USES

TYPE	USE	S.F. *
RESTAURANT	THE CORNER BAR & GRILL	1409
RESTAURANT	ROY'S SUSHI & THAI	2453
BUSINESS SERVICE	CAMELOT DRY CLEANERS	1406
MEDICAL	BEFORE & AFTER WEIGHT LOSS	2104
RESTAURANT	SUBWAY	1402
OFFICE	ENTERPRICE CAR RENTAL	1753
RETAIL	BEALL'S	10522
RETAIL	CVS	10656
CONVENIENCE	FAMILY DOLLAR	9985
RETAIL	JAN'S	154
OFFICE	STATE FARM	1191
OFFICE	JACKSON HEWITT	1600
OFFICE	CITI FINANCIAL	1651
RESTAURANT	FRANK & AL'S II	1863
RESTAURANT	JOY'S ICE CREAM	1886
OFFICE	ADVANCE AMERICA	2059
SUPERMARKET	WINN DIXIE	48426
SALON	KAREN'S HAIR	1860
OFFICE	BOARD OF REALITY	1859
BUSINESS SERVICE	MIDWAY LAUNDRY	3005
TOTAL AREA		107243

* AREA BREAKDOWN HAS BEEN CALCULATED USING THE PICTORIAL PARTITION WALLS SHOWN ON PLANS.

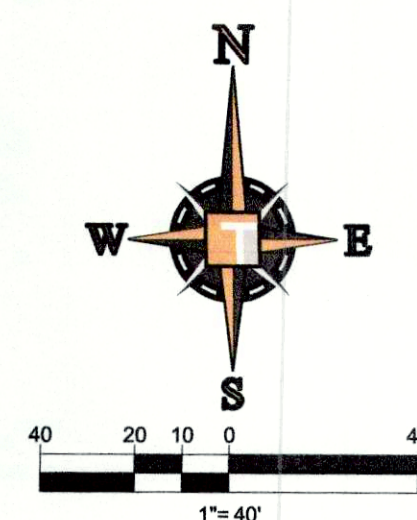
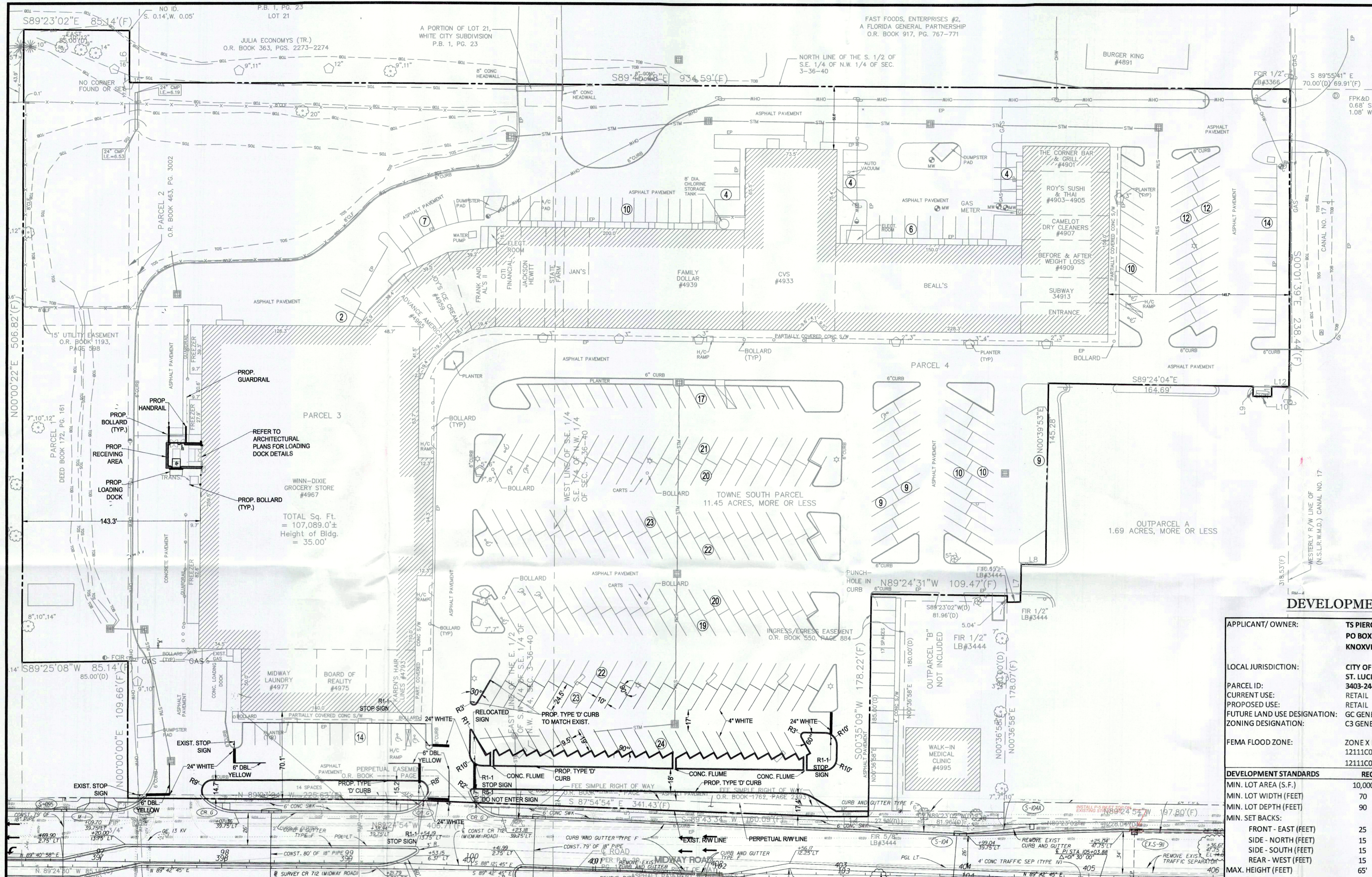
LOCATION MAP

SCALE: 1" = 500'



- STRIPING NOTES:**
1. PARKING STALL STRIPES SHALL BE 4" WHITE PAINT.
 2. STOP BARS SHALL BE 24" WHITE THERMOPLASTIC.
 3. SIGNAGE SHALL BE HIGH INTENSITY.
 4. DOUBLE YELLOW CENTER LINE STRIPING SHALL BE 6" THERMOPLASTIC.

NOTE:
 CONTRACTOR TO COORDINATE THE WORK WITHIN SLC R/W WITH FDOT ROADWAY PROJECT STAFF IN ORDER TO PREVENT ANY IMPEDANCE OF BOTH PRIVATE AND ROADWAY WORK.



U.S. HIGHWAY NO.1 (SR. NO.5)
148.0' RIGHT OF WAY
75.0' ASPHALT PAVEMENT

MINOR REVISION
SITE PLAN APPROVAL
CITY OF FORT PIERCE, FLORIDA

APPROVED
 APPROVED W/CONDITIONS
 DISAPPROVED

DIRECTOR OF DEVELOPMENT: *[Signature]*
DATE: 11/13/2020

DEVELOPMENT REGULATIONS

APPLICANT/ OWNER: **TS PIERCE SC CO., LTD**
PO BOX 11229
KNOXVILLE, TN 37939

LOCAL JURISDICTION: **CITY OF FORT PIERCE**
ST. LUCIE COUNTY
3403-244-0000-006

PARCEL ID: **RETAIL**
CURRENT USE: **GC GENERAL COMMERCIAL**
PROPOSED USE: **C3 GENERAL COMMERCIAL**
FUTURE LAND USE DESIGNATION: **C3 GENERAL COMMERCIAL**
ZONING DESIGNATION:

FEMA FLOOD ZONE: **ZONE X PER FLOOD PANELS:**
12111C0189 (02/16/2012)
12111C0277 (02/16/2012)

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED	
MIN. LOT AREA (S.F.)	10,000	492,672 S.F.	11.31 AC
MIN. LOT WIDTH (FEET)	70	585	
MIN. LOT DEPTH (FEET)	90	1019	
MIN. SET BACKS:			
FRONT - EAST (FEET)	25	145.70	
SIDE - NORTH (FEET)	15	50.60	
SIDE - SOUTH (FEET)	15	70.10	
REAR - WEST (FEET)	15	143.30	
MAX. HEIGHT (FEET)	65'	35'	
MAX. F.A.R.	0.60	0.22	
MIN. PERVIOUS AREA (%)	20	25%	

SITE AREA	EXISTING		PROPOSED		CHANGE	
	S.F.	AC	S.F.	AC	S.F.	AC
IMPERVIOUS	107,243	2.46	107,805	2.47	562	0.01
BUILDING	264,044	6.06	259,272	5.95	(4,773)	(0.11)
PAVEMENT/ SIDEWALK	371,287	8.43	367,077	8.43	(4,211)	(0.10)
TOTAL	742,574	17.01	734,154	16.91	(8,420)	(0.22)
PERVIOUS	121,385	2.79	125,595	2.88	4,211	0.10
TOTAL	121,385	2.79	125,595	2.88	4,211	0.10

PARKING DATA	EXISTING	PROPOSED	
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HANDICAPPED PARKING	15	15	STALLS
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	TOTAL AREA	107243

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LOCATION MAP
SCALE: 1" = 500'



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NOTE:
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THOMAS
ENGINEERING ARCHITECTS

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

4890 W. KENNEDY BLVD. SUITE 206
FT. LAUDERDALE, FL 33309
P: 866-262-7686 P: 954-379-4100
P: 861-203-7503

REVISIONS:

REV.	DATE	COMMENT	BY

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PROJECT No.: **FJ190027**
DRAWN BY: **JMG**
CHECKED BY: **JMG**
DATE: **11/13/2020**
CAD I.D.: **FJ190027 - SITE PLAN**

**TOWNE SOUTH PLAZA
MIDWAY CURE PLAN**

FOR **TS PIERCE SC Co., Ltd.**

CITY OF FORT PIERCE
FLORIDA

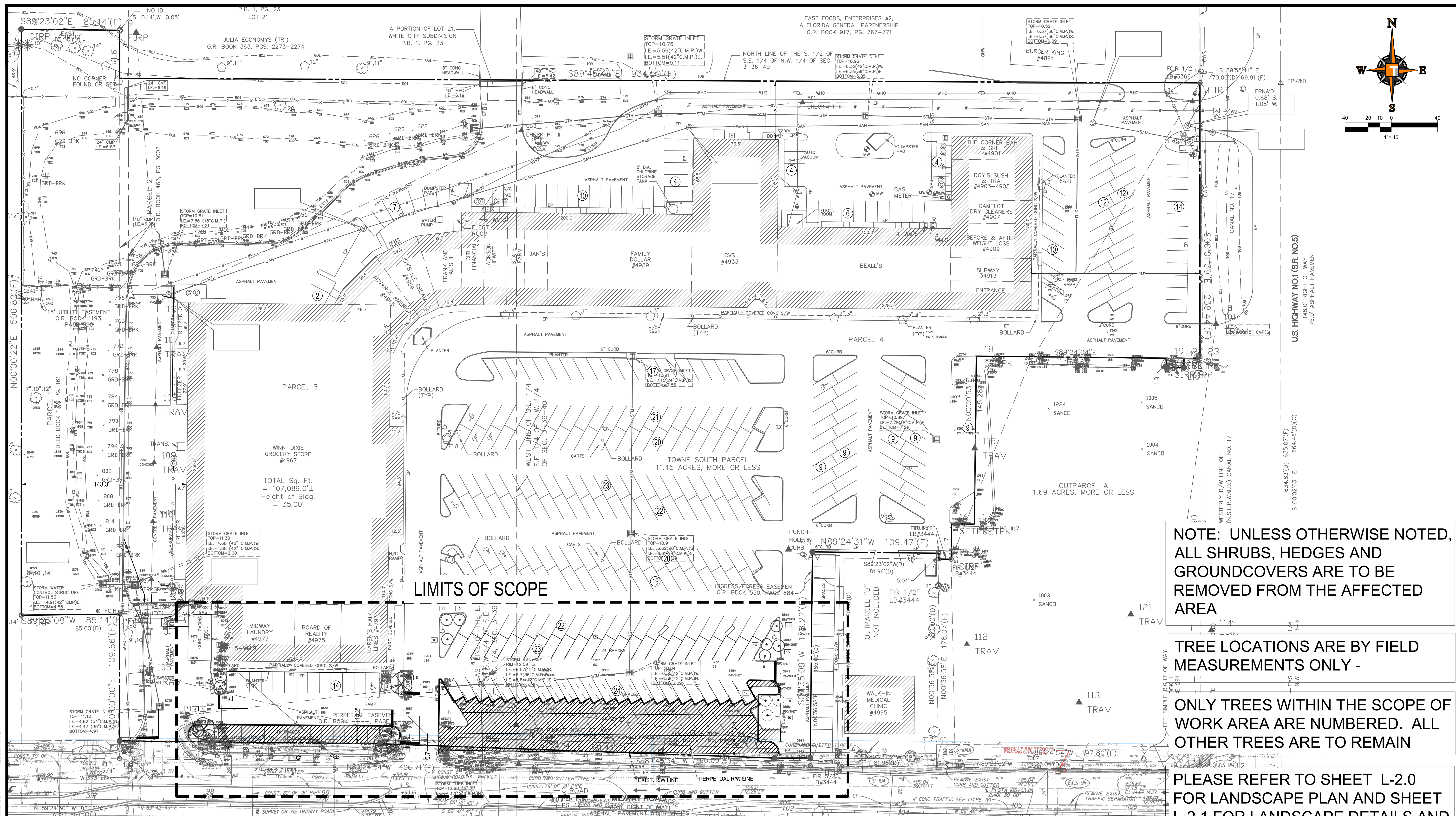
THOMAS
ENGINEERING ARCHITECTS

PEP WORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD., SUITE 206
FT. LAUDERDALE, FL 33309
PH: (561) 203-7903
FX: (561) 203-7721
www.ThomasEngineering.com

JASON M. GUNTHER
PROFESSIONAL ENGINEER
December 17, 2020
FLORIDA LICENSE NO. 58829
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-05



TOTAL Sq. Ft. = 107,089.0'±
Height of Bldg. = 35.00'

LIMITS OF SCOPE

NOTE: UNLESS OTHERWISE NOTED, ALL SHRUBS, HEDGES AND GROUNDCOVERS ARE TO BE REMOVED FROM THE AFFECTED AREA

TREE LOCATIONS ARE BY FIELD MEASUREMENTS ONLY -

ONLY TREES WITHIN THE SCOPE OF WORK AREA ARE NUMBERED. ALL OTHER TREES ARE TO REMAIN

PLEASE REFER TO SHEET L-2.0 FOR LANDSCAPE PLAN AND SHEET L-2.1 FOR LANDSCAPE DETAILS AND NOTES INCLUDING TREE PROTECTION..

LOCATION MAP

SCALE: 1" = 500'



EXISTING TREE DISPOSITION CHART - AFFECTED AREA ONLY
TOWN SOUTH PLAZA - FT PIERCE, FL

TREE NO.	BOTANICAL NAME	COMMON NAME	HT (FT)	SPR (FT)	CANOPY (SQ.FT.)	CAL INS. @ DBH	CONDITION	DISPOSITION	COMMENTS
1	Sabal palmetto	Cabbage Palm	30	10	79	12	70%	REMAIN	
2	Sabal palmetto	Cabbage Palm	30	10	79	12	70%	REMAIN	
3	Sabal palmetto	Cabbage Palm	25	10	79	12	70%	REMAIN	
4	Ilex cassine	Dahoon Holly	18	12	113	4	75%	REMAIN	
5	Sabal palmetto	Cabbage Palm	30	10	79	12	70%	REMAIN	
6	Ilex cassine	Dahoon Holly	12	10	79	3	70%	REMAIN	
7	Sabal palmetto	Cabbage Palm	20	10	79	12	70%	REMAIN	
8	Sabal palmetto	Cabbage Palm	20	10	79	12	70%	REMAIN	
9	Magnolia grandiflora	Southern Magnolia	15	8	90	4	75%	REMAIN	
10	Sabal palmetto	Cabbage Palm	20	10	79	14	70%	REMAIN	
11	Sabal palmetto	Cabbage Palm	25	10	79	14	70%	REMAIN	
12	Sabal palmetto	Cabbage Palm	20	10	79	12	70%	REMAIN	
13	Sabal palmetto	Cabbage Palm	18	10	79	12	70%	REMAIN	
14	Sabal palmetto	Cabbage Palm	18	10	79	10	70%	REMAIN	
15	Sabal palmetto	Cabbage Palm	18	10	79	10	70%	REMAIN	
16	Sabal palmetto	Cabbage Palm	20	10	79	12	70%	REMAIN	
17	Sabal palmetto	Cabbage Palm	20	10	79	12	70%	REMAIN	
18	Sabal palmetto	Cabbage Palm	15	10	79	10	70%	Relocate	
19	Sabal palmetto	Cabbage Palm	18	10	79	10	70%	Relocate	

TOTAL DBH ON SITE: 11
TOTAL DBH TO BE RELOCATED OR REMOVED: 11
TOTAL DBH TO BE REMOVED: 0
TREES REPLACED INCH/INCH: 0" REQUIRED
PALMS REPLACED AT 1:1: 0 PALMS REQUIRED

SEE LANDSCAPE PLAN SHEET L-2.0

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD). CONVERSION TO N.G.V.D. '29: N.A.V.D. '88 + 1.50' = N.G.V.D. '29

THOMAS ENGINEERING GROUP
ENGINEERS - PROJECT MANAGERS - LANDSCAPE ARCHITECTS

4950 W. KENNEDY BLVD. #125 W. INDIANTOWN RD.
JUPITER, FL 33468
TAMPA, FL 33609
P. 888-202-7000 P. 813-375-1100 P. 561-203-7503

REVISIONS:

REV.	DATE	COMMENT	BY

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PROJECT No.: FJ190027
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 07/20/2022
CAD L.D.: FJ190027 - LANDSCAPE PLAN

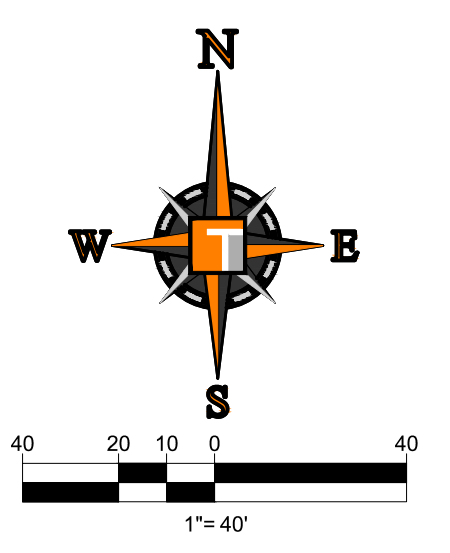
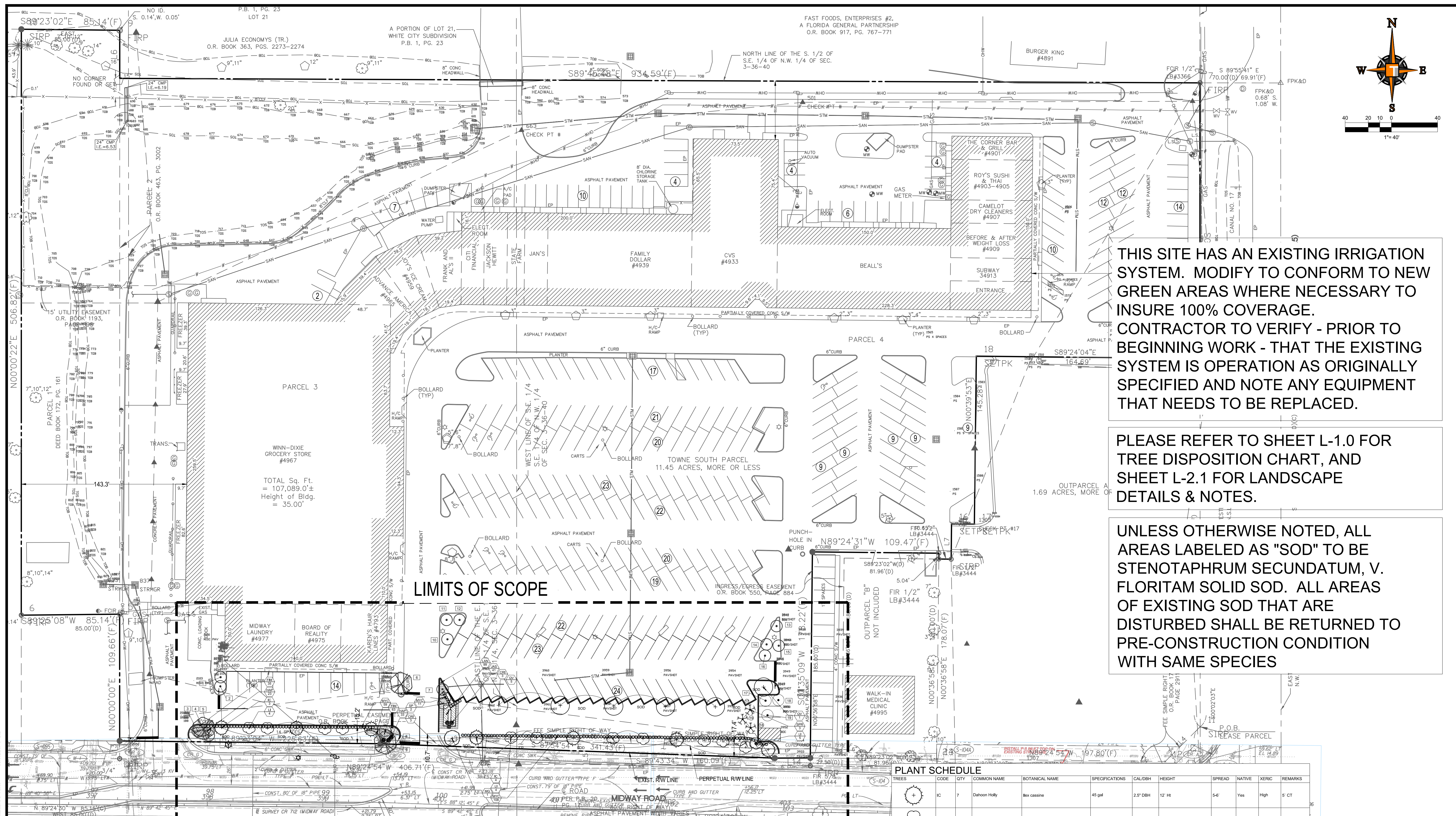
PROJECT: TOWNE CENTER PLAZA MIDWAY CURE PLAN
FOR: TS PIERCE SC Co., Ltd.

CITY OF FORT PIERCE FLORIDA

THOMAS ENGINEERING GROUP
PEPWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD., SUITE 206
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MICHAEL D. GROSSWIRTH
LA 666871
STATE
REGISTERED LANDSCAPE ARCHITECT
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE: TREE DISPOSITION PLAN
SHEET NUMBER: L-1.0



THIS SITE HAS AN EXISTING IRRIGATION SYSTEM. MODIFY TO CONFORM TO NEW GREEN AREAS WHERE NECESSARY TO INSURE 100% COVERAGE. CONTRACTOR TO VERIFY - PRIOR TO BEGINNING WORK - THAT THE EXISTING SYSTEM IS OPERATION AS ORIGINALLY SPECIFIED AND NOTE ANY EQUIPMENT THAT NEEDS TO BE REPLACED.

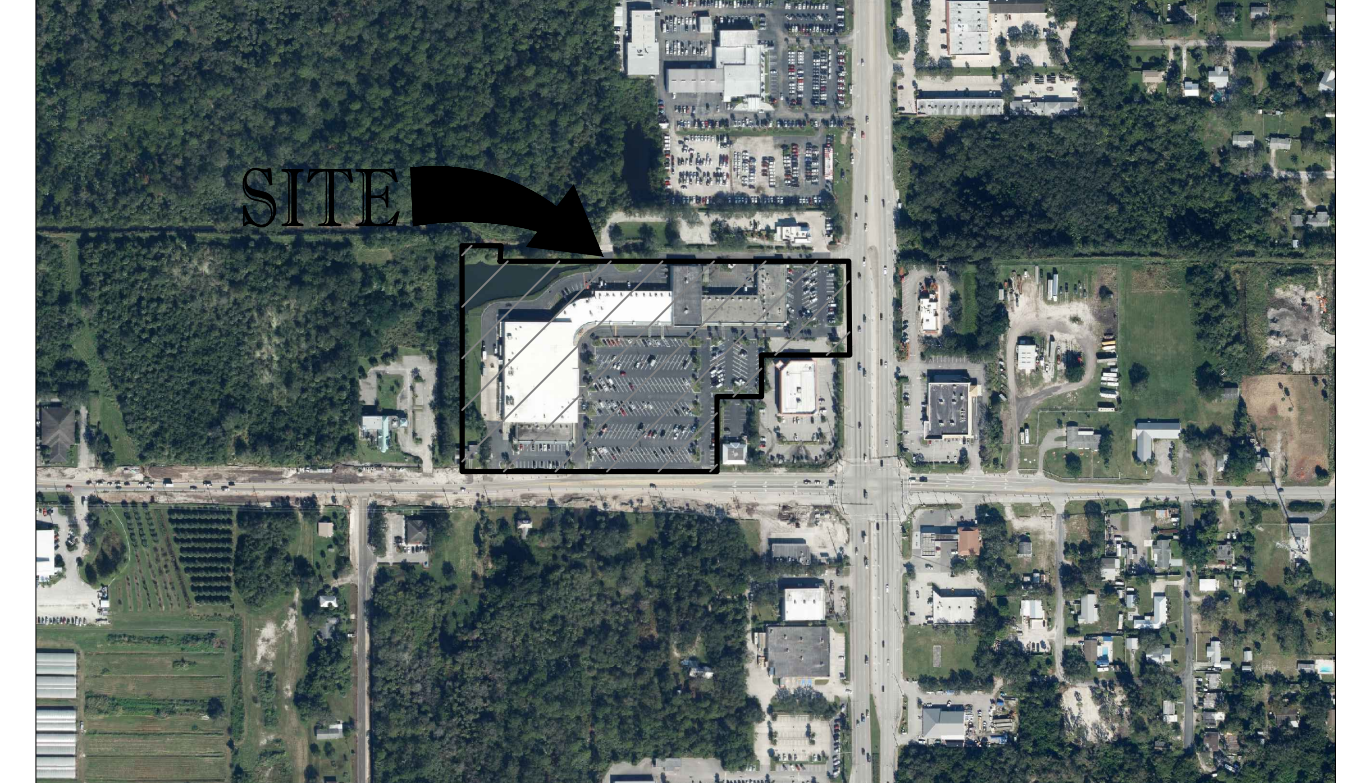
PLEASE REFER TO SHEET L-1.0 FOR TREE DISPOSITION CHART, AND SHEET L-2.1 FOR LANDSCAPE DETAILS & NOTES.

UNLESS OTHERWISE NOTED, ALL AREAS LABELED AS "SOD" TO BE STENOTAPHRUM SECUNDATUM, V. FLORITAM SOLID SOD. ALL AREAS OF EXISTING SOD THAT ARE DISTURBED SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION WITH SAME SPECIES

LIMITS OF SCOPE

LOCATION MAP

SCALE: 1" = 500'



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DI	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
+	IC	7	Dahoon Holly	Ilex cassine	45 gal	2.5" DBH	12' HI	5-6'	Yes	High	5' CT
+	LI	13	Crape Myrtle	Lagerstroemia indica 'Tuskegee'	65 gal	2.5"	12' HI	6'	No	High	5' CT
+	MG	1	Magnolia 'Bianchand'	Magnolia grandiflora	8 & B	2.5" DBH	12' HI	5-6'	Yes	High	6' CT
+	QV	6	Southern Live Oak	Quercus virginiana	45 gal	2.5" DBH	12' HI	5-6'	Yes	High	5.5' CT
○	SP	2	Cabbage Palmetto	Sabal palmetto	8 & B		18-22' oa	10'	Yes	High	
✱	SPR	3	Cabbage Palmetto	Sabal palmetto	8 & B		As Noted on Sheet L-1.0	varies	Yes	High	Relocated
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
✱	ORI	6	'Queen Emma' Crinum	Crinum augustum 'Queen Emma'	15 gal	As Shown	48"	48"	No	Medium	Full to base
○	MYC	178	Wax Myrtle	Myrica carifera			30"	24-30"	Yes	High	Full to base
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
■	HAP	56	Fire Bush	Hamelia patens 'compacta'	n/a	24"	18-24"	18-24"	Yes	High	Full to base
■	JAS	41	Southern Wax Jasmine	Jasminum simplicifolium	n/a	24"	16"	18"	No	Medium	Full to base
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
■	FM	98	Green Island Ficus	Ficus microcarpa 'Green Island'	1 gal	YES	14-16"	14-16"	No	Medium	
■	LAN	99	Gold Mound Lantana	Lantana camara 'Gold Mound'	1 gal		18"	12-14' HI	Yes	High	Full to base

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD). CONVERSION TO N.G.V.D. '29: N.A.V.D. '88 + 1.50' = N.G.V.D. '29

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 TAMPA, FL 33609 TAMPA, FL 33648
 P. 813-375-1100 P. 813-375-1100
 F. 813-375-1100 F. 813-375-1100

REVISIONS:

REV.	DATE	COMMENT	BY:

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PROJECT No.: FJ190027
 DRAWN BY: JMG
 CHECKED BY: JMG
 DATE: 07/20/2022
 CAD L.D.: FJ190027 - LANDSCAPE PLAN

PROJECT:
**TOWNE CENTER PLAZA
 MIDWAY CURE PLAN**

FOR
TS PIERCE SC Co., Ltd.

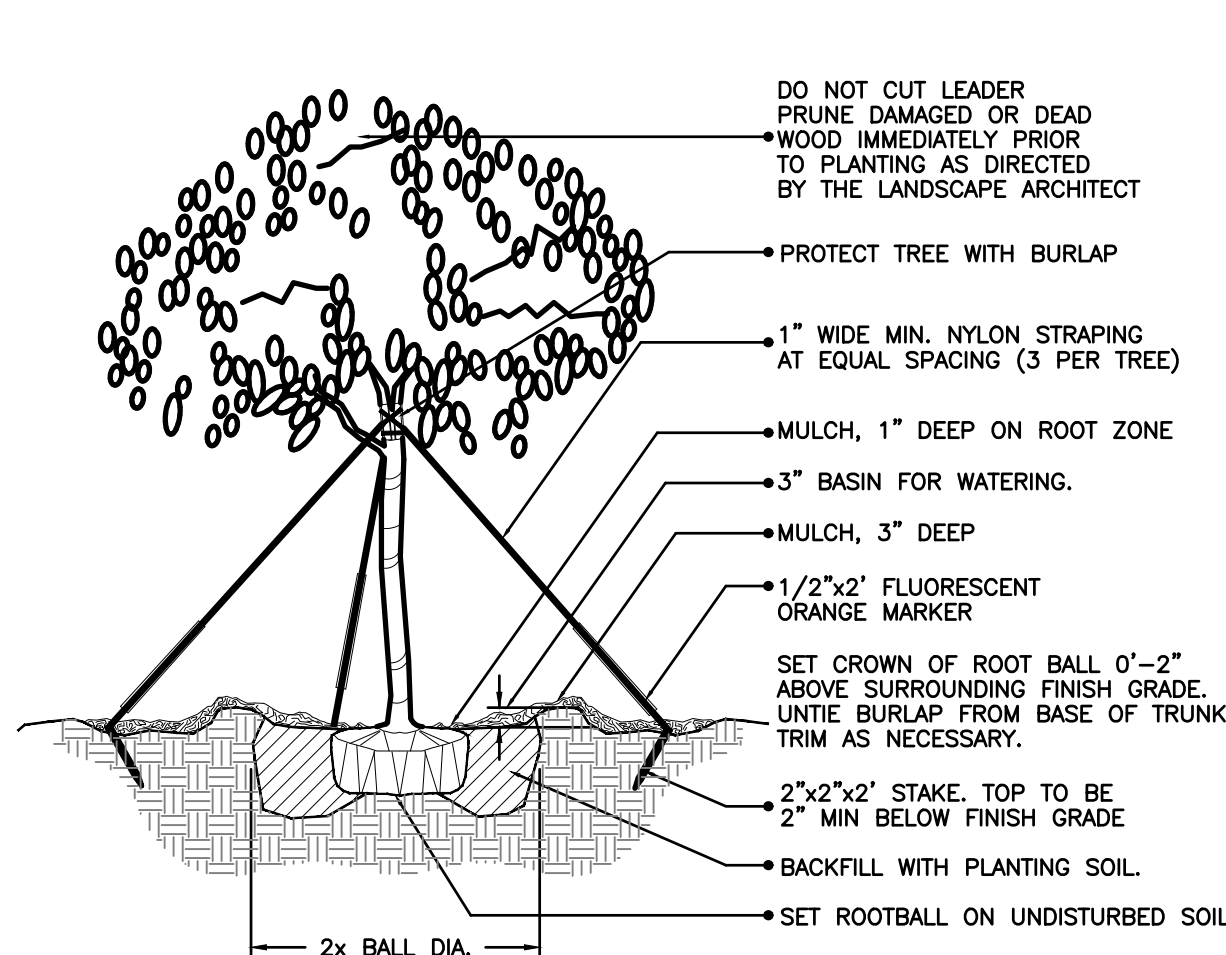
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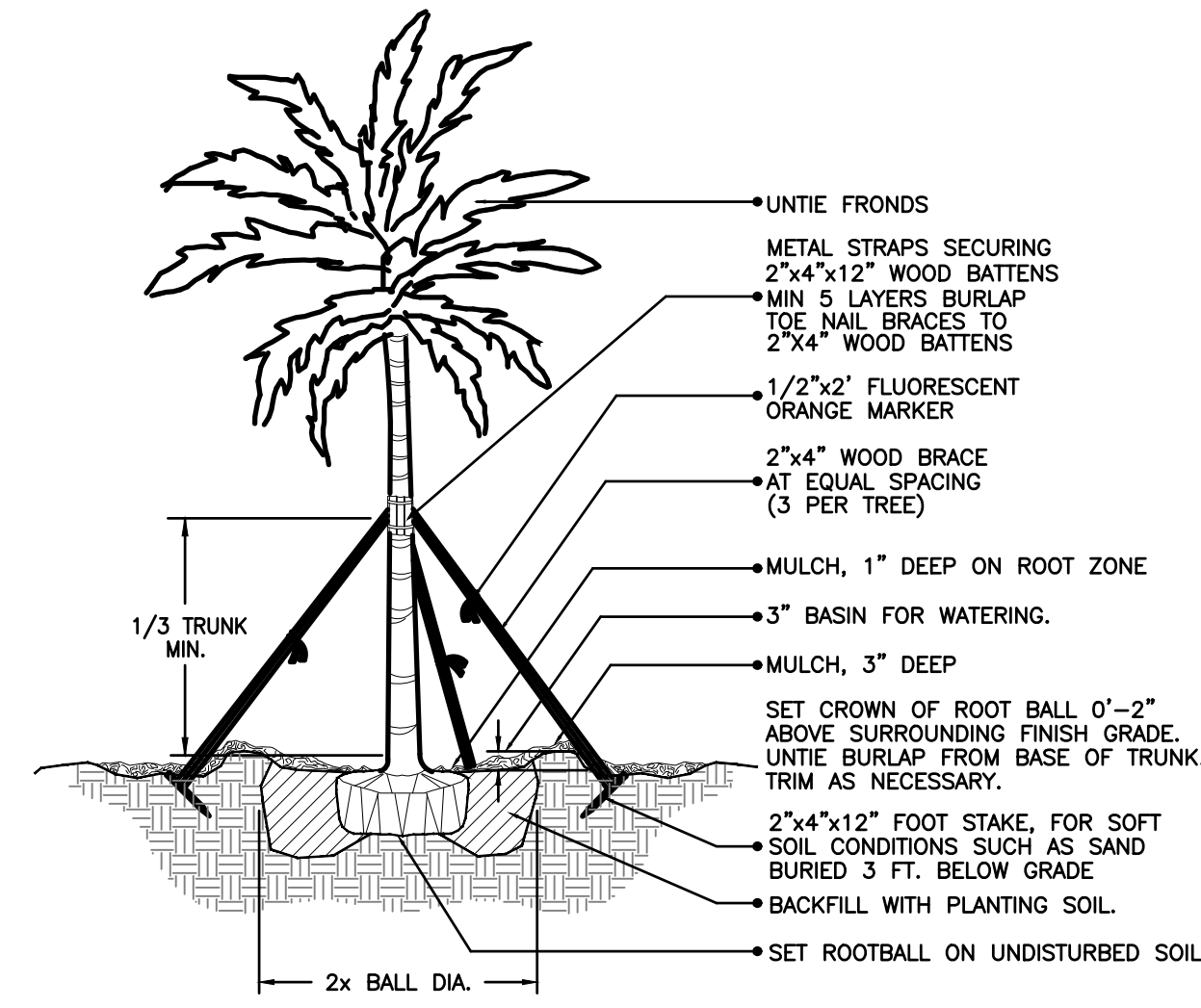
SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
L-2.0

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2022-07-13



(2" cal. and over)
LARGE TREE PLANTING DETAIL

NTS.



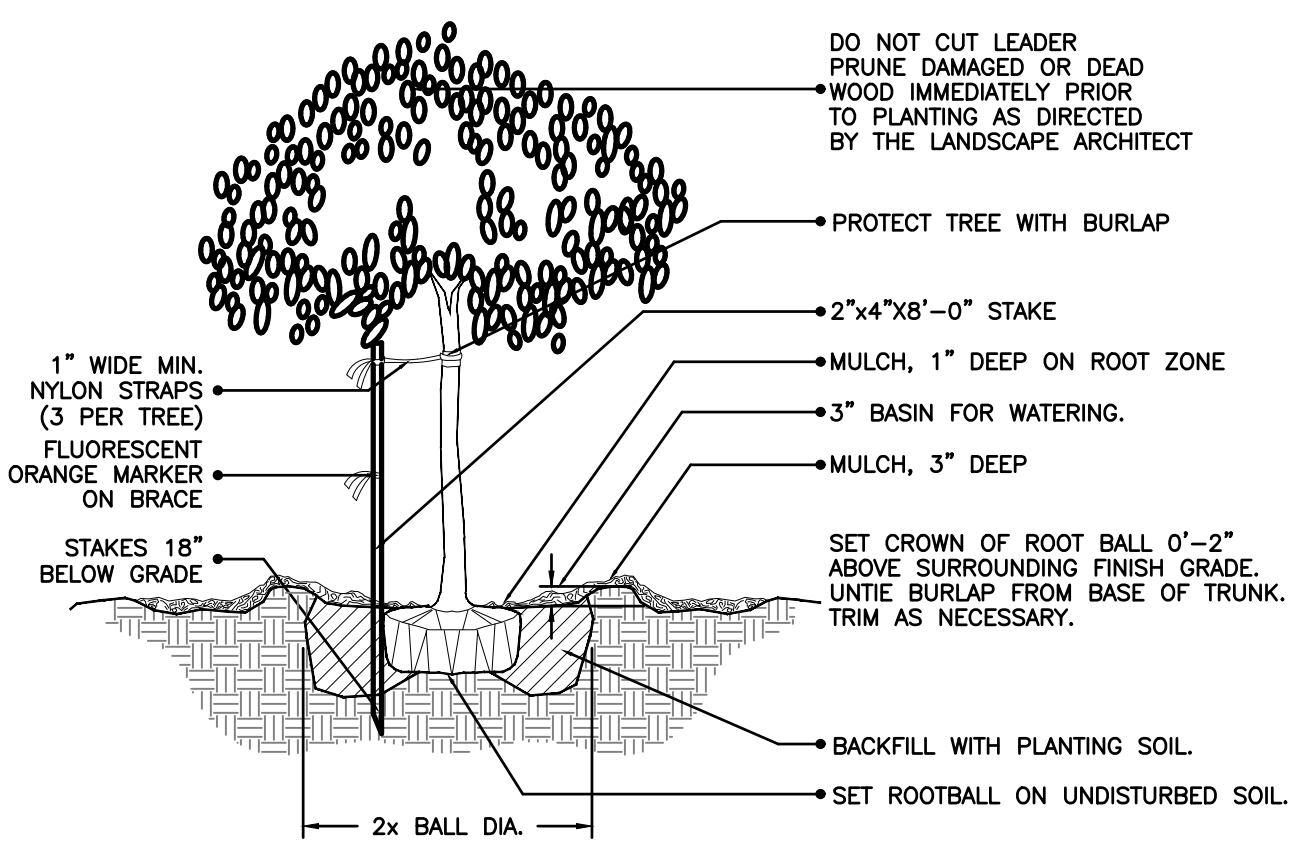
LARGE PALM PLANTING DETAIL

NTS.

GENERAL NOTES:

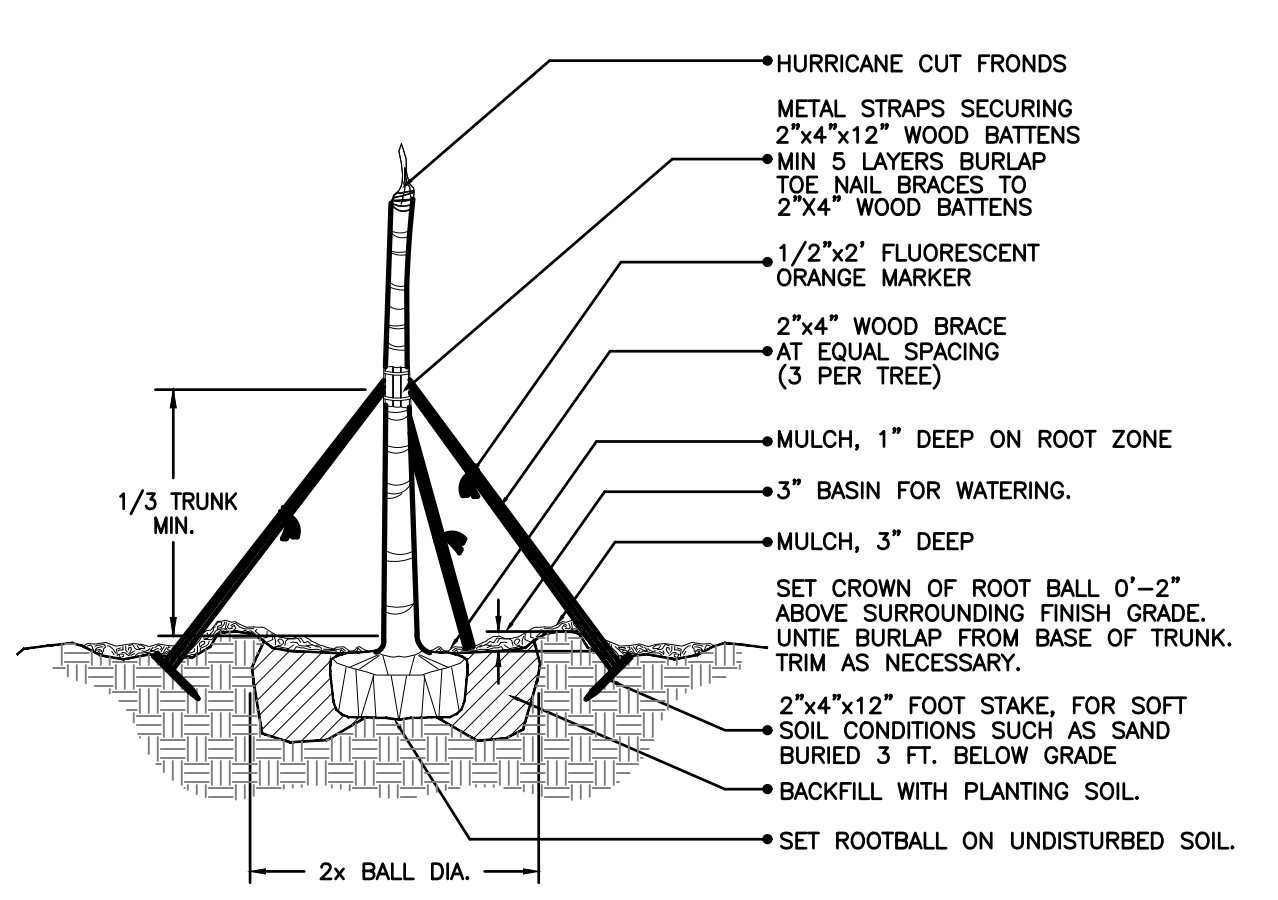
1. PLANT MATERIAL: All plant material shall be Florida # or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or formulch grade 'B' or better.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. SOIL: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.
8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.
9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details.
10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4110 Two Full Business Days prior to digging for underground utility locations.
12. Contractor shall be responsible for providing final grading of all associated planting areas.
13. After final grade area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
15. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
16. Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.
17. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form 4 fertilizer to include secondary micronutrients.
18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

19. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.
20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 15 mph will be re-set and braced by the Contractor at no additional cost to the Owner.
21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
24. Root-prune all trees a minimum of (8) weeks prior to planting.
25. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious surfaces and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.
29. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.
31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.



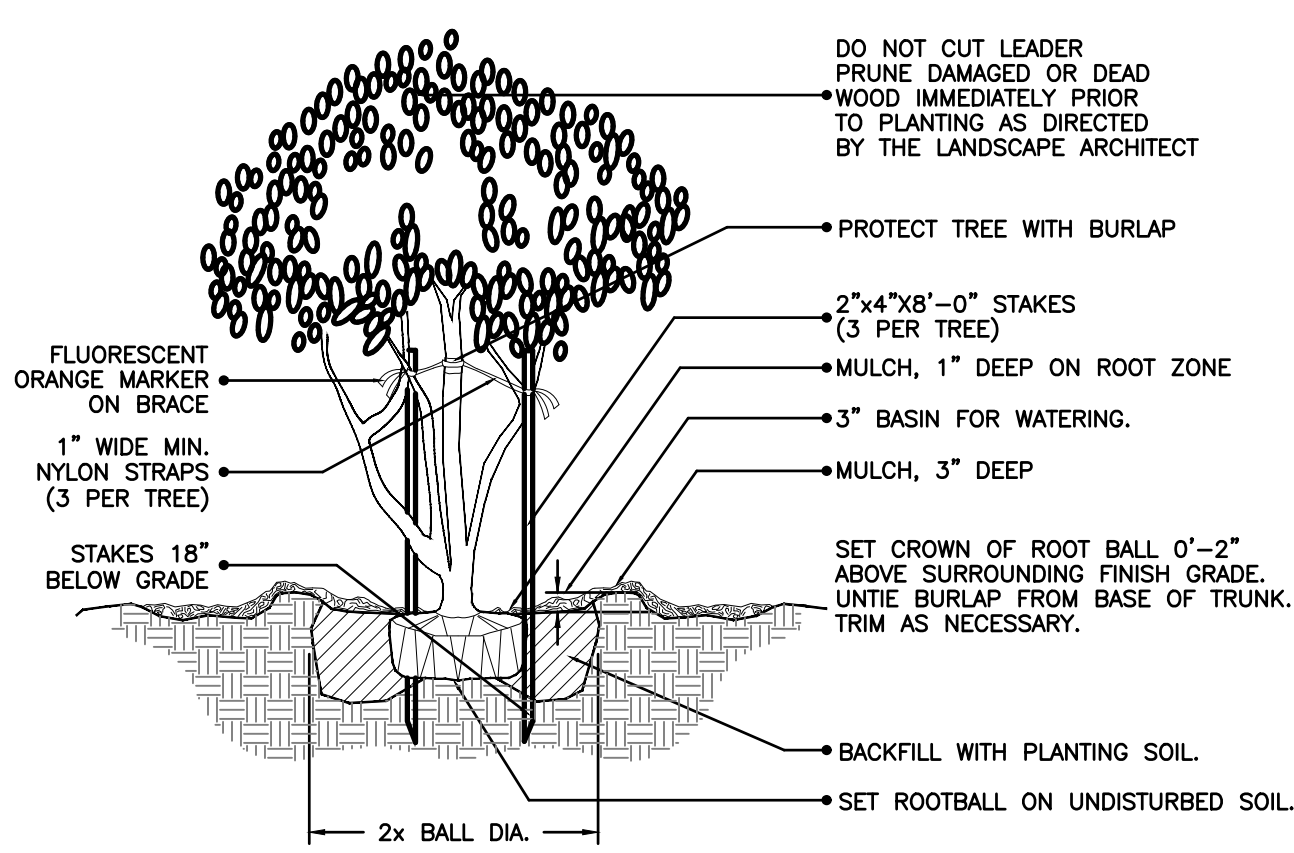
(2" cal. and under)
SMALL TREE PLANTING DETAIL

NTS.



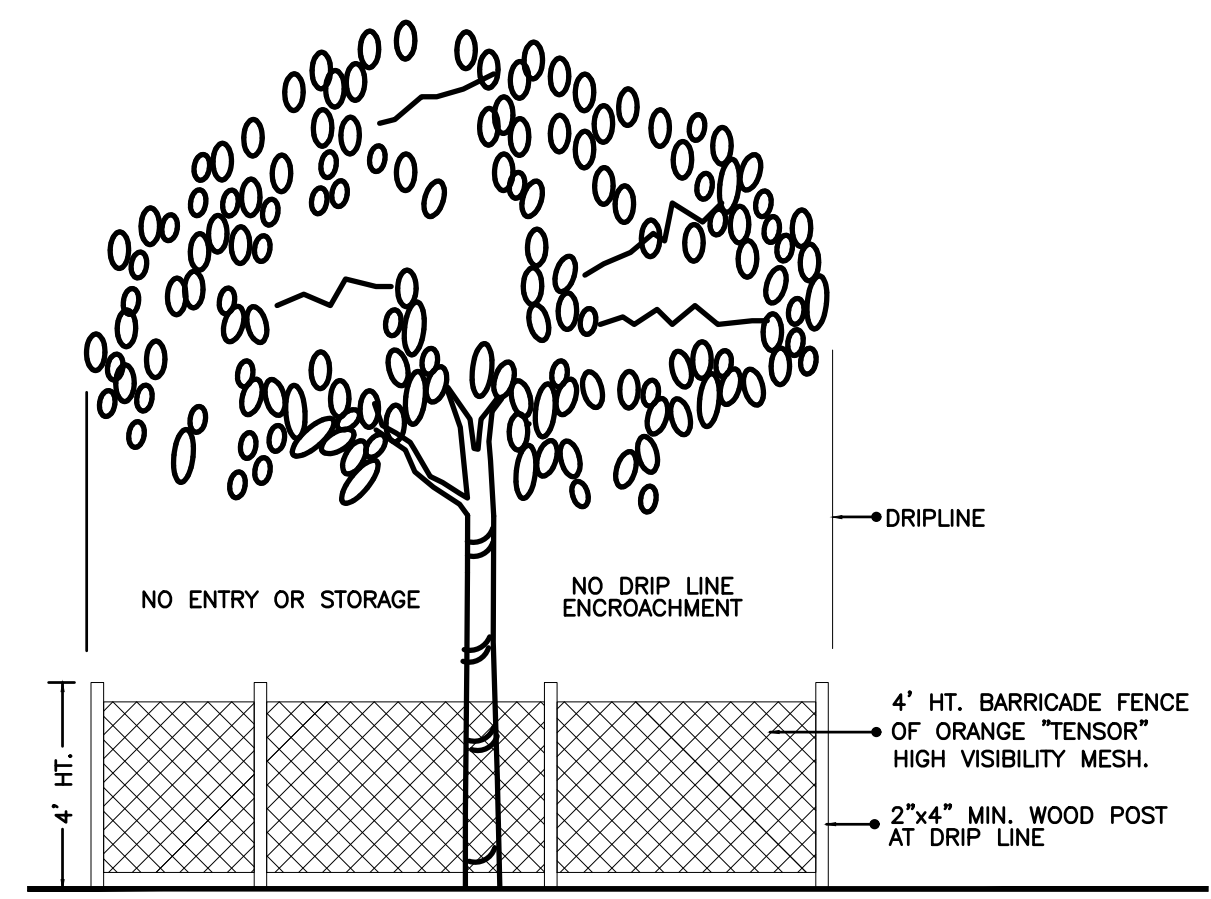
CIGARED SABAL PALM PLANTING DETAIL

NTS.



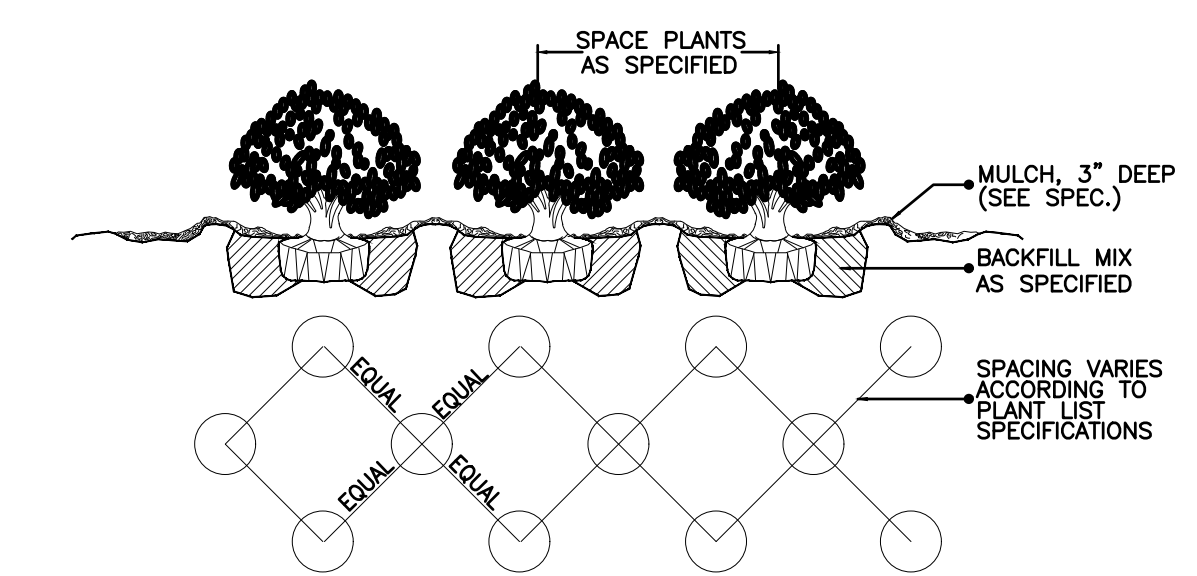
MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL

NTS.



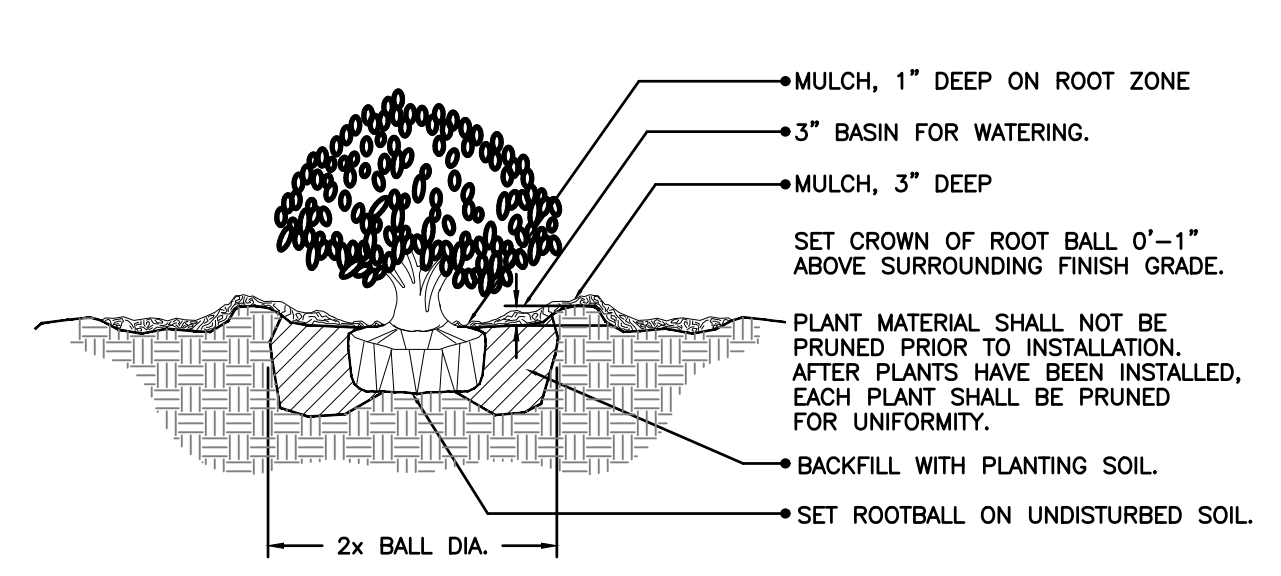
TREE PRESERVATION BARRICADE FENCING DETAIL

NTS.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

NTS.



SHRUB PLANTING DETAIL

NTS.

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD). CONVERSION TO N.G.V.D. '29: N.A.V.D. '88 + 1.50' = N.G.V.D. '29

THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LANDSCAPE ARCHITECTS
 4500 NW 31ST AVE. #1000 TAMPA, FL 33609
 P: 813-375-1100 F: 813-375-1100
 125 W INDIANTOWN RD. JUPITER, FL 33468
 P: 561-203-7503 F: 561-203-7503

REVISIONS:			
REV:	DATE:	COMMENT:	BY:

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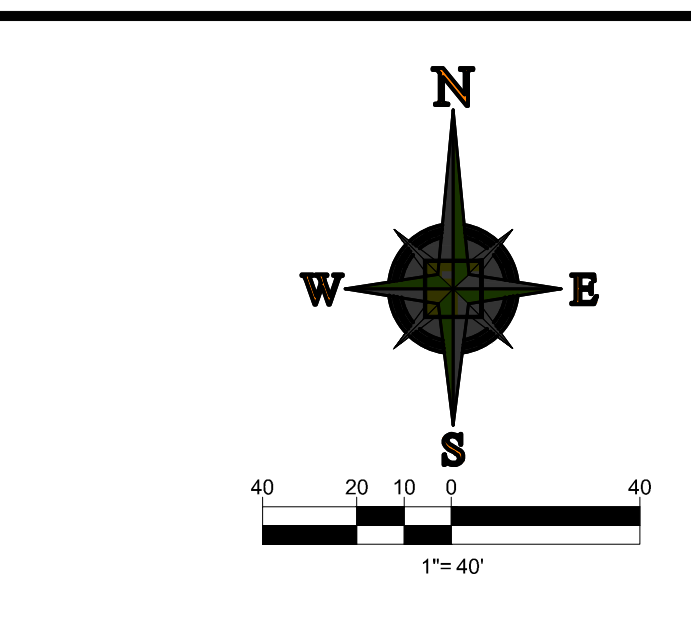
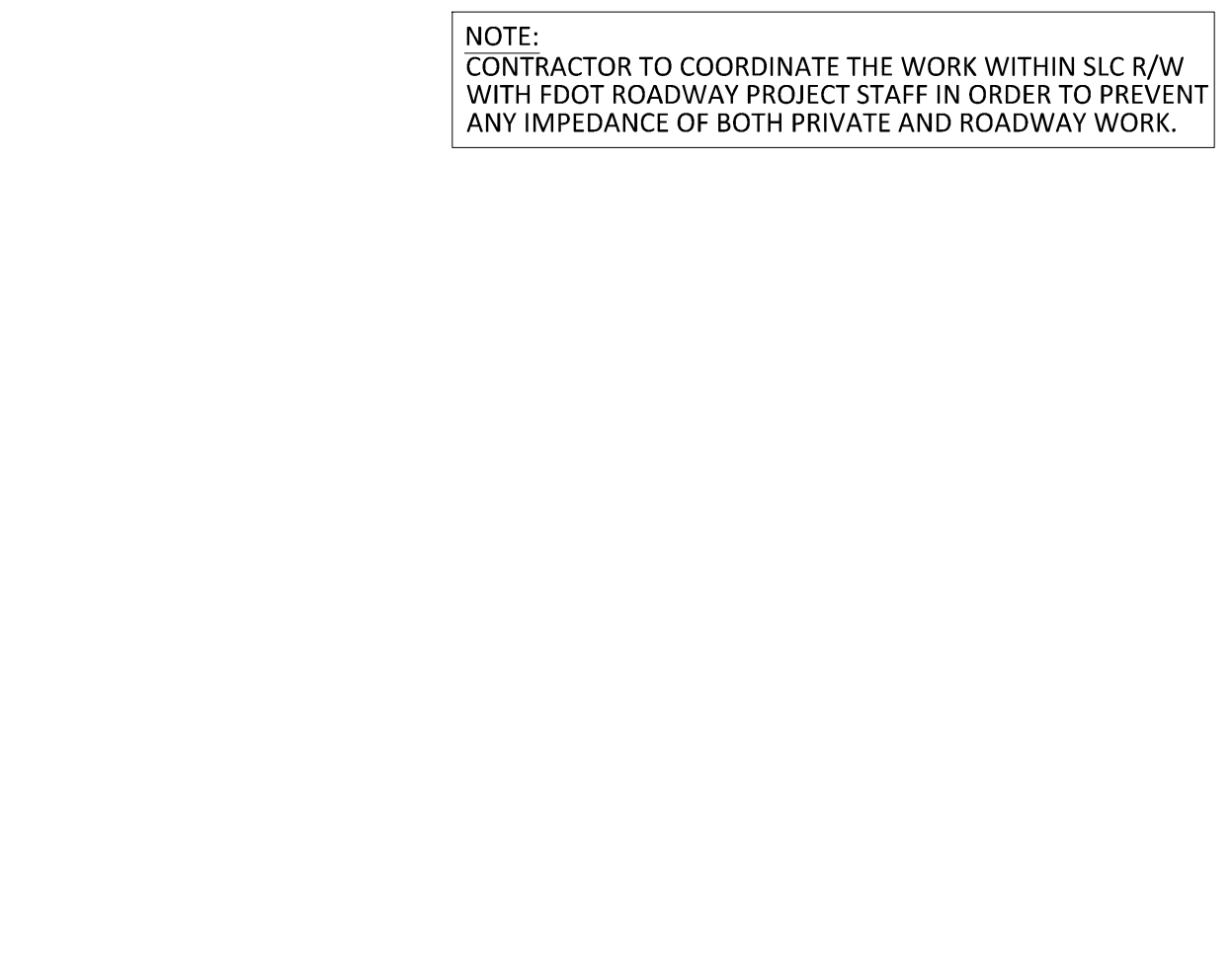
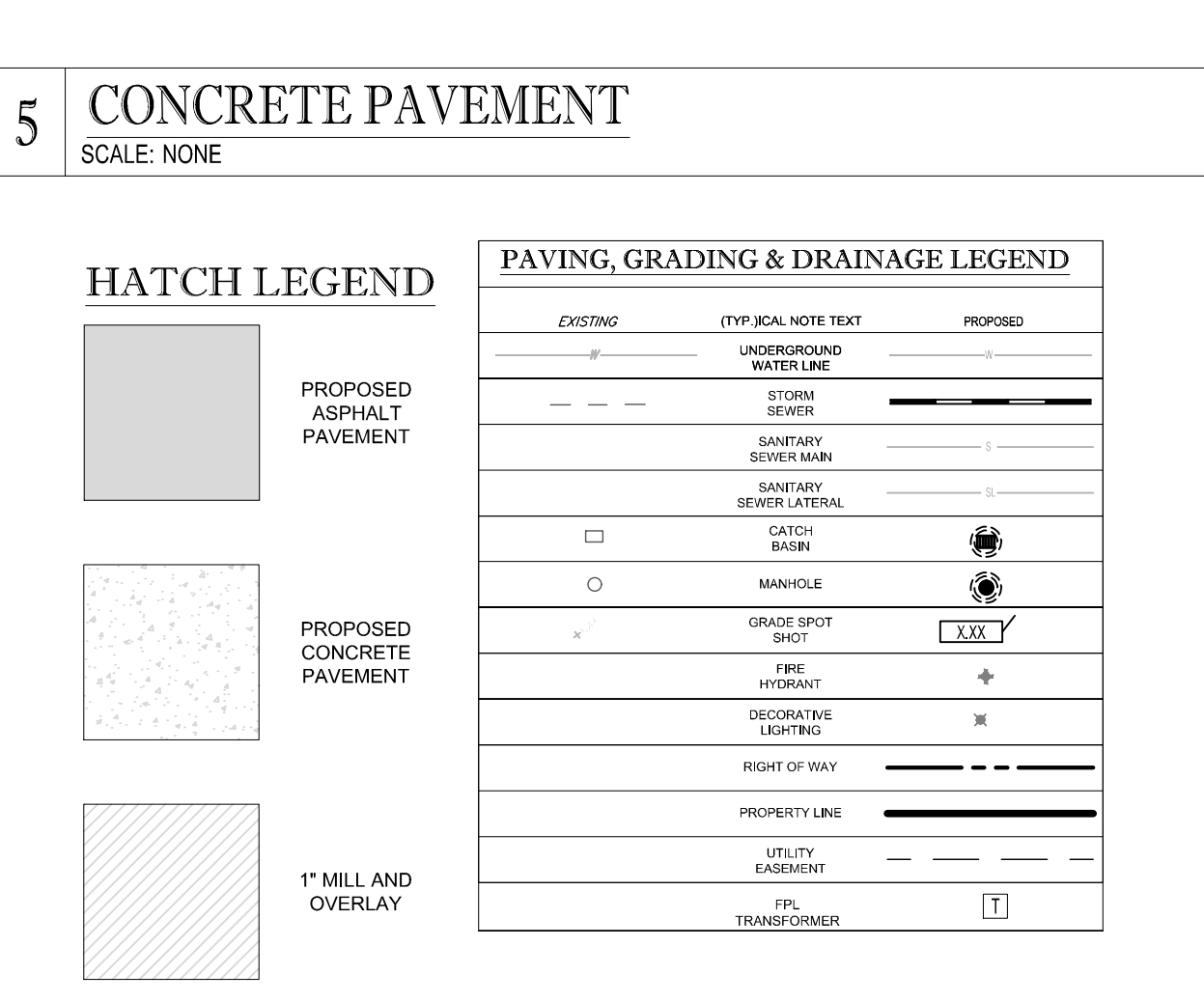
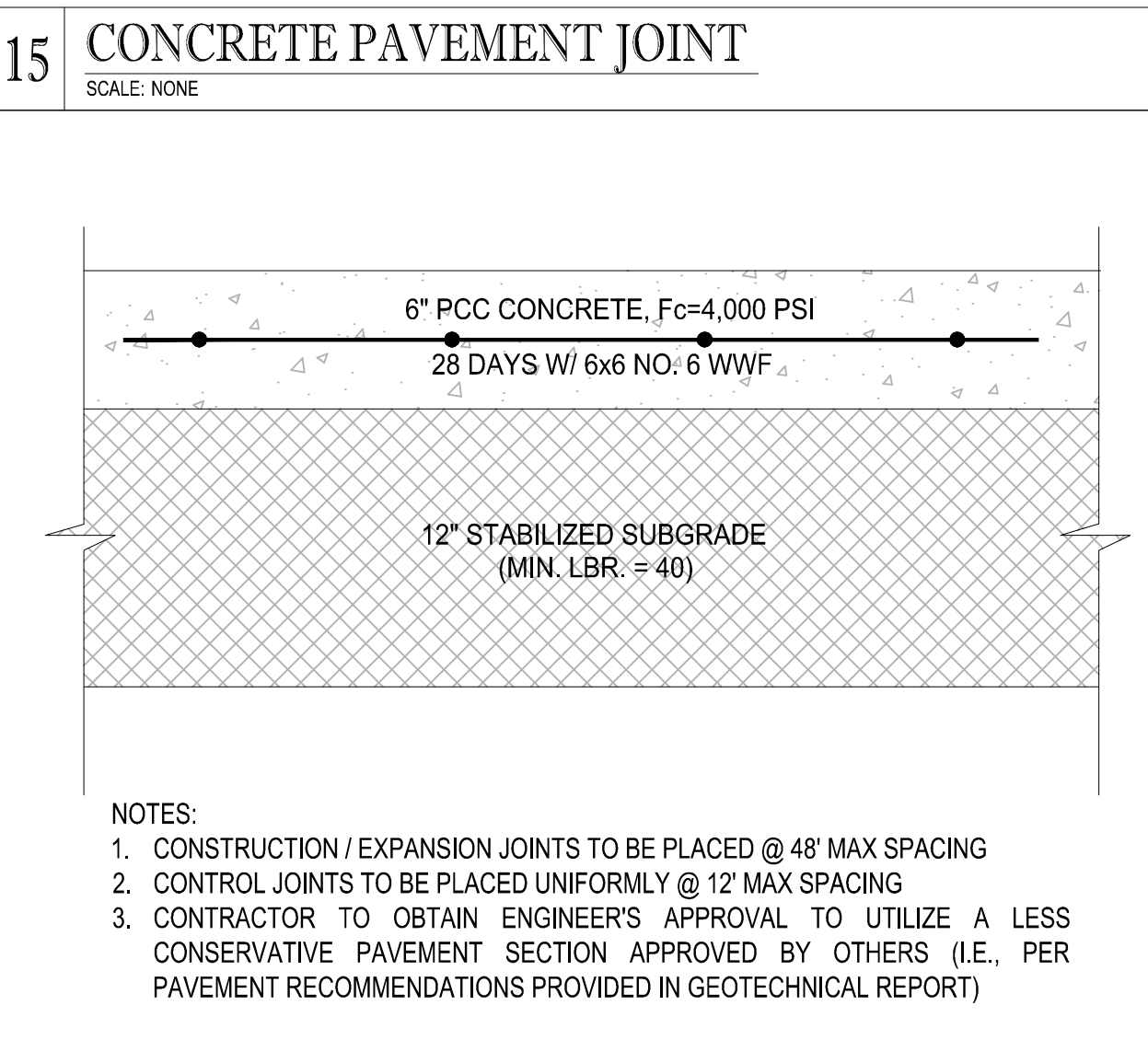
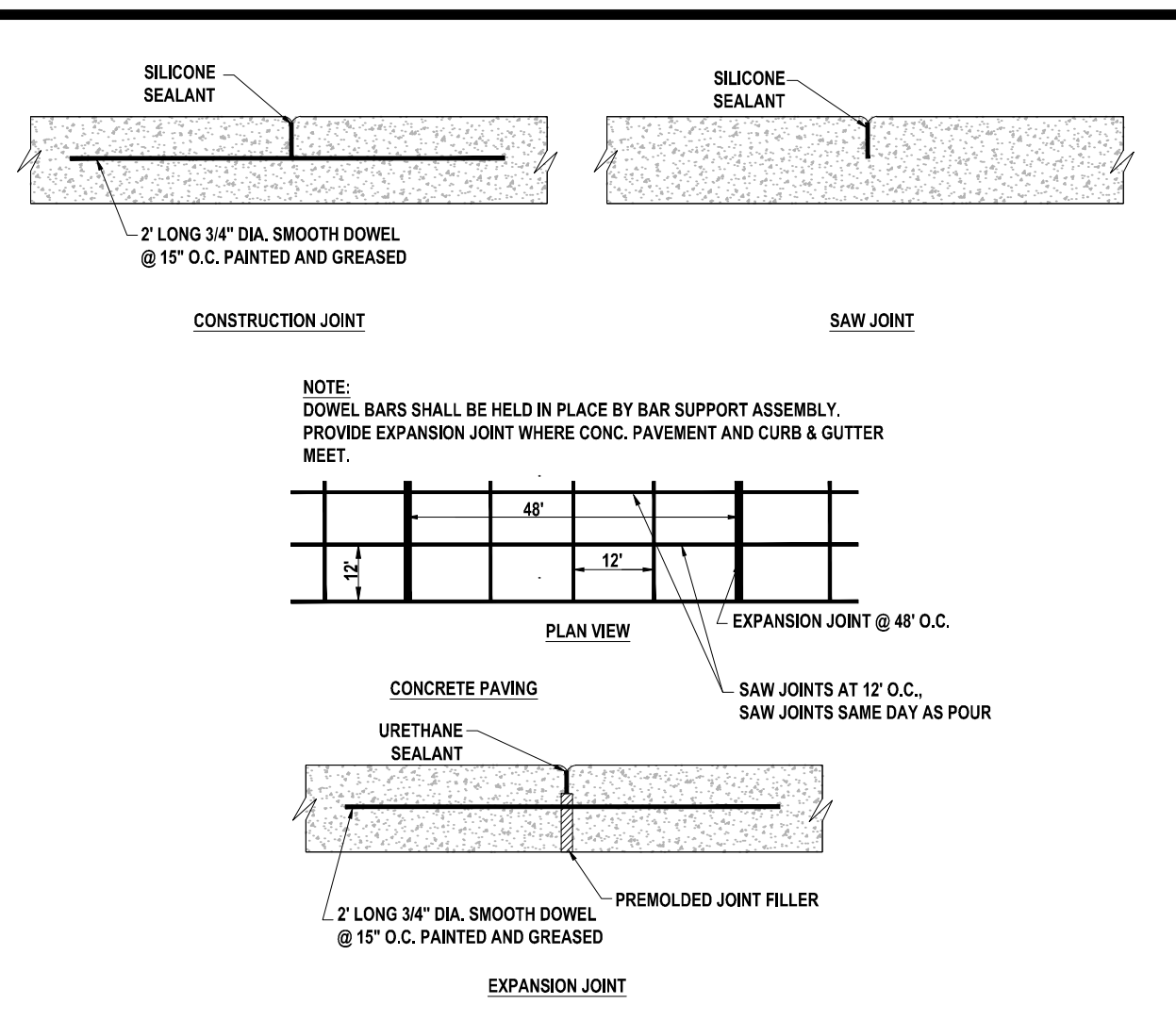
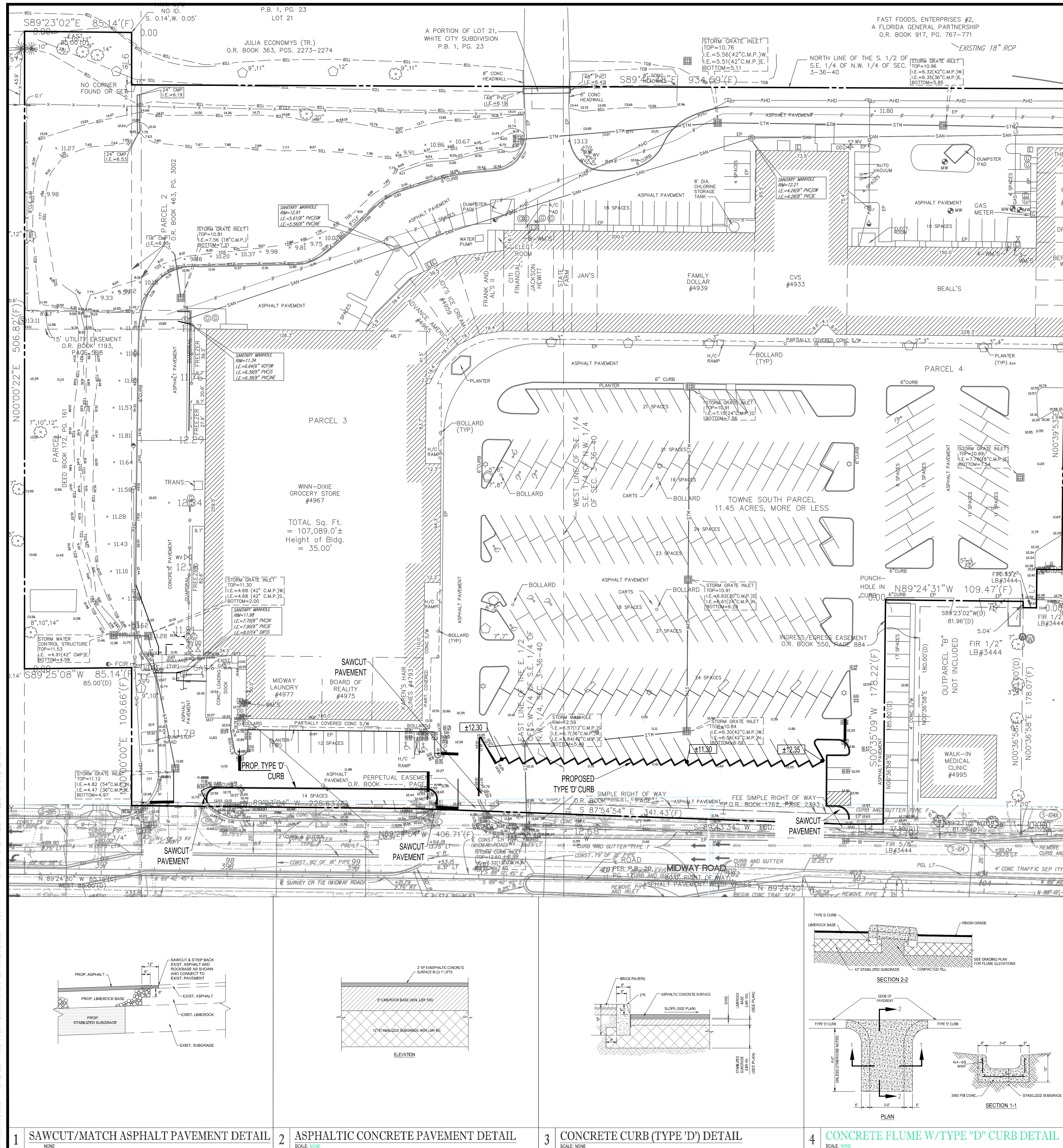
PROJECT No.:	FJ190027
DRAWN BY:	JMG
CHECKED BY:	JMG
DATE:	
CAD I.D.:	FJ190027 - LANDSCAPE PLAN

PROJECT:
TOWNE CENTER PLAZA MIDWAY CURE PLAN
 FOR
TS PIERCE SC Co., Ltd.
 CITY OF FORT PIERCE FLORIDA

THOMAS ENGINEERING GROUP
 PEPWORTH PROFESSIONAL PLAZA
 125 W. INDIANTOWN RD., SUITE 206
 FT. PIERCE, FL 34948
 PH: (888) 203-7503
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 www.ThomasEngineeringGroup.com

MICHAEL D. GROSSWIRTH
 REGISTERED LANDSCAPE ARCHITECT
 STATE OF FLORIDA
 LICENSE NO. LA 6666871
 EXPIRES 12/31/2024

SHEET TITLE:
LANDSCAPE DETAILS & NOTES
 SHEET NUMBER:
L-2.1



CONSTRUCTION NOTES:

- CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SAW, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
- ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
- THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
- THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
- 2.0% MAXIMUM SLOPE ON ADA ACCESSWAYS.
- ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
- EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
- EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
- ANY WORK CONDUCTED IN FDOT ROW TO BE DESIGNED AND CONSTRUCTED USING THE LATEST YEAR STANDARDS AND SPECIFICATIONS.

REVISIONS:

REV.	DATE	COMMENT	BY
1	02-04-21	CORRECT PAVEMENT RESTORATION LIMITS	JMG

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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TEL: 561-203-7503
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 www.ThomasEngineeringGroup.com

PROFESSIONAL ENGINEER

JASON M. GUNTHER
 No. 58629
 July 18, 2022
 FLORIDA LICENSE NO. 27528

TOWNE SOUTH PLAZA MIDWAY CURE PLAN

FOR **TS PIERCE SC Co., Ltd.**

CITY OF FORT PIERCE FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER: **C-06**

Printed on Monday, July 18, 2022, 11:32 AM by Michael Kuhn

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