



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)

ABRAHAM CHABAB, Inc.
1391 NW St. Lucie West Blvd. # 411
Port St. Lucie, FL 34986
Ph:772-475-6630
Email: agchabab1@msn.com

July 15, 2022

Kevin Freeman, Planning Director
100 N. U.S. Highway 1
Fort Pierce, FL 34950

RE : Sutherlin Nissan, Site Plan Modification for Open Storage Yard
Location: 4815 US Highway#1, Fort Pierce FL 34982

Dear Mr. Freeman:

The site plan modification that is being applied for is for the existing open storage yard for vehicles (1.62 acres, 72134 SF) that is located at the southern part of the property. The site plan, landscape plan and parking lot lighting plan show the existing structures as well as the improvements such as the landscape planting, and pavement markings we plan to install. The storage yard will also have gates on both entrances.

Should you have any questions or require any additional information, please contact us at your convenience .

Sincerely

Abraham Chabab

Abraham Chabab, P.E.

cc: Laz Lopez , Sutherlin Nissan

This instrument was prepared by
and should be returned to:

Stephen E. Cook, Esquire
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1000
Orlando, Florida 32802

Tax Parcel No. 3403-502-0033-000/7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 27th day of June, 2016, by METRO MOTORS VENTURES, INC., a Florida corporation, whose address is 4815 South U.S. Highway 1, Fort Pierce, Florida 34982, (the "**Grantor**"), to SUTHERLIN NISSAN FT. PIERCE, INC., a Florida corporation, whose address is 946 South U.S. Highway 1, Vero Beach, Florida 32962, (the "**Grantee**").

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TOGETHER, with all of the Grantor's interest in and to all licenses, approvals, tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property; all strips and gores, if any; all right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road, avenue, open or proposed, in front of or adjoining said property to the center line thereof; and all right, title and interest of Grantor in and to any awards for damages to said property by reason of change of grade of any street.


TO HAVE AND TO HOLD, the same in fee simple forever.


AND the Grantor does hereby covenant that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons by and through the Grantor; and that the Property is free and clear of all encumbrances made by Grantor except for matters set forth in Exhibit "B" attached hereto and incorporated herein; provided, however, reference thereto shall not serve to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

METRO MOTORS VENTURES, INC.,
a Florida corporation

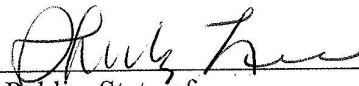

Print Name: GEORGE CHACONAS

By: 
Michael A. Grieco, Jr., Vice President


Print Name: SCOTT R OWENS

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 27 day of June, 2016, by Michael A. Grieco, Jr., as Vice President of Metro Motors Ventures, Inc., a Florida corporation, on behalf of the corporation. He is [] personally known to me, or [] has produced _____ as identification.


Notary Public, State of _____
Print Name: SHIRLEY LEE
Commission No.: FF 959165
My commission expires: 3/8/20

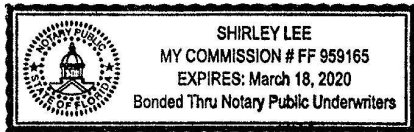


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 20 of the subdivision of WHITE CITY in Section 3, Township 36 South, Range 40 East, according to the Plat of subdivision on file in Plat Book 1, Page 23, of the Public Records of St. Lucie County, Florida. Also, beginning 16 chains North of the Southwest corner of the Northeast $\frac{1}{4}$ of Section 3, Township 36 South, Range 40 East; thence run West 5 chains; thence North 274.04 feet to the line dividing Lots 20 and 11 of said subdivision; thence run East 5 chains; run thence South to the POINT OF BEGINNING. Less and excepting therefrom rights of way for public roads and drainage canals.

Also Less and Excepting the following described parcel:

The South 100.00 feet of Lot 20 of WHITE CITY SUBDIVISION, being in Section 3, Township 36 South, Range 40 East, according to the plat thereof recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida.

EXHIBIT "B"

EXCEPTIONS

1. Taxes and assessments for the year **2016** and subsequent years, which are not yet due and payable.
2. Resolution No. 83-109 for changing the zoning classification in St. Lucie County, Florida, recorded August 11, 1983 in Book 408, Page 1563.
3. Easement granted to Florida Power & Light Company recorded May 31, 1985 in Book 466, Page 115.
4. Terms of Agreement by and between Charlie's Dodge of Fort Pierce and Fort Pierce Utilities Authority for water service and/or sewer service as recorded December 3, 1985 in Book 484, Page 849.
5. Easement granted to Florida Power & Light Company recorded July 11, 1989 in Book 645, Page 341.
6. Covenants, Reservations and Restrictions as set forth in Warranty Deed recorded August 26, 1994 in Book 917, Page 767, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
7. Grant of Easement by and between Anthony Economy, as Successor Trustee, Fast Food Enterprises No. 2, a Florida general partnership and Charles L. Floyd as recorded December 30, 1994 in Book 935, Page 2022.
8. Terms and conditions with St. Lucie County Development File No. SP-95-044-01 CD-96-001 and Order granting a major adjustment to a minor site plan for a project known as Charlie's Dodge as recorded February 1, 1996 in Book 996, Page 2932.
9. Ordinance No. K-191 extending the territorial limits of the City of Fort Pierce as recorded March 4, 2004 in Book 1912, Page 2921.

NOTE: ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BOUNDARY AND TOPOGRAPHIC SURVEY

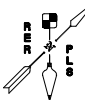
SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST

LOT 10

LOT 11

NORTHWEST CORNER OF LOT 20

THE NORTH ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST JAMES KIRBY P.L.S. NO. 2391 ORIGINALLY FOUND A BOAT SPIKE IN CONCRETE



ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
 3221 SW CRUMPACKER STREET
 PORT ST. LUCIE, FLORIDA 34953
 772-873-4700

LEGAL DESCRIPTION:

LOT 20 OF THE SUBDIVISION OF WHITE CITY IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF SUBDIVISION ON FILE IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO, BEGINNING 16 CHAINS NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE RUN WEST 5 CHAINS; THENCE NORTH 274.04 FEET TO THE LINE DIVIDING LOTS 20 AND 11 OF SAID SUBDIVISION; THENCE RUN EAST 5 CHAINS; RUN THENCE SOUTH TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 100.00 FEET OF LOT 20 OF WHITE CITY SUBDIVISION, BEING IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BENCHMARK REFERENCE:
 FOUND A BRASS DISK IN CONCRETE MONUMENT SAINT LUCIE COUNTY 2003 SHRINE. LOCATED 3/10 OF A MILE PLUS OR MINUS NORTH OF MIDWAY ROAD (STATE ROAD 712), 44 FEET EAST PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF OLEANDER AVENUE, 36 FEET PLUS OR MINUS SOUTH OF THE CENTERLINE OF THE SOUTH ENTRANCE TO THE ST. LUCIE COUNTY SHRINE CLUB. MARK IS 10 FEET PLUS OR MINUS EAST OF A WOOD UTILITY POLE. ELEVATION = 10.142 U.S. SURVEY FEET NORTH AMERICAN DATUM OF 1988.

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 1.0

FLOOD ELEVATION INFORMATION			
MAP NUMBER	12111001806	DATE OF FIRM	FEBRUARY 19TH, 2020
COMMUNITY NUMBER	120285	PANEL	0189
FIRM ZONE	X	SUFFIX	X

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		06/28/2021	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		06/28/2021	R.E.R.	R.E.R.
UPDATE TOPOGRAPHIC SURVEY	E.F.B.		12/09/2021	R.E.R.	R.E.R.

LEGEND:

- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- ⊕ = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- ⊗ = MANHOLE (M.H.)
- ⊚ = CATCH BASIN (C.B.)
- ⊠ = CONCRETE LIGHT POST
- ⊡ = FIRE HYDRANT (F.H.)
- ⊚ = WATER METER (W.M.)
- ⊚ = OVERHEAD WIRES
- ⊚ = CONCRETE POWER POLE (CONC. P.P.)
- ⊚ = ANCHOR AND GUY WIRE
- ⊚ = OVERHEAD WIRES
- ⊚ = NOT TO SCALE
- ⊚ = FENCELINE

NOTES:

- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD.
- NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
- LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
- BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
- ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

PLOT DATE AND TIME: 12/16/2021 8:00 AM EST

LOT SQUARE FOOTAGE: 7.648± ACRES

SCALE: 1" = 20'

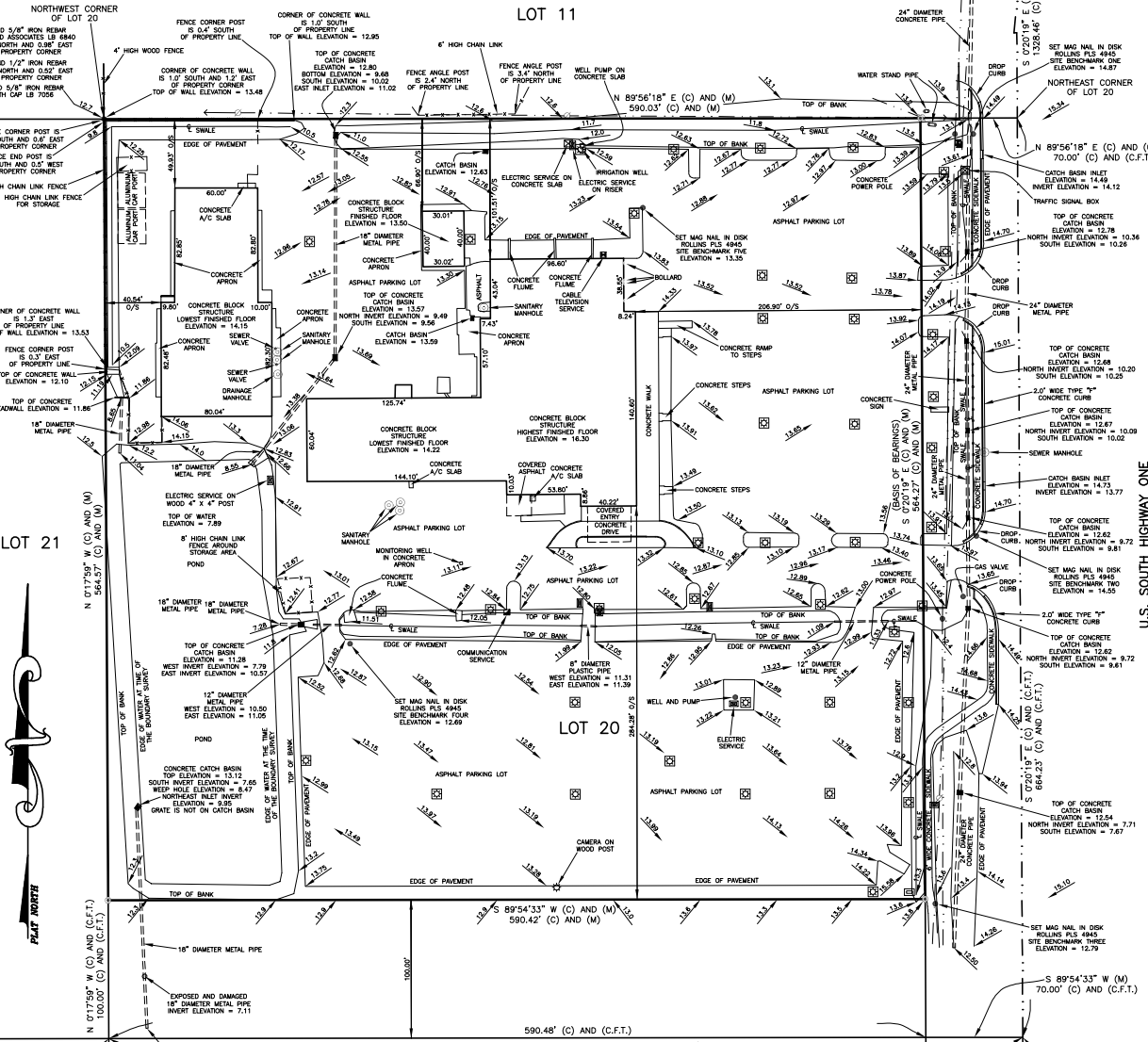
DATE OF LAST FIELD WORK: 12/09/2021

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROLAND E. ROLLINS DATE
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 4945

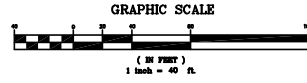
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: RR210604UD



ABBREVIATIONS:
 A/C = AIR CONDITIONER
 (C) = CALCULATED
 (C.F.T.) = CALCULATED FROM TRAVERSE
 CL = CENTERLINE
 C.B.S. = CONCRETE BLOCK STRUCTURE
 E/P = EDGE OF PAVEMENT
 E.O.W. = EDGE OF WATER
 E.F.B. = ELECTRONIC FIELD BOOK
 EL. = ELEVATION
 FIRM = FLOOD INSURANCE RATE MAPS
 FND. = FOUND
 (M) = MEASURED
 N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
 N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988.

N.T.S. = NOT TO SCALE
 O/S = OFFSET
 P.C.P. = PERMANENT CONTROL POINT
 (P) = PLAT
 (P.B.) = POINT OF BEGINNING
 P.R.M. = PERMANENT REFERENCE MONUMENT
 (R) = RECORD
 P.C. = POINT OF CURVATURE
 P.I. = POINT OF INTERSECTION
 S/W = SIDEWALK
 T.O.S. = TOE OF SLOPE
 T.O.B. = TOP OF BANK



NOTE: THE BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF U.S. SOUTH HIGHWAY 1 TO FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 20, WHITE CITY SUBDIVISION. (SEE LEGAL DESCRIPTION) ON GRID NORTH FLORIDA EAST NAD83 PROJECTION WHICH BEARS SOUTH 00°20'19\"/>

CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT CERTIFY TO:
 1) SUTHERN NISSAN FORT PIERCE, INC.

SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST

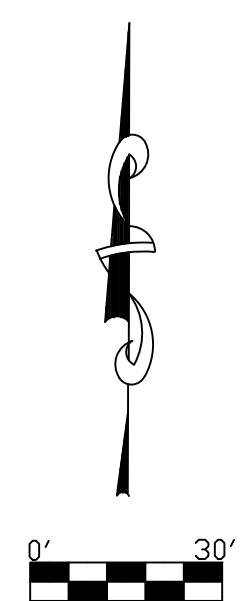
LOT 24

LOT 21

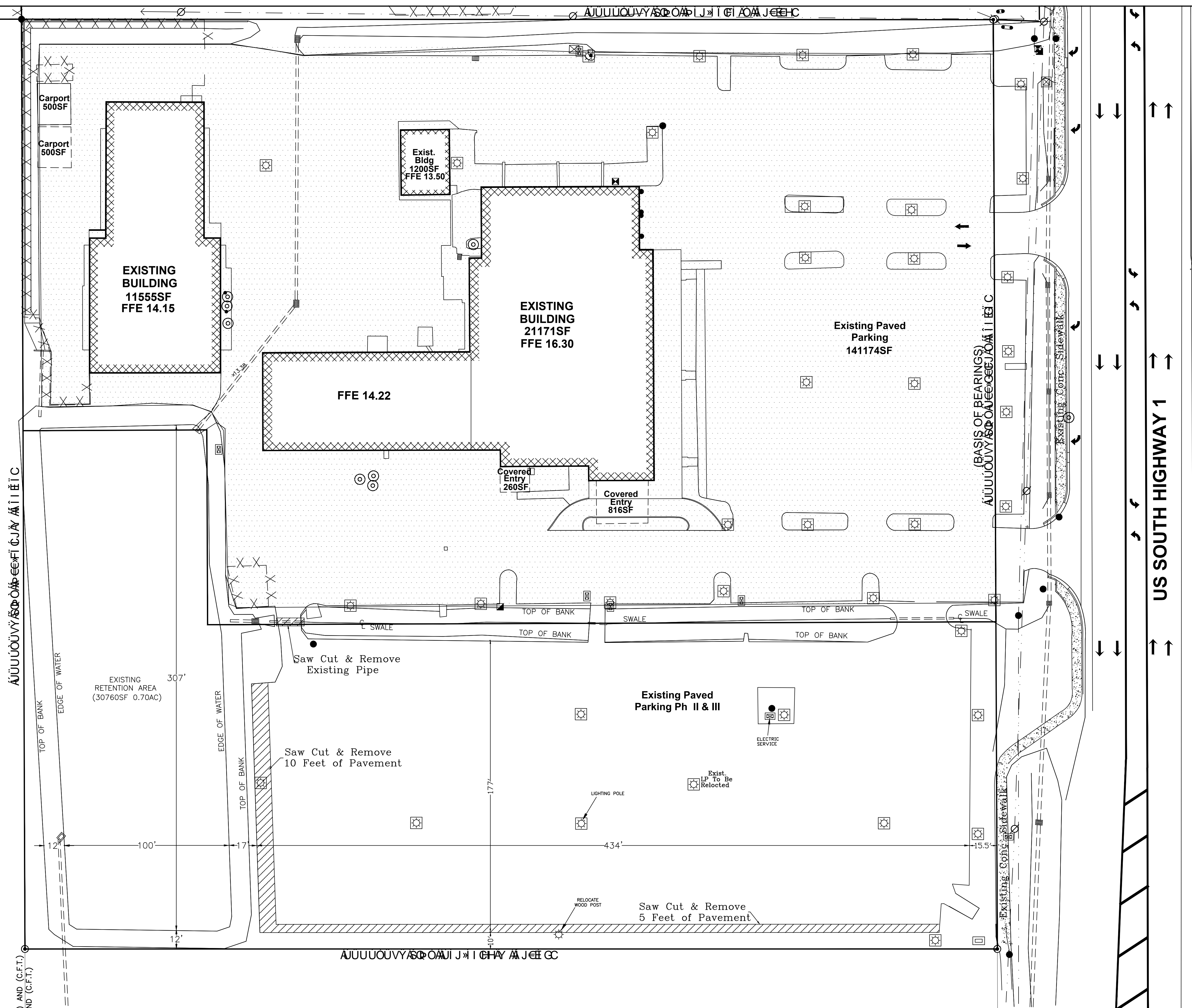
LOT 20

U.S. SOUTH HIGHWAY ONE

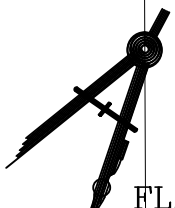
PLAT WIDTH



NOTES :
 CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
 THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
 THE CONTRACTOR SHALL SECURE A DEWATERING PERMIT IF DURING DEMOLITION AND CONSTRUCTION THE REQUIREMENTS FOR NO NOTICE ARE EXCEEDED.
 SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.
 CONTRACTOR TO COORDINATE WITH ALL UTILITIES OWNERS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
 ALL STRUCTURES THAT WILL REMAIN SHALL BE PROTECTED FROM ANY DAMAGES DURING DEMOLITION

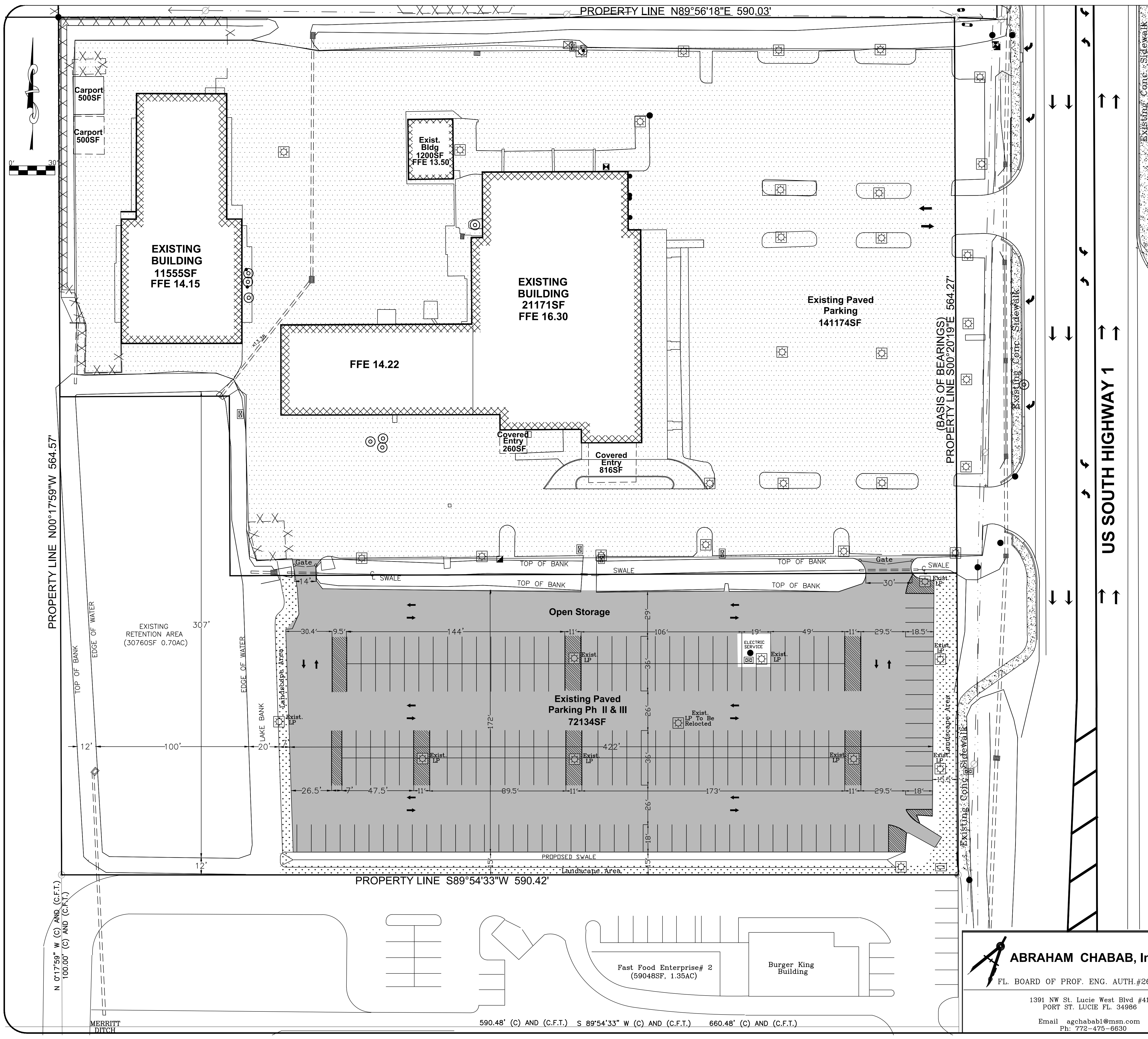


SCALE 1"=30'

 ABRAHAM CHABAB, Inc. FL. BOARD OF PROF. ENG. AUTH.#26790	SUTHERLIN NISSAN		DESIGNED BY AC	REVISIONS	DATE
	1391 NW St. Lucie West Blvd #411 PORT ST. LUCIE FL 34986 Email agchabab1@msn.com Ph: 772-475-6830		DRAWN BY AC DATE Jan. 01/22		
DEMOLITION PLAN			SHEET 1 OF 4		

Past Food Enterprise# 2
 (59048SF, 1.35AC)

590.48' (C) AND (C.F.T.) S 89°54'33" W (C) AND (C.F.T.) 660.48' (C) AND (C.F.T.)



GENERAL NOTES

PROJECT NAME : SUTHERLIN NISSAN
 OWNER : SUTHERLIN NISSAN FORT PIERCE INC.
 946 S. US Highway 1
 Vero Beach, FL 32962

LOCATION : 4815 S US Highway 1, Fort Pierce, FL 34982
 LAND USE : GC
 LAND ZONING : GC
 LEGAL DESCRIPTION : LOT 20 OF THE SUBDIVISION OF WHITE CITY IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF SUBDIVISION ON FILE IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. ALSO, BEGINNING 16 CHAINS NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, THENCE RUN WEST 5 CHAINS; THENCE NORTH 274.04 FEET TO THE LINE DIVIDING LOTS 20 AND 11 OF SAID SUBDIVISION; THENCE RUN EAST 5 CHAINS; RUN THENCE SOUTH TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:
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PIN : 340350200330007

BUILDING HEIGHT : NA
 NUMBER OF STORIES : ONE

UTILITIES:
 ELECTRICAL : FPL
 WATER & SEWER : FPWA
 TELEPHONE : ATT
 SOLID WASTE : AUTHORIZED SOLID WASTE CO.

AREA TABULATION:

SITE COVERAGE	ACREAGE	SF	% OF SITE
EXISTING BUILDINGS	0.7788	33926	10.18
EXISTING COVERED ENTRIES	0.0229	1000	0.30
EXISTING CARPORTS	0.0247	1076	0.32
EXISTING BUILDING TOTAL	0.8264	36002	10.80
EXISTING PAVED AREA	3.2409	141174	42.39
TOTAL IMPERVIOUS	4.0673	177176	53.19
EXISTING PAVED AREA Ph II & III	1.6560	72134	21.65
TOTAL IMPERVIOUS Ph II & III	1.6560	72134	21.65
TOTAL IMPERVIOUS	5.7233	249310	74.84
EXISTING RETENTION AREA	0.7061	30760	9.23
GREEN AREA/OPEN SPACE	1.2181	53058	15.93
TOTAL	7.6475	333128	100.00

PERMITTED & CONSTRUCTED
 SFWMD Application # 01134-A Dated 2-15-84

LAND USE BREAKDOWN:	CONSTRUCTED		PERMITTED	
	ACREAGE	SF	ACREAGE	SF
SITE COVERAGE	0.7788	33926		
EXISTING BUILDINGS	0.7788	33926		
EXISTING COVERED ENTRIES	0.0229	1000		
EXISTING CARPORTS	0.0247	1076		
TOTAL EXISTING BUILDING	0.8264	36002	0.6973	30374
EXISTING PAVED AREA	3.2409	141174	3.9840	173543
EXISTING WATER MANAGEMENT AREA	0.7061	30760	0.5400	23522
GREEN AREA/OPEN SPACE	0.8849	38549	0.4367	19022
TOTAL	5.6585	246485	5.6580	246461

PERMITTED & CONSTRUCTED
 SFWMD Application # 950405-10 permit Mod 56-00479-S Dated 1996

EXISTING BUILDINGS	0	0	0.2440	10632
EXISTING PAVED AREA Ph II & III	1.7364	75640	1.3944	60740
EXISTING WATER MANAGEMENT AREA	0	0	0.1890	8233
GREEN AREA/OPEN SPACE	0.2526	11003	0.1528	6656
TOTAL	1.9890	86643	1.9802	86261

FAST FOOD ENTERPRISE #2 -1.3601 -59246 This portion was subdivided
 No longer part of original permit

RIGHT OF WAY ACQUISITION -0.4227 -18413 Right of way acquisition
 No longer part of original permit

TOTAL	7.6475	333128	7.6401	333128
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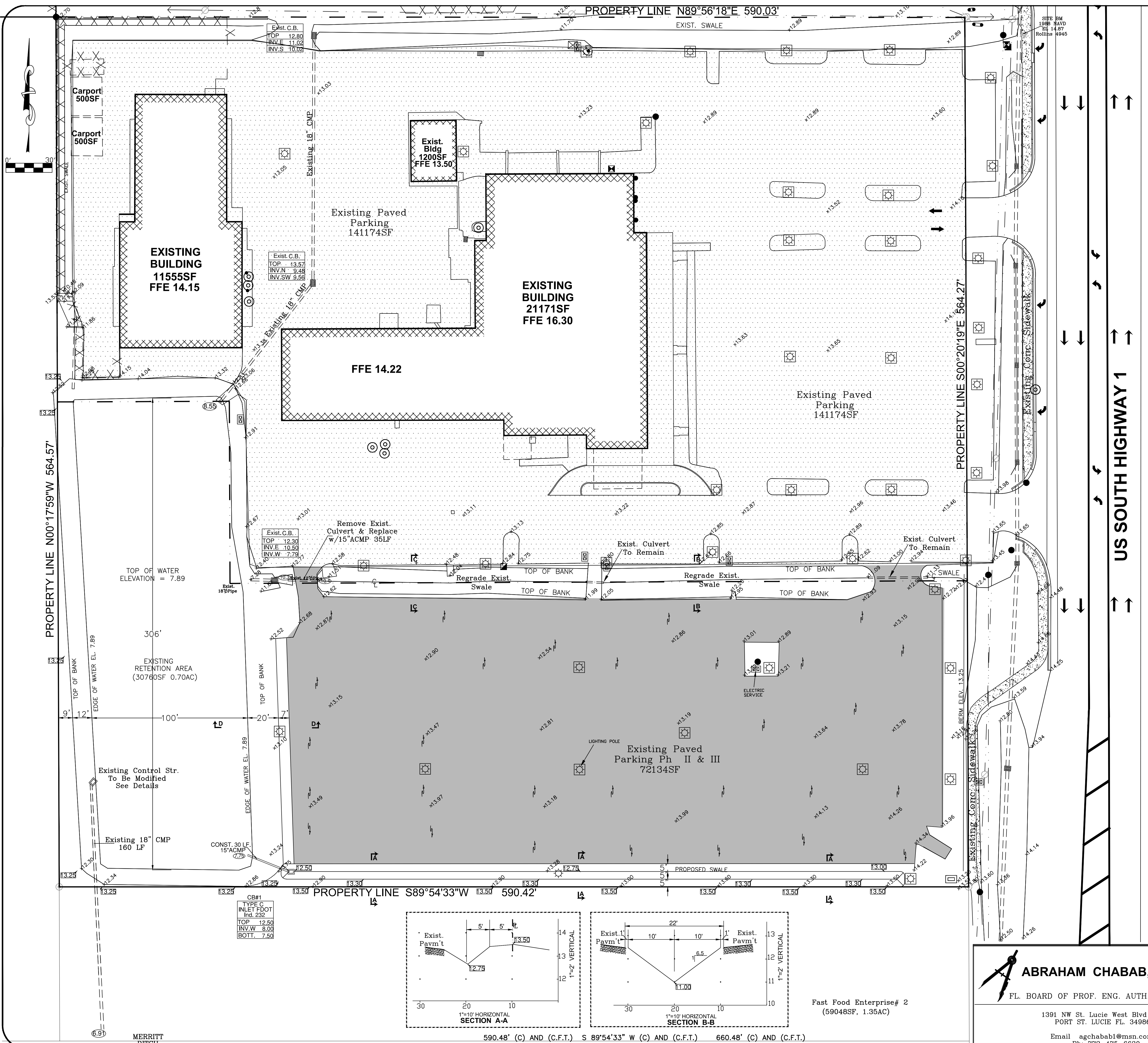
SFWMD Application # 01134-A Dated 2-15-84

LAND USE BREAKDOWN:	ACREAGE	SF
BUILDINGS	1.1622	50630
PAVED AREA	6.6400	289238
WATER MANGEMENT	0.9000	39204
GREEN AREA/OPEN SPACE	0.7278	32703
TOTAL	9.4302	411775

NOTE:
 The Landuse breakdown has been pro-rated to reflect 7.45 acres instead of 9.43 acres. This is due to right of way acquisition and 1.36-acre parcel that was subdivided.

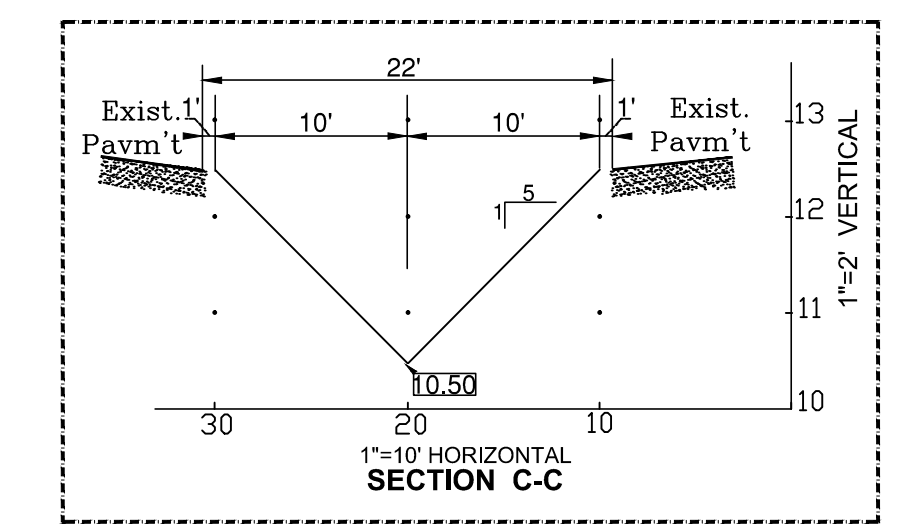
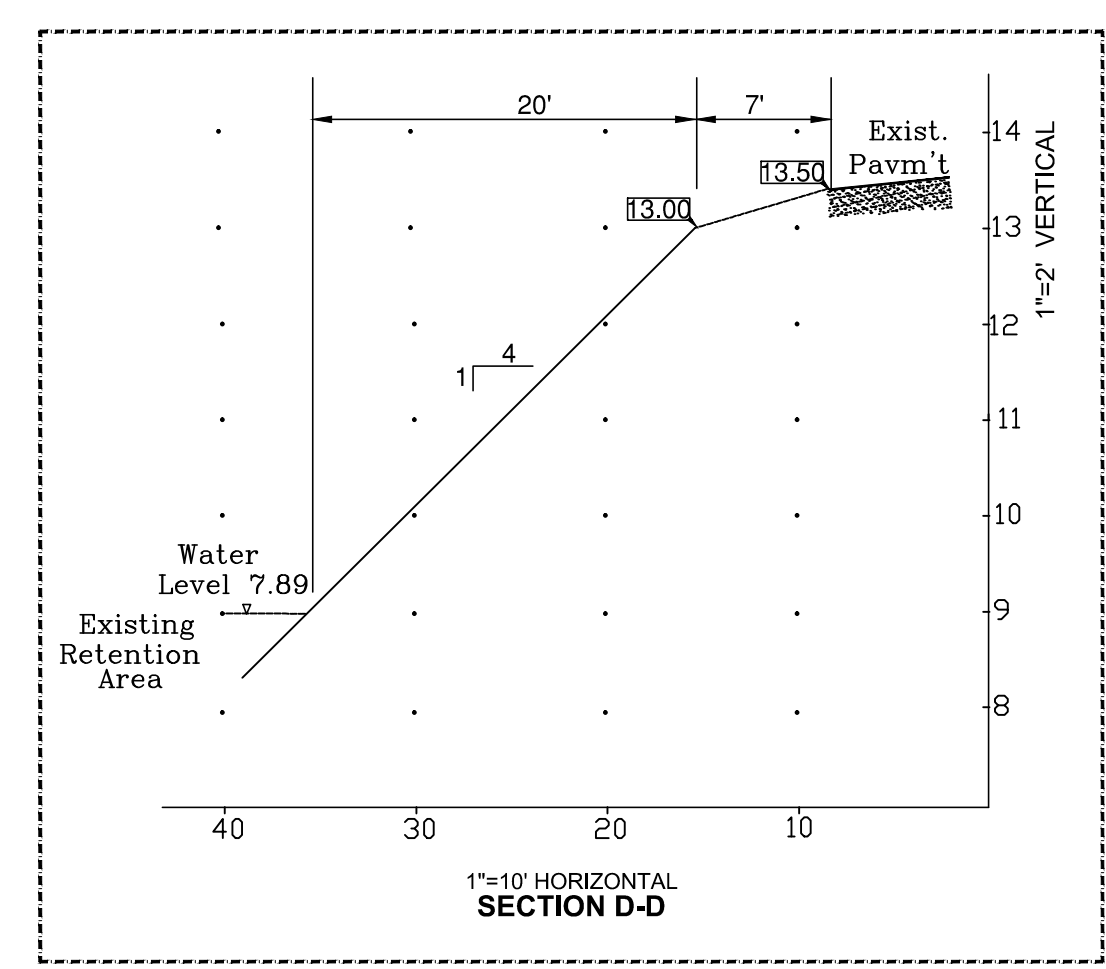
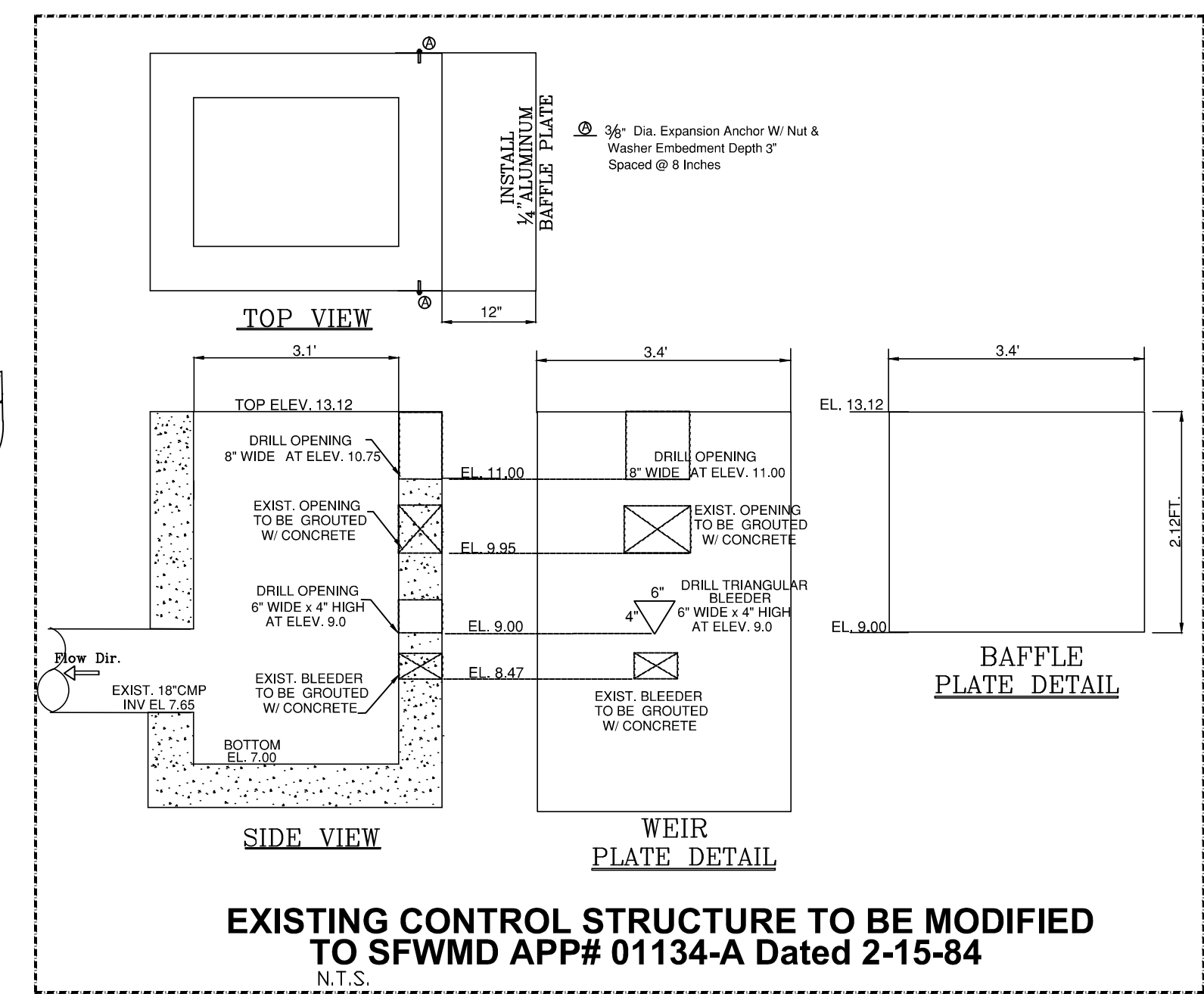
SCALE 1"=30'

<p>ABRAHAM CHABAB, Inc. FL. BOARD OF PROF. ENG. AUTH. #26790</p>	DESIGNED BY AC	REVISIONS	DATE
	<p>1391 NW St. Lucie West Blvd #411 PORT ST. LUCIE FL 34986</p> <p>Email agchababi@msn.com Ph: 772-475-6830</p>	DRAWN BY AC	
<p>SUTHERLIN NISSAN</p> <p>SITE PLAN</p>	DATE Jan. 01/22		
	SHEET 2 OF 4		

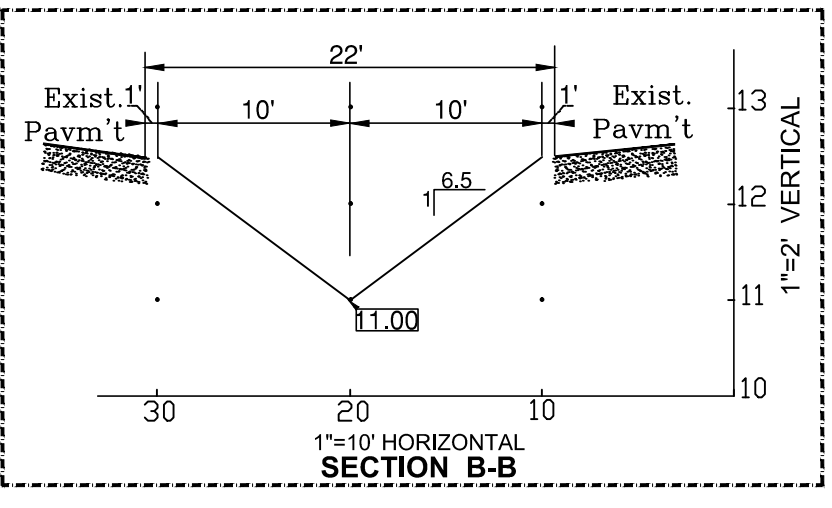
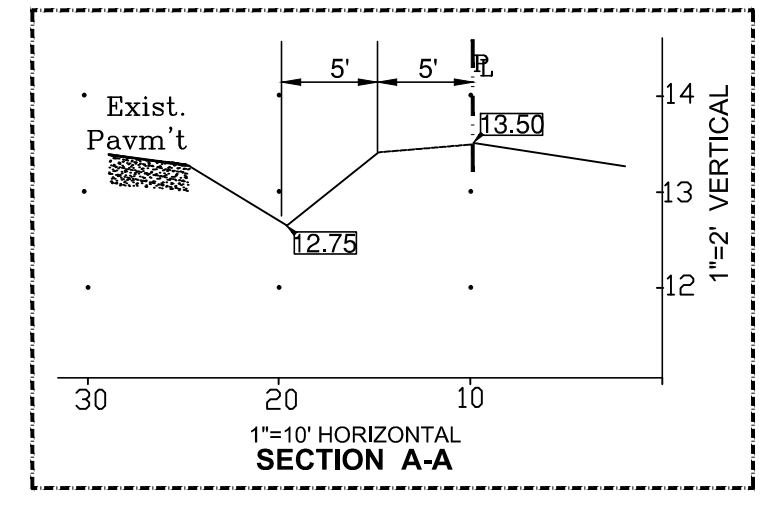


LEGEND		LEGEND	
25.1	EXISTING GRADE ELEVATION	TEE	TEE
[HP]	HIGH POINT	45° BEND	45° BEND
[PROP]	PROPOSED ELEVATION	90° EL.BOW	90° EL.BOW
[ARROW]	RUNOFF FLOW DIRECTION	F.H. FIRE HYDRANT	F.H. FIRE HYDRANT
[MITER]	FDOT MITERED END SECTION	GATE VALVE	GATE VALVE
[INVERT]	PIPE INVERT	BACKFLOW PREVENTER	BACKFLOW PREVENTER
ACMP	ALUMINUM CORRUGATED METAL PIPE	SERVICE CLEAN OUT	SERVICE CLEAN OUT
		METER BOX	METER BOX
		6" WATER MAIN	6" WATER MAIN
		EXIST 6" WATER MAIN	EXIST 6" WATER MAIN
		EXIST 16" WATER MAIN	EXIST 16" WATER MAIN
		8" GRAVITY SEWER	8" GRAVITY SEWER
		CATCH BASIN	CATCH BASIN

CONVERSION FACTOR FROM NAVD TO NGVD
ADD 1.48



SCALE 1"=30'



Fast Food Enterprise# 2 (59048SF, 1.35AC)

590.48' (C) AND (C.F.T.) S 89°54'33\"/>

ABRAHAM CHABAB, Inc.
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SUTHERLIN NISSAN PAVING & DRAINAGE PLAN	DESIGNED BY AC	REVISED	DATE
	DRAWN BY AC		
	DATE Jan. 01/22		
	SHEET 3 OF 4		

GENERAL NOTES

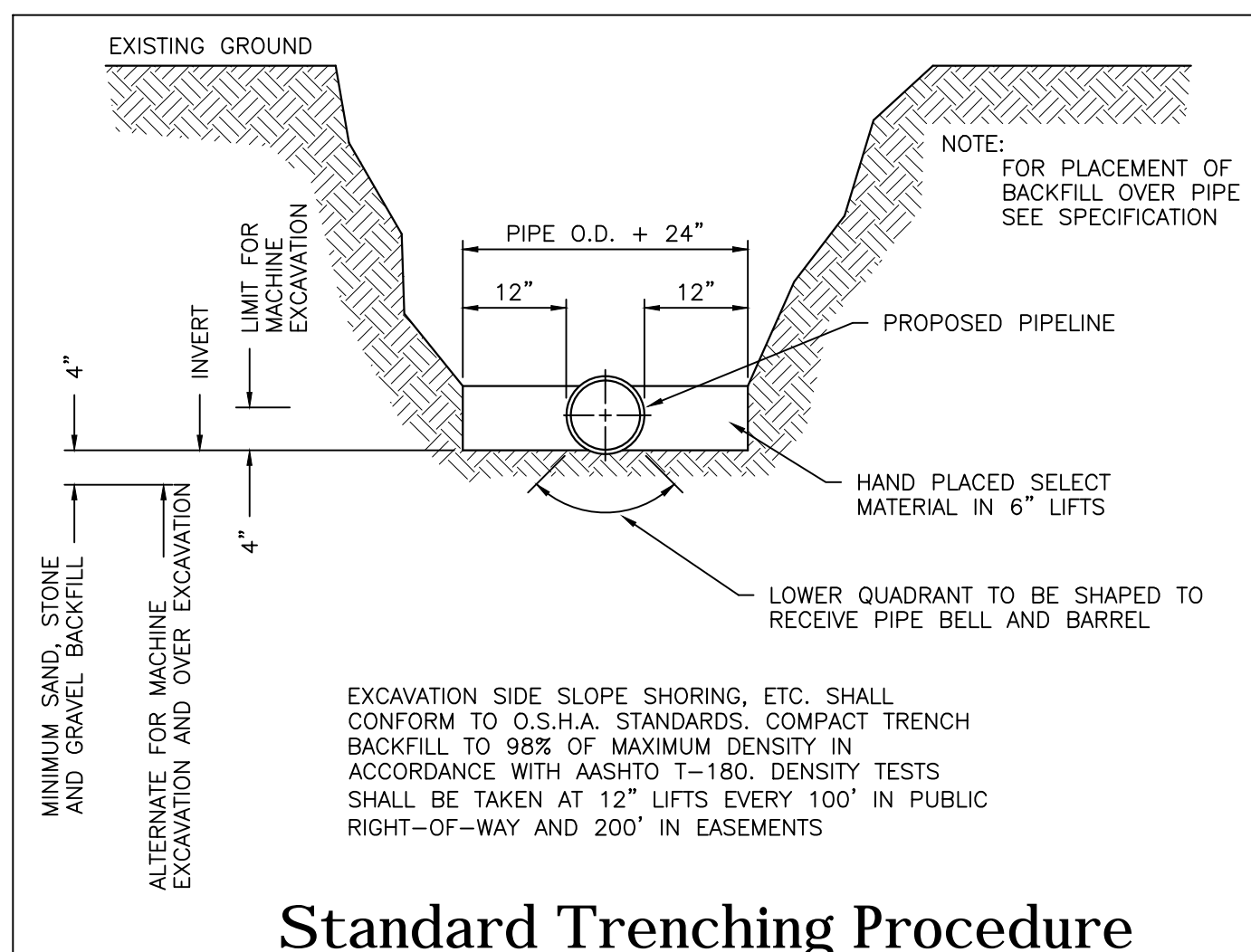
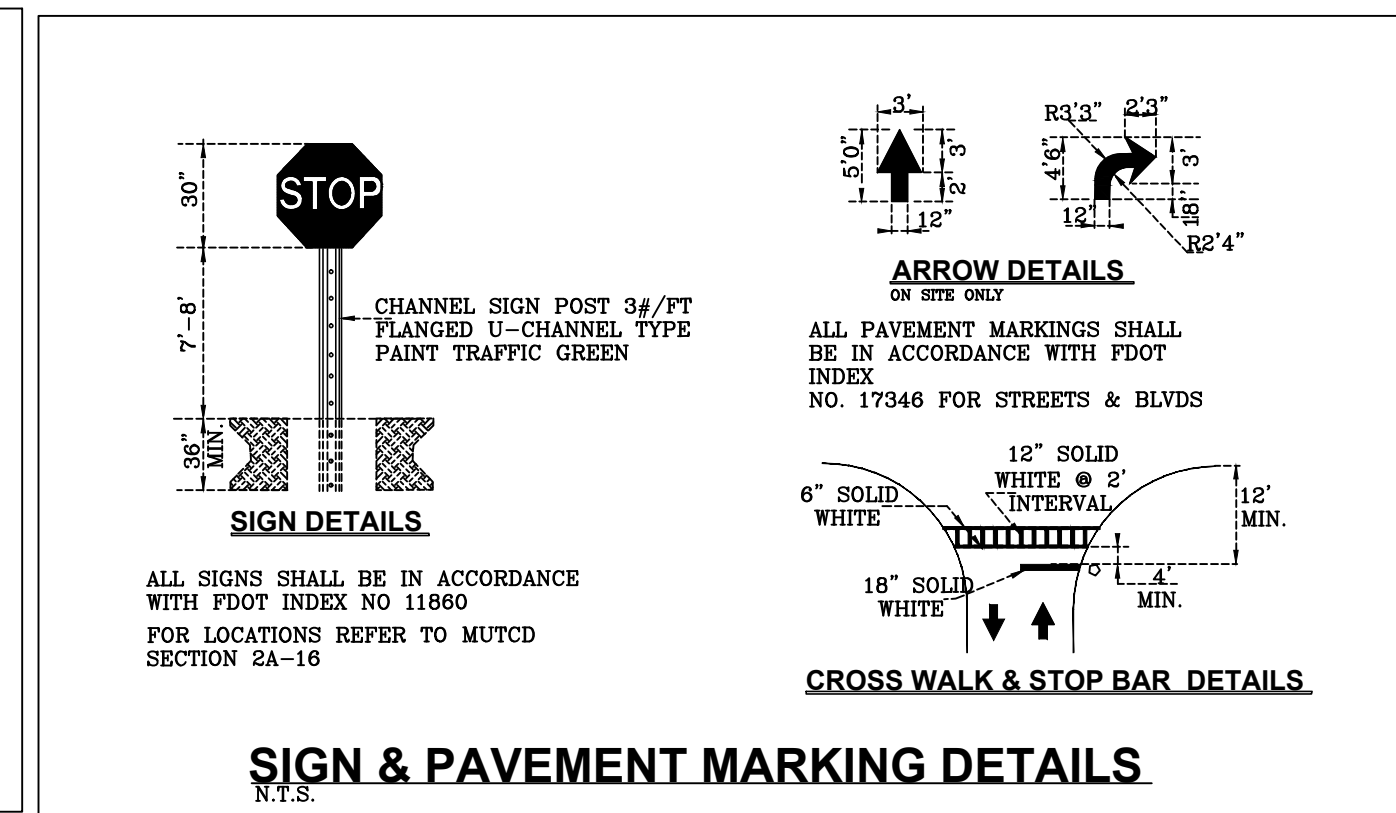
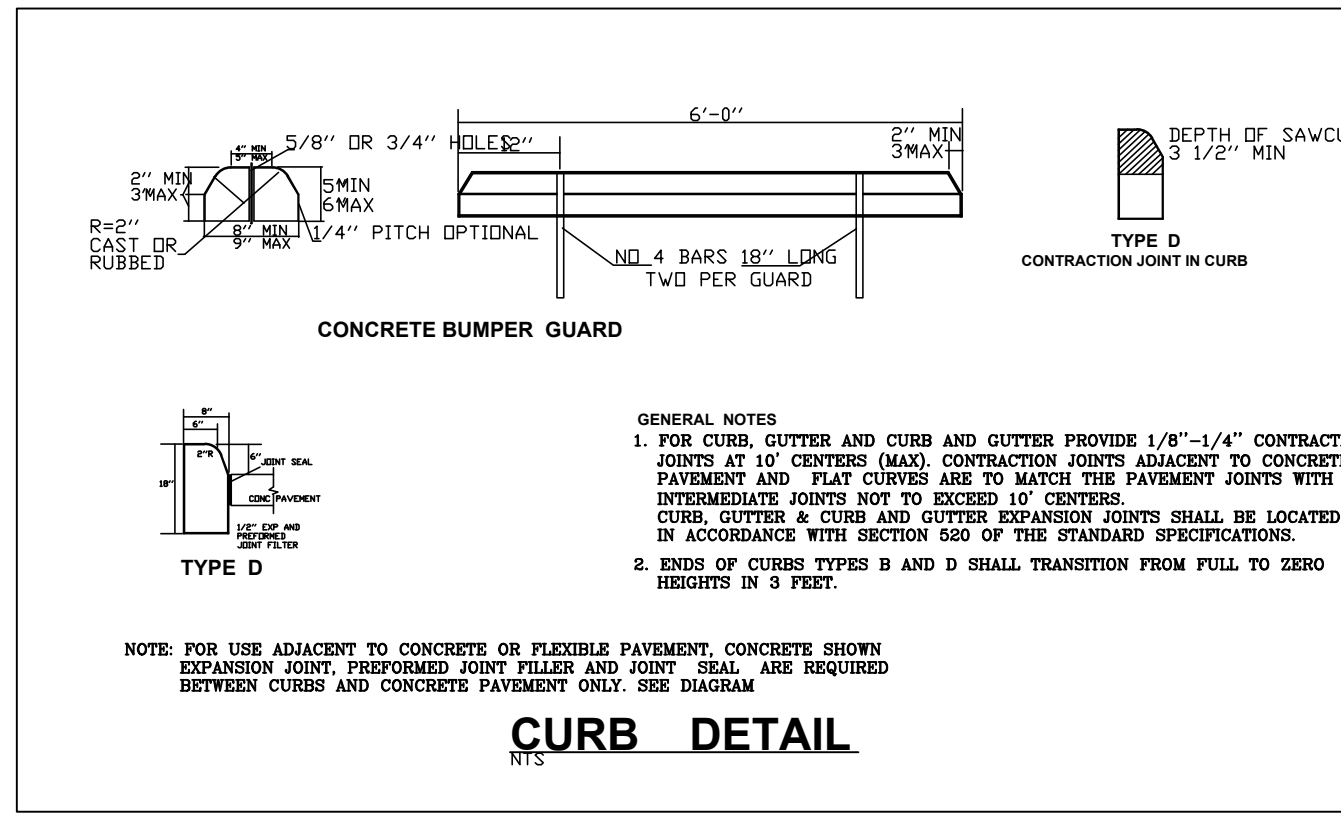
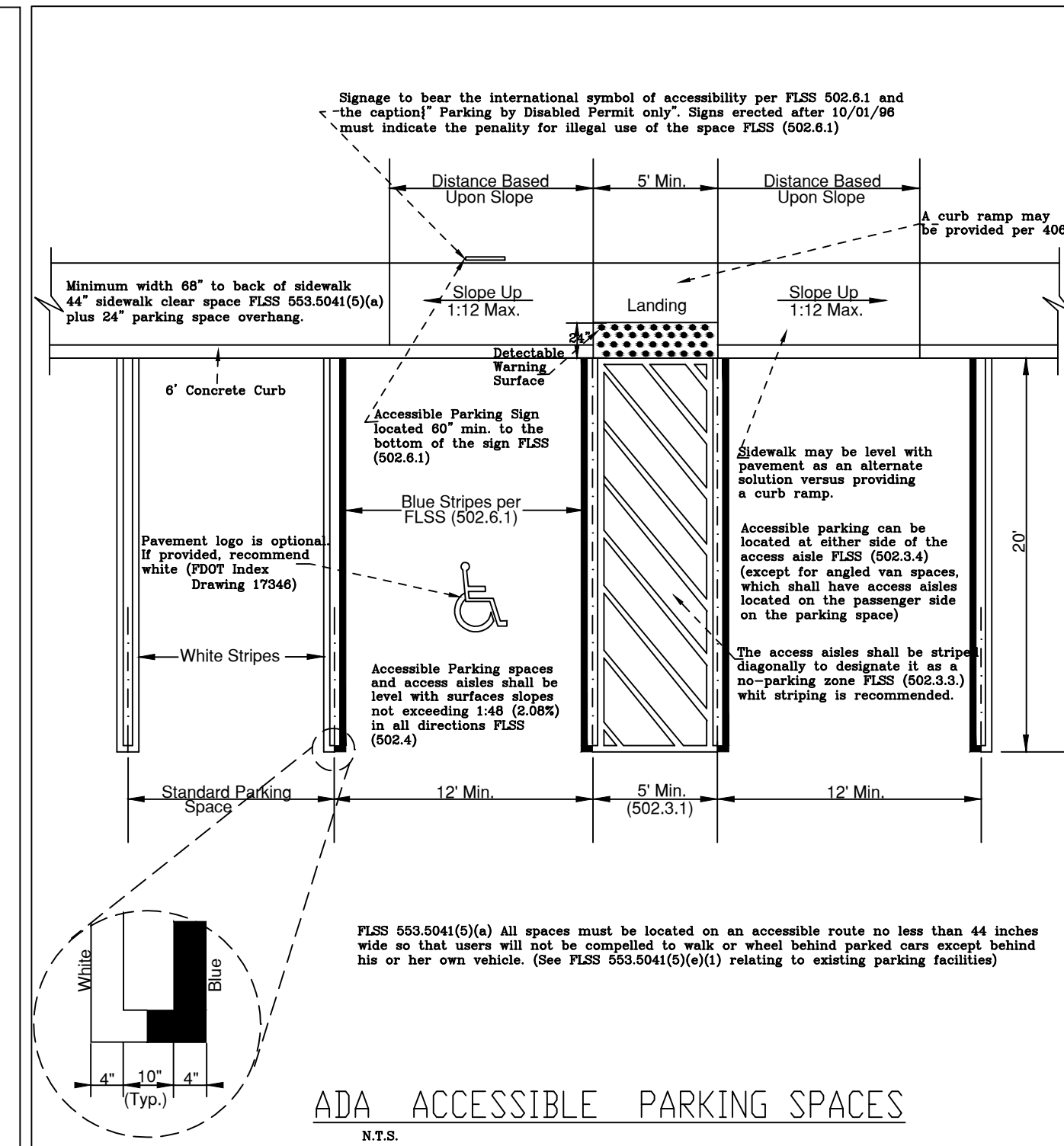
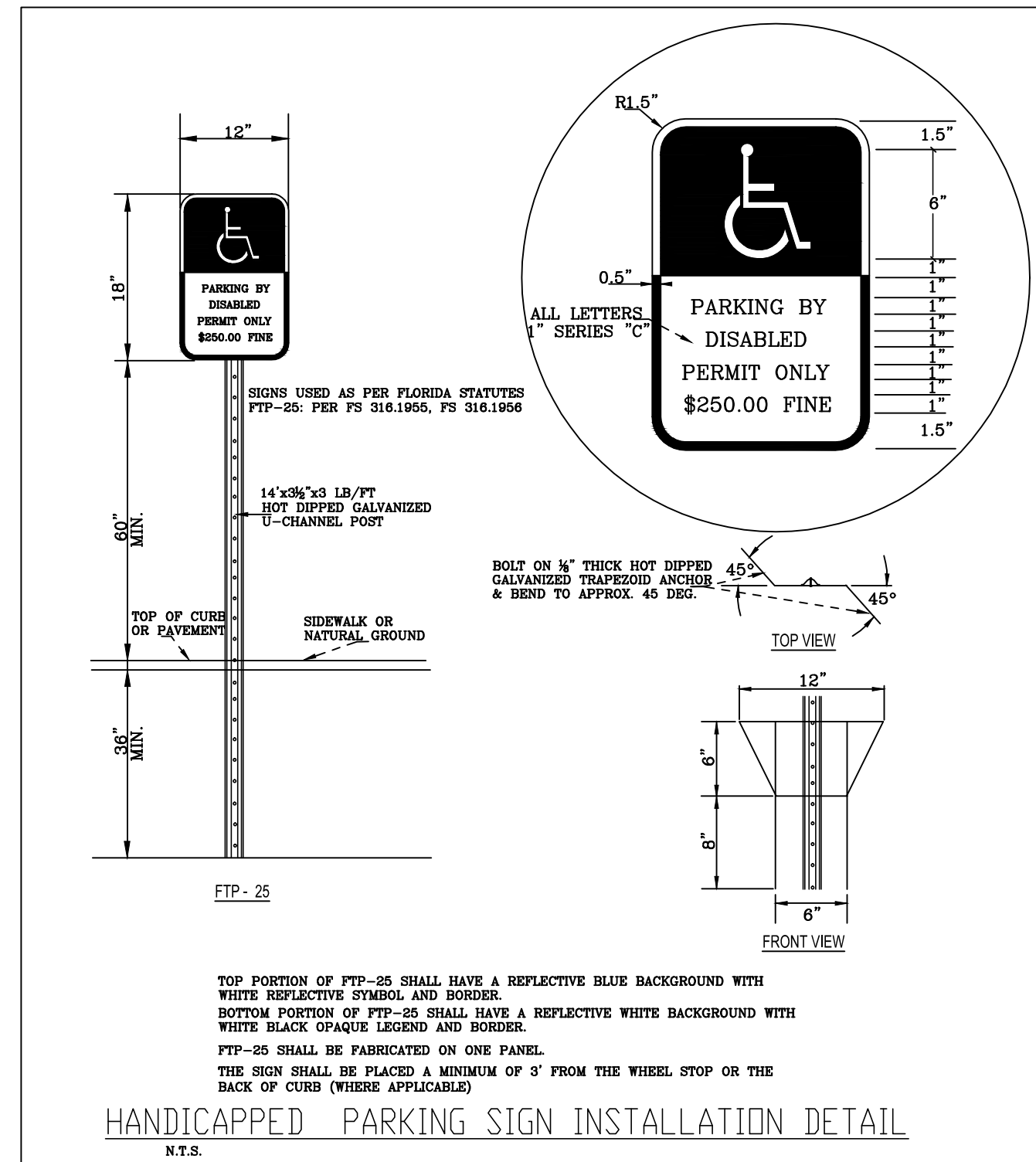
- All construction shall be in accordance with the latest Florida Department of Transportation Standard Specifications for Road and Bridge Construction with the Standard Specifications of the City of Fort Pierce jurisdiction.
- All applicable City permits must be obtained prior to commencement of construction.
- All work shall be done in a good workmanlike manner. Material installation shall be in accordance with manufacturer's recommendations.
- Shop drawings of all materials being used shall be submitted to the engineer of record for approval prior to commencement of construction.
- Contractor shall notify the city & the engineer of record 48 hours in advance prior to commencing work in city Right-of-Way.
- Contractor to be totally responsible for maintenance of traffic and safety of motorists and pedestrians using this site. Adjacent streets roadways and waterways during construction maintenance and safety procedures shall conform to M.U.T.C.D.
- All Elevations shown or referenced within these plans are based upon information obtained from survey.
- The existing elevations shown are for the purpose of indicating the approximate ground elevation at the location shown and in no way reflect surface conditions or subsurface soil condition.
- The locations of existing utilities shown on the approved plans are to be verified in the field by the contractor. Any discrepancies shall be brought to the attention of the engineer. At no time is the contractor to tamper with existing utilities except as noted on the plans.
- The contractor shall be responsible at all times throughout the duration of construction for the protection of existing and newly installed utilities from damage or disruption of service.
- All muck and yielding material within road right of ways, paved areas, sidewalks, building pads, drainage and utility trenches shall be removed completely and replaced with clean fill material in 8 inch layers compacted to 100% maximum density as determined by A.A.S.H.T.O. T-99C.
- Backfill and Bedding material shall be non-cohesive and non-plastic, free of debris, lumps, clods, wood, broken pavement or any organic or unstable material. No rocks larger than 6 inches shall be permitted as backfill or bedding.
- Record Drawing certified by a Florida Professional Engineer or Land Surveyor shall be submitted for review and approval to engineer of record and proper jurisdictions for final acceptance of the system.
- U.N.C.L.E. registration number must be shown on drawings prior to start of construction in right-of-way and prior to permit issuance.
- Turbidity barriers must be installed at all outfall locations prior to connecting to receiving waters. Turbidity barriers must remain in place until construction is completed, soils are stabilized and vegetation has been established.

PAVING GRADING AND DRAINAGE NOTES :

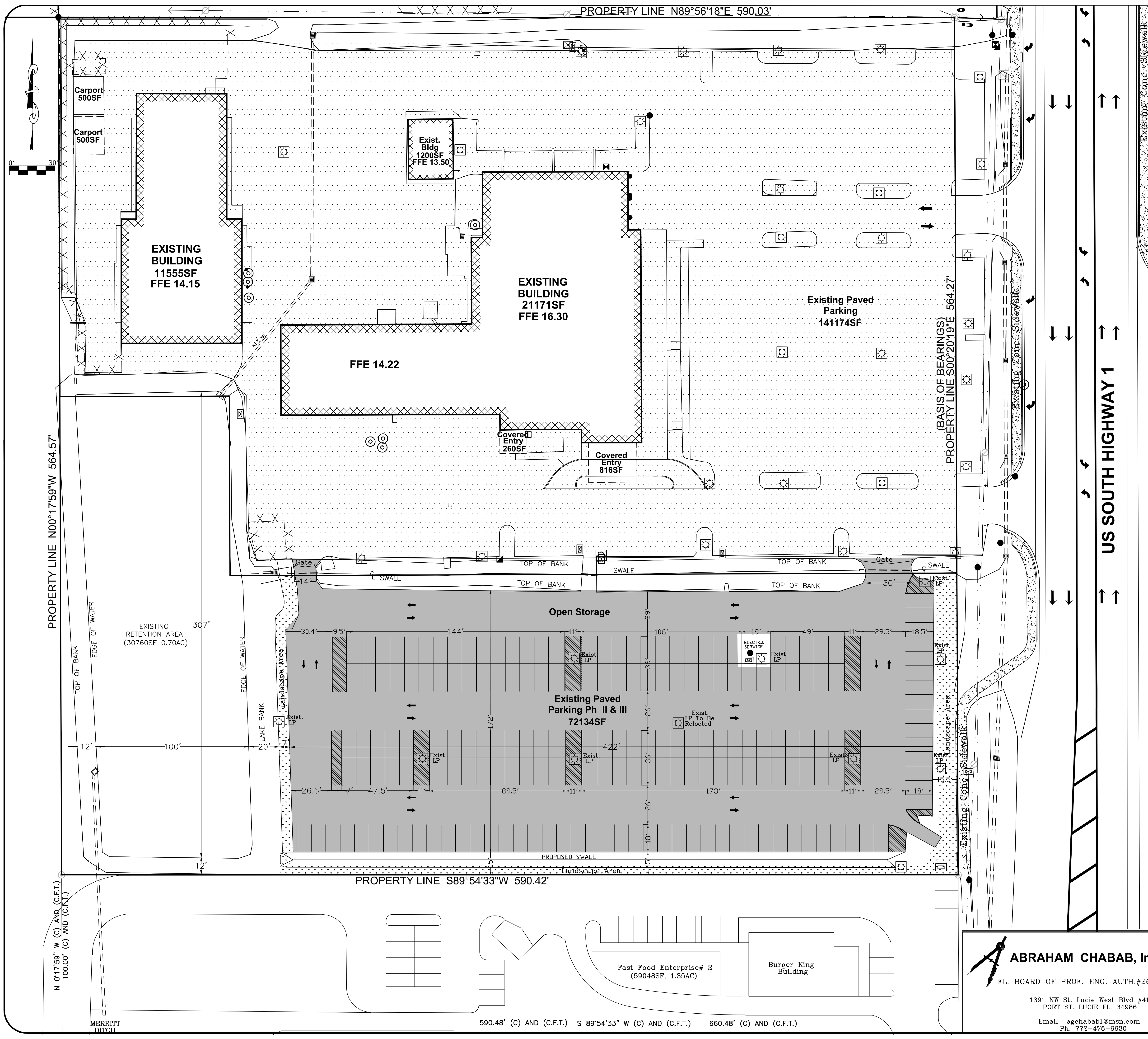
- Asphalt pavement shall conform to applicable parts of section 300-339 as described in Florida D.O.T. standard specification for Road and Bridge Construction.
- Limerock base construction shall conform to applicable parts of section 200-230 as described in Florida D.O.T. Standard Specification for Road and Bridge Construction. Base course shall be compacted to a density not less than 98% of the maximum density as determined by A.A.S.H.T.O. T-180 and have a minimum LBR of 100. Prime coat application rate at .10 Gal/SY density tests for base course greater than 8 inches in depth shall be take in 6-in lifts.
- Compacted subgrade construction shall conform to applicable parts of section 120, as described in Florida D.O.T. Standard Specification for Road and Bridge Construction compacted subgrade shall be compacted to 100 % maximum density as determined by A.A.S.H.T.O. T-99C.
- Proctor tests for subgrade and base materials shall be supplied by the developer. Density tests shall be taken at a minimum of one per 500 square yards. The developer shall pay for all testing if the required density is achieved. Contractor shall be liable for all retests for any failures. Tests location shall be determined by the Engineer of Record. Base/Asphalt shall not commence until satisfactory density tests have been reviewed by the Engineer of Record.

- All underground utilities situated in paved areas, included but not limited to; sewer and water mains, gas mains, electrical distribution, telephone, etc. shall be completed and approved before any subgrade work commences.
- Concrete for curbs, gutters, drainage inlets, sidewalks, etc. shall be class 1 in accordance with F.D.O.T. Standard Specification for Road and Bridge Construction section 345.
- Pavement markings and signage shall conform to Florida D.O.T. Roadway and Traffic Design Standards, the Manual on Uniform Traffic Control Devices, with the Standards of the Agency having jurisdictions.
- Radii refer to edge of pavement unless otherwise noted.
- Materials and workmanship in county rights-of-way shall meet the requirements of the county.
- No asphalt shall be placed in city, county or state rights-of-way until certified as-builts of the finished rock base have been submitted to and approved by proper agency.
- Any Muck (A-8) materials found in subgrade shall be removed and replaced with approved materials.
- All berms and grassed areas will be seeded and mulched. Slopes will be sodded.
- Location of drainage structures shall govern and pipe lengths may have to be adjusted to accomplish construction as shown on plans.
- If hardpan is encountered within retention area or swales, it shall be completely removed and replaced with granular material.
- Erosion and sediment control; contractor is responsible for providing erosion and sediment control using the latest FDOT standards, baled hay, straw and siltation barriers will be installed where needed to prevent siltation of adjacent property, public right-of-way wetlands and waterways. These measures will remain in place until grassing or sodding has been completed or until siltation and erosion are no longer a threat to adjacent properties.
- Entrance traffic control, stop sign, stop bar and lane delineator shall be in accordance with M.U.T.C.D. specifications.
- MES indicates mitered end section per FDOT index # 272.
- All areas disturbed by construction shall be restored to pre-construction conditions or better.

NOTE:
Proposed Sidewalks & Ramps
Must Comply W/ADA Standards



<p>ABRAHAM CHABAB, Inc. FL. BOARD OF PROF. ENG. AUTH.#26790</p> <p>SUTHERLIN NISSAN</p> <p>1391 NW St. Lucie West Blvd #411 PORT ST. LUCIE FL. 34986</p> <p>Email agchabab1@msn.com Ph: 772-475-6630</p>	DESIGNED BY	AC	REVISIONS	DATE
	DRAWN BY	AC		
	DATE	Aug. 8/2021		
	SHEET	4 OF 4		



GENERAL NOTES
 PROJECT NAME : SUTHERLIN NISSAN
 OWNER : SUTHERLIN NISSAN FORT PIERCE INC.
 946 S. US Highway 1
 Vero Beach, FL 32962

LOCATION : 4815 S US Highway 1, Fort Pierce, FL 34982
 LAND USE : GC
 LAND ZONING : GC
 LEGAL DESCRIPTION : LOT 20 OF THE SUBDIVISION OF WHITE CITY IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF SUBDIVISION ON FILE IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. ALSO, BEGINNING 16 CHAINS NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, THENCE RUN WEST 5 CHAINS; THENCE NORTH 274.04 FEET TO THE LINE DIVIDING LOTS 20 AND 11 OF SAID SUBDIVISION; THENCE RUN EAST 5 CHAINS; RUN THENCE SOUTH TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:
 THE SOUTH 100.00 FEET OF LOT 20 OF WHITE CITY SUBDIVISION, BEING IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PIN : 340350200330007
 BUILDING HEIGHT : NA
 NUMBER OF STORIES : ONE

UTILITIES:
 ELECTRICAL : FPL
 WATER & SEWER : FPWA
 TELEPHONE : ATT
 SOLID WASTE : AUTHORIZED SOLID WASTE CO.

AREA TABULATION:

SITE COVERAGE	ACREAGE	SF	% OF SITE
EXISTING BUILDINGS	0.7788	33926	10.18
EXISTING COVERED ENTRIES	0.0229	1000	0.30
EXISTING CARPORTS	0.0247	1076	0.32
EXISTING BUILDING TOTAL	0.8264	36002	10.80
EXISTING PAVED AREA	3.2409	141174	42.39
TOTAL IMPERVIOUS	4.0673	177176	53.19
EXISTING PAVED AREA Ph II & III	1.6560	72134	21.65
TOTAL IMPERVIOUS Ph II & III	1.6560	72134	21.65
TOTAL IMPERVIOUS	5.7233	249310	74.84
EXISTING RETENTION AREA	0.7061	30760	9.23
GREEN AREA/OPEN SPACE	1.2181	53058	15.93
TOTAL	7.6475	333128	100.00

PERMITTED & CONSTRUCTED
 SFWMD Application # 01134-A Dated 2-15-84

LAND USE BREAKDOWN:	CONSTRUCTED		PERMITTED	
	ACREAGE	SF	ACREAGE	SF
SITE COVERAGE	0.7788	33926		
EXISTING BUILDINGS	0.7788	33926		
EXISTING COVERED ENTRIES	0.0229	1000		
EXISTING CARPORTS	0.0247	1076		
TOTAL EXISTING BUILDING	0.8264	36002	0.6973	30374
EXISTING PAVED AREA	3.2409	141174	3.9840	173543
EXISTING WATER MANAGEMENT AREA	0.7061	30760	0.5400	23522
GREEN AREA/OPEN SPACE	0.8849	38549	0.4367	19022
TOTAL	5.6585	246485	5.6580	246461

PERMITTED & CONSTRUCTED
 SFWMD Application # 950405-10 permit Mod 56-00479-S Dated 1996

EXISTING BUILDINGS	0	0	0.2440	10632
EXISTING PAVED AREA Ph II & III	1.7364	75640	1.3944	60740
EXISTING WATER MANAGEMENT AREA	0	0	0.1890	8233
GREEN AREA/OPEN SPACE	0.2526	11003	0.1528	6656
TOTAL	1.9890	86643	1.9802	86261

FAST FOOD ENTERPRISE #2 -1.3601 -59246 This portion was subdivided
 No longer part of original permit

RIGHT OF WAY ACQUISITION -0.4227 -18413 Right of way acquisition
 No longer part of original permit

TOTAL	7.6475	333128	7.6401	333128
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SFWMD Application # 01134-A Dated 2-15-84

LAND USE BREAKDOWN:	ACREAGE	SF
BUILDINGS	1.1622	50630
PAVED AREA	6.6400	289238
WATER MANGEMENT	0.9000	39204
GREEN AREA/OPEN SPACE	0.7278	32703
TOTAL	9.4302	411775

NOTE:
 The Landuse breakdown has been pro-rated to reflect 7.45 acres instead of 9.43 acres. This is due to right of way acquisition and 1.36-acre parcel that was subdivided.

SCALE 1"=30'

<p>ABRAHAM CHABAB, Inc. FL. BOARD OF PROF. ENG. AUTH. #26790</p>	DESIGNED BY AC	REVISIONS	DATE
	DRAWN BY AC		
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<p>SUTHERLIN NISSAN</p> <p>SITE PLAN</p>	SHEET 2 OF 4		

