CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, August 18, 2022 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **Call to Order**

2. **New Business:**

   a. Future Land Use Map Amendment and Rezoning – Allegra at Fort Pierce - 3000 Virginia Avenue

   b. Site Plan and Conditional Use - FPUA Mainland Water Reclamation Facility - 4515 Energy Lane

   c. Major Amendment to Planned Development Site Plan – Red Hawk Rebar - 4280 Bandy Boulevard

   d. Site Plan – Hickory Trails (formerly Zentex) - Parcel ID(s): 2326-130-0000-000-7, 2326-130-0000-010-0

   e. Variance (3) - Hickory Trails (formerly Zentex) - Parcel ID(s): 2326-130-0000-000-7, 2326-130-0000-010-0

   f. Minor Amendment to Site Plan - South Towne Plaza - 4901 S. US Highway 1

   g. Minor Amendment to Site Plan - Sutherlin Nissan - 4815 S. US Highway 1

   h. Minor Amendment to Site Plan - Moonswiners - 2007 Totten Road, 3810 and 3900 Okeechobee Road

   i. Preliminary Plat - Sante Hernando - 601 Hernando Street

j. Preliminary Plat/Resubmittal of Planned Development and Site Plan - Project Hunt - 7325 Pruitt Research Road

k. Minor Replat - My Real Estate LLC - 1900 Coconut Drive

Technical Review Committee **2. a.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Future Land Use Map Amendment and Rezoning – Allegra at Fort Pierce - 3000 Virginia Avenue

LOCATION

3000 Virginia Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

Memo

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 08/04/2022 03:43 PM

Final Approval Date: 08/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-06000004 (FLUMA & Rezoning)
BOARD DATE	:	August 18, 2022

FLUMA & Rezoning – Allegra at Fort Pierce

Attached is an Applications for a FLUMA and Rezoning for the subject property located at 3000 Virginia Avenue. The applicant is requesting the review and approval of a FLUMA from GC, General Commercial to RM, Medium Density Residential and a Rezoning from C-3 General Commercial Zone to R-4, Medium Density Residential Zone.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

■ Future Land Use Map Amendment – Small Scale (< 100 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 3000 Virginia Avenue
2. Property Tax ID(s): 2419-111-0002-000-7 and 2419-113-0001-000-6
3. Total Acreage: 29.13
4. Existing Future Land Use Designation: GC
5. Existing Zoning Classification: C3
6. Proposed Zoning Classification: R4
7. Other applications being submitted concurrent with this application, if any: Rezoning to R4
8. Describe the existing uses, improvements and structures on the amendment lands: Both parcels are vacant
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: These properties have sat vacant for decades, the northern parcel was used for agricultural purposes prior to the 90s. Previous proposed commercial developments have not been built, the applicants believe the time is right to increase the supply of multi-family housing to meet the demands for achievable housing.

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Commercial	City: GC	City: C3
South	Residential	County	County: RS-3
East	Commercial and residential	County: COM, RU	County: CG, RM-5 and RS-3
West	Vacant Commercial	City: GC and County RU	City: C3 County RM-5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C3	15 du/ac, FAR of 1.0	29.13	X
Proposed	RM	R4	12.36 (after density bonus)	29.13	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 93,600 gpd
Demand Analysis	Maximum 93,600 gpd
Current Zoning	Total gallons per day 113,360
Proposed Zoning	Total gallons per day 93,600
Change in Demand	**Total gallons per day** -19,760

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 93,600 gpd
Demand Analysis	Maximum 93,600 gpd
Current Zoning	Total gallons per day 113,360
Proposed Zoning	Total gallons per day 93,600
Change in Demand	**Total gallons per day** -19,760

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	23.2	18.8	-4.4
Urban District	5 acres per 1,000 people	5.67	4.7	-0.97
Community	2.5 acres per 1,000 people	2.83	2.35	-0.48
Neighborhood	1.36 acres per 1,000 people	1.54	1.28	-0.26

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

	K-8	High
School Name	Lawnwood Elem. /Dan McCarty	Central
City	Fort Pierce	Fort Pierce
Distance	2.0 mi	4.0 mi
Current Zoning Enrollment Demand	64	27
Proposed Zoning Enrollment Demand	53	22
Change in Demand	-11	-5

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	Eight 8 yard dumpsters = 64 yards
Proposed Zoning	Six 8 yard dumpsters = 48 yards
Change in Demand	REDUCTION OF Two 8 yard dumpsters = 16 yards

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	All stormwater will meet the adopted LOS and City, as well as Regional and State requirements.

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	3192	244 am peak, 292 pm peak
Proposed Zoning	2635	202 am peak, 241 pm peak
Change in Demand	Trips -557	Trips - 42 am peak, -51 pm peak
Impact to Capacity	decrease to current capacity based upon zoning	

12. Name of Owner(s): Please see the attached authorization letters from the owners stating legal names, addresses and authorization.
Mailing Address: _____
City _____ State Texas Zip 77081
Phone # _____
E-mail: _____

13. Name of Applicant: Jeremy Mears
Mailing Address: 1000 Louisville Ave
City Monroe State LA Zip 71201
Phone # 318-855-5215 Fax # _____
E-mail: jeremy@tbsg.com

14. Name of Representative: Rebecca Grohall, AICP
Mailing Address: 1835 20th Street
City Vero Beach State FL Zip 34960
Phone # 772-569-0035 Fax # _____
E-mail: rebeccag@mbveng.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____

JEREMY MEARS

Applicant's Signature

Date 7-12-22

6517 Mapleridge, Houston

Address

State Texas 77081 Zip

210-669-3081 jeremy@tbsg.com

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Please see the attached letters

Property Owner's Name (Please Print) Phone

Address State Zip

7-12-22

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as identification.

_____

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
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- ☐ 1 CD of all documents submitted in PDF
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6. Proposed Zoning Classification: R4
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9. Are there any identified or possible historical structures on the amendment lands? N/A

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City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: Jeremy Mears
Mailing Address: 1000 Louisville Ave
City Monroe State LA Zip 71201
Phone # 318-855-521 Fax # _____
E-mail: jeremy@tbsg.com

14. Name of Representative: Rebecca Grohall, AICP
Mailing Address: 1835 20th Street
City Vero Beach State FL Zip 34960
Phone # 772-569-0035 Fax # _____
E-mail: rebeccag@mbveng.com

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☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature JEREMY MEARS 7/12/22 Date

6517 Mapleridge, Houston	Texas	77081
Address	State	Zip
210-669-3081	jeremy@tbsg.com	
Phone	Fax	E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Please see the attached owner authorizations

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ___ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ide

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Project Narrative

Allegra at Fort Pierce – Rezoning and Future Land Use Map Amendment

These two applications represent a request for a Rezoning and an Amendment to the Future Land Use for this project. Collectively, two parcels comprise this site and once the real estate transaction is closed, they will be brought into Unity of Title for this development. The northern parcel is not within the Municipal boundaries, and an Annexation Application has already been filed. We have previously met to discuss a multi-family residential project. The two parcels represent 29.13 acres, and we are currently seeking an R4 Zoning Designation as well as Multi-family RM land use classification.

This land has been vacant, and while commercial developments have been proposed and approved for this site, no commercial development has actually been built. Both parcels currently have a C-3 General Commercial zoning allowing for up to 15 du/acre as well as commercial development. The Land Use on both parcels is a corresponding GC -General Commercial.

In general, in applying for an R4/RM designation – the general intensity/density is lowered than existing C3/GC designations. This is reflected on the capacity analysis for both applications. The City, and surrounding area, finds itself in a deficit for quality housing and additional housing options. A multi-family development would serve the area and help with unmet housing needs for Lawnwood Regional, the Indian River State College, and local employers. Through the site plan process, we can demonstrate how the site will be compatible with the surrounding area. To the north is the Renaissance Business Park, itself a generator for employment. To the east is IRSC and a mix of Commercial and Residential, to the south it is residential, and to the west it is vacant. The compatibility to the single family residential homes are key to this project. To that end, the Applicant is reviewing and plans to utilize additional buffering on the east and southern edges through the use of landscaping, existing tree coverage and stormwater ponds. This will be formalized in the site plan application.

A site plan will be applied for, but in the meantime, the Applicant would like to start moving forward on the rezoning and change of land use. As backup materials, I have included the

- Warranty Deeds with legal descriptions
- St. Lucie Property Appraiser Record Cards
- This letter serves as the Statement of Need
- Current Survey
- Environmental Study
- Traffic Impact Report – the applications provide a trip generation for the project. A full Traffic Impact Report. The Traffic Impact analysis included utilizes the ITE generation rates for Multi Family Developments (ITE Code 220).

- Drainage and Historical Report: The Phase 1 and Environmental Reports both provide summaries of the history of the properties and their soils as it relates to drainage. As site design moves forward, geotechnical analysis can be provided to show the subsurface soils. Aerial imagery indicates both properties are historically vacant, with the more northern most parcel used for Agricultural purposes – either citrus or horticulture.

11765663 CANADA, INC., a Canadian corporation,
136681 CANADA, INC., a Canadian corporation,
and 135058 CANADA, INC., a Canadian corporation
5593 Crois Chamberland
Cote Saint-Luc, QC H4W 1W5
Canada

July 6, 2022

Ft. Pierce Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950

Re: The Brownstone Group/Virginia Avenue Cottages

Ladies and Gentlemen:

This letter will confirm that 11765663 CANADA, INC., a Canadian corporation, 136681 CANADA, INC., a Canadian corporation, and 135058 CANADA, INC., a Canadian corporation (collectively referred to as "**Owner**") are the owners of record of that certain property described in **Exhibit "A"**, attached hereto and made a part hereof (the "**Property**").

Owner hereby authorizes MBV ENGINEERING, INC., a Florida corporation to act as it's agent for the purpose of filing applications for a future land use amendment, zoning change and site plan approval for the Property, and any related land use applications, allowing for the development of multifamily residential units on the Property, and the processing of such applications to final approval by the City of Fort Pierce.

Sincerely,

(SIGNATURE PAGES FOLLOW)

11765663 CANADA, INC., a Canadian corporation

By: _____
Renee Greenberg, its Authorized Director

~~STATE OF~~ PROVINCE OF QUEBEC
~~COUNTY OF~~ CANADA

The foregoing instrument was acknowledged before me this 11 day of JULY, 2022, by RENEE GREENBERG, as the authorized director of 11765663 CANADA, INC., a Canada corporation. Said person (check one) ☐ is personally known to me, ☑ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

OVIDIU ADRIAN BELEI
Print Name: _____
Notary Public, ~~State of Florida~~ PROVINCE OF QUEBEC
Commission No.: 238386
My Commission Expires: June 09, 2022

COMMISSAIRE À L'ASSERMENTATION
COMMISSIONER FOR OATHS
Ovidiu-Adrian Belei
238386
POUR LE QUÉBEC
FOR QUÉBEC

135058 CANADA, INC., a Canadian corporation

By: _____
Jeffrey Greenberg, its Authorized Representative

PROVINCE
~~STATE~~ OF QUEBEC
~~COUNTY~~ OF CANADA
COUNTRY

The foregoing instrument was acknowledged before me this 11 day of JULY, 2022, by JEFFREY GREENBERG, as the authorized representative of 135058 CANADA, INC., a Canada corporation. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: N/A.

Diane Gregoire
Print Name: Diane Gregoire
~~Notary Public, State of Florida~~
Commission No.: 155492
My Commission Expires: Nov. 12, 2022

COMMISSIONER OF OATH

Commissaire à l'assermentation
155 492
Diane
Grégoire
pour le Québec

136681 CANADA, INC., a Canadian corporation

By: _____
Jeffrey Greenberg, its Authorized Representative

PROVINCE
~~STATE~~ OF QUEBEC
~~COUNTY~~ OF CANADA
COUNTRY

The foregoing instrument was acknowledged before me this 11 day of JULY, 2022, by JEFFREY GREENBERG, as the authorized representative of 136681 CANADA, INC., a Canada corporation. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: N/A.

Diane Gregoire
Print Name: Diane Gregoire
~~Notary Public, State of Florida~~
COMMISSIONER OF OATH
Commission No.: 155492
My Commission Expires: Nov. 12, 2022

Commissaire à l'assermentation
155 492
Diane
Grégoire
pour le Québec

O3784557.v1

Exhibit "A"

That part of the Southeast One-Quarter (Southeast 1/4) of the Northwest One-Quarter (Northwest 1/4) of the Northeast One-Quarter (Northeast 1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida; lying South of North St. Lucie River Drainage District Canal No. 7 and East of North St. Lucie River Drainage District Canal No. 29, A.K.A. Five Mile Creek, and that part of the North Three-Fourths (North 3/4) of the Northeast One-Quarter (Northeast 1/4) of the Northeast One-Quarter (Northeast 1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, lying Southerly of North St. Lucie River Drainage District Canal No. 7 and South of Virginia Avenue, being more particularly described as follows:

Commencing at the Northeast corner of said Section 19, thence South 2°08'11" East along the East line of said Section 19 a distance of 149.60 feet to the South right-of-way line of Virginia Avenue (100.00 feet right-of-way) thence South 89°58'49" West along said South right-of-way line a distance of 15.00 feet to the West right-of-way line of "Hartman Road" and the Point of Beginning of this description, thence continue South 89°58'49" West along said South right-of-way line of Virginia Avenue a distance of 333.61 feet to the Southerly right-of-way line of Canal No. 7 of the North St. Lucie River Drainage District as depicted on Sheet 1 of 4 of the Florida State Turnpike Authority Right-of-Way Map for State Road No. 70, thence South 52°36'39" West along said Southerly right-of-way line a distance of 1354.68 feet to the Easterly right-of-way line of North St. Lucie River Drainage District Canal No. 29 (Five Mile Creek) as shown on that Right-of-Way Map on file with the St. Lucie County Mapping Division, thence South 57°53'56" East along said Easterly right-of-way line a distance of 162.93 feet to a point of curve, thence Southerly along said right-of-way line along the arc of a circular curve to the right (concave Southwesterly) having a radius of 357.48 feet, a central angle of 1°03'46", an arc distance of 6.63 feet to the East line of the Southeast One-Quarter (Southeast 1/4) of the Northwest One-Quarter (Northwest 1/4) of the Northeast One-Quarter (Northeast 1/4) of said Section 19, thence North 1°40'25" West along said East a distance of 61.89 feet to the South line of the North Three-Fourths (North 3/4) of the Northeast One-Quarter (Northeast 1/4) of the Northeast One-Quarter (Northeast 1/4) of said Section 19, thence North 88°48'53" East along said South line a distance of 1299.16 feet to the said West right-of-way line of Hartman Road, thence North 2°08'11" West along said West right-of-way line, lying 15.00 feet West of and parallel with the East line of said Section 19, a distance of 824.70 feet to the Point of Beginning.

LESS AND EXCEPT: The Order of Taking recorded in Official Records Book 787, Page 76 and Stipulated Final Judgment recorded in Official Records Book 808, Page 184, Public Records of St. Lucie County, Florida.

Fort Pierce Hartman LLC
100 SW Albany Avenue, Second Floor
Stuart, FL 34994

July 6, 2022

Ft. Pierce Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950

Re: The Brownstone Group/Virginia Avenue Cottages

Ladies and Gentlemen:

This letter will confirm that FORT PIERCE HARTMAN, LLC., a Florida limited liability company, ("**Owner**") is the owner of record of that certain property described in **Exhibit "A"**, attached hereto and made a part hereof (the "**Property**").

Owner hereby authorizes MBV ENGINEERING, INC., a Florida corporation to act as it's agent for the purpose of filing applications for a future land use amendment, zoning change and site plan approval for the Property, and any related land use applications, allowing for the development of multifamily residential units on the Property, and the processing of such applications to final approval by the City of Fort Pierce.

Sincerely,

(SIGNATURE PAGES FOLLOW)

FORT PIERCE HARTMAN LLC, a Florida limited liability company

By: _____
Boyd Bradfield, its Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 7 day of July, 2022, by BOYD BRADFIELD, as Manager of FORT PIERCE HARTMAN LLC, a Florida limited liability company. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

_____
Print Name: Deborah Pappalardo
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Notary Public State of Florida
Deborah L Pappalardo
My Commission GG 357536
Expires 07/22/2023

Exhibit "A"

Legal Description

A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, ALSO KNOWN AS "FIVE MILE CREEK", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE S02°08'11"E ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 245.70 FEET; THENCE S87°51'49"W A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF RELOCATED CANAL NO. 7 WITH THE WEST RIGHT-OF-WAY LINE OF 41ST STREET, ALSO KNOWN AS "HARTMAN ROAD"; THENCE S02°08'11"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 727.50 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF LOT 8 OF MODEL LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUE S02°08'11"E ALONG THE WEST RIGHT OF WAY LINE OF 41ST STREET A DISTANCE OF 326.54 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 8 AND THE NORTH LINE OF LAZY HAMMOCK SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S88°42'44"W ALONG SAID LINE A DISTANCE OF 628.42 FEET TO THE NORTHWEST CORNER OF SAID LAZY HAMMOCK SUBDIVISION AND THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING THE NORTHEAST CORNER OF LOT 10 OF SAID MODEL LAND COMPANY SUBDIVISION; THENCE S01°54'15"E ALONG THE WEST LINE OF SAID LAZY HAMMOCK SUBDIVISION AND THE EAST LINE OF SAID LOT 10 A DISTANCE OF 651.20 FEET TO THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF LAZY HAMMOCK SUBDIVISION; THENCE S88°30'25"W ALONG SAID LINE A DISTANCE OF A DISTANCE OF 97.12 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, ALSO KNOWN AS "FIVE MILE CREEK", BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 643.96 FEET, A CENTRAL ANGLE OF 00°11'03", A CHORD BEARING OF N41°34'10"W AND A CHORD LENGTH OF 2.07 FEET; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST RIGHT OF WAY LINE, (1) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 2.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE (2) N41°39'41"W A DISTANCE OF 455.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 501.96 FEET, A CENTRAL ANGLE OF 24°59'55", A CHORD BEARING OF N29°09'44"W AND A CHORD LENGTH OF 217.28 FEET; THENCE (3) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 219.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE (4) N16°39'46"W A DISTANCE OF 180.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 36°40'26", A CHORD BEARING OF N34°59'59"W AND A CHORD LENGTH OF 224.93 FEET; THENCE (5) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 228.82 FEET TO THE WEST LINE OF LOT 7 OF SAID MODEL LAND COMPANY SUBDIVISION, ALSO BEING THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE N01°40'25"W ALONG SAID WEST LINE A DISTANCE OF 77.82 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF AFOREMENTIONED LOT 7, ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE N89°46'57"E ALONG THE SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF AFOREMENTIONED LOT 8 A DISTANCE OF 1284.80 FEET TO THE POINT OF BEGINNING. CONTAINS 14.35 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 3000 VIRGINIA AVE
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-111-0002-000-7
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 27312
Map ID: 24/19N
Zoning: Comm Genra

Ownership

135058 Canada Inc
136681 Canada Inc
11765663 Canada Inc

5593 Crois Chamberland
Cote Saint-Luc, QC H4W 1W5
CANADA



Legal Description

19 35 40 THAT PART OF N 3/4 OF NE 1/4 OF NE 1/4 LYG S OF CANAL 7-LESS VIRGINIA AV AND HARTMAN RD R/W- AND THAT PART OF SE 1/4 OF NW 1/4 OF NE 1/4 LYG S OF CANAL 7 AND E OF CANAL 29 (17.83 AC)

Current Values

Just/Market Value:	$1,631,000
Assessed Value:	$1,631,000
Exemptions:	$0
Taxable Value:	$1,631,000

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	17.83
Land Size (SF):	776,674.8

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 27, 2020	4518 / 2084	0111	QC	136681 Canada Inc	$100
Nov 27, 2020	4518 / 2084	0111	QC	135641 Canada Inc	$100
Dec 1, 1986	0526 / 1171	XX01	CV		$0
Oct 1, 1972	0207 / 0087	XX00	CV		$200,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$1,631,000
Just/Market:	$1,631,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$1,631,000
Exemption(s):	$0
Taxable:	$1,631,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.83	North St. Lucie Water Management District	$383.35

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$1,631,000	$1,631,000	$0	$1,631,000
2020	$1,631,000	$1,631,000	$0	$1,631,000
2019	$1,631,000	$1,631,000	$0	$1,631,000
2018	$1,631,000	$1,631,000	$0	$1,631,000

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: Hartman RD	Parcel ID: 2419-113-0001-000-6	Account #: 27316	Sec/Town/Range: 19/35S/40E
		Map ID: 24/19N	Zoning: General Co
Use Type: 1000	Jurisdiction: Fort Pierce		

Ownership

Fort Pierce Hartman LLC

2055 S Kanner Highway
Stuart, FL 34994

Legal Description

19 35 40 S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4-LESS HARTMAN RD R/W- AND NW 1/4 OF SE 1/4 OF NE 1/4 LYG N AND E OF FIVE MILE CREEK(14.17 AC) (OR 3631-594)

Current Values

Just/Market:	$1,296,200	Assessed:	$599,109
Exemptions:	$0	Taxable:	$599,109

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$1,296,200	$599,109	$0	$599,109
2020	$1,296,200	$544,645	$0	$544,645
2019	$1,296,200	$495,132	$0	$495,132

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-09-2014	3631 / 0594	0112	SP	Stream Asset Holdings LLC	$200,000
09-17-2009	3147 / 0824	0130	SP	Treasure Coast Communities Llc	$0
05-27-2004	1981 / 2956	XX00	WD	Twenty Six Associates LLC	$1,000,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	14.17
Land Size (SF):	617,245.2
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4789078 OR BOOK 4518 PAGE 2084, Recorded 12/04/2020 03:43:52 PM Doc Tax: $0.70

Prepared by and Return to:
Lawrence B. Steinberg, Esq.
Steinberg Garellek
200 East Palmetto Park Road Ste 200
Boca Raton FL 33432

THIS IS A TRANSFER BY GRANTOR OF UNENCUMBERED PROPERTY WITHOUT CONSIDERATION TO THE GRANTEE, ITS SOLE SHAREHOLDER IN CONNECTION WITH THE DISSOLUTION OF THE GRANTOR AND THEREFORE THIS DEED IS NOT SUBJECT TO DOCUMENTARY STAMPS PURSUANT TO CRESCENT MIAMI CENTER, LLC, V. FLORIDA DEPARTMENT OF REVENUE, CASE 903 SO. 2D 913 (FLA. 2005).

QUITCLAIM DEED

This Quitclaim Deed is executed this 27th day of November, 2020, by 135641 Canada Inc., a dissolved Canadian corporation, as to an undivided 25% interest and 138252 Canada Inc., a dissolved Canadian corporation, as to an undivided 25% interest (collectively, "Grantor") whose post office address is 4420 Cote-de-Liesse Road, Suite 200, Mount Royal, Quebec Canada H4N 2P7 to 11765663 Canada Inc., a Canadian corporation ("Grantee") whose post office address is 4420 Cote-de-Liesse Road, Suite 200, Mount Royal, Quebec Canada H4N 2P7

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of $10 and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

SEE ATTACHED EXHIBIT A

To Have and to Hold the same together with each and all of the appurtenances thereunto belonging or appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

[*signature page to follow*]

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors
in the presence of:

138252 Canada Inc., a dissolved Canadian corporation

Signature of Witness 1

(Seal)
Renee Greenberg, Sole Director

SHARON GISSER
Print Name of Witness 1

Signature of Witness 2

GIANNI CIPOLLA
Print Name of Witness 2

135641 Canada Inc., a dissolved Canadian corporation

Signature of Witness 1

(Seal)
Renee Greenberg, Sole Director

SHARON GISSER
Print Name of Witness 1

Signature of Witness 2

GIANNI CIPOLLA
Print Name of Witness 2

PROVINCE OF QUEBEC
CITY OF MONTREAL

I, SHARON GISSER,
(Printed Name of Witness 1)
do solemnly declare; I was present and did see RENEE GREENBERG, sole director of 138252 Canada Inc., a dissolved Canadian corporation, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of RENEE GREENBERG was subscribed before me and the other subscribing witness.

And I have signed _____
(Signature of Witness 1)

Solemnly declared before me this 27th day of November, 2020 by SHARON GISSER,
(Printed Name of Witness 1)
who (✓) is personally known to me or (__) produced the following identification: _____
_____.

_____
Notary Public/ Commissioner of Oaths
Printed Name: KULDEEP KHANNA
My Commission Expires: July 20, 2023

(SEAL)



PROVINCE OF QUEBEC
CITY OF MONTREAL

I, SHARON ISSER,
(Printed Name of Witness 1)
do solemnly declare; I was present and did see RENEE GREENBERG, sole director of 135641 Canada Inc., a dissolved Canadian corporation, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of RENEE GREENBERG was subscribed before me and the other subscribing witness.

And I have signed _____
(Signature of Witness 1)

Solemnly declared before me this 27th day of November, 2020 by SHARON ISSER
(Printed Name of Witness 1)
who (✓) is personally known to me or (__) produced the following identification: _____
_____.

_____
Notary Public/ Commissioner of Oaths
Printed Name: KULDEEP KHANNA
My Commission Expires: July 30, 2023

(SEAL)

Commissaire à l'assermentation / Commissioner for Oaths
KULDEEP
KHANNA
219379
For Quebec and outside of Quebec / Pour le Québec et l'extérieur du Québec

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE FOURTHS (N. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 2° 08' 11" EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 149.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE (100.00 FEET RIGHT-OF-WAY) THENCE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF "HARTMAN ROAD" AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE A DISTANCE OF 333.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL NO. 7 OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT AS DEPICTED ON SHEET 1 OF 4 OF THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP FOR STATE ROAD NO. 70, THENCE SOUTH 52° 36' 39" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1354.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29 (FIVE MILE CREEK) AS SHOWN ON THAT RIGHT-OF-WAY MAP ON FILE WITH THE ST. LUCIE COUNTY MAPPING DIVISION, THENCE SOUTH 57° 53' 56" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 162.93 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 1° 03' 46", AN ARC DISTANCE OF 6.63 FEET TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SAID SECTION 19, THENCE NORTH 1° 40' 25" WEST ALONG SAID EAST A DISTANCE OF 61.89 FEET TO THE SOUTH LINE OF THE NORTH THREE-FOURTHS (N. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE QUARTER (N.E. ¼) OF SAID SECTION 19, THENCE NORTH 88° 48' 53" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1299.16 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, THENCE NORTH 2° 08' 11" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, LYING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 824.70 FEET TO THE POINT OF BEGINNING.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3953905 OR BOOK 3631 PAGE 594, Recorded 05/13/2014 at 08:10 AM
Doc Tax: $1400.00

Prepared by and return to:
Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
2300 SE Monterey Road Suite 100
Stuart, FL 34996
772-288-0048
File Number: **21481.17**
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **9th** day of **May, 2014** between **Stream Asset Holdings, LLC, a Florida limited liability company** whose post office address is **2400 SE Monterey Road, Suite 100, Stuart, FL 34996**, grantor, and **Fort Pierce Hartman, LLC, a Florida limited liability company** whose post office address is **2055 S. Kanner Highway, Stuart, FL 34994**, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 2419-113-0001-000-6

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Dawn E. Dailey
Witness Name: Dawn E. Dailey

Stephanie A. Boyer
Witness Name: Stephanie A. Boyer

Stream Asset Holdings, LLC, a Florida limited liability company

By: CenterState Bank of Florida, N.A., its Managing Member

By: B Brown
Ron Brown, Vice President

(Corporate Seal)

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 9th day of May, 2014 by Ron Brown, Vice President of CenterState Bank of Florida, N.A., as Managing Member of Stream Asset Holdings, LLC, a Florida limited liability company. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

DAWN E. DAILEY
COMMISSION NUMBER
DD1000324
EXPIRES
June 26, 2014
BONDED THRU ATLANTIC BONDING CO., INC.
Notary Public, State of Florida

Dawn E. Dailey
Notary Public

Printed Name: Dawn E. Dailey

My Commission Expires: 6-26-14

DoubleTime®

EXHIBIT A

Legal Description

The South 1/2 of Lot 8 of the Northeast 1/4, being the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 19, Township 35 South, Range 40 East, and the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 lying North and East of the Five Mile Creek; all lying and being in Section 19, Township 35 South, Range 40 East, Public Records of St. Lucie County, Florida; Excepting therefrom rights-of-way for public road and drainage canals.

LEGAL DESCRIPTION:

(ORB 4518, PG 2088)
THAT PART OF THE SOUTHEAST ONE–QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE FOURTHS (N. 3/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 2°08'11" EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 149.60 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF VIRGINIA AVENUE (100.00 FEET RIGHT–OF–WAY) THENCE SOUTH 89°58'49" WEST ALONG SAID SOUTH RIGHT–OF–WAY LINE A DISTANCE OF 15.00 FEET TO THE WEST RIGHT–OF–WAY LINE OF "HARTMAN ROAD" AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 89°58'49" WEST ALONG SAID SOUTH RIGHT–OF–WAY LINE OF VIRGINIA AVENUE A DISTANCE OF 333.61 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF CANAL NO. 7 OF ,THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT AS DEPICTED ON SHEET 1 OF 4 OF THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT–OF–WAY MAP FOR STATE ROAD NO. 70, THENCE SOUTH 52°36'39" WEST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE A DISTANCE OF 1354.68 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29 (FIVE MILE CREEK) AS SHOWN ON THAT RIGHT–OF–WAY MAP ON FILE WITH THE ST. LUCIE COUNTY MAPPING DIVISION, THENCE SOUTH 57°53'56" EAST ALONG SAID EASTERLY RIGHT–OF–WAY LINE A DISTANCE OF 162.93 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 1°03'46", AN ARC DISTANCE OF 6.63 FEET TO THE EAST LINE OF THE SOUTHEAST ONE–QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF SAID SECTION 19, THENCE NORTH 1°40'25" WEST ALONG SAID EAST A DISTANCE OF 61.89 FEET TO THE SOUTH LINE OF THE NORTH THREE–FOURTHS (N. 3/4) OF THE NORTHEAST ONE–QUARTER (N.E. 1/4) OF THE NORTHEAST ONE QUARTER (N.E. 1/4) OF SAID SECTION 19, THENCE NORTH 88°48'53" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1299.16 FEET TO THE SAID WEST RIGHT–OF–WAY LINE OF HARTMAN ROAD, THENCE NORTH 2°08'11" WEST ALONG SAID WEST RIGHT–OF–WAY LINE, LYING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 824.70 FEET TO THE POINT OF BEGINNING.

EXCLUDING ADDITIONAL RIGHT OF WAY DESCRIBED AS PARCEL NUMBER 111 IN (ORB 787, PG, 57), (ORB 787, PG, 76) AND (ORB 808, PG 184) OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS–OF–WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS–OF–WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF SECTION 19 TOWNSHIP 35 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY BEARS S02°18'11"E PER DESCRIPTION.
7. LOT DIMENSIONS ARE PER LEGAL DESCRIPTION "(D)" UNLESS OTHERWISE NOTED.
8. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED FEBRUARY 16, 2012.
9. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT ORDER NUMBER 1013329–44593.00002, DATED 12/12/21 AT 8:00AM PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF ANNEXATION, ENGINEERING DESIGN AND PERMITTING. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 02/21/2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SITE LOCATION: PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19–35–40

SITE AREA: 15.08± ACRES

TYPE OF SURVEY: BOUNDARY/TOPOGRAPHIC (COMMERCIAL PROPERTY)

DATE OF DATA ACQUISITION: SEE FIELD DATE LISTED BELOW

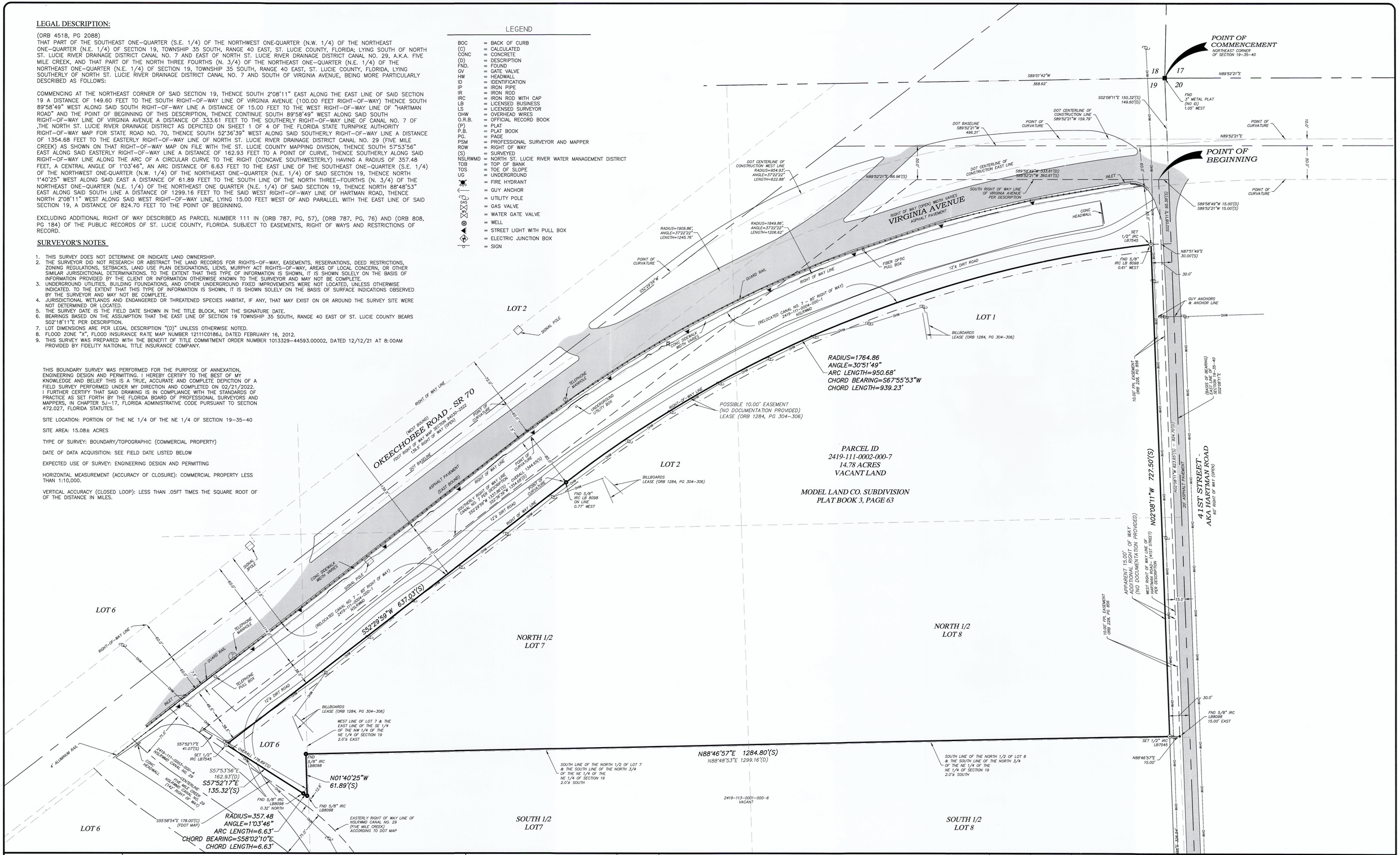
EXPECTED USE OF SURVEY: ENGINEERING DESIGN AND PERMITTING

HORIZONTAL MEASUREMENT (ACCURACY OF CLOSURE): COMMERCIAL PROPERTY LESS THAN 1:10,000.

VERTICAL ACCURACY (CLOSED LOOP): LESS THAN .05FT TIMES THE SQUARE ROOT OF OF THE DISTANCE IN MILES.

LEGEND

BOC	= BACK OF CURB
(C)	= CALCULATED
CONC	= CONCRETE
(D)	= DESCRIPTION
FND.	= FOUND
GV	= GATE VALVE
HW	= HEADWALL
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
OHW	= OVERHEAD WIRES
O.R.B.	= OFFICIAL RECORD BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ROW	= RIGHT OF WAY
(S)	= SURVEYED
NSLRWMD	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
TOB	= TOP OF BANK
TOS	= TOE OF SLOPE
UG	= UNDERGROUND
	= FIRE HYDRANT
	= GUY ANCHOR
	= UTILITY POLE
	= GAS VALVE
	= WATER GATE VALVE
	= WELL
	= STREET LIGHT WITH PULL BOX
	= ELECTRIC JUNCTION BOX
	= SIGN



G:\DATA\PROJECTS\PROJECTS\2021\21-100 - 3000 Virginia Ave (LAST)\PLOT\21-100-Virginia Ave (LAST).PLT 21-100-Virginia Ave (LAST).dwg, 4/19/2022 2:32:54 PM, jeremy (to DWG conversion)

MAP OF BOUNDARY SURVEY
GRAPHIC SCALE
0' 30' 60'
1" = 60'

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

REVISIONS	DATE
.	.

CERTIFIED TO:
JEREMY MEARS

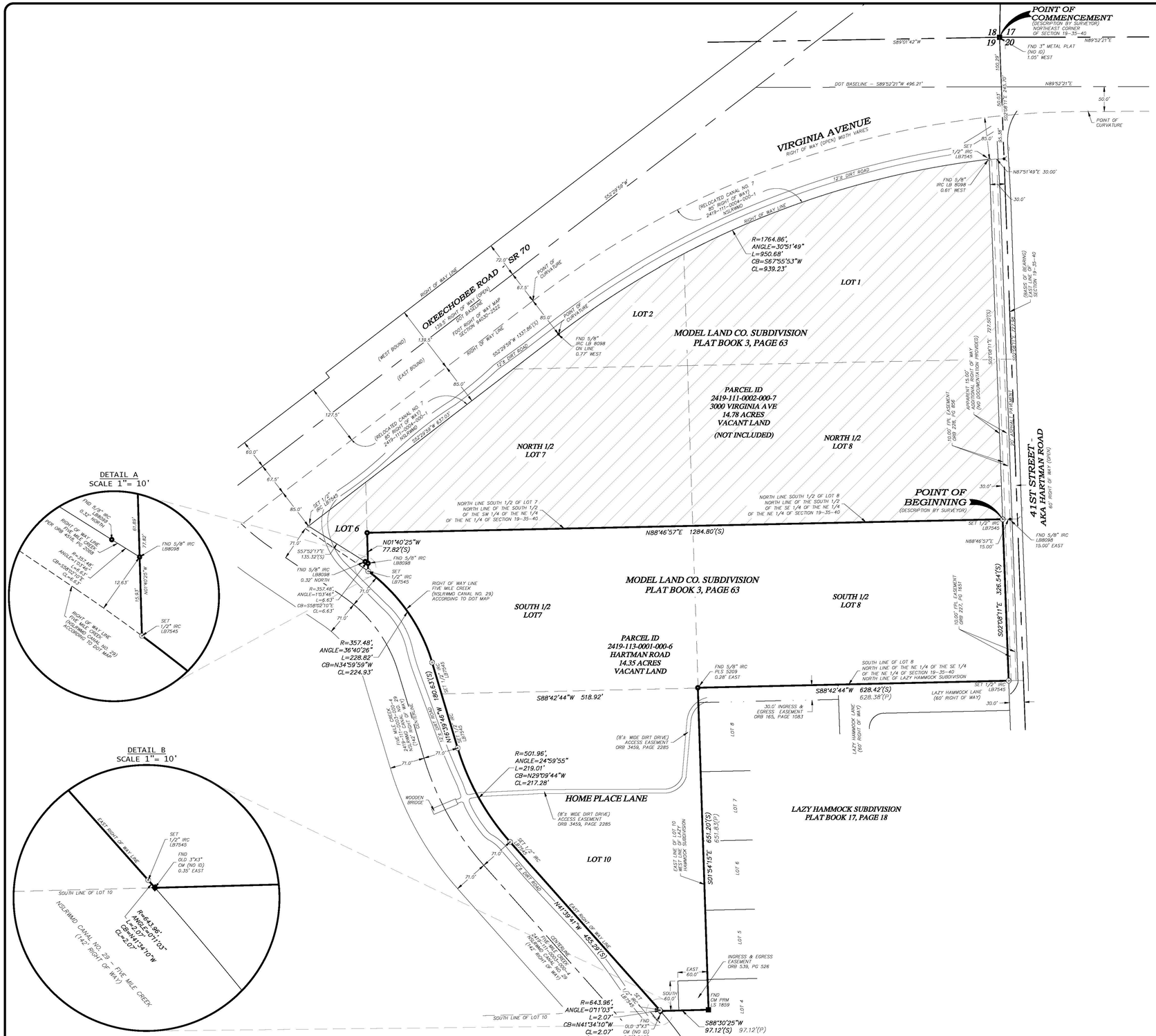
FIELD BOOK	DRAWN
88	RJS
PAGE(S)	SCALE
3,8,9	1"=60'
FIELD DATE	JOB #
02/21/22	22-100

SHEET 1 OF 1

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

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

4/19/2022
DATE



LEGEND

BOC	= BACK OF CURB
CB	= CHORD BEARING
CL	= CHORD LENGTH
CM	= CONCRETE MONUMENT
CONC	= CONCRETE
(D)	= DESCRIPTION
FND.	= FOUND
GV	= GATE VALVE
HW	= HEADWALL
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
L	= ARC LENGTH
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OHW	= OVERHEAD WIRES
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P.B.	= PLAT BOOK
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R	= RADIUS
ROW	= RIGHT OF WAY
(S)	= SURVEYED
NSLRWMD	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
TOB	= TOP OF BANK
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	= FIRE HYDRANT
	= GUY ANCHOR
	= UTILITY POLE
	= GAS VALVE
	= WATER GATE VALVE
	= WELL
	= STREET LIGHT WITH PULL BOX
	= ELECTRIC JUNCTION BOX
	= SIGN

LEGAL DESCRIPTION:

(ORB 1981, PG 2956)
THE SOUTH 1/2 OF LOT 8 OF THE NORTHEAST 1/4, BEING THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH AND EAST OF THE FIVE MILE CREEK; ALL LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; EXCEPTING THEREFROM RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LEGAL DESCRIPTION:

(BY SURVEYOR)
A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, ALSO KNOWN AS "FIVE MILE CREEK", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE S02°08'11"E ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 245.70 FEET; THENCE S87°51'49"W A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF RELOCATED CANAL NO. 7 WITH THE WEST RIGHT-OF-WAY LINE OF 41ST STREET, ALSO KNOWN AS "HARTMAN ROAD"; THENCE S02°08'11"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 727.50 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF LOT 8 OF MODEL LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUE S02°08'11"E ALONG THE WEST RIGHT OF WAY LINE OF 41ST STREET A DISTANCE OF 326.54 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 8 AND THE NORTH LINE OF LAZY HAMMOCK SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S88°42'44"W ALONG SAID LINE A DISTANCE OF 628.42 FEET TO THE NORTHWEST CORNER OF SAID LAZY HAMMOCK SUBDIVISION AND THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING THE NORTHEAST CORNER OF LOT 10 OF SAID MODEL LAND COMPANY SUBDIVISION; THENCE S01°54'15"E ALONG THE WEST LINE OF SAID LAZY HAMMOCK SUBDIVISION AND THE EAST LINE OF SAID LOT 10 A DISTANCE OF 651.20 FEET TO THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF LAZY HAMMOCK SUBDIVISION; THENCE S88°30'25"W ALONG SAID LINE A DISTANCE OF A DISTANCE OF 97.12 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, ALSO KNOWN AS "FIVE MILE CREEK", BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 643.96 FEET, A CENTRAL ANGLE OF 00°11'03", A CHORD BEARING OF N41°34'10"W AND A CHORD LENGTH OF 2.07 FEET; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST RIGHT OF WAY LINE, (1) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 2.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE (2) N41°39'41"W A DISTANCE OF 455.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 501.96 FEET, A CENTRAL ANGLE OF 24°59'55", A CHORD BEARING OF N29°09'44"W AND A CHORD LENGTH OF 217.28 FEET; THENCE (3) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 219.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE (4) N16°39'46"W A DISTANCE OF 180.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 36°40'26", A CHORD BEARING OF N34°59'59"W AND A CHORD LENGTH OF 224.93 FEET; THENCE (5) NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 228.82 FEET TO THE WEST LINE OF LOT 7 OF SAID MODEL LAND COMPANY SUBDIVISION, ALSO BEING THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE N01°40'25"W ALONG SAID WEST LINE A DISTANCE OF 77.82 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF AFOREMENTIONED LOT 7, ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE N89°46'57"E ALONG THE SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF AFOREMENTIONED LOT 8 A DISTANCE OF 1284.80 FEET TO THE POINT OF BEGINNING. CONTAINS 14.35 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF SECTION 19 TOWNSHIP 35 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY BEARS S02°18'11"E PER PLAT OF LAZY HAMMOCK SUBDIVISION..
7. PROPERTY DIMENSIONS ARE PER SURVEYORS LEGAL DESCRIPTION UNLESS OTHERWISE NOTED NOTED.
8. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, DATED FEBRUARY 16, 2012.
9. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 1218466, DATED 2/15/22 AT 11:00PM.

© DRAWING CONTENTS PROJECTS\2022\22-100-22-100-3000 Virginia Ave\DWG\22-100 Boundary.pdf (Dec 15, 2022 - 4:05pm)

NORTH

MAP OF BOUNDARY SURVEY
GRAPHIC SCALE
0' 2.5' 5'
1" = 5'

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

REVISIONS	DATE
,	,

BROWNSTONE VENTURES, LLC
HARTMAN ROAD

FIELD BOOK 88	DRAWN RJS	SHEET 1	1
PAGE(S) 3,8,9,29,30	SCALE 1"=100'	OF	
FIELD DATE 04/26/2022	JOB # 22-100		

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

Stephen P Carteching

Digitally signed by Stephen P Carteching
DN: c=US, o=INDIAN RIVER SURVEY, cn=A01410C000001687573936E00005A20, cn=Stephen P Carteching
Date: 2022.06.17 16:06:25 -04'00'

06/17/2022
DATE

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

January 22, 2022

Jeremy Mears
The Brownstone Group
6517 Maple Ridge
Houston, TX 77081
(210)-669-3081

VIA Email: jeremy@tbsg.com

Reference: **Environmental Assessment**
3000 Virginia Ave.
Fort Pierce, St. Lucie County, FL
Parcel ID # 2419-111-0002-000-7

Dear Mr. Mears,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to Martin County regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.



Anthony A. Adams, BS
Senior Biologist | Certified Arborist

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS SURVEYORS ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-111-0002-000-7
3000 Virginia Avenue
Fort Pierce, FL

Date: January 22, 2022
Project #22-102

Prepared For:
Jeremy Mears
The Brownstone Group
6517 Maple Ridge
Houston, TX 77081
(210)-669-3081

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of an approximately 17.83 acre parcel (Parcel ID #2419-111-0002-000-7), located at 3000 Virginia Avenue, Fort Pierce, Florida. The parcel is currently undeveloped.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on January 21, 2022, in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site, as it is overrun with Category I and II invasive plants as identified by Florida Exotic Pest Plant Council (FLEPPC). This site consists of the following vegetation; An upper-level canopy consisting of mainly Cabbage Palm (*Sabal palmetto)*, Brazilian Pepper (*Schinus terebinthifolia*), and scattered Swamp White Oak (*Quercus bicolor*). A heavy presence of Arrowhead Vine (*Syngonium podophyllum*) should be noted climbing on mature trees. The understory was observed to be rife with invasives – Coral Ardisia (*Ardisia crenata*), Shoebutton Ardisia (*Ardisia elliptica*), Surinam Cherry (*Eugenia uniflora*) and Caesar weed (*Urena lobata*) made up the vast majority. Native plants that should be noted, yet scattered sparingly throughout the property are Wild Coffee (*Psychotria nervosa*) and Dwarf Palmetto (*Sabal minor*).

The site is bordered to the north by a canal, with an access road that goes to power stations and a billboard. Along this road the following species are present: Guinea grass (*Megathyrsus maximus*), Cogon grass (*Imperata cylindrica*).

WETLAND DELINEATION:

According to aerial photographs, it appears that there are no wetlands on site. A site visit confirmed this observation. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. Not all three of these components were found during the field reconnaissance on the property. However, this property is under South Florida Water Management District (SFWMD) Permit No. 56-00658-S, due to the property including the canal.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises or any other state or federally listed animal species were found on site.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Chobby loamy fine sand (3.8%) - depressional is a nearly level, very poorly drained soil with a thick black surface layer. It is found in marshy depressions and on flood plains along streams. In most years the water table is within a depth of 10 inches for 6 to 9 months and between 10 to 40 inches for 3 to 6 months. This soil is continuously flooded for 1 to 6 months in many places. Natural vegetation includes sand cordgrass and swamp hardwoods. If drainage and water control are adequate, this soil is well suited to vegetables and improved pasture grasses.

Riviera fine sand (9.6%) - This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Winder loamy sand (86.6%) - This poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

ST LUCIE COUNTY REGULATIONS

According to the St Lucie County Property Appraiser's Report, the subject property has a land use code of 1000 Vacant Commercial.

Sec. 6.00.05 - Vegetation Removal Permit must be obtained in compliance with the Land Development Code (LDC).
Sec. 6.00.05.D.2 - Palm trees that are cleared must be mitigated for at a rate of 1:1.
Sec. 11.05.06.B - The individual locations of all native vegetation, that meets the minimum sizes outlined in Table 1 in Section 6.00.05(D), that are located within all areas of proposed improvement and within twenty (20) feet of all proposed improvement areas shall be shown on the illustrative plan. An official tree survey may be necessary to locate native hardwood trees that are protected by the LDC.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat on site. A former agricultural property that has been left unmaintained for years allowed a heavy presence of non-native and exotic plants to establish. This eliminated any chance at native habitat establishing itself. The density of invasive species present, combined with remnant agricultural impacts have made the land ideal for new development. Additionally, no gopher tortoises or any other listed animal species were found on site. Furthermore, while this property is under SFWMD Permit No. 56-00658-S, wetlands were not found on site. A tree survey will be required for development in St. Lucie County, as well as an Environmental Impact Report.

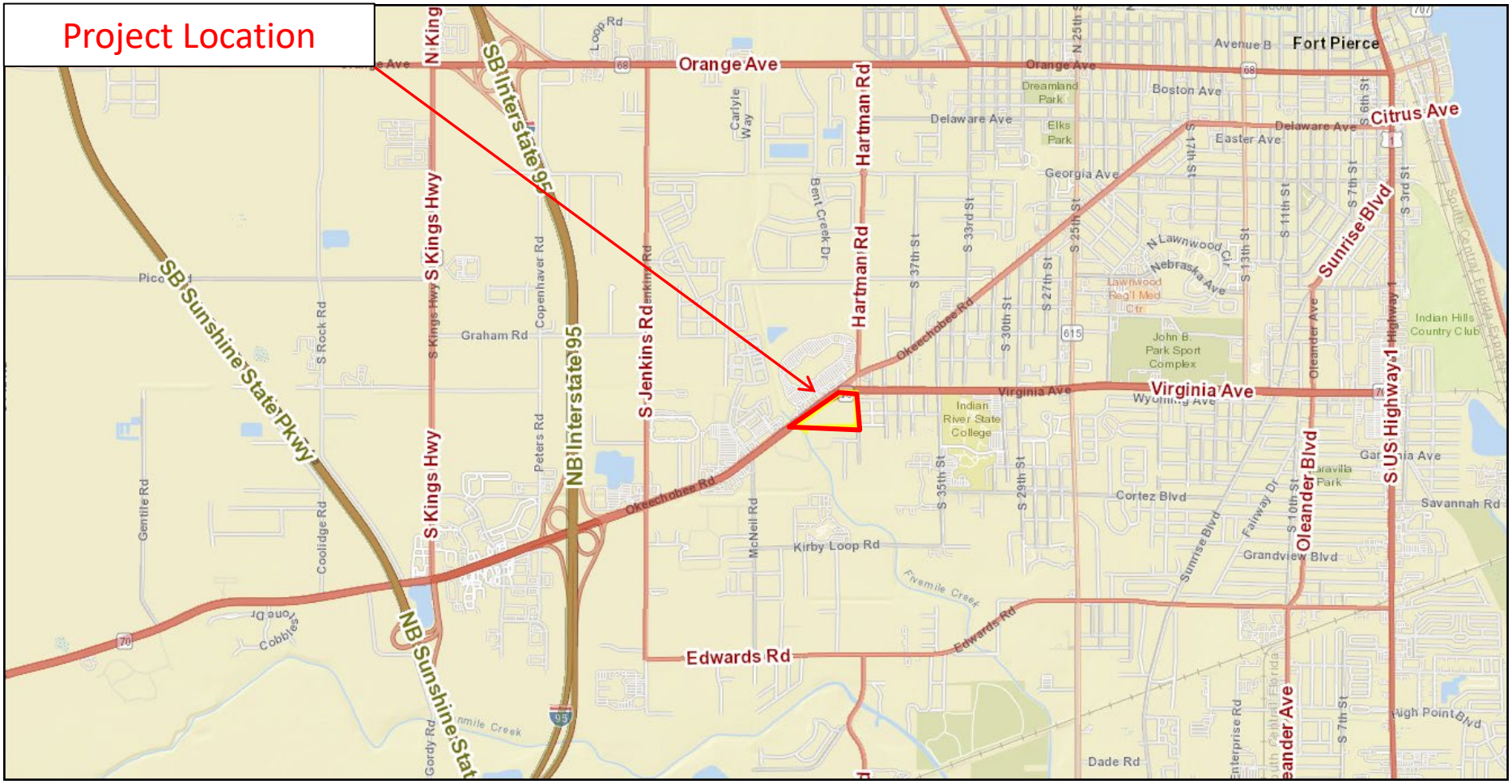
ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Site Assessment

3000 Virginia Avenue
Fort Pierce, St. Lucie County, FL

Location Map

Project: 22-102	The Benchmark Group	01/18/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

3000 Virginia Avenue

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 22-102	The Brownstone Group	01/18/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

3000 Virginia Avenue
Fort Pierce, St. Lucie County, FL

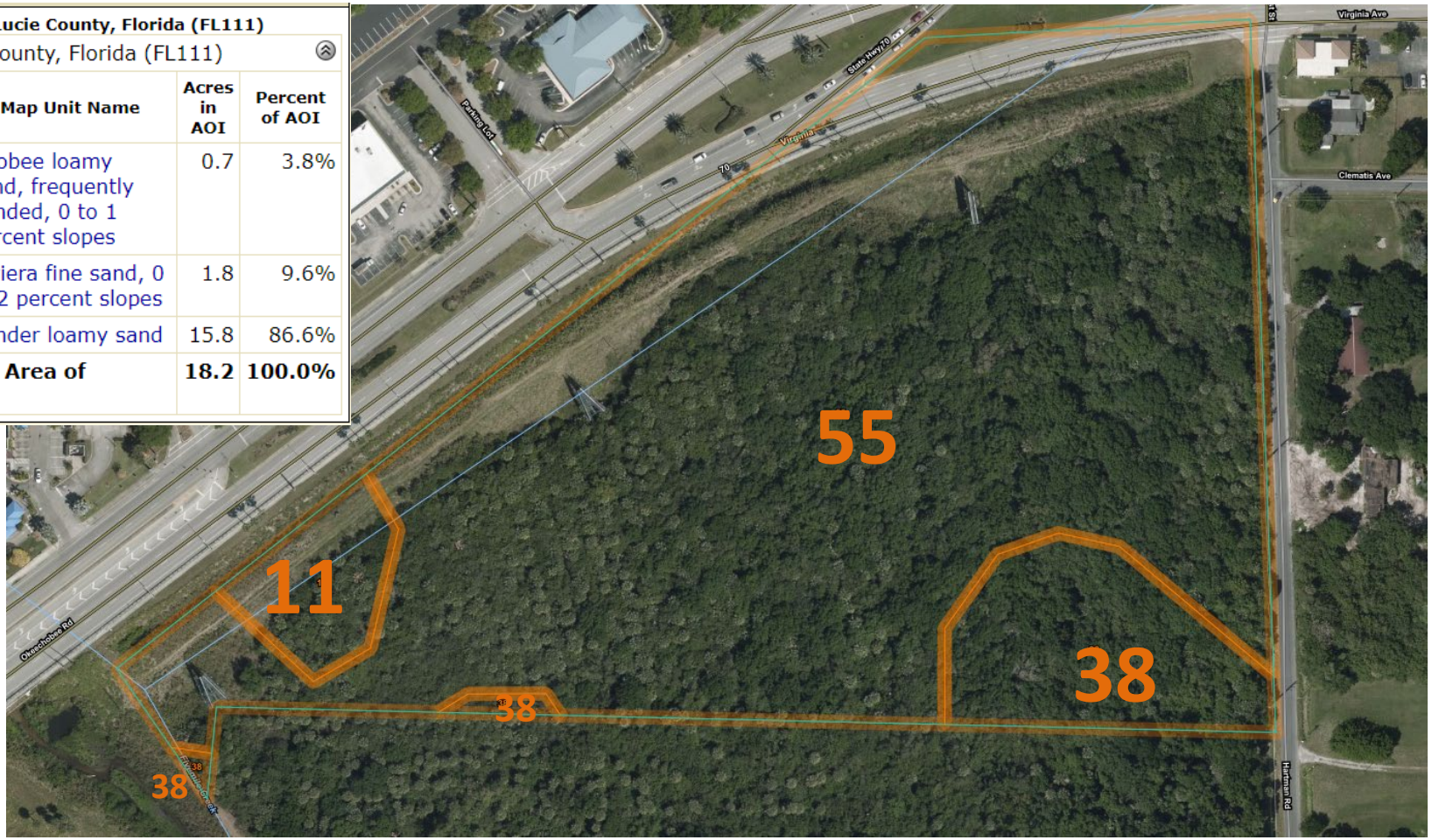
Soil Map

Project: 22-102	The Brownstone Group	01/23/2022

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	0.7	3.8%
38	Riviera fine sand, 0 to 2 percent slopes	1.8	9.6%
55	Winder loamy sand	15.8	86.6%
Totals for Area of Interest		**18.2**	**100.0%**



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

3000 Virginia Avenue

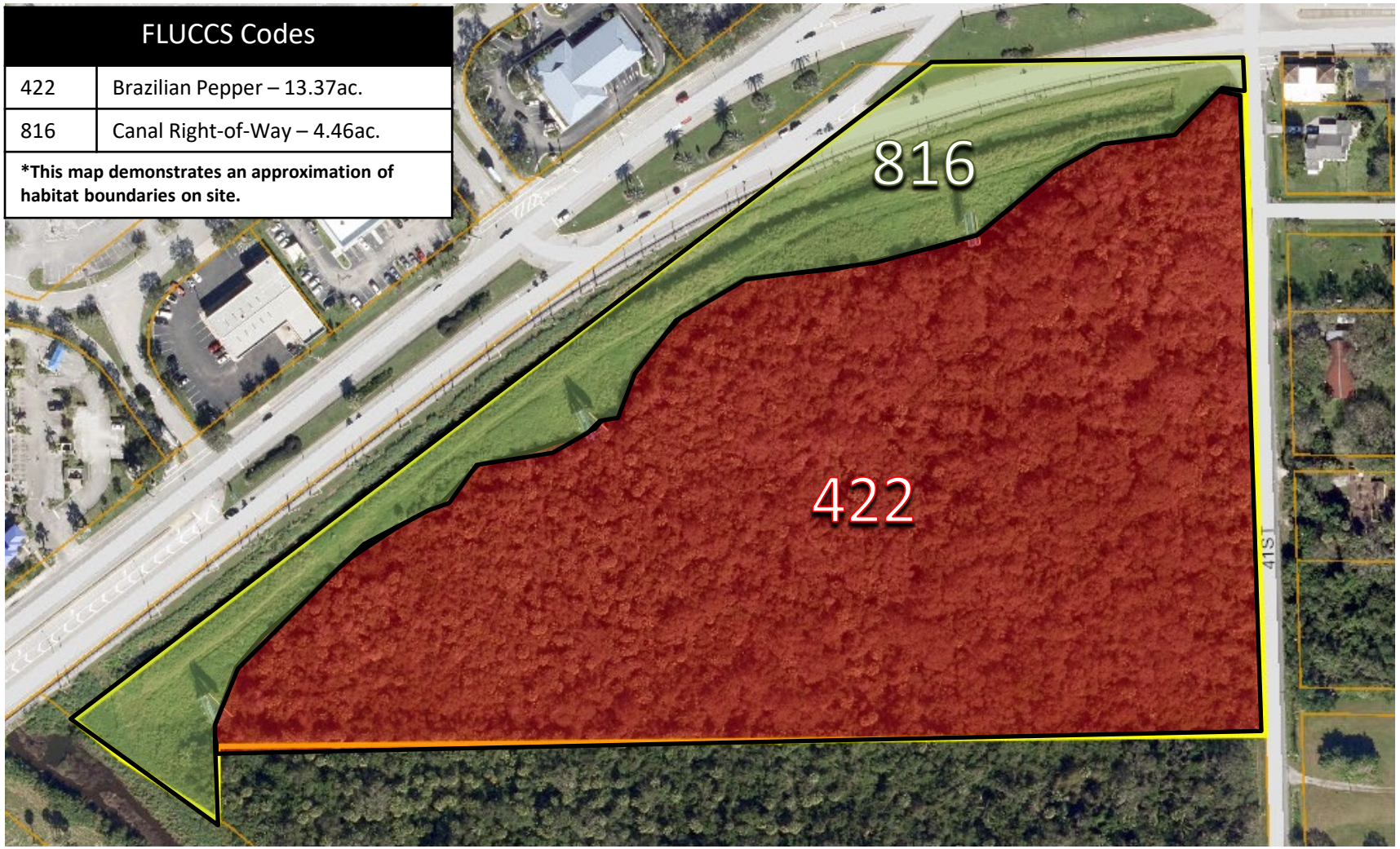
Fort Pierce, St. Lucie County, FL

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 22-102	The Brownstone Group	01/23/2021

FLUCCS Codes	
422	Brazilian Pepper – 13.37ac.
816	Canal Right-of-Way – 4.46ac.

***This map demonstrates an approximation of habitat boundaries on site.**



April 12, 2022

Jeremy Mears
Brownstone Group
6517 Mapleridge
Houston, TX 77081
210-669-3081

VIA Email: Jeremy@tbsg.com

Reference: **Environmental Assessment**
Hartman Road – 14 acres
Fort Pierce, Florida
Parcel ID # 2419-113-0001-000-6

Dear Mr. Mears,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-113-0001-000-6
Hartman Road – 14 acres
Fort Pierce, Florida

Date: April 12, 2022
Project # 22-152

Prepared For:
Jeremy Mears
Brownstone Group
6517 Mapleridge
Houston, TX 77081
210-669-3081
Email: Jeremy@tbsg.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 2419-113-0001-000-6) comprised of 14.17 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial property (land use code 1000). The subject property is located on the west side of S 41st Street, south of Virginia Avenue, and southeast of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 19, Township 35 South and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 11, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is native upland habitat in the form of temperate hammock located on site. The subject property historically consisted of a grove from the 1940s to the 1970s/80s. Since then, the vegetation has reclaimed the site. Approximately 4.7 acres of the site was reclaimed, predominantly by native vegetation consistent of a temperate hammock dominated by live oak trees. The remainder of the site was reclaimed by exotic vegetation.

The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC codes were identified onsite; 1123 – Temperate Hammock (Live Oak) and 182111 – Urban Open Forested. Please refer to the attached Florida CLC map for the approximate location of the habitat(s) delineated onsite.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Live Oak	*Quercus virginiana*
Laurel Oak	*Quercus laurifolia*
Dwarf Palmetto	*Sabal minor*
Saw Palmetto	*Serenoa repens*
Wild Coffee	*Psychotria nervosa*
Marlberry**	*Ardisia spp.*
Surinam Cherry**	*Surinam cherry*
Strawberry Guava**	*Psidium littoralei*
Brazilian Pepper**	*Schinus terebinthifolia*
Carrotwood**	*Cupaniopsis anacardioides*
Chinese Tallow**	*Triadica sebifera*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

The western property boundary of the subject property adjoins the Fivemile Creek controlled by the North St. Lucie River Water Control District (NSLRWCD). This body of water is classified as a Consolidated Retained Waters according to the Florida Department of Environmental Protection (FDEP) Map Direct State 404 Program Map (see attached map) and the 300 foot guide line established from the ordinary high water mark extends onto the subject property.

The Army Corp of Engineers (USACE) will retain jurisdiction to both the waterward and landward boundary of a project that involves discharges of dredged or fill material waterward of the 300 foot guide line and FDEP will handle 404 permitting if the project is completely landward of the 300 foot guide line. Based on this, if the project has impacts to Federal waters within the "retained waters" area, then the USACE will be the permitting agency for the project. If the impacts to federally jurisdictional waters only occur landward of the buffer, then the FDEP will be the lead agency for the project.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows, or habitat were observed onsite. No other state or federally listed plant/animal species or their habitat(s) were observed on site.

SOIL COMPOSITION:
Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Riviera fine sand, frequently ponded, 0 to 2% slopes – This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Sec. 123-66: *Any native tree at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet, shall be preserved and protected in accordance with this article. Mitigation is required for the loss of any such native tree.*

Trees meeting the minimum protection standards as referenced above were observed onsite. A tree survey and tree mitigation plan will be required prior to land clearing approval.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID # 2419-113-0001-000-6) comprised of 14.17 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial property (land use code 1000). The subject property is located on the west side of S 41st Street, south of Virginia Avenue, and southeast of Okeechobee Road in Fort Pierce, Florida.

It is the professional opinion of EDC that native upland habitat in the form of temperate hammock (live oak) is located onsite. In addition, the western property boundary of the subject property is located within the buffer of a Consolidated Retained Waters (Fivemile Creek) and proposed development on this site may require a review by the FDEP to determine whether or not federal jurisdiction will apply. Furthermore, trees meeting the City protection standards were observed onsite and a tree survey and tree mitigation plan will be required prior to land clearing approval. Lastly, no state or federally listed plant/animal species or their habitat(s) were observed on site.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Assessment

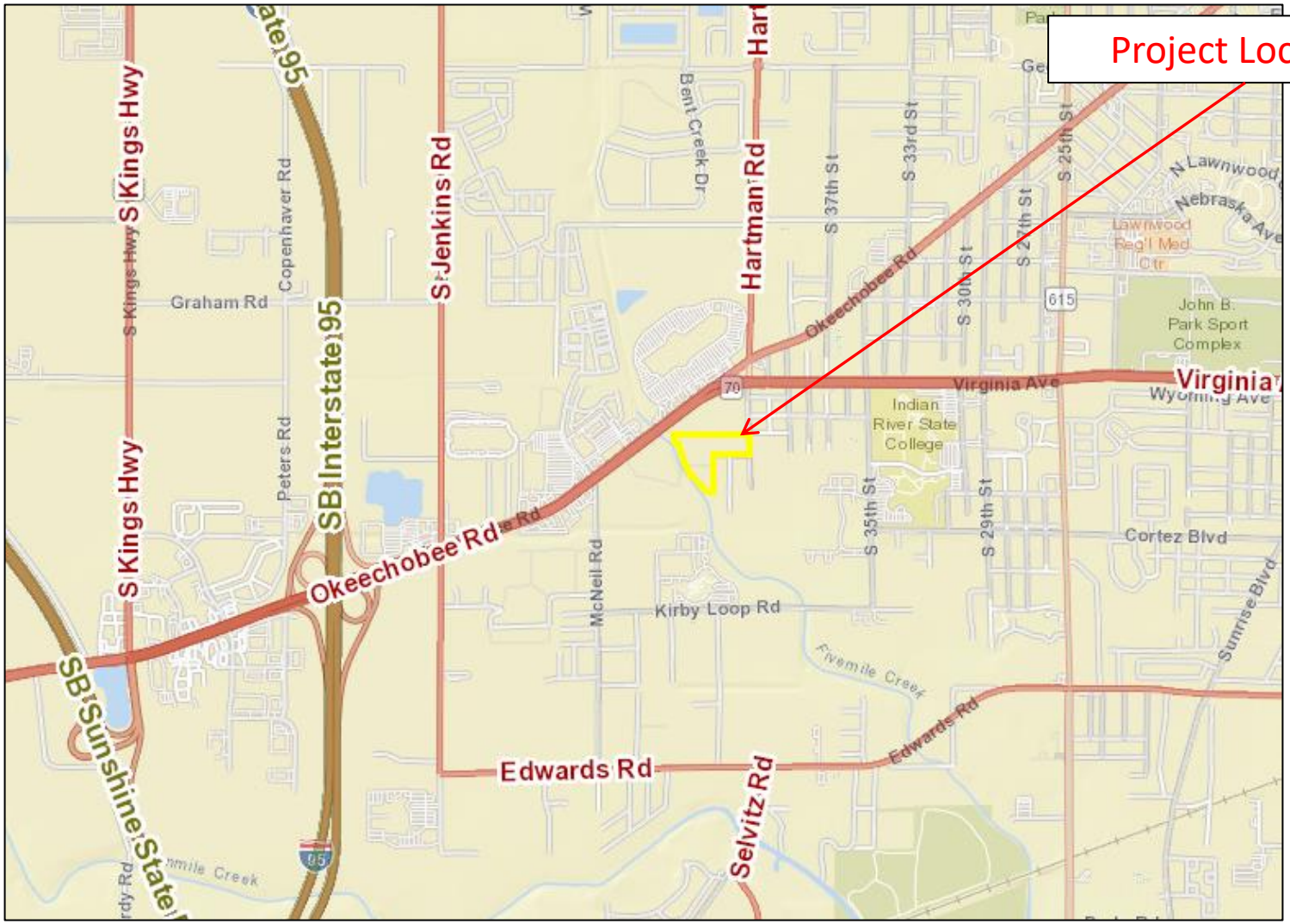
S 41st Street

Fort Pierce, Florida

Location Map

Project: 22-152	Brownstone Group	04/12/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

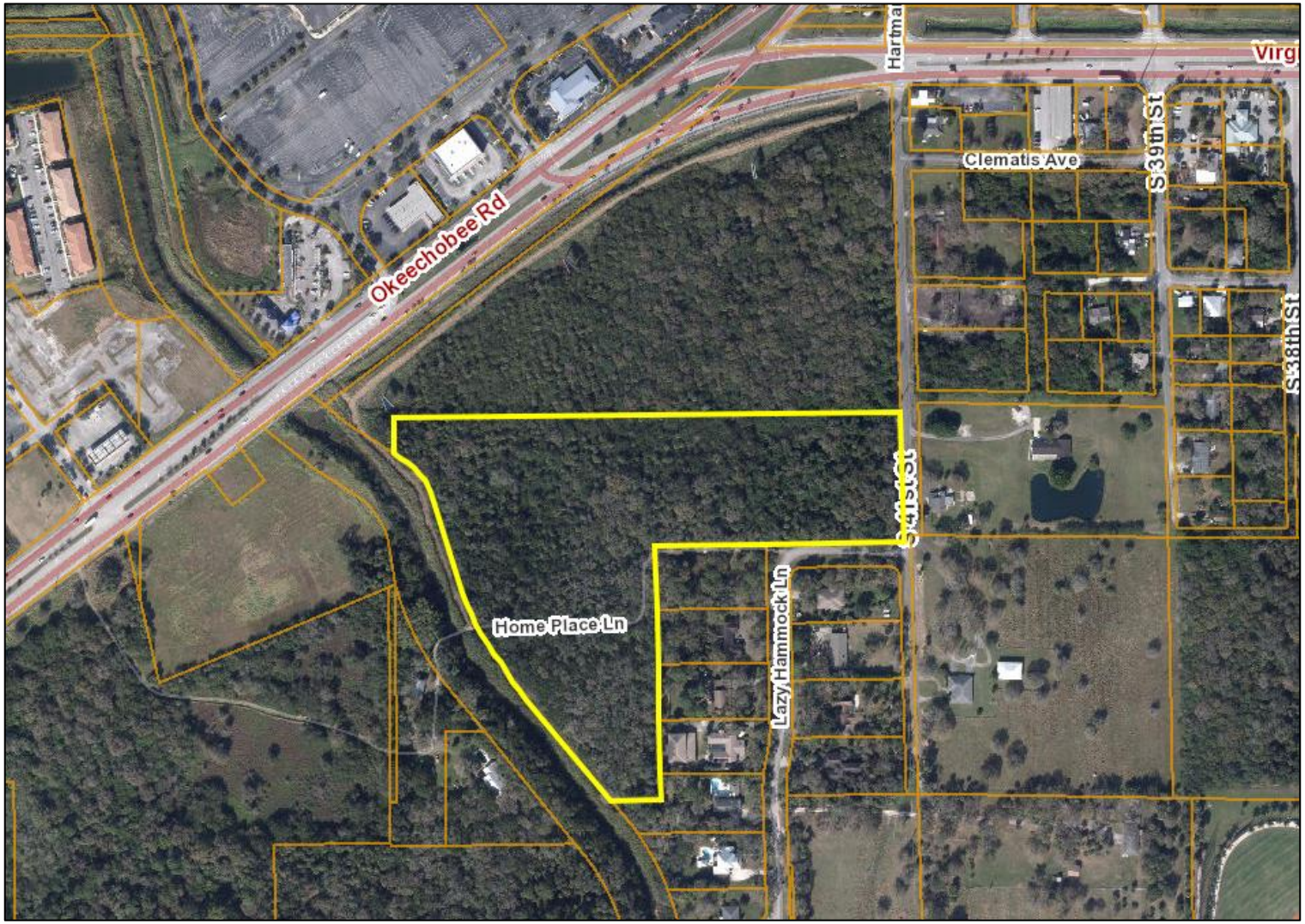
S 41st Street

Fort Pierce, Florida

Property Appraiser Map

Project: 22-152	Brownstone Group	04/12/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

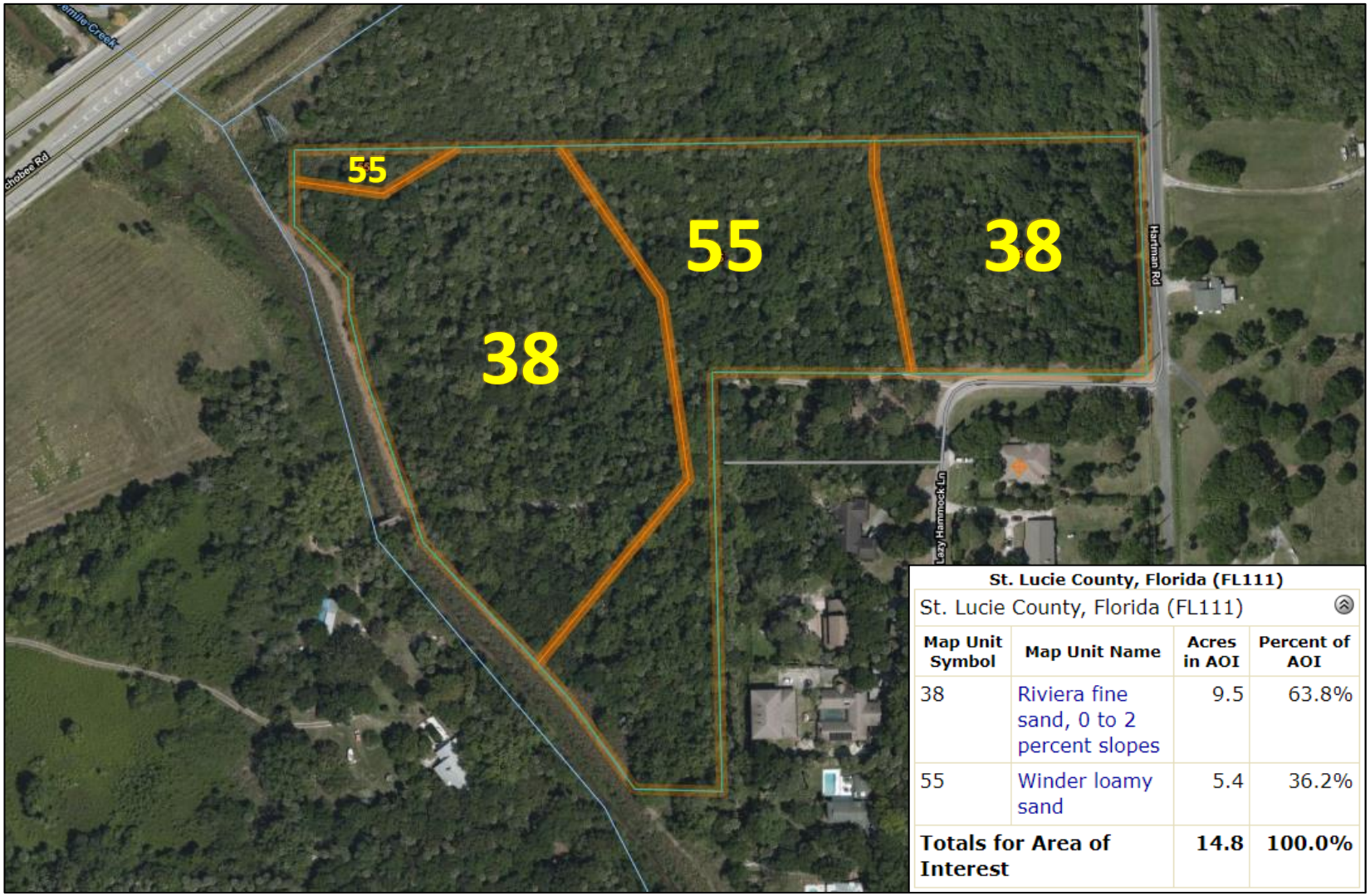
S 41st Street

Fort Pierce, Florida

Soil Map

Project: 22-152	Brownstone Group	04/12/2022

N



St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38	Riviera fine sand, 0 to 2 percent slopes	9.5	63.8%
55	Winder loamy sand	5.4	36.2%
Totals for Area of Interest		**14.8**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

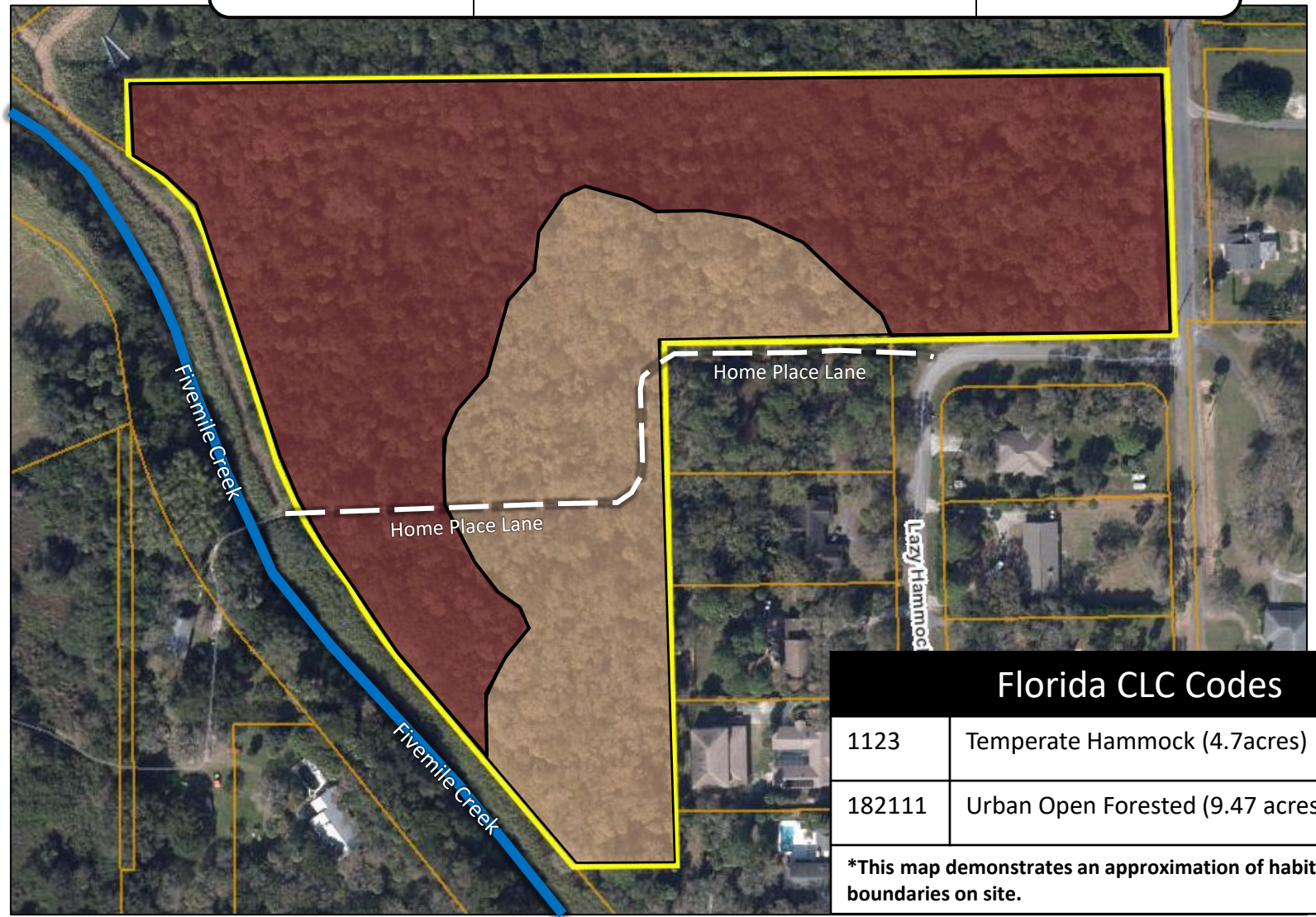
S 41st Street

Fort Pierce, Florida

Florida Cooperative Land Cover (CLC) Map

Project: 22-152	Brownstone Group	04/12/2022

N



Florida CLC Codes		
1123	Temperate Hammock (4.7acres)	
182111	Urban Open Forested (9.47 acres)	

***This map demonstrates an approximation of habitat boundaries on site.**

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

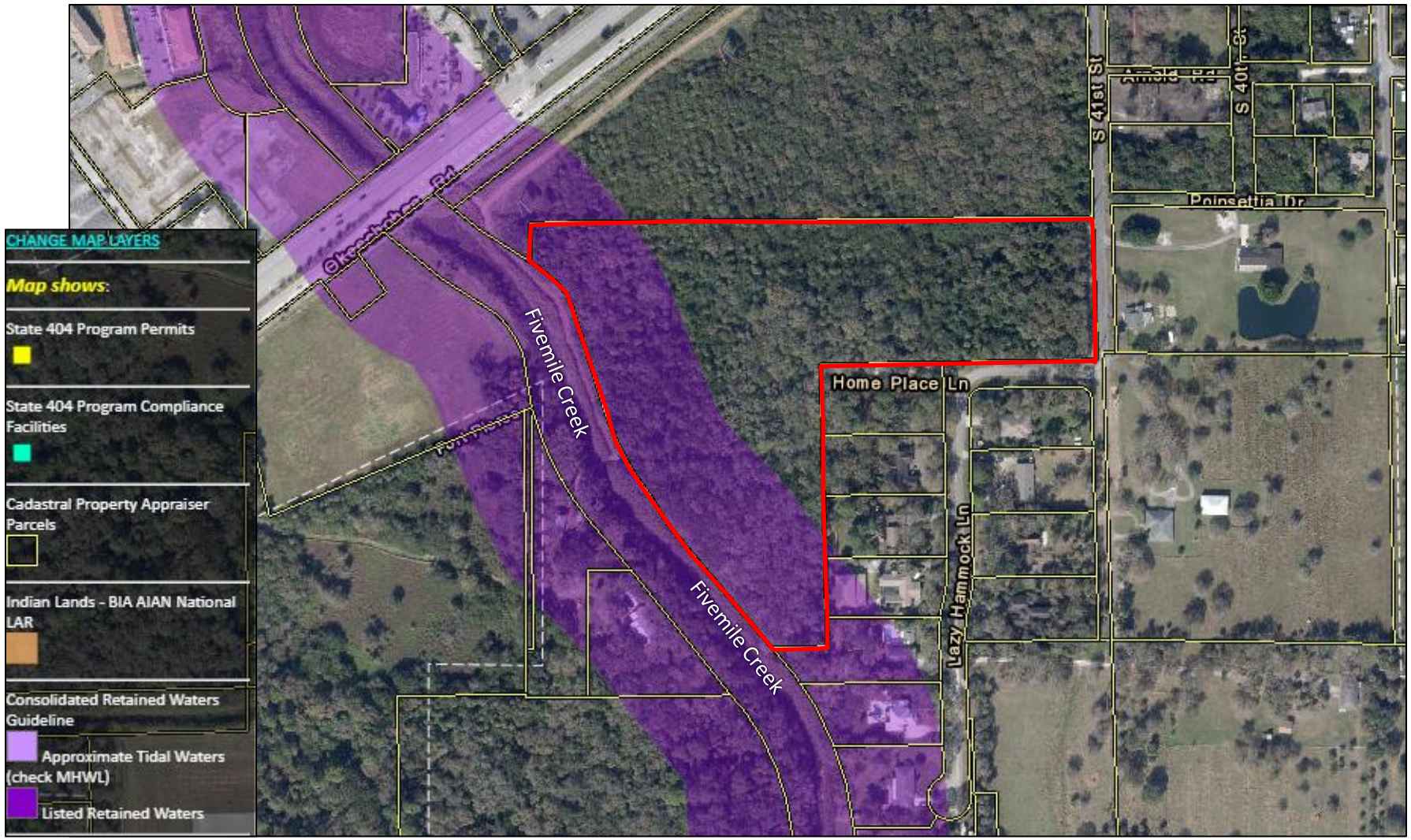
S 41st Street

Fort Pierce, Florida

FDEP Map Direct: State 404 Program Map

Project: 22-152	Brownstone Group	04/12/2022

N



ENGINEERS SURVEYORS
ENVIRONMENTAL

January 12, 2022

Jeremy Mears
The Brownstone Group
6517 Maple Ridge
Houston, TX 77081
(210)-669-3081

Via email: jeremy@tbsg.com

Reference: **Phase I Environmental Site Assessment**
3000 Virginia Avenue
Fort Pierce, St. Lucie County, Florida

EDC, Inc. has completed this Phase I Environmental Site Assessment (ESA) Report in compliance with the American Society for Testing and Materials (ASTM) format E 1527-13 for the above-referenced property. The purpose of this evaluation was to identify recognized environmental conditions as defined in ASTM E 1527-13.

Based on the results of the Phase I ESA conducted at the subject property, no unresolved recognized environmental conditions have been identified in connection with the subject property, and no further assessment is warranted at this time.

Further, please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

EDC, Inc. appreciates this opportunity to provide environmental services to you. Please contact me if you have any questions regarding this report.

Respectfully submitted,
EDC Inc.

Anthony A. Adams, BS
Sr. Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Date: January 12, 2022
Project #: 22-102

Prepared For:

Prepared By:
EDC, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
(772) 462-2455

Prepared By:

Anthony A. Adams, BS
Sr. Biologist | Certified Arborist

Reviewed By:

Tobin R. Overdorf, MS, MBA
Vice President

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1.0 SUMMARY

The subject property evaluated as part of this Phase I Environmental Site Assessment (ESA) consists of one (1) tax parcels (Parcel IDs: 2419-111-0002-000-7) comprised of 17.83 acres of general commercial land according to the St. Lucie County Property Appraiser. The subject parcel is located at 3000 Virginia Avenue, Fort Pierce, St. Lucie County, FL. The subject parcel maintains the following Section/Township/Range description: Section 19, Township 35 South and Range 40 East. Please refer to the Site Location Map presented in **Appendix A** for a visual explanation of the subject property**.**

[NOTE: Please review this report in its entirety for a full description of our evaluation, procedures, and findings.]

Based on the findings of this Phase I ESA conducted in accordance with American Society for Testing and Materials (ASTM) format E1527-13, we conclude the following:

1. We found no evidence of recognized environmental conditions with respect to past uses of the subject property based on our field observations, historical research, and public records review.

2. We found no evidence of obvious surface discharges such as stained soil or pavement, no indications of solid or liquid waste dumping or disposal, underground storage tanks (USTs), septic systems, seeps, unusual odors, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products at the subject property.

3. Adjoining properties that formerly or currently generate(d) hazardous waste or use(d) hazardous materials were identified based on our regulatory database review.

4. We identified eight (8) Leaking Underground Storage Tank (LUST) facilities within the minimum search distance as specified by ASTM-E standards. The facility was found to be closed and in compliance. Please refer to **Table 3** for more information.

5. We identified one (1) Aboveground Storage Tank (AST) facilities within the minimum search distance as specified by the ASTM-E standards. The facility is located on the target property and was found to be in compliance. Please refer to **Table 3** for more information.

Based on the conclusions of the Phase I ESA conducted at the referenced site, EDC, Inc. did not find evidence of unresolved recognized environmental conditions and further assessment is not warranted at this time.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc immediately for further evaluation and we will run the environmental liens search.

It is important to note that in order to remain eligible for CERCLA liability protections, continuing obligations will need to be followed at the subject property. The User has the continuing

obligation not to impede the integrity and effectiveness of activity and land use limitations, the duty to take reasonable steps to prevent releases, and the duty to comply with legally required release reporting obligations.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this assessment is to conduct an evaluation of the past and current uses of the subject property and surrounding properties to identify recognized environmental conditions in connection with the subject property.

The term “recognized environmental conditions” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the subject property or into the ground, groundwater, or surface water of the subject property. This environmental assessment was conducted in accordance with the guidelines of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This assessment was also intended to identify potential off-site contaminant sources within the distances set forth in ASTM E 1527-13.

2.2 DETAILED SCOPE OF SERVICES

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in accordance with the guidelines set forth in ASTM E 1527-13. The purpose of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products.

The scope of work does not include soil or groundwater sampling; contamination assessment/delineation; an evaluation of asbestos, lead-based paint, radon, wetlands, lead in drinking water, environmental compliance, threatened & endangered species, cultural resources, industrial hygiene, health and safety, ecological resources, indoor air quality; site geotechnics (soils, foundations, site retention, etc.) or construction materials testing. If necessary, EDC, Inc. can provide these additional services.

2.3 SIGNIFICANT ASSUMPTIONS

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a Phase I ESA in conformance with ASTM E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. This assessment is site-specific, and all appropriate inquiry does not mean an exhaustive assessment of a clean property.

2.4 LIMITATIONS AND EXCEPTIONS

The findings of this report represent our professional judgment. These findings are relevant to the dates of our site work and the information cited herein. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within this report.

The following limitations were encountered during completion of this Phase I ESA:

- Data gaps were encountered in the historical aerial photograph review due to the lack of available photographs as early as 1944 and in five-year intervals as preferred by ASTM-E standards. Based on our review of the available aerial photographs along with additional historical information found during review of other sources, the data gap does not appear to be significant to the findings of this report and does not appear to constitute as a data failure.

- The chain-of-title documentation or recorded land title records for environmental liens or activity and use limitations currently recorded against or relating to the subject property were not provided to EDC, Inc. during completion of this Phase I ESA.

2.5 SPECIAL TERMS AND CONDITIONS

Any special terms and conditions associated with this Phase I ESA are included in the Environmental Consulting Services Agreement and the Addendum to Contractual Agreements between EDC, Inc. and The Brownstone Group.

In addition, EDC shall not be held liable for any incorrect advice, judgment or decision based on any inaccurate information supplied by the user, current owner, or their designees.

2.6 USER RELIANCE

This report is intended for the sole use of EDC Inc. and The Brownstone Group. Its contents may not be relied upon by other parties without the explicit written consent of EDC, Inc.

In accepting this report, all parties herein mentioned agree to the Environmental Consulting Services Agreement and the Addendum to Contractual Agreements between EDC, Inc. and The Brownstone Group.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located within Section 19, Township 35 South and Range 40 East at 3000 Virginia Avenue in Fort Pierce, Florida. More specifically, the subject property consists of 17.83 acres of vacant general commercial property. The legal description for the tax parcel is as follows;

2419-111-0002-000-7: 19 35 40 THAT PART OF N 3/4 OF NE 1/4 OF NE 1/4 LYG S OF CANAL 7-LESS VIRGINIA AV AND HARTMAN RD R/W- AND THAT PART OF SE 1/4 OF NW1/4 OF NE 1/4 LYG S OF CANAL 7 ANDE OF CANAL 29 (17.83 AC).

This location is vacant commercial according to the St. Lucie County Property Appraisers in Fort Pierce, St. Lucie County, Florida. The subject property is currently vacant general commercial land (Land Use Code 1000). Visual representation of the property boundary, aerial photographs, and property appraiser cards are presented in **Appendix A**.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

At the time of this assessment, the subject property consisted of 17.83 acres of vacant commercial land. The property vicinity is characterized primarily by agricultural and residential properties. Please refer to the Site Location Map in **Appendix A**.

3.3 CURRENT USE OF THE PROPERTY

At the time of the site reconnaissance, the subject property consisted of 17.83 acres of vacant commercial land, it is unused for agricultural production at this time.

3.4 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE PROPERTY

The subject property shows evidence of use as an old citrus grove, which has since been abandoned and re-zoned for commercial use. A large canal surrounds the property along the northwest property boundary. A billboard does exist on the subject property.

3.5 CURRENT USE OF ADJOINING PARCELS

Currently, the parcels adjoining the site are used as follows:

TABLE 1
Description of Adjoining Parcels

Direction From Site	Description of Current Use
North	Orange Blossom Business Center; Commercial Retail
East	Residential Use; Single-Family Homes
South	Vacant General Commercial
West	Commercial Retail

None of the current uses of the adjoining properties appear likely to indicate the presence of recognized environmental conditions in connection with the subject property.

4.0 USER PROVIDED INFORMATION

The User did not provide EDC with information pertaining to the following sections. This information was collected by EDC, Inc.

4.1 TITLE RECORDS

According to the St. Lucie County Property Appraiser's Report, the current owner of the parcel located at 3000 Virginia Avenue is 11765663 Canada, Inc. They are located in Mount Royal, Quebec Canada H4N 2P7. The Deed is dated November 27th, 2020. Previous ownership data is not listed. This is the last known sale of the subject parcel.

The User did not contract EDC, Inc. to acquire a chain-of-title for the parcels comprising the subject property, which typically contains information regarding historical site ownership.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The User did not provide information on any environmental liens or activity and use limitations on the subject property that are filed or recorded under federal, tribal, state, or local laws.

Please note that an environmental liens or activity and use limitations search report was not acquired by EDC, Inc. for the parcel comprising the subject property. In order to qualify for due diligence, the User of this report may be required to contact a title company to confirm that there are no environmental liens or activity and use limitations filed for the parcel comprising the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

4.3 SPECIALIZED KNOWLEDGE

The User did not provide any specialized knowledge or experience that may pertain to recognized environmental conditions in connection with the subject property.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Information pertaining to the assessed value of the subject property is included in the St. Lucie County Property Appraiser's Report presented in **Appendix A.**

4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the St. Lucie County Property Appraiser's Report, the current owners of the subject property is 11765663 Canada, Inc. They are located in Mount Royal, Quebec Canada H4N 2P7. Please refer to the St. Lucie County Property Appraiser's Report included in **Appendix A**. The subject property consists of one tax parcel that is comprised of 17.83 acres of general commercial land.

4.6 REASON FOR PERFORMING PHASE I ESA

The User stated the reason for requesting this Phase I ESA was for Due Diligence associated with purchasing of the property. Therefore, the User contracted EDC, Inc. to perform this Phase I ESA in conjunction with a real estate transaction for the prospective owner to satisfy one of the requirements to qualify for the innocent purchaser defense, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability.

4.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ABOUT THE PROPERTY

The User did not provide any information regarding any specific chemicals that are present or were once present at the subject property, spills or other chemical releases that have taken place at the subject property, or any environmental cleanups that have taken place at the subject property.

5.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the site. Accuracy and completeness of record information varies among information sources, including government sources. Record information is often inaccurate or incomplete. Standard sources that are reasonably ascertainable were reviewed by EDC, Inc. for this Phase I ESA.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As part of this assessment, we reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the site. EDC, Inc. obtained an ASTM radius map report through Environmental Data Resources, Inc. (EDR). A copy of the EDR report is contained in **Appendix B**. EDC, Inc. also reviewed other available standard environmental record sources at the Florida Department of Environmental Protection (FDEP), as needed. The following state, county, and federal sources were consulted during this record review:

State, County, and Tribal Database Review (FDEP and MCHD)

- FDEP, Leaking Underground Storage Tanks (LUST)
- FDEP, Leaking Aboveground Storage Tanks (LAST)
- FDEP, Registered Underground Storage Tanks (UST)
- FDEP, Registered Aboveground Storage Tanks (AST)
- FDEP, State Hazardous Waste Sites (SHWS)
- FDEP, Solid Waste Facility/Landfill Sites (SWL/LF)
- FDEP, State Brownfield Areas (BROWNFIELDS)
- FDEP, Voluntary Cleanup Sites (VCP)
- FDEP, Institutional Controls & Engineering Controls Registry (IC & EC)

Federal Database Review [United States Environmental Protection Agency (EPA)

- EPA, National Priorities List (NPL), including Delisted and Proposed NPL Sites and Federal Superfund Liens
- EPA, Comprehensive Environmental Response Compensation and Liability Act Information System (CERCLIS)
- EPA, CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP)
- EPA, RCRA Treatment, Storage, and Disposal Facilities (RCRA-TSDF)
- EPA, RCRA Corrective Action Report Facilities (CORRACTS)
- EPA, RCRA Generators List (RCRA), including Large Quantity Generators (LQG), Small Quantity Generators (SQG) and Conditionally Exempt Small Quantity Generators (CESQG)
- EPA, Institutional Controls & Engineering Controls Registry (US IC & US EC)
- EPA, Emergency Response Notification System List (ERNS)

Table 2 lists the approximate minimum search distances used during this assessment as set forth in ASTM E 1527-05.

TABLE 2 Approximate Minimum Search Distances – ASTM E 1527-05	
Source	**Search Distance**
Federal NPL Site List	1.0 mile
Federal Delisted NPL Site List	0.5 mile
Federal CERCLIS List	0.5 mile
Federal CERCLIS NFRAP Site List	0.5 mile
Federal RCRA CORRACTS Facilities List	1.0 mile
Federal RCRA non-CORRACRS TSD Facilities List	0.5 mile
Federal RCRA Generators List	Site and adjoining properties
Federal Institutional Control/Engineering Control Registries	Site only
Federal ERNS List	Site Only
State and Tribal Lists of Hazardous Waste Sites identified for investigation or remediation: State- and Tribal- equivalent NPL State- and Tribal- equivalent CERCLIS	 1.0 mile 0.5 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Leaking Storage Tank Lists	0.5 mile
State and Tribal Registered Storage Tank Lists	Site and adjoining properties
State and Tribal Institutional Control/Engineering Control Registries	Site only
State and Tribal Voluntary Cleanup Sites	0.5 mile
State and Tribal Brownfield Sites	0.5 mile

5.1.1 FEDERAL, FLORIDA STATE, AND ST. LUCIE COUNTY RECORDS REVIEW

According to information provided by EDR and/or the FDEP Web-Based Map Application for Waste Management Division Facilities, the subject property is not listed in the federal, state or county databases. Please refer to **Table 3** for a summary of information regarding these facilities. Please refer to the FDEP and groundwater flow maps in **Appendix A**, EDR report in **Appendix B**, and supplemental documents in **Appendix C** for details.\

State/Federal Database Descriptions for Table 3	
Database Abbreviation	**Description**
AST	Registered Aboveground Storage Tanks.
DWM CONTAM	A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and dry cleaning).
ECHO	ECHO (Enforcement & Compliance History Information) provides integrated compliance

	and enforcement information for about 800,000 regulated facilities nationwide.
FINDS	Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).
FL FINANCIAL ASSURANCE	A listing of financial assurance information for underground storage tank facilities and/or a list of hazardous waste facilities required to provide financial assurance under RCRA.
HW GEN	Small Quantity Hazardous Waste Generators are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities greater than 100 Kg but less than 1,000 Kg in any one calendar month. Large Quantity Generators of Hazardous Waste are tracked in this coverage based on their notification to the Department of Environmental Protection as to their handler status, or based on inspections conducted at their facilities. These facilities are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities equal to or greater than 1,000 Kg in any one calendar month.
INST CONTROL	The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.
LUST	Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these

	records, and the information stored varies by state.
NPDES	General information regarding NPDES (National Pollutant Discharge Elimination System) permits.
RCRA-VSQG	RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
RCRA NONGEN / NLR	RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.
RESP PARTY	Open, inactive and closed responsible party sites.
UST	Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

TABLE 3 State/Federal Database Facility Identified Within Minimum Search Distance			
Facility	**Location**	**Database**	**File Review Summary**
EDS Fort Pierce Texaco 4101 Okeechobee Road Fort Pierce, FL 33450 EDR ID: 1020451313 Beverage Station 4101 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373122	0.045 miles N	EDR HIST AUTO LUST UST CLEANUP SITES DWM CONTAIN FINANCIAL ASSURANCE NPDES	According to the EDR report, the facility is a former fuel facility, with records stopping 1993. According to the EDR report, the DEP monitors all wastewater that is being discharged into the environment. A fuel spill consisting of leaded and unleaded gas occurred in 1988 when a UST was overfilled and left unmaintained. In Aug. of 2020, a Compliance Assistance letter was issued, stating the facility was potentially non-compliant. On June 11, 2021 a Remedial Action Plan was reviewed and approved, establishing a strategy to achieve cleanup objectives. The site is currently undergoing Remedial Action and in compliance with associated requirements. Based on this, the likelihood of the subject property being affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
Firestone Store 4160 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1000881247 Firestone #1857-004324-B 4160 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373008	0.049 miles NW	RCRA-VSQG FINDS ECHO LUST UST AST	According to the EDR and ECHO report, this facility had no record of violations and tanks were removed and the facility was closed in February of 1993. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
Hess Corporation #09386 4696 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1004684404 Shell-Okeechobee 4696 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1000843296	0.102 miles W	RCRA-VSQG FINDS ECHO LUST UST SPILLS FINANCIAL ASSURANCE	According to the EDR and Oculus Reports, a Site Rehabilitation Completion Order was issued on May 9, 2019 for a discharge that occurred on September 25, 1997. However, a Compliance Assistance Offer was issued due to a potential non-compliance after an inspection on March 25, 2021. Violations were minor and did not involve the movement of contaminants off-site.

			However, due to the proximity to the site, EDC recommends the user monitor the continued compliance of the site. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
Becker Indian River Fruit Co. Inc. 4710 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373065	0.124 miles W	UST	According to the EDR report, an underground storage tank was registered in 1987. There was free product discovered in test well, after a test well installer incidentally damaged the storage tank. This was resolved in 1993 after the damaged tank was removed and virgin fill replaced the area impacted by the free product leak, and the area no longer tested positive for product in the soil. Due this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
Sears Roebuck & Co. 4204 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1015741349 Sears Roebuck & Co. #2005 4204 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001372937 Sears Roebuck & Co. 4204 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1014468984	0.158 miles NW	RCRA NONGEN / NLR LUST UST RCRA-VSQG	According to the EDR and Oculus reports, on December 3, 2004 a Site Rehabilitation Completion Order (SRCO) was issued by the FDEP for a discharge on Dec 29, 1998. Monitoring wells were then abandoned. Due this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
Belk Lindsey Co Inc 4100 Okeechobee Road Fort Pierce, FL 33450 EDR ID: U001373091	0.205 miles NW	UST	According to the EDR and Oculus reports, historical records of an underground storage tank are present. There was no documentation available of any spills or violations. This tank has been removed. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.

Tractor Supply Company #505 4888 Okeechobee Road Fort Pierce, FL 33450 EDR ID: 1016955841	0.211 miles SW	RCRA-VSQG	According to the EDR report, a Conditionally Exempt Small Quantity Generator was permitted for this parcel. This property did store Hazardous Materials; but no spills or contamination records were found. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
Indian River Oil Co. 3700 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S120043074	0.323 miles NE	LUST UST FINANCIAL ASSURANCE	According to the EDR and Oculus reports, a Compliance Assistance Offer was issued on May 31, 2018 for storage tanks on this parcel. However, it was for failure to pay fees and display placards, not failure of structural integrity and discharge of contaminants. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
Ft Pierce Contacting Corp. 1819 Totten Road Fort Pierce, FL 34947 EDR ID: U100373016	0.336 miles N	LUST UST AST	According to the EDR and Oculus reports, a Site Rehabilitation Completion Order was issued on August 30, 2013. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
ABCA McClinton Property Walmart #973 5100 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S107938607 Walmart #973 McClinton Property Okeechobee Rd & McNeil Rd Fort Pierce, FL 34947 EDR ID: S117361413	0.387 mi W	INST CONTROL DWM CONTAM FINANCIAL ASSURANCE HW GEN RESP PARTY	According to the EDR and Oculus reports, a site inspection occurred on December 6, 2016 and was determined to be in compliance. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.
Circle K #7506 2301 S 35th Street & Virginia Ave. Fort Pierce, FL 34981 EDR ID: 1000822408	0.398 mi NE	LUST UST FINANCIAL ASSURANCE	According to the EDR and Oculus reports, on March 16, 2021 this facility received and In Compliance Letter from the DEP. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please

			refer to **Appendix C** for supporting documentation.
Murphy USA #5709 5110 Okeechobee Road Fort Pierce, FL 34950 EDR ID: U003699249	0.417 mi SW	LUST UST FINANCIAL ASSURANCE	According to the EDR and Oculus reports, a Compliance Assistance Offer was issued on April 9, 2019. Minor components were identified as needing replacement. Due to this, the likelihood of the subject property being adversely affected by this facility appears low. Please refer to **Appendix C** for supporting documentation.

In addition to reviewing the EDR report, EDC, Inc. performed reconnaissance of the property vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address information and to look for unregistered facilities. No facilities of concern were observed within the vicinity of the subject property during field reconnaissance performed by EDC, Inc.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS

The following is a list of some of the additional environmental records that were searched as part of the EDR Radius Map Report: Priority Ranking List (PRIORITYCLEANERS), Formerly Used Defense Sites (FUDS), Records of Decision (ROD), Mines Master Index File (US MINES), Toxic Chemical Release Inventory System (TRIS), Risk Management Plans (RMP), Underground Injection Wells Database Listing (UIC), Drycleaning Facilities (DRYCLEANERS), and PCB Transformer Registration Database (PCB TRANSFORMER).

EDC searched the FDEP Consolidated Web-Based Map Application for Waste Management Division facilities (e.g., solid waste facilities, storage tanks, dry cleaning sites, hazardous waste generators, etc.) located on the subject property and adjoining properties. The map is available for review in **Appendix A**. The search included the Storage Tank Regulation, Solid Waste, Site investigation, Hazardous Waste Program, and the Waste Cleanup database, among others. The database did not reveal any new findings on the property.

EDC reviewed the Florida Department of Community Affairs (DCA) Florida Radon Protection Map for Large Buildings and New Single Family Homes and Duplexes. More than 5% of new large buildings in St. Lucie County are expected to have annual average radon levels above the EPA action level and fewer than 5% new homes are expected to have elevated radon levels. The map indicated that the general area where the site is located (St. Lucie County) is designated as Federal EPA Radon Zone 3. This criteria states that the counties within this zone are those with a predicted radon level less than 2 pCi/L or otherwise known as low risk.

5.3 PHYSICAL SETTING SOURCES

According to the EDR report, USGS topographic quadrangle map, soil survey, and regulatory files available regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity.

Based on our site reconnaissance, review of USGS maps, aerial photographs, the location of the subject property, and the present environmental related conditions of adjacent and nearby properties, there is little to no potential for migration of petroleum product or hazardous waste contamination from off-site sources.

5.3.1 TOPOGRAPHY

The USGS topographic quadrangle map titled “Fort Pierce” was referenced as a source for obtaining information regarding the physical setting of the subject property and surrounding vicinity. The subject property is located at an elevation of approximately 19 feet above sea level.

According to the EDR Report, the groundwater within the minimum search distances is flowing southwest away from the property. A copy of the USGS Quadrangle Map is provided as **Appendix B**.

5.3.2 SOILS/GEOLOGY

The general geology of St. Lucie County is characterized by the Caloosahatchee Marl which underlies the entire area, is of Pliocene age, and consists mainly of sand and varying amounts of shell. The Fort Thompson Formation rests uncomfortably on the Caloosahatchee Marl; dips from west to east; is of Pleistocene age; and consists of a series of alternating beds of limestone, shells, sand, and marl. The Anastasia Formation which is of Pleistocene age and rests uncomfortably on the Fort Thompson Formation forms the backbone of the coastal ridge, is exposed in several places along the ocean shoreline, and consists of sand and shell beds and thin, discontinuous layers of sandy limestone and sandstone. Pamlico Sand of the late Pleistocene age mantles the entire area and is the basic material in which most of the mineral soils have formed.

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, surficial soils at the subject property are classified as the following:

Chobee loamy fine sand - depressional is a nearly level, very poorly drained soil with a thick black surface layer. It is found in marshy depressions and on flood plains along streams. In most years the water table is within a depth of 10 inches for 6 to 9 months and between 10 to 40 inches for 3 to 6 months. This soil is continuously flooded for 1 to 6 months in many places. Natural vegetation includes sand cordgrass and swamp hardwoods. If drainage and water control are adequate, this soil is well suited to vegetables and improved pasture grasses.

Riviera fine sand - This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Winder loamy sand - This poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10

to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

5.3.3 HYDROGEOLOGY

The general hydrogeology of St. Lucie County includes two aquifer systems, the surficial and the Floridan aquifer systems. Both aquifer systems are multilayered and are variable in physical and chemical properties. The surficial aquifer system is the most widely used source of drinking water in St. Lucie County. In most parts of the county, the aquifer system contains freshwater that is easily obtainable for low-cost domestic supply. The surficial aquifer system within St. Lucie County consists of undifferentiated sediments that overlie the greenish-gray clayey sands of the intermediate confining unit (Hawthorn Formation). The surficial aquifer system consists of a relatively thin unit of undifferentiated sand, silt, and shell of Pleistocene to Holocene age overlying more permeable zones composed of thin layers of sand, silt, and clay inter-bedded with layers of limestone, coarse sand, and shell of Pliocene age. In some places, the permeable beds are absent and wells are drilled into the deeper sand, shell, and silt layers of Late Miocene age. These deeper wells also are classified as surficial aquifer system wells.

According to the Hydrological Gradient map in the EDR report, the direction of groundwater flow in the vicinity of the subject property appears to flow southwest.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

According to the earliest available aerial photograph (1944), the 17.83 acres that make up the subject property were developed as, what appears to be, a citrus grove. In addition, a canal and Okeechobee road are tangent with the subject parcel's northwest boundary. The surrounding area slowly become developed with residential and commercial activity, as seen in aerials from years 1958 and 1970. The subject parcel remains used for agriculture until the mid-1990s, when a noticeable lack of management can be observed. From this point, the parcel remains as is, with no improvements or development.

Reasonably ascertainable aerial photographs are available for the time period back to 1944 until the present, but not necessarily or consistently in five-year intervals or as early as 1940 as preferred by ASTM E standards. The lack of aerial photographs from as early as 1940 and in consistent five-year intervals is noted as a data gap. Based on the review of available aerial photographs and other standard historical sources, the use of the subject property during the timeframe of the data gap has been adequately ascertained. Therefore, the data gap does not materially impact the performance of this Phase I ESA and is not regarded as a data failure.

5.4.1 AERIAL PHOTOGRAPHY REVIEW

In order to evaluate the previous land uses of the subject property and surrounding area, reasonably ascertainable aerial photographs were reviewed. The aerial photographs provide a progressive overview of the subject property and surrounding properties. We reviewed the 1944 to 2017 aerial photographs obtained from the Florida Department of Transportation, the State University System of Florida, EDR aerial report, the St. Lucie County Property Appraiser's Website, and Google Earth. Please note that copies of the aerial photographs reviewed during completion of this Phase I ESA are included within this report and can be found in **Appendix B**. Descriptions of EDC, Inc. observations are outlined in **Table 4**.

TABLE 4 Summary of Aerial Photograph Observations		
Photograph Date	**Photograph Quality**	**Remarks**
1944	Poor	The entire property is developed as, what appears to be, a citrus grove. The surrounding area was developed with agricultural activity. Okeechobee Road is present.
1958	Poor	No significant changes to the subject property. To the east, residential structures can be observed.
1969	Poor	No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
1970	Very Poor	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
1980	Poor	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
1992	Fair	No significant changes to the subject property. Neighboring parcels to the North and Northwest now show evidence of commercial and retail development.
1994	Fair	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
1999	Fair	Vegetation on the subject property is beginning to recruit and overgrow the former agriculture fields. No significant changes to the vicinity of the subject property were observed since the previous aerial.
2007	Good	The subject property shows further evidence agriculture activities have been abandoned. Residential construction is beginning to the northwest on the parcel across Okeechobee Road.
2010	Good	No significant changes to the subject property – the residential construction to the northwest is complete.
2013	Very Good	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
2017	Very Good	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.

5.4.2 PROPERTY OWNERSHIP RECORDS

The current Owners of the subject property are 11765663 Canada Inc. This is confirmed by the St. Lucie County Property Appraiser's Report, which is presented in **Appendix A**.

The User did not contract EDC, Inc. to acquire a chain-of-title for the parcel comprising the subject property, which typically contains information regarding historical site ownership.

5.4.3 SANBORN FIRE INSURANCE MAP REVIEW

According to information provided by EDR, fire insurance maps generated by the Sanborn Map Company are not available for review for the subject property. The Certified Sanborn Map Report is provided in **Appendix B** following the EDR database report.

5.4.4 CITY DIRECTORY REVIEW

Historical street directories listing the former businesses at the street addresses of the subject property and adjoining properties were reviewed by EDC, Inc. during completion of this Phase I ESA. Business names listed in the directories were reviewed to try to determine if businesses generated, used, stored, or disposed of hazardous waste materials. The review did not produce any properties that represented an environmental concern.

5.4.5 LAND USE RECORDS

According to the St. Lucie County Property Appraiser's Report, the Future Land Use for the subject property is commercial. The subject property is located near government owned and another vacant commercial parcels. The table below (**Table 5**) details the structures that are located on the adjoining parcels that surround the subject property according to the St. Lucie County Property Appraiser's Report:

TABLE 5
Description of Adjoining Parcels

Parcel ID #	No. of Structures	Type of Structure	Size (Ac)	Year Built
2419-113-0001-000-6	0	Vacant Commercial	14.19	N/A
2419-111-0004-000-1	0	Vacant Gov't – R.O.W.	1.61	N/A
2419-111-0003-000-4	0	Vacant Gov't – Canal	6.51	N/A

5.4.6 OTHER HISTORICAL SOURCES

A Historical Topographic Map Report was obtained from EDR during completion of this Phase I ESA. The USGS topographic quadrangle map titled "Fort Pierce", which includes the subject property, was available for the following years: 1949, 1950, 1970, 1972, 1983, 2012, 2015 and 2018 descriptions of our review of the historical topographic maps are outlined in **Table 6**. The Historical Topographic Map Report is provided in **Appendix B** following the EDR database report.

TABLE 6
Summary of Historical Topographic Map Observations

Map Date	Remarks
1949	The 17.83 acres that make up the subject property is developed as, what appears to be, a grove. Okeechobee Road is present
1950	There are no significant changes since the previous topographical image.
1970	The subject property is still designated for agriculture, residential development can be observed.
1972	The surrounding areas all remain in use as agriculture.
1983	Residential and commercial development has significantly increased.

2012	Roads have been widened and improved to fit the area's needs.
2015	There are no significant changes since the previous topographical image.
2018	There are no significant changes since the previous topographical image.

No other historical sources were reviewed during this assessment.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PARCELS

None of the past uses of the parcels adjoining the subject property appear likely to indicate recognized environmental conditions in connection with the subject property.

6.0 INFORMATION FROM SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property. On a visit to the subject property, the property shall be visually and/or physically observed, and any structure(s) located on the subject property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles shall be observed.

On January 14, 2022, a site reconnaissance of the subject property was completed by a representative of EDC, Inc. The purpose was to evaluate the current conditions of the subject property and to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance included visually and/or physically observing the periphery of the subject property and the periphery of the structures located on the subject property. Aerial photographs are included in **Appendix B**. Site photographs are included in **Appendix D**.

6.2 GENERAL SITE SETTING

The subject property consists of one tax parcel that is comprised of 17.83 acres of vacant commercial land located within an area of commercial and residential properties in Fort Pierce, FL. The Parcel ID is 2419-111-0002-000-7.

6.3 EXTERIOR OBSERVATIONS

During our site reconnaissance, the subject property was vacant commercial, formerly used for agricultural purposes. There are two frontage billboard towers on site. No dipping vats or any other recognized environmental concerns were identified on the property. No structures were observed on the property.

We found no evidence of obvious surface discharges such as stained soil or pavement, no indication of solid or liquid waste dumping or disposal, no evidence of USTs, unusual odors, pits, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property. Please refer to **Appendix D** to review the site photographs.

6.4 INTERIOR OBSERVATIONS

During our site reconnaissance, no enclosed structures were found onsite.

7 INTERVIEWS

7.1 INTERVIEW WITH SITE OWNER

EDC, Inc. has not received any communication response from the current site owner.

7.2 INTERVIEW WITH SITE MANAGER

Please refer Section 7.1 for information regarding the Owner/User Interview. Interview documentation is included in **Appendix E**.

7.3 INTERVIEW WITH OCCUPANTS

Please refer Section 7.1 for information regarding the Owner/User Interview. Interview documentation is included in **Appendix E**.

7.4 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

No local government officials were interviewed during the completion of this Phase I ESA.

7.5 INTERVIEW WITH USER

Please refer Section 7.1 for information regarding the Owner/User Interview.

7.6 INTERVIEW WITH OTHERS

No other individuals were interviewed during the completion of this Phase I ESA.

8 FINDINGS

Based on our field observations, historical research, public records review, and interviews conducted in accordance with ASTME, the findings of this Phase I ESA are as follows:

- We identified eight (8) Leaking Underground Storage Tank (LUST) facilities within the minimum search distance as specified by ASTM-E standards. The facility was found to be closed and in compliance. Please refer to **Table 3** for more information.

- We identified one (1) Aboveground Storage Tank (AST) facilities within the minimum search distance as specified by the ASTM-E standards. The facility is located on the target property and was found to be in compliance. Please refer to **Table 3** for more information.

9 OPINION

The following is our opinion pertaining to the findings referenced above:

- We found no evidence indicating the subject property being adversely affected by any facilities in the vicinity of the subject property.

10 CONCLUSIONS

We have performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13. The subject property consists of one tax parcels that is comprised of approximately 17.83 acres of vacant commercial land. The subject property is located at 3000 Virginia Avenue, in Fort Pierce, St. Lucie County, Florida and is located within the following Section/Township/Range; Section 09, Township 35 South and Range 40 East (Parcel ID: 2419-111-0002-000-7). Any exception to or deletions from this practice are described in Sections 2.2, 2.3, and 2.4 of this report. This assessment has revealed no evidence of unresolved recognized environmental conditions in connection with the subject property and no further assessment is warranted at this time.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

In order to remain eligible for CERCLA liability protections, continuing obligations will need to be followed at the subject property. The User has the continuing obligation not to impede the integrity and effectiveness of activity and land use limitations, the duty to take reasonable steps to prevent releases, and the duty to comply with legally required release reporting obligations.

11 DEVIATIONS

EDC, Inc. prepared this Phase I ESA in compliance with ASTM E 1527-13.

The following data gaps were encountered during completion of this Phase I ESA:

- Data gaps were encountered in the historical aerial photograph review due to the lack of available photographs as early as 1940 and in five-year intervals as preferred by ASTM-E standards. Based on our review of the available aerial photographs along with additional historical information found during review of other sources, the data gap does not appear to be significant to the findings of this report and does not appear to constitute as a data failure.

- The chain-of-title documentation or recorded land title records for environmental liens or activity and use limitations currently recorded against or relating to the subject property were not provided to EDC, Inc. during completion of this Phase I ESA.

12 ADDITIONAL SERVICES

Under the terms of the agreement between EDC, Inc. and The Brownstone Group, no additional services are being provided in association with this Phase I ESA.

13 REFERENCES

References reviewed during the Phase I ESA are documented in **Appendix F**.

14 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Please refer to the title page for signatures of the environmental professionals who prepared and reviewed this Phase I ESA.

15 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Anthony A. Adams, BS, Senior Biologist, and reviewed by Tobin R. Overdorf, MS, MBA, Vice President, both employees of EDC, Inc. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices outlined in 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in **Appendix G**.

April 12, 2022

Jeremy Mears
Brownstone Group
6517 Mapleridge
Houston, TX 77081
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Jeremy@tbsg.com

Reference: Phase I Environmental Site Assessment
Hartman Road – 14 acres
Fort Pierce, Florida

EDC, Inc. has completed this Phase I Environmental Site Assessment (ESA) Report in compliance with the American Society for Testing and Materials (ASTM) format E 1527-13 for the above-referenced property. The purpose of this evaluation was to identify recognized environmental conditions as defined in ASTM E 1527-13.

Based on the results of the Phase I ESA conducted at the subject property, no unresolved recognized environmental conditions have been identified in connection with the subject property, and no further assessment is warranted at this time.

Further, please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

EDC, Inc. appreciates this opportunity to provide environmental services to you. Please contact me if you have any questions regarding this report.

Respectfully submitted,
EDC Inc.

Madison Quinones, BS, AWB®
Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Date: April 12, 2022
Project #: 22-152

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1.0 SUMMARY

The subject property evaluated as part of this Phase I Environmental Site Assessment (ESA) consists of one (1) tax parcel (Parcel ID: 2419-113-0001-000-6) comprised of 14.17 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial property (land use code 1000). The subject property is located on the west side of S 41st Street, south of Virginia Avenue, and southeast of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 19, Township 35 South and Range 40 East. Please refer to the Site Location Map presented in **Appendix A** for a visual explanation of the subject property**.**

[NOTE: Please review this report in its entirety for a full description of our evaluation, procedures, and findings.]

Based on the findings of this Phase I ESA conducted in accordance with American Society for Testing and Materials (ASTM) format E1527-13, we conclude the following:

1. We found no evidence of unresolved recognized environmental conditions with respect to past uses of the subject property based on our field observations, historical research, and public records review.

2. We found no indications of hazardous waste dumping or disposal, underground storage tanks (USTs), septic systems, seeps, unusual odors, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products at the subject property.

3. We found nine (9) Underground Storage Tank (UST) facilities within the minimum search distance as specified by ASTM-E standards. Three facilities were found to be out of compliance and one facility is undergoing remedial action. Please refer to **Table 3** for further details.

4. We found two (2) Aboveground Storage Tank (AST) facilities within the minimum search distance as specified by ASTM-E standards. One of the facilities was found to be out of compliance. Please refer to **Table 3** for further details.

5. We found eight (8) Leaking Underground Storage Tank (LUST) facilities within the minimum search distance as specified by ASTM-E standards. Three facilities were found to be out of compliance and one facility is undergoing remedial action. Please refer to **Table 3** for further details.

6. We found four (4) Very small quantity generator (VSQG) facilities within the minimum search distance as specified by ASTM-E standards. All facilities were found to be in compliance. Please refer to **Table 3** for further details.

7. We found three (3) Department of Waste Management Contamination (DWM CONTAM) facilities within the minimum search distance as specified by ASTM-E standards. Two of the facilities were found to be out of compliance. Please refer to **Table 3** for further details.

Based on the conclusions of the Phase I ESA conducted at the referenced site, EDC, Inc. did not find evidence of unresolved recognized environmental conditions and further assessment is not warranted at this time.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc immediately for further evaluation and we will run the environmental liens search.

It is important to note that in order to remain eligible for CERCLA liability protections, continuing obligations will need to be followed at the subject property. The User has the continuing obligation not to impede the integrity and effectiveness of activity and land use limitations, the duty to take reasonable steps to prevent releases, and the duty to comply with legally required release reporting obligations.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this assessment is to conduct an evaluation of the past and current uses of the subject property and surrounding properties to identify recognized environmental conditions in connection with the subject property.

The term “recognized environmental conditions” means the presence of likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the subject property or into the ground, groundwater, or surface water of the subject property. This environmental assessment was conducted in accordance with the guidelines of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This assessment was also intended to identify potential off-site contaminant sources within the distances set forth in ASTM E 1527-13.

2.2 DETAILED SCOPE OF SERVICES

The contracted scope of services consists of the preparation of a Phase I ESA of the subject property in accordance with the guidelines set forth in ASTM E 1527-13. The purpose of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products.

The scope of work does not include soil or groundwater sampling; contamination assessment/delineation; an evaluation of asbestos, lead-based paint, radon, wetlands, lead in drinking water, environmental compliance, threatened & endangered species, cultural resources, industrial hygiene, health and safety, ecological resources, indoor air quality; site geotechnics (soils, foundations, site retention, etc.) or construction materials testing. If necessary, EDC, Inc. can provide these additional services.

2.3 SIGNIFICANT ASSUMPTIONS

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a Phase I ESA in conformance with ASTM E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. This assessment is site-specific, and all appropriate inquiry does not mean an exhaustive assessment of a clean property.

2.4 LIMITATIONS AND EXCEPTIONS

The findings of this report represent our professional judgment. These findings are relevant to the dates of our site work and the information cited herein. This report should not be relied upon to represent property conditions on other dates or at locations other than those specifically cited within this report.

The following limitations were encountered during completion of this Phase I ESA:

- Data gaps were encountered in the historical aerial photograph review due to the lack of available photographs in five-year intervals as preferred by ASTM-E standards. Based on our review of the available aerial photographs along with additional historical information found during review of other sources, the data gap does not appear to be significant to the findings of this report and does not appear to constitute as a data failure.

- The chain-of-title documentation or recorded land title records for environmental liens or activity and use limitations currently recorded against or relating to the subject property were not provided to EDC, Inc. during completion of this Phase I ESA.

2.5 SPECIAL TERMS AND CONDITIONS

Any special terms and conditions associated with this Phase I ESA are included in the Environmental Consulting Services Agreement and the Addendum to Contractual Agreements between EDC, Inc. and Brownstone Group.

In addition, EDC shall not be held liable for any incorrect advice, judgment or decision based on any inaccurate information supplied by the user, current owner, or their designees.

2.6 USER RELIANCE

This report is intended for the sole use of EDC Inc. and Brownstone Group. Its contents may not be relied upon by other parties without the explicit written consent of EDC, Inc.

In accepting this report, all parties herein mentioned agree to the Environmental Consulting Services Agreement and the Addendum to Contractual Agreements between EDC, Inc. and Brownstone Group.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located within Section 19, Township 35 South and Range 40 East on the west side of S 41st Street, south of Virginia Avenue, and southeast of Okeechobee Road in Fort Pierce, Florida. More specifically, the subject property consists of one tax parcel comprised of 14.17 acres of vacant commercial. The legal description for the tax parcels is as follows, 19 35 40 S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4-LESS HARTMAN RD R/W- AND NW 1/4 OF SE 1/4 OF NE 1/4 LYG N AND E OF FIVE MILE CREEK(14.17 AC) (OR 3631-594).

Visual representation of the property boundary, aerial photographs, and property appraiser cards are presented in **Appendix A**.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

At the time of this assessment, the subject property consisted of 14.17 acres of vacant commercial property. The property vicinity is characterized primarily by residential, commercial, and vacant commercial properties. Please refer to the Site Location Map in **Appendix A**.

3.3 CURRENT USE OF THE PROPERTY

At the time of the site reconnaissance, the subject property consisted of 14.17 acres of vacant commercial property comprised of urban open forest and temperate hammock.

3.4 STRUCTURES, ROADS, AND/OR OTHER IMPROVEMENTS WITHIN THE PROPERTY

The subject property is undeveloped and does not consist of any improvements.

3.5 CURRENT USE OF ADJOINING PARCELS

Currently, the parcels adjoining the site are used as follows:

TABLE 1
Description of Adjoining Parcels

Direction From Site	Description of Current Use
North	Vacant commercial
East	S 41st Street and residential properties
South	Residential properties and NSLRWCD canal
West	NSLRWCD canal

None of the current uses of the adjoining properties appear likely to indicate the presence of recognized environmental conditions in connection with the subject property.

4.0 USER PROVIDED INFORMATION

The User did not provide EDC with information pertaining to the following sections. This information was collected by EDC, Inc.

4.1 TITLE RECORDS

According to the St. Lucie County Property Appraiser's Report, the current owner of the subject property is Fort Pierce Hartman LLC.

The User did not contract EDC, Inc. to acquire a chain-of-title for the parcels comprising the subject property, which typically contains information regarding historical site ownership. The last known sale of the property was on May 9, 2014 by Stream Asset Holdings LLC.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

The User did not provide information on any environmental liens or activity and use limitations on the subject property that are filed or recorded under federal, tribal, state, or local laws.

Please note that an environmental liens or activity and use limitations search report was not acquired by EDC, Inc. for the parcel comprising the subject property. In order to qualify for due diligence, the User of this report may be required to contact a title company to confirm that there are no environmental liens or activity and use limitations filed for the parcel comprising the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

4.3 SPECIALIZED KNOWLEDGE

The User did not provide any specialized knowledge or experience that may pertain to recognized environmental conditions in connection with the subject property.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User did not provide any information on the purchase price being paid for the subject property. Information pertaining to the assessed value of the subject property is included in the Saint County Property Appraiser's Report presented in **Appendix A**.

4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

According to the St. Lucie County Property Appraiser's Report, the current owner of the subject property is Fort Pierce Hartman LLC. Please refer to the St. Lucie County Property Appraiser's Report included in **Appendix A**.

4.6 REASON FOR PERFORMING PHASE I ESA

The User stated the reason for requesting this Phase I ESA was for Due Diligence associated with purchasing of the property. Therefore, the User contracted EDC, Inc. to perform this Phase I ESA in conjunction with a real estate transaction for the prospective owner to satisfy one of the requirements to qualify for the innocent purchaser defense, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability.

4.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION ABOUT THE PROPERTY

The User did not provide any information regarding any specific chemicals that are present or were once present at the subject property, spills or other chemical releases that have taken place at the subject property, or any environmental cleanups that have taken place at the subject property.

5.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the site. Accuracy and completeness of record information varies among information sources, including government sources. Record information is often inaccurate or incomplete. Standard sources that are reasonably ascertainable were reviewed by EDC, Inc. for this Phase I ESA.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

As part of this assessment, we reviewed information sources to obtain existing information pertaining to a release of hazardous substances or petroleum products on or near the site. EDC, Inc. obtained an ASTM-E radius map report through Environmental Data Resources, Inc. (EDR). A copy of the EDR report is contained in **Appendix B**. EDC, Inc. also reviewed other available standard environmental record sources at the Florida Department of Environmental Protection (FDEP), as needed. The following state, county, and federal sources were consulted during this record review:

State, County, and Tribal Database Review (FDEP and MCHD)

- FDEP, Leaking Underground Storage Tanks (LUST)
- FDEP, Leaking Aboveground Storage Tanks (LAST)
- FDEP, Registered Underground Storage Tanks (UST)
- FDEP, Registered Aboveground Storage Tanks (AST)
- FDEP, State Hazardous Waste Sites (SHWS)
- FDEP, Solid Waste Facility/Landfill Sites (SWL/LF)
- FDEP, State Brownfield Areas (BROWNFIELDS)
- FDEP, Voluntary Cleanup Sites (VCP)
- FDEP, Institutional Controls & Engineering Controls Registry (IC & EC)

Federal Database Review [United States Environmental Protection Agency (EPA)

- EPA, National Priorities List (NPL), including Delisted and Proposed NPL Sites and Federal Superfund Liens
- EPA, Comprehensive Environmental Response Compensation and Liability Act Information System (CERCLIS)
- EPA, CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP)
- EPA, RCRA Treatment, Storage, and Disposal Facilities (RCRA-TSDF)
- EPA, RCRA Corrective Action Report Facilities (CORRACTS)
- EPA, RCRA Generators List (RCRA), including Large Quantity Generators (LQG), Small Quantity Generators (SQG) and Conditionally Exempt Small Quantity Generators (CESQG)

- EPA, Institutional Controls & Engineering Controls Registry (US IC & US EC)
- EPA, Emergency Response Notification System List (ERNS)

Table 2 lists the approximate minimum search distances used during this assessment as set forth in ASTM E 1527-05.

TABLE 2
Approximate Minimum Search Distances – ASTM E 1527-05

Source	Search Distance
Federal NPL Site List	1.0 mile
Federal Delisted NPL Site List	0.5 mile
Federal CERCLIS List	0.5 mile
Federal CERCLIS NFRAP Site List	0.5 mile
Federal RCRA CORRACTS Facilities List	1.0 mile
Federal RCRA non-CORRACRS TSD Facilities List	0.5 mile
Federal RCRA Generators List	Site and adjoining properties
Federal Institutional Control/Engineering Control Registries	Site only
Federal ERNS List	Site Only
State and Tribal Lists of Hazardous Waste Sites identified for investigation or remediation: State- and Tribal- equivalent NPL State- and Tribal- equivalent CERCLIS	 1.0 mile 0.5 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5 mile
State and Tribal Leaking Storage Tank Lists	0.5 mile
State and Tribal Registered Storage Tank Lists	Site and adjoining properties
State and Tribal Institutional Control/Engineering Control Registries	Site only
State and Tribal Voluntary Cleanup Sites	0.5 mile
State and Tribal Brownfield Sites	0.5 mile

5.1.1 FEDERAL, FLORIDA STATE, AND ST. LUCIE COUNTY RECORDS REVIEW

According to information provided by EDR and/or the FDEP Web-Based Map Application for Waste Management Division Facilities, the subject property is not listed in the federal, state or county databases. Please refer to **Table 3** for a summary of information regarding these facilities. Please refer to the FDEP and groundwater flow maps in **Appendix A**, EDR report in **Appendix B**, and supplemental documents in **Appendix C** for supporting documentation.

State/Federal Database Descriptions for Table 3	
Database Abbreviation	**Description**
AST	Registered aboveground storage tank locations.
CLEANUP SITES	
DWM CONTAM	
ECHO	ECHO (Enforcement & Compliance History Information) provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.
FDEP	Florida Department of Environmental Protection is the state's lead agency for environmental management and stewardship, protecting our air, water and land.
FINDS	Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).
FINANCIAL ASSURANCE	A list of hazardous waste facilities required to provide financial assurance under RCRA.
HW GEN	Small Quantity Hazardous Waste Generators are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities greater than 100 Kg but less than 1,000 Kg in any one calendar month. Large Quantity Generators of Hazardous Waste are tracked in this coverage based on their notification to the Department of Environmental Protection as to their handler status, or based on inspections conducted at their facilities. These facilities are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities equal to or greater than 1,000 Kg in any one calendar month.

INST CONTROL	
LUST	
NEXUS	Nexus is a user-friendly search interface to retrieve documents from DEP's OCULUS archival database which houses permits and other publicly available documents.
NPDES	General information regarding NPDES(National Pollutant Discharge Elimination System) permits.
PFAS	
RCRA NONGEN/NLR	
RCRA-SQG	RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.
RCRA-VSQG	RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
SITE INV SITES	
SPILLS	
UST	Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

TABLE 3 State/Federal Database Facility Identified Within Minimum Search Distance			
Facility	**Location**	**Database**	**File Review Summary**
Firestone Store 4160 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1000881247 EDR ID: U001373008 EPA ID: FLD982138836	Approximately 0.096 miles northwest of the subject property	RCRA-VSQG FINDS ECHO LUST UST AST	According to the EDR Report and Oculus documents, this facility is open and is described as a fuel user/non-retail facility. This facility submitted a discharge reporting form on December 22, 1988 and no cleanup was required. According to the ECHO report, the date of last compliance monitoring for RCRA was on February 1, 1990 and no violations were identified. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to **Appendix C** for supporting documentation.
HESS Corporation #09386 4696 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1004684404 EPA ID: FLD984261610	Approximately 0.132 miles west of the subject property	RCRA-VSQG FINDS ECHO	According to the EDR Report, no violations have been identified for this facility. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to **Appendix C** for supporting documentation.
Shell-Okeechobee 4696 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1000843296	Approximately 0.132 miles west of the subject property	LUST UST SPILLS FL FINANCIAL ASSURANCE 3	According to the EDR Report and Oculus documents, this facility is open is described as a retail station facility. The facility submitted a discharge reporting form on September 25, 1997 and cleanup was completed on May 16, 2019. Another discharge reporting form was submitted September 25, 1997 and No Further Action was approved on May 9, 2019. According to the most recent FDEP inspection report, the facility was found to be in major out of compliance on March 23, 2021. The violations included failure to perform annual tests on equipment, water/regulated substances not timely removed, and failure to conduct visual inspections. The likelihood of the subject property being adversely affected by the facility appears low due to there being no reports of contamination. Please refer to **Appendix C** for supporting documentation.
Becker Indian River Fruit CO 4710 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373065	Approximately 0.150 miles west of the subject property	UST	According to the EDR Report and Oculus documents, this facility is closed and is described as an agricultural facility. The site has had two USTs removed on June 30, 1987. There was potential petroleum contamination during the removal of the

			tanks. No further action was approved in 2003 according to a letter to FDEP. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to **Appendix C** for supporting documentation.
Beverage Station 4101 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001373122	Approximately 0.202 miles north/northeast of the subject property	LUST UST CLEANUP SITE DWM CONTAM FL FINANCIAL ASSURANCE 3 WASTEWATER	According to the EDR Report and Oculus documents, this facility is open and is described as a retail station facility. The subject property submitted a discharge reporting form on July 19, 1988. Remedial action is ongoing. According to the Natural Attenuation Monitoring Report from March 23, 2022, contaminants such as dissolved benzene concentrations have been detected above State Groundwater Cleanup Target Levels (GCTLs) for eight consecutive sampling events dating back to July 2018. Based on the recent samplings from 2020-2022, the contamination plume is confined to the site. According to a FDEP letter issued on April 5, 2022, the Natural Attenuation Monitoring Report was approved and remedial action should begin soon. The likelihood of the subject property being adversely affected by the facility appears low due to the contamination being confined onsite and the site planned to undergo remedial action. Please refer to **Appendix C** for supporting documentation.
Sears Roebucks & CO #2005 4204 Okeechobee Road Fort Pierce, FL 34947 EDR ID: U001372937 EDR ID: 1015741349 EDR ID: 1014468984 EPA ID: FLD984251082 EPA ID: FLTMP8901794	Approximately 0.203 miles north/northwest of the subject property	LUST UST RCRA NONGEN/NLR RCRA-VSQG	According to the EDR Report and Oculus documents, this facility is closed and is described as a fuel user/non-retail facility. The facility submitted a discharge reporting form on December 29, 1998 and cleanup was completed on December 3, 2004. No violations were identified at this facility. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being closed and in compliance. Please refer to **Appendix C** for supporting documentation.
Tractor Supply CO #505 4888 Okeechobee Road Fort Pierce, FL 34947 EDR ID: 1016955841 EPA ID: FLR000210914	Approximately 0.232 miles west of the subject property	RCRA-VSQG	According to the EDR and Nexus documents, FDEP conducted a Hazardous Waste Inspection on February 4, 2019 and the facility was found to be in compliance. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please

			refer to **Appendix C** for supporting documentation.
Indian River State College – Training Area 4600 Kirby Loop Fort Pierce, FL 34981 EDR ID: S125296659	Approximately 0.387 miles south/southwest of the subject property	CLEANUP SITE DWM CONTAM SITE INV SITES PFAS	According to the EDR Report and Oculus documents, a Preliminary Assessment was conducted at the facility in June 2019 where concentrations of per- and polyfluoroalkyl substances (PFAS) were detected above FDEP's CTLs in soil and groundwater. The PFAS are believed to have come from the use of aqueous film forming foam (AFFF) used by firefighting or in this case, fire-training facilities to extinguish hydrocarbon fires. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being located at a down gradient from the subject property as well as located outside of the subject property's vector encroachment area of concern. Please refer to **Appendix C** for supporting documentation.
WAL-MART Supercenter #973 5100 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S107938607	Approximately 0.417 miles west of the subject property	INST CONTROL DWM CONTAM FL FINANCIAL ASSURANCE 3 HW GEN RESP PARTY	According to the EDR Report and Nexus documents, FDEP conducted a Hazardous Waste Inspection on December 6, 2016 and the facility was found to be in compliance. According to a letter from FDEP dated June 26, 2020, the facility is currently permitted as No Active Hazardous Waste Treatment, Storage, or Disposal Permit. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to **Appendix C** for supporting documentation.
Murphy USA #5709 5110 Okeechobee Road Fort Pierce, FL 34950 EDR ID: U003699249	Approximately 0.435 miles west/southwest of the subject property	LUST UST FL FINANCIAL ASSURANCE 3	According to the EDR Report and Oculus documents, this facility is open and is described as a retail station. The facility submitted a discharge reporting form on August 11, 2010 and cleanup was completed on June 15, 2017. According to the FDEP inspection conducted on March 15, 2022, the facility was found to be in major out of compliance. The facility consisted of the following violations, failure to provide documentation, equipment repair needed, improper maintenance of records, and inaccessible areas for inspection. The likelihood of the subject property being adversely affected by the facility appears low due to there being no reports of contamination and the facility being located at a down gradient from the subject property.

			Please refer to **Appendix C** for supporting documentation.
Indian River Oil CO 3700 Okeechobee Road Fort Pierce, FL 34947 EDR ID: S120043074	Approximately 0.445 miles northeast of the subject property	LUST AST FL FINANCIAL ASSURANCE 3	According to the EDR Report and Oculus documents, this facility is closed and is described as a bulk storage facility. The facility submitted a discharge reporting form on September 26, 1988 and cleanup was completed on May 24, 2013. FDEP conducted an inspection on July 19, 2018 and the facility was found to be in minor out of compliance. The violations included over due financial responsibility. The likelihood of the subject property being adversely affected by the facility appears low due to there being no reports of contamination. Please refer to **Appendix C** for supporting documentation.
WALMART #973 McClinton Property Okeechobee Rd & McNeil Rd Fort Pierce, FL 34947 EDR ID: S117361413	Approximately 0.452 miles west of the subject property	RESP PARTY	According to the EDR report, there are no reports of violations for this facility. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to **Appendix C** for supporting documentation.
Circle K #7506 2301 S 35th St & Virginia Ave Fort Pierce, FL 34981 EDR ID: 1000822408	Approximately 0.470 miles east/northeast of the subject property	LUST UST FL FINANCIAL ASSURANCE 3	According to the EDR Report and Oculus documents, this facility is open and is described as a fuel user/non-retail facility. The facility submitted a discharge reporting form on January 22, 1997 and cleanup was completed on February 19, 2001. FDEP conducted an inspection on March 4, 2021 and the facility was found to be in compliance. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to **Appendix C** for supporting documentation.
Fort Pierce Contracting Corp 1819 Totten Road Fort Pierce, FL 34947 EDR ID: U001373016	Approximately 0.483 miles north/northeast of the subject property	LUST UST AST	According to the EDR Report and Oculus documents, this facility is closed and is described as a fuel user/non-retail facility. The facility submitted a discharge reporting form on August 22, 1991 and cleanup was completed on August 30, 2013. The likelihood of the subject property being adversely affected by the facility appears low due to the facility being in compliance. Please refer to **Appendix C** for supporting documentation.

In addition to reviewing the EDR report, EDC, Inc. performed reconnaissance of the property vicinity to identify any sites not mapped by EDR due to inadequate or inaccurate address

information and to look for unregistered facilities. No facilities of concern were observed within the vicinity of the subject property during field reconnaissance performed by EDC, Inc.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS

The following is a list of some of the additional environmental records that were searched as part of the EDR Radius Map Report: Priority Ranking List (PRIORITYCLEANERS), Formerly Used Defense Sites (FUDS), Records of Decision (ROD), Mines Master Index File (US MINES), Toxic Chemical Release Inventory System (TRIS), Risk Management Plans (RMP), Underground Injection Wells Database Listing (UIC), Drycleaning Facilities (DRYCLEANERS), and PCB Transformer Registration Database (PCB TRANSFORMER).

EDC searched the FDEP Consolidated Web-Based Map Application for Waste Management Division facilities (e.g., solid waste facilities, storage tanks, dry cleaning sites, hazardous waste generators, etc.) located on the subject property and adjoining properties. The map is available for review in **Appendix A**. The search included the Storage Tank Regulation, Solid Waste, Site investigation, Hazardous Waste Program, and the Waste Cleanup database, among others. Any new findings revealed on the database are included in **Table 3**.

EDC reviewed the Florida Department of Community Affairs (DCA) Florida Radon Protection Map for Large Buildings and New Single Family Homes and Duplexes. More than 5% of new large buildings in St. Lucie County are expected to have annual average radon levels above the EPA action level and fewer than 5% new homes are expected to have elevated radon levels. The map indicated that the general area where the site is located (St. Lucie County) is designated as Federal EPA Radon Zone 3. This criteria states that the counties within this zone are those with a predicted radon level less than 2 pCi/L or otherwise known as low risk

5.3 PHYSICAL SETTING SOURCES

According to the EDR report, USGS topographic quadrangle map, soil survey, and regulatory files available regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity.

Based on our site reconnaissance, review of USGS maps, aerial photographs, the location of the subject property, and the present environmental related conditions of adjacent and nearby properties, there is little to no potential for migration of petroleum product or hazardous waste contamination from off-site sources.

5.3.1 TOPOGRAPHY

The USGS topographic quadrangle maps titled “Fort Pierce” and “Fort Pierce NW” was referenced as a source for obtaining information regarding the physical setting of the subject property and surrounding vicinity. The subject property is located at an elevation of approximately 10.25 feet above sea level.

According to the EDR Report, the groundwater within the minimum search distances is flowing south. A copy of the USGS Quadrangle Map is provided as **Appendix B**.

5.3.2 SOILS/GEOLOGY

The general geology of St. Lucie County is characterized by the Caloosahatchee Marl which underlies the entire area, is of Pliocene age, and consists mainly of sand and varying amounts of shell. The Fort Thompson Formation rests uncomfortably on the Caloosahatchee Marl; dips from west to east; is of Pleistocene age; and consists of a series of alternating beds of limestone, shells, sand, and marl. The Anastasia Formation which is of Pleistocene age and rests uncomfortably on the Fort Thompson Formation forms the backbone of the coastal ridge, is exposed in several places along the ocean shoreline, and consists of sand and shell beds and thin, discontinuous layers of sandy limestone and sandstone. Pamlico Sand of the late Pleistocene age mantles the entire area and is the basic material in which most of the mineral soils have formed.

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, surficial soils at the subject property are classified as the following:

Riviera fine sand, frequently ponded, 0 to 2% slopes – This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

5.3.3 HYDROGEOLOGY

The general hydrogeology of St. Lucie County includes two aquifer systems, the surficial and the Floridan aquifer systems. Both aquifer systems are multilayered and are variable in physical and chemical properties. The surficial aquifer system is the most widely used source of drinking water in St. Lucie County. In most parts of the county, the aquifer system contains freshwater that is easily obtainable for low-cost domestic supply. The surficial aquifer system within St. Lucie County consists of undifferentiated sediments that overlie the greenish-gray clayey sands of the intermediate confining unit (Hawthorn Formation). The surficial aquifer system consists of a relatively thin unit of undifferentiated sand, silt, and shell of Pleistocene to Holocene age overlying more permeable zones composed of thin layers of sand, silt, and clay inter-bedded with layers of limestone, coarse sand, and shell of Pliocene age. In some places, the permeable beds are absent and wells are drilled into the deeper sand, shell, and silt layers of Late Miocene age. These deeper wells also are classified as surficial aquifer system wells.

According to the Hydrological Gradient map in the EDR report, the direction of groundwater flow in the vicinity of the subject property appears to flow south.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

According to the earliest available aerial photograph (1944), the subject property consisted of an operational grove that appeared to be out of production sometime between 1970 and 1980. The vegetation located onsite has since then reclaimed the site and, in some areas, returned to a native temperate hammock.

Reasonably ascertainable aerial photographs are available for the time period back to 1940 until the present, but not necessarily or consistently in five-year intervals or as early as 1940 as preferred by ASTM E standards. The lack of aerial photographs in consistent five-year intervals or as early as 1940 is noted as a data gap. Based on the review of available aerial photographs and other standard historical sources, the use of the subject property during the timeframe of the data gap has been adequately ascertained. Therefore, the data gap does not materially impact the performance of this Phase I ESA and is not regarded as a data failure.

5.4.1 AERIAL PHOTOGRAPHY REVIEW

In order to evaluate the previous land uses of the subject property and surrounding area, reasonably ascertainable aerial photographs were reviewed. The aerial photographs provide a progressive overview of the subject property and surrounding properties. We reviewed the 1944 to 2017 aerial photographs obtained from the Florida Department of Transportation, the State University System of Florida, EDR aerial report, the St. Lucie County Property Appraiser's Website, and Google Earth. Please note that copies of the aerial photographs reviewed during completion of this Phase I ESA are included within this report and can be found in **Appendix A and B**. Descriptions of EDC, Inc. observations are outlined in **Table 4**.

TABLE 4
Summary of Aerial Photograph Observations

Photograph Date	Photograph Quality	Remarks
1944	Fair (EDR)	The subject property consists of a grove with a vehicle path running east to west through the subject property. The adjoining properties and general vicinity consisted of groves and possible grazing land. A North St. Lucie River Water Control District (NSLRWCD) canal, a part of the Fivemile Creek, runs along the western property boundary of the subject property. Okeechobee Road is north/northeast of the subject property and S 41st Street adjoins the eastern property boundary of the subject property.
1958	Fair (EDR)	Virginia Avenue has been developed and connects to Okeechobee Road, northeast of the subject property. Residential properties have been developed along Virginia Avenue. No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
1969	Fair (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
1970	Poor (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.

1980	Poor (EDR)	The subject property grove appears to be inactive. A residential subdivision has been developed adjoining the southeast corner of the subject property. No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
1992	Fair (EDR)	The subject property vegetation has become dense. A commercial plaza has been developed north of Okeechobee Road. A mix store/office building and gas station have been developed west of the subject property. No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
1994	Poor (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
1999	Poor (EDR)	The grove on the adjoining property to the north appears to be inactive and is becoming overgrown with vegetation. No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
2007	Poor (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
2010	Fair (EDR)	The vegetation on the adjoining property to the north is becoming very dense. No other significant changes to the subject property or its vicinity were observed since the previous aerial photograph.
2013	Good (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.
2017	Good (EDR)	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous aerial.

5.4.2 PROPERTY OWNERSHIP RECORDS

The current Owner of the subject property is Fort Pierce Hartman LLC. This is confirmed by the St. Lucie County Property Appraiser's Report, which is presented in **Appendix A**.

The User did not contract EDC, Inc. to acquire a chain-of-title for the parcel comprising the subject property, which typically contains information regarding historical site ownership.

5.4.3 SANBORN FIRE INSURANCE MAP REVIEW

According to information provided by EDR, fire insurance maps generated by the Sanborn Map Company are not available for review for the subject property. The Certified Sanborn Map Report is provided in **Appendix B** following the EDR database report.

5.4.4 CITY DIRECTORY REVIEW

Historical street directories listing the former businesses at the street addresses of the subject property and adjoining properties were reviewed by EDC, Inc. during completion of this Phase I ESA. Business names listed in the directories were reviewed to try to determine if businesses generated, used, stored, or disposed of hazardous waste materials. The review did not produce any properties that represented an environmental concern that the EDR Report did not already produce.

5.4.5 LAND USE RECORDS

According to the St. Lucie County Property Appraiser's Report, the Future Land Use for the subject property is General Commercial (GC). The subject property is located within a Commercial (C-3) zoning district. The table below (**Table 5**) details the structures that are located on the adjoining parcels that surround the subject property according to the St. Lucie County Property Appraiser's Report:

TABLE 5
Description of Adjoining Parcels

Parcel ID #	No. of Structures	Type of Structure	Size (Sq. Ft)	Year Built
2419-111-0002-000-7	0	Vacant Commercial	N/A	N/A
N/A	0	S 41st Street	N/A	N/A
N/A	0	Lazy Hammock Lane	N/A	N/A
2419-501-0008-000-6	0	Vacant Residential	N/A	N/A
2419-501-0007-000-9	1	Single-Family Home	4,856	1978
2419-501-0006-000-2	1	Single-Family Home	4,492	1987
2419-501-0005-000-5	1	Single-Family Home	5,572	1977
2419-501-0004-000-8	1	Single-Family Home	7,296	1978
2419-111-0003-000-4	0	NSLRWCD Canal	N/A	N/A

5.4.6 OTHER HISTORICAL SOURCES

A Historical Topographic Map Report was obtained from EDR during completion of this Phase I ESA. The USGS topographic quadrangle maps titled "Fort Pierce" and "Fort Pierce NW", which includes the subject property, was available for the following years: 1949, 1950, 1970, 1972, 1983, 2012, 2015, and 2018 descriptions of our review of the historical topographic maps are outlined in **Table 6**. The Historical Topographic Map Report is provided in **Appendix B** following the EDR database report.

TABLE 6
Summary of Historical Topographic Map Observations

Map Date	Remarks
1949	The subject property, adjoining properties, and general vicinity consist of groves. The vehicle path is evident running east to west through the subject property. Fivemile creek runs along the western property boundary of the subject property. Okeechobee Road is north/northwest of the subject property. S 41st Street adjoins the eastern property boundary of the subject property.
1950	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous topographic map.
1970	Increased development is evident along Okeechobee Road, southwest and northeast of the subject property. There has also been an increase in development south of the subject property.
1972	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous topographic map.
1983	The subject property appears to no longer be operating as a grove. I-95 has been developed west of the subject property and there is a general increase in development within the general vicinity of the subject property. Virginia Avenue connects to Okeechobee Road, northeast of the subject property.
2012	The subject property and adjoining property to the north have been reclaimed by dense vegetation.

2015	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous topographic map.
2018	No significant changes to the subject property, adjoining properties, or the vicinity of the subject property were observed since the previous topographic map.

No other historical sources were reviewed during this assessment.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PARCELS

None of the past uses of the parcels adjoining the subject property appear likely to indicate recognized environmental conditions in connection with the subject property.

6.0 INFORMATION FROM SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property. On a visit to the subject property, the property shall be visually and/or physically observed, and any structure(s) located on the subject property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles shall be observed.

On April 11, 2022 a site reconnaissance of the subject property was completed by a representative of EDC, Inc. The purpose was to evaluate the current conditions of the subject property and to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance included visually and/or physically observing the periphery of the subject property and the periphery of the structures located on the subject property. Aerial photographs are included in **Appendix A and B**. Site photographs are included in **Appendix D**.

6.2 GENERAL SITE SETTING

The subject property consists of one (1) tax parcel (Parcel ID: 2419-113-0001-000-6) comprised of 14.17 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial property (land use code 1000). The subject property is located on the west side of S 41st Street, south of Virginia Avenue, and southeast of Okeechobee Road in Fort Pierce, Florida.

6.3 EXTERIOR OBSERVATIONS

During our site reconnaissance, the subject property consisted of 14.17 acres of vacant commercial property comprised of approximately 4.70 acres of temperate hammock and 9.47 acres of urban open forest. The subject property adjoins the access easement for the North St. Lucie River Water Control District (NSLRWCD) canal which contains of the Fivemile Creek. In addition, there is a dirt road (labeled as Home Place Lane) running through the southern portion of the site, from Lazy Hammock Lane west to the canal.

We found no evidence of obvious surface discharges such as stained soil or pavement, no indication of solid or liquid waste dumping or disposal, no evidence of USTs, unusual odors, pits, stressed vegetation, or roads/paths with no outlet likely to have been used for disposal of hazardous wastes or petroleum products on the subject property. Please refer to **Appendix D** to review the site photographs.

6.4 INTERIOR OBSERVATIONS

During our site reconnaissance, no structures were located onsite.

7 INTERVIEWS

7.1 INTERVIEW WITH SITE OWNER

EDC, Inc. provided the User with the Owner/User Questionnaire to provide to the land owner. The purpose of the questionnaire is to obtain information regarding the owner's knowledge of recognized environmental conditions in connection with the subject property. EDC has not yet received the completed questionnaire. A copy of the questionnaire is included in **Appendix E**.

7.2 INTERVIEW WITH SITE MANAGER

Please refer to Section 7.1 for information regarding the Owner/User Interview. Interview documentation is included in **Appendix E.**

7.3 INTERVIEW WITH OCCUPANTS

Please refer to Section 7.1 for information regarding the Owner/User Interview. Interview documentation is included in **Appendix E**.

7.4 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

EDC, Inc. contacted Andy Jensen with Palm Beach County Environmental Resources Management (ERM) to obtain information on an inspection he conducted on a nearby facility that was found to be out of compliance. He stated that the facility has not yet returned to compliance. Please refer to **Table 3** and **Appendix C** for more information.

7.5 INTERVIEW WITH USER

EDC, Inc. provided the User with the Owner/User Questionnaire, to obtain information regarding their knowledge of recognized environmental conditions in connection with the subject property. EDC has not yet received the completed questionnaire. A copy of the questionnaire is included in **Appendix E**.

7.6 INTERVIEW WITH OTHERS

No other interviews were conducted during the completion of this report.

8 FINDINGS

Based on our field observations, historical research, public records review, and interviews conducted in accordance with ASTME, the findings of this Phase I ESA are as follows:

- We found nine (9) Underground Storage Tank (UST) facilities within the minimum search distance as specified by ASTM-E standards. Three facilities were found to be out of compliance and one facility is undergoing remedial action. Please refer to **Table 3** for further details.

- We found two (2) Aboveground Storage Tank (AST) facilities within the minimum search distance as specified by ASTM-E standards. One of the facilities was found to be out of compliance. Please refer to **Table 3** for further details.

- We found eight (8) Leaking Underground Storage Tank (LUST) facilities within the minimum search distance as specified by ASTM-E standards. Three facilities were found to be out of compliance and one facility is undergoing remedial action. Please refer to **Table 3** for further details.

- We found four (4) Very small quantity generator (VSQG) facilities within the minimum search distance as specified by ASTM-E standards. All facilities were found to be in compliance. Please refer to **Table 3** for further details.

- We found three (3) Department of Waste Management Contamination (DWM CONTAM) facilities within the minimum search distance as specified by ASTM-E standards. Two of the facilities were found to be out of compliance. Please refer to **Table 3** for further details.

9 OPINION

The following is our opinion pertaining to the findings referenced above:

- We found no evidence indicating the subject property being adversely affected by any facilities in the vicinity of the subject property.

10 CONCLUSIONS

We have performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13. The subject property consists of one (1) tax parcel (Parcel ID: 2419-113-0001-000-6) comprised of 14.17 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial property (land use code 1000). The subject property is located on the west side of S 41st Street, south of Virginia Avenue, and southeast of Okeechobee Road in Fort Pierce, Florida. The subject property is located within an area of commercial, vacant commercial and residential properties. Any exception to or deletions from this practice are described in Sections 2.2, 2.3, and 2.4 of this report. This assessment has revealed no evidence of unresolved recognized environmental conditions in connection with the subject property and no further assessment is warranted at this time.

Please note that an environmental liens or activity and use limitations search was not performed for the subject property. In accordance with ASTM E 1527-13, it is the responsibility of the User of this report to undertake a review of reasonable ascertainable recorded land title records and lien records for environmental liens or activity and use limitations recorded against or relating to the subject property. In the event that any are identified, please contact EDC, Inc. immediately for further evaluation.

In order to remain eligible for CERCLA liability protections, continuing obligations will need to be followed at the subject property. The User has the continuing obligation not to impede the integrity and effectiveness of activity and land use limitations, the duty to take reasonable steps to prevent releases, and the duty to comply with legally required release reporting obligations.

11 DEVIATIONS

EDC, Inc. prepared this Phase I ESA in compliance with ASTM E 1527-13.

The following data gaps were encountered during completion of this Phase I ESA:

- Data gaps were encountered in the historical aerial photograph review due to the lack of available photographs in five-year intervals or as early as 1940 as preferred by ASTM-E standards. Based on our review of the available aerial photographs along with additional historical information found during review of other sources, the data gap does not appear to be significant to the findings of this report and does not appear to constitute as a data failure.

- The chain-of-title documentation or recorded land title records for environmental liens or activity and use limitations currently recorded against or relating to the subject property were not provided to EDC, Inc. during completion of this Phase I ESA.

12 ADDITIONAL SERVICES

Under the terms of the agreement between EDC, Inc. and Brownstone Group, no additional services are being provided in association with this Phase I ESA.

13 REFERENCES

References reviewed during the Phase I ESA are documented in **Appendix F**.

14 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Please refer to the title page for signatures of the environmental professionals who prepared and reviewed this Phase I ESA.

15 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This assessment was completed by Madison Quinones, BS, AWB®, Project Scientist, and reviewed by Tobin R. Overdorf, MS, MBA, Vice President, both employees of EDC, Inc. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices outlined in 40 CFR Part 312. Qualifications of personnel participating in this assessment are provided in **Appendix G**.

Technical Review Committee **2. b.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Site Plan and Conditional Use - FPUA Mainland Water Reclamation Facility - 4515 Energy Lane

LOCATION

4515 Energy Lane

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

Memo

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 08/04/2022 05:32 PM

Final Approval Date: 08/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-07000014 (Site Plan (Development and Design Review) & Conditional Use)
BOARD DATE	:	August 18, 2022

(Site Plan (Development and Design Review) & Conditional Use)

– FPUA Mainland Water Reclamation Facility

Attached is an Application for a Site Plan (Development & Design Review) and Conditional Use for the subject property located at or near 4515 Energy Lane. The applicant is requesting the review and approval of the proposed 78,408sf closed-roof utilities wastewater treatment facility with associated site improvements.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Heavy Industrial	I, Industrial	I-3, Heavy Industrial
South	Heavy Industrial	INST, Industrial	I-1, Light Industrial
East	Undeveloped	I, Industrial	I-1, Light Industrial
West	Heavy Industrial	CI, Industial	I-3, Heavy Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Undeveloped	I-1, Light Industrial	Other: 0 sq.ft.	25.03 ac.	"X"
****Proposed**	Conditional Use, Utility	Conditional Use, Utility	Other: 25,151 sq.ft.	25.03 ac.	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 0.125gpd x 25,151 sq.ft. = 3,144g
Demand Analysis	Maximum 2.5 peaking factor = 3,144gpd x 2.5 = 7,860gpd
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 0.125gpd x 25,151 sq.ft. = 3,144g
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

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

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

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**	N/A see attached report	
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units: N/A	Single Family: N/A	Multifamily: N/A	
Non-residential (square footage): 25,151 sq.ft. Admin. Bldg.			
Mixed-use (describe use): N/A			
(If this is a single phase project, name it Phase I – Total) 25,151 sq.ft.			

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Administration Bldg.	1	25,151	0.58	1/1/2023	9/1/2023

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

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

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

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

C. Exemptions Requested: N/A

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location: 4515 Energy Lane

Parcel ID #(s): 2431-422-0001-000-3

Project description: Utility as a Conditional Use

Fort Pierce Utilities Authority	Hazen and Sawyer
Property Owner(s)	**Applicant/Representative, Title, Company**
206 S 6th St	2101 NW Corporate Blvd
Street Address	Street Address
Fort Pierce FL 34950	Boca Raton FL 33431
City State Zip	City State Zip
(772) 466-1600	(772) 979-4893
Phone Number	Phone Number
jcisneros@fpua.com	jfranko@hazenandsawyer.com
Email Address	Email Address

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

James Simms

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.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Planning Department Fees

Exhibit A (Resolution 15-R37, Adopted August 15, 2016)

APPLICATION TYPE	FEES
Non-Residential Site Plans	
Conceptual Site Plan	$500
4,001 – 10,000 sq. ft.	$1,890
10,000 – 30, 000 sq. ft.	$3,775
➢ 30,000 sq. ft.	$6,995 +$95 each 1000 additional sq. ft.
Residential Site Plans	
Conceptual Site Plan	$500
21 to 50 Units	$1,645
51 to 300 Units	$3,775
➢ 300 units	$3,775 + $455 each additional units
Conditional Use	
Conditional Use, no new construction Conditional Use, with new construction	$100 $250
PD/PUD/PUR	
PD/PUD/PUR Zoning Change & Plan Approval	$3,960 + $40 per acre
Subdivision	
Preliminary Plat	
3 – 5 Lots	$945
5 – 50 Lots	$1,635
Greater than 50 Lots	$3,535
Minor Replat	$1,000
Final Plat	$500
Amendments	
Zoning Text Amendment	$3,980
Zoning Map Amendment	
Single Family Dwelling	$100
Multifamily and Non-Residential	$2,115 + $40 per acre
Comprehensive Plan Map Amendment	
Single Family Dwelling	$100
Multifamily and Non-Residential	$3,960 + $40 per acre
Comprehensive Plan Text Amendment	$3,960
Minor Amendment to Site Plan	$500
Major Amendment to Site Plan	$1,000
Minor Amendment to Design Review	$100
Site Plan Extensions	½ Original Fee

Landscaping	
Landscape Permit	$50
Land Clearing Permit < 2 acres	$100
Land Clearing Permit > 2 acres	$25 for each acre above 2 acres
Tree Removal Permit	$35
Tree Mitigation Per Inch DBH	$250
Adult Entertainment	
Adult Bookstore/Video Store	$800
Adult Performance Establishment/Dance	$2,000
Adult Theatre	$40 per booth, $5 per seat, $5 for each parking space for viewing outside in vehicle
Commercial Physical Contact Parlor	$800
Escort Service	$578
Motel	$800
Miscellaneous	
Abandonment	$400 + 100% of appraised value
Address Assignment/Change	
Residential	$25
Non-Residential	$50
Advertising Fee	Actual Cost – Due prior to final approval
After the Fact Development Application	Double Fee
Appeal of Administrative Officer	$500
Annexation Agreement	$1,000
Arcade	
Amusement Arcade (3-49 machines)	$87 per machine
Arcade Amusement Center (50+ machines)	$50 per machine
Arcade Background Check (Police Department)	$100
Compiling Mailing List and Prepare Notice	$35
Concurrency Appeal	$500
Concurrency Review/Certificate	$2,000
Concurrent Staggered Review	$1,285
Copies	
Black and White (letter or legal)	See Public Records Request form
Color (letter or legal)	See Public Records Request form
Large Format Size Document	See Public Records Request form
Data CD/DVD (Digital format files only)	See Public Records Request form
Design Review Fee	
Site Plan	$515
Building Permit	$100
Development of Regional Impact, New ADA or Substantial Development (DRI)	$10,000
Development Agreement	$1,000
Dog Friendly Outdoor Dining	
Annual Permit	$50
Additional Inspections	$30
Failure to Renew/Late Fee	$25
Field Inspection/CO or Final Inspection	$100
Handling and Mailing of Notification	$2.50 per address

Liquor License Signoff	$25
Maps/Documents	
Future Land Use Map	$25
Zoning Map	$25
Copy of Zoning Code or (LDR's)	$35
Copy of Comprehensive Plan	$85
No Show TRC/Planning Board	$250
Nonconforming Structure Special Exception	$300
News Rack	$18.75 per news rack
News Rack Impoundment & Storage Fee	$10 per day-max 30 days
Parking Space, Fee-in-Lieu	$6,000 per space
Plan Assembly and Collation	$50
Plan Review Resubmittal	25% of initial fee after 1st resubmittal
Planning Director Opinion Letter	$480
Postage Fee	Current USPS rate – Due prior to final approval
Posting of Property	$40
Pre-Application Meeting	$250
Pre-Application Meeting Cancellation	$250
Research Records & Permits Per Hour	See Public Records Request form
Sidewalk, Fee-in-Lieu	$16.46 per linear foot
Sidewalk Café Permit	$50
Sign Permit (per sign, not including building permit fees)	$65
Street Name Change	$500 plus cost of sign
Telecommunications Towers	$5,000
Temporary Use	$500
Variance	$1,000
Waiver of Distance – Alcoholic Beverage	$100
Zoning Verification Letter	$100

*Development applications tabled by either the applicant, Technical Review Committee, Planning Board or City Commission, and are inactive for three (3) months and have failed to provide the necessary changes or information, will be charged a new fee to be processed for review. Items withdrawn or tabled (at any stage of the development review process) can be reactivated within three (3) months at no charge. After three (3) months the application is considered to have expired and a new review fee is required. Fees for amendments to previously approved site plans shall be based on minor amendment fees unless the proposed change is significant in size to require major review fees.

Applications that do not obtain approval by the final required board of commission within 12 months from the date of the initial submittal shall be required to pay a new application fee. This fee is the full application fee identified by the application category.

Public Notice Fees	
Compiling Mailing List and Prepare Notice	$35
Handling and Mailing of Notification	$2.50 per address
Postage Fee	Current USPS rate
Posting of Property	$40
Newspaper Advertising Fees	
Annexation	$630.00
Certificate of Appropriateness (COA)	$50.00
Certificate of Appropriateness (COA) with Variance	$100.00
Future Land Use Map Amendment (FLUMA) - Small Scale	$630.00
Future Land Use Map Amendment (FLUMA) - Large Scale	$945.00
Conditional Use	$100.00
Plat	$125.00
Rezoning	$150.00
Site Plan	$100.00
Special Exception	$100.00
Variance	$100.00

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4515 Energy Lane

Parcel ID #(s): 2431-422-0001-000-3

Project description: FPUA Mainland WRF - Utility as a Conditional Use

Application Type

☐ Site Plan ☒ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 1,090,306.80 total site Site Acreage: 25.03

Residential: Proposed Units: N/A Proposed Sq. Ft.: N/A Site Acreage: N/A

Fort Pierce Utilities Authority
Property Owner(s)

206 S 6th St
Street Address

Fort Pierce FL 34950
City State Zip

(772) 466-1600
Phone Number

jcisneros@fpua.com
Email Address

Hazen and Sawyer
Applicant/Representative, Title, Company

2101 NW Corporate Blvd
Street Address

Boca Raton FL 33431
City State Zip

(772) 979-4893
Phone Number

jfranko@hazenandsawyer.com
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)

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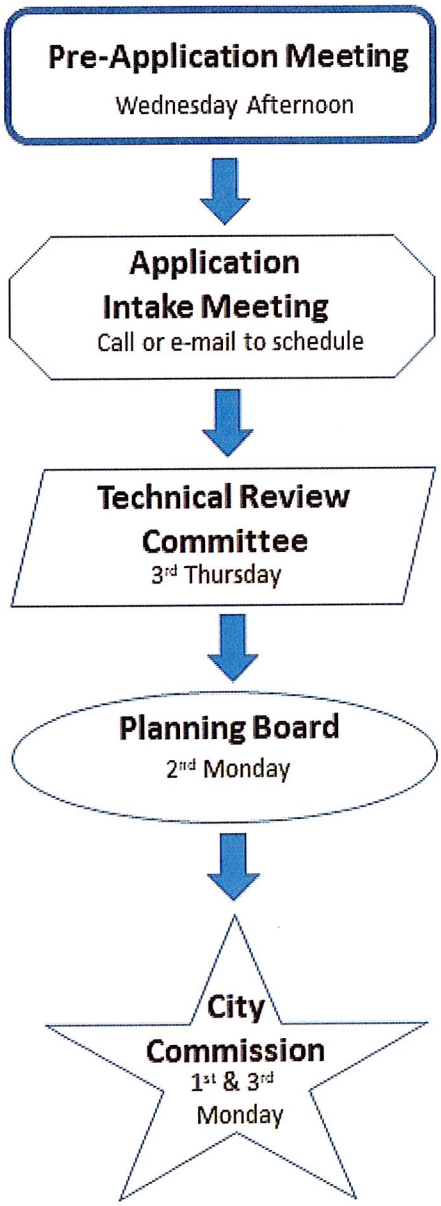
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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.

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

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 4515 Energy LN
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-422-0001-000-3
Jurisdiction: Fort Pierce

Use Type: 4000
Account #: 134528
Map ID: 24/31S
Zoning: Light Indu

Ownership

Ft Pierce City Of
Ft Pierce Utilities Authority
PO Box 3191
Fort Pierce, FL 34948

Legal Description

31 35 40 COMM AT NE COR OF SE 1/4 RUN S 89 DEG 59 MIN 33 SEC W2215 FT, TH S 00 DEG 03 MIN 55 SEC W 53.50 FT TO S R/W NSLWMD CANAL #101 AND POB, TH CONT S 00 DEG 03 MIN 55 SEC W 983.17 FT, THS 89 DEG 59 MIN 33 SEC W 1180.27FT, TH N 45 DEG 15 MIN 45 SEC W 334.68 FT TO SLY R/W FEC RR, TH N44 DEG 44 MIN 15 SEC E ALG SD SLY R/W 1055.12 FT TO S R/W OF SD CANAL #1, TH N 89 DEG 59 MIN 33 SEC E ALG SD S R/W 250.18 FT, TH S 00 DEG 02 MIN 19 SEC W 3FT, TH N 89 DEG 59 MIN 33 SEC E 426.29 FT TO POB (25.02 AC) (OR 816-1135, 1137)



Current Values

Just/Market Value:	$875,700
Assessed Value:	$875,700
Exemptions:	$875,700
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	25.02
Land Size (SF):	1,089,871.2

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 9, 1992	0816 / 1137	XX01	WD	FORT PIERCE CITY OF FBO	$562,500
Nov 9, 1992	0816 / 1135	XX01	WD		$562,500

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$875,700
Just/Market:	$875,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$875,700
Exemption(s):	$875,700
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2021		8000	City of Ft Pierce	$875,700

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	9.5	Fort Pierce Stormwater Charge	$655.50

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$875,700	$875,700	$875,700	$0
2020	$875,700	$875,700	$875,700	$0
2019	$875,700	$875,700	$875,700	$0
2018	$875,700	$875,700	$875,700	$0

Permits

Number	Issue Date	Description	Amount	Fee
0700001457	Oct 16, 2007	Concrete	$110,000	$1,325

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Return to: (enclose self-addressed stamped envelope)

Name: FRANK H. FEE, III
Courthouse Box #25

Address:

This Instrument Prepared by:

Address: FRANK H. FEE, III, Esquire
P. O. Box 1000
Fort Pierce, FL 34954

Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #(s):

SPECIAL WARRANTY DEED — RAMCO FORM 03

* Doc Assump: $ 0.00
* Doc Tax : $ 3937.50
* Int Tax : $ 0.00

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SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Special Warranty Deed *Made the* 9th *day of* November *A.D. 1992 by* NORTHERN TRUST BANK OF FLORIDA, N.A., as Trustee,

hereinafter called the grantor, to THE CITY OF FORT PIERCE, for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY,

whose post office address is P. O. Box 3191 - Fort Pierce, FL 34948

hereinafter called the grantee:

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

Witnesseth: *That the 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, State of* Florida *. viz:*

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A", ATTACHED HERETO AND TY THIS REFERENCE INCORPORATED HEREIN.

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.*

In Witness Whereof, *the said grantor has* caused these presents to be executed in its name, ~~hereunto set hand and seal~~ *the day and year first above written.*

Signed, sealed and delivered in the presence of:

Alina P Vallenilla
Witness Signature (as to Grantor)

Alina P Vallenilla
Printed Name

Elizabeth R. James
Witness Signature (as to Grantor)

Elizabeth L. James
Printed Name

NORTHERN TRUST BANK OF FLORIDA, N.A., As Trustee

By: [signature] Its Second Vice-President
Grantor Signature

Felipe Larcada
Printed Name

700 Brickell Avenue - Miami, FL 33131
Post Office Address

(Corp. Seal)

Witness Signature (as to Co-Grantor, if any)

Printed Signature

Witness Signature (as to Co-Grantor, if any)

Printed Name

Co-Grantor Signature, if any

Printed Signature

Post Office Address

STATE OF FLORIDA)
COUNTY OF DADE)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared FELIPE LARCADA, as Second Vice-president of Northern Trust Bank of Florida, N.A., as Trustee, known to me to be the person ___ described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form ___ of identification of the above-named person ___: _____ and that an oath ~~(was)~~ (was not) taken.

NOTARY RUBBER STAMP SEAL

OFFICIAL NOTARY SEAL
JERRY FRANETIC
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC199065
MY COMMISSION EXP. MAY 2,1996

Witness my hand and official seal in the County and State last aforesaid this 9 day of November, A.D. 1992.

Jerry Franetic
Notary Signature

Jerry Franetic
Printed Notary Signature

Douglas Dixon, Clerk of the Circuit Court - St. Lucie County
File Number: 1215834 OR BOOK 0816 PAGE 1135
Recorded: 11-18-92 04:24 P.M.

10
08
91

DESCRIPTION
Parcel East of Glades Cut - Off-Road

An undivided one-half interest in and to the following:

A portion of the South 1/2 of Section 31, Township 35 South, Range 40 East, St. Lucie County, Florida, said portion being more particularly described as follows:

Commencing (P.O.C.) at the Northeast corner of the South 1/2 of said Section 31, thence South 89°59'33" West along the North line of the South 1/2 of said Section 31, a distance of 2215.00 feet to the Northwest corner of the East 2215.00 feet (said East 2215.00 feet measured at right angles to the East line of the South 1/2 of said Section 31) of the South 1/2 of said Section 31; thence South 00°03'55" West along the West line of the said East 2215.00 feet of the South 1/2 of said Section 31, a distance of 53.50 feet to the South right-of-way line of the North St. Lucie River Water Control District Canal No. 101 and the POINT OF BEGINNING (P.O.B.) of the herein described parcel:

From the said POINT OF BEGINNING thence continue South 00°03'55" West along the West line of the East 2215.00 feet of the South 1/2 of said Section 31, a distance of 983.17 feet; thence South 89°59'33" West parallel with the North line of the South 1/2 of said Section 31, a distance of 1180.27 feet; thence North 45°15'45" West, a distance of 334.68 feet to the Easterly right-of-way line of a 200 foot wide right-of-way for the Florida East Coast Railroad; thence North 44°44'15" East along said Easterly right-of-way line, a distance of 1055.12 feet to the South right-of-way line of said Canal No. 101; thence North 89°59'33" East along said South right-of-way line, a distance of 250.18 feet to the East line of the Southwest 1/4 of said Section 31; thence South 00°02'19" West along the East line of the Southwest 1/4 of said Section 31 and along the South right-of-way line of said Canal No. 101, a distance of 3.00 feet; thence North 89°59'33" East along the South right-of-way line of said Canal No. 101, a distance of 426.29 feet to the POINT OF BEGINNING. Containing 25.02 acres more or less by calculation of this legal description.

EXHIBIT "A"

(close,self-addressed stamped envelope)

FRANK H. FEE, III
COURTHOUSE BOX #25

ment Prepared by:
FRANK H. FEE, III, Esquire
P. O. Box 1000
Fort Pierce, FL 34954

Appraisers Parcel Identification (Folio) Number(s):

S.S. #(s):

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WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

* Doc Assump:	$	0.00
* Doc Tax :	$	3937.50
* Int Tax :	$	0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made the* 9th *day of* November *A.D. 19* 92 *by* THOMAS C. JONES *hereinafter called the grantor, to* THE CITY OF FORT PIERCE, for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY,

whose post office address is P. O. Box 3191 - Fort Pierce, FL 34948

hereinafter called the grantee:

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

Witnesseth: *That the 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, State of* Florida *, viz:*

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

GRANTOR COVENANTS TO AND WITH GRANTEE THAT THE REAL PROPERTY CONVEYED HEREBY IS NOT NOW, NOR HAS IT EVER BEEN, HIS HOMESTEAD, AND THAT HE RESIDES OUTSIDE THE STATE OF FLORIDA.

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19* 91 .

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

(3) Gail Morrison
Signature
Gail Morrison
Printed Signature

(4) Tracy Greek
Signature
Tracy Greek
Printed Signature

Signature
Printed Signature

Signature
Printed Signature

(1) Thomas C. Jones L.S.
Signature
THOMAS C. JONES
Printed Signature
P. O. Box 1094 - Thomasville, GA 31799
Post Office Address

L.S.
Signature
Printed Signature
Post Office Address

STATE OF GEORGIA)
COUNTY OF (8) Thomas)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared THOMAS C. JONES known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: _____ and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL

(7) Notary Public, State of Georgia at Large
My Commission Expires Sept. 14, 1994

Witness my hand and official seal in the County and State last aforesaid this 21st day of October, A.D. 1992.

(5) Gail Morrison
Notary Signature
Gail Morrison
Printed Notary Signature

(6) My Commission Expires: 9-14-94

DESCRIPTION
Parcel East of Glades Cut - Off-Road

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING:

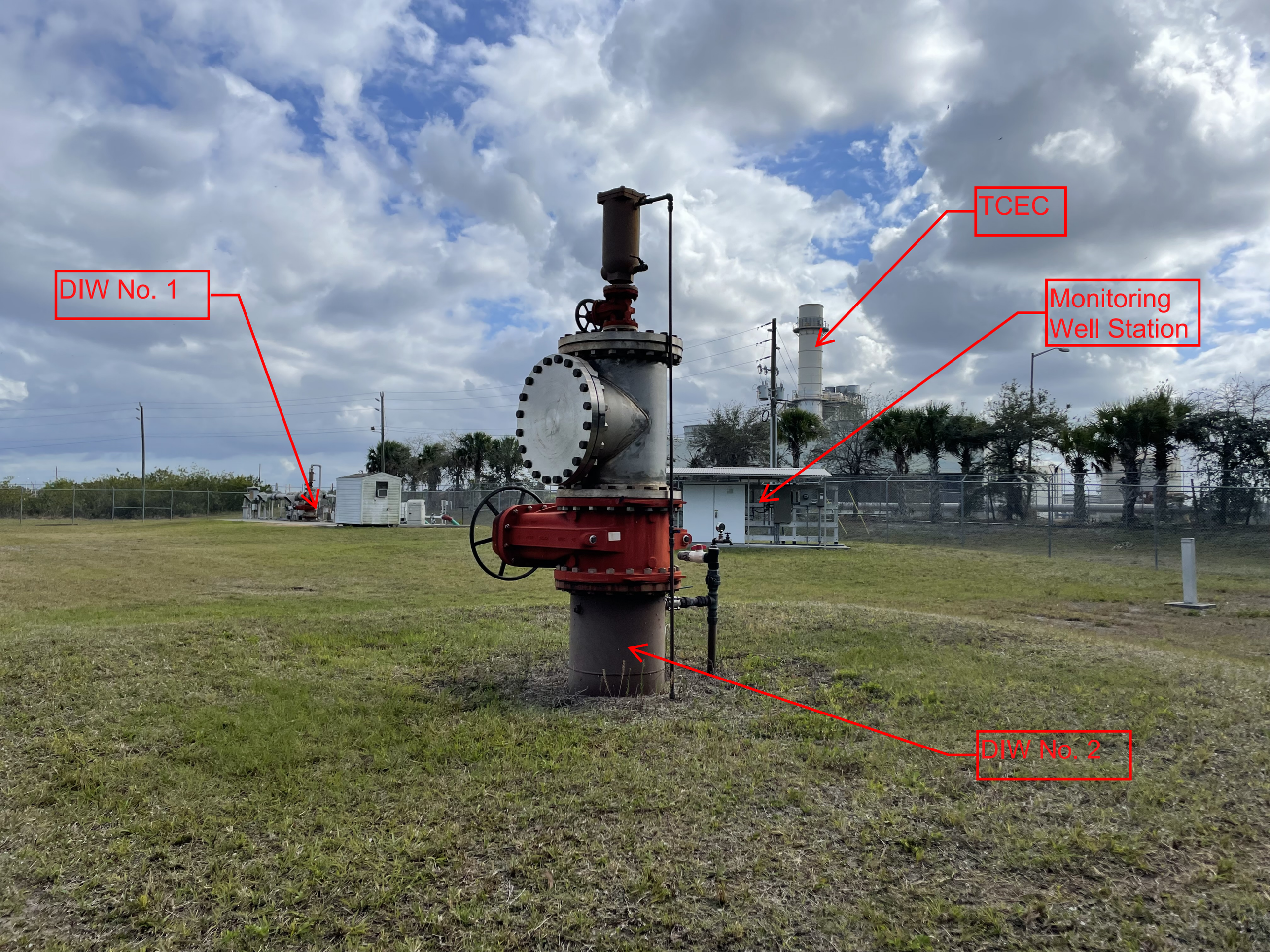
A portion of the South 1/2 of Section 31, Township 35 South, Range 40 East, St. Lucie County, Florida, said portion being more particularly described as follows:

Commencing (P.O.C.) at the Northeast corner of the South 1/2 of said Section 31, thence South 89°59'33" West along the North line of the South 1/2 of said Section 31, a distance of 2215.00 feet to the Northwest corner of the East 2215.00 feet (said East 2215.00 feet measured at right angles to the East line of the South 1/2 of said Section 31) of the South 1/2 of said Section 31; thence South 00°03'55" West along the West line of the said East 2215.00 feet of the South 1/2 of said Section 31, a distance of 53.50 feet to the South right-of-way line of the North St. Lucie River Water Control District Canal No. 101 and the POINT OF BEGINNING (P.O.B.) of the herein described parcel:

From the said POINT OF BEGINNING thence continue South 00°03'55" West along the West line of the East 2215.00 feet of the South 1/2 of said Section 31, a distance of 983.17 feet; thence South 89°59'33" West parallel with the North line of the South 1/2 of said Section 31, a distance of 1180.27 feet; thence North 45°15'45" West, a distance of 334.68 feet to the Easterly right-of-way line of a 200 foot wide right-of-way for the Florida East Coast Railroad; thence North 44°44'15" East along said Easterly right-of-way line, a distance of 1055.12 feet to the South right-of-way line of said Canal No. 101; thence North 89°59'33" East along said South right-of-way line, a distance of 250.18 feet to the East line of the Southwest 1/4 of said Section 31; thence South 00°02'19" West along the East line of the Southwest 1/4 of said Section 31 and along the South right-of-way line of said Canal No. 101, a distance of 3.00 feet; thence North 89°59'33" East along the South right-of-way line of said Canal No. 101, a distance of 426.29 feet to the POINT OF BEGINNING.
Containing 25.02 acres more or less by calculation of this legal description.

EXHIBIT "A"


TCEC
Monitoring
Well station
DIW No. 1
DIW No. 2


DIW No. 1
TCEC
Monitoring
Well Station
DIW No. 2

FORT PIERCE UTILITY AUTHORITIES
FORT PIERCE, FLORIDA

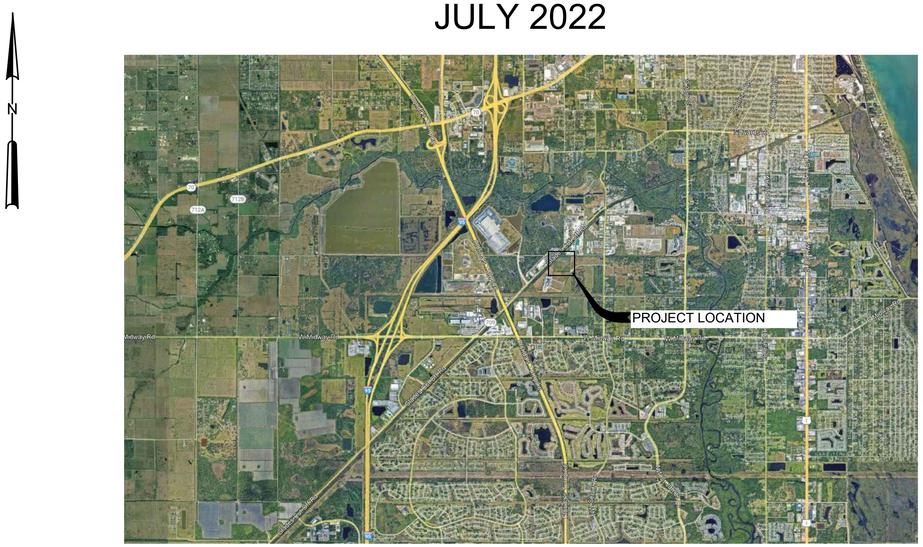
FPUA COMMUNITY PROUD
FORT PIERCE UTILITIES AUTHORITY

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL

JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

HAZEN CONTRACT NO. 41163-000
JULY 2022



LOCATION MAP
NOT TO SCALE

DRAWING INDEX:

G-00-01	COVER SHEET
C-00-01	GENERAL NOTES
C-00-02	GENERAL NOTES
C-00-03	SURVEY PLAN
C-00-04	EXISTING CONDITIONS DEMOLITION PLAN
C-01-01	SITE PLAN
C-01-02	OVERALL YARD PIPING, WATER AND SEWER PLAN
C-01-03	ENLARGED YARD PIPING, WATER AND SEWER PLAN - SHEET 1
C-01-04	ENLARGED YARD PIPING, WATER AND SEWER PLAN - SHEET 2
C-01-05	ENLARGED YARD PIPING, WATER AND SEWER PLAN - SHEET 3
C-01-06	ENLARGED YARD PIPING, WATER AND SEWER PLAN - SHEET 4
C-01-07	ENLARGED YARD PIPING, WATER AND SEWER PLAN - SHEET 5
C-01-08	ENLARGED YARD PIPING, WATER AND SEWER PLAN - SHEET 6
C-01-09	ENLARGED YARD PIPING, WATER AND SEWER PLAN - SHEET 7
C-01-10	ENLARGED YARD PIPING, WATER AND SEWER PLAN - SHEET 8
C-02-01	OVERALL GRADING AND PAVING PLAN
C-02-02	ENLARGED GRADING AND PAVING PLAN - SHEET 1
C-02-03	ENLARGED GRADING AND PAVING PLAN - SHEET 2
C-02-04	ENLARGED GRADING AND PAVING PLAN - SHEET 3
C-02-05	ENLARGED GRADING AND PAVING PLAN - SHEET 4
C-02-06	ENLARGED GRADING AND PAVING PLAN - SHEET 5
C-02-07	ENLARGED GRADING AND PAVING PLAN - SHEET 6
C-02-08	ENLARGED GRADING AND PAVING PLAN - SHEET 7
C-02-09	ENLARGED GRADING AND PAVING PLAN - SHEET 8
C-02-10	OVERALL DRAINAGE PLAN
C-02-11	ENLARGED DRAINAGE PLAN - SHEET 1
C-02-12	ENLARGED DRAINAGE PLAN - SHEET 2
C-02-13	ENLARGED DRAINAGE PLAN - SHEET 3
C-02-14	ENLARGED DRAINAGE PLAN - SHEET 4
C-02-15	ENLARGED DRAINAGE PLAN - SHEET 5
C-02-16	ENLARGED DRAINAGE PLAN - SHEET 6
C-02-17	ENLARGED DRAINAGE PLAN - SHEET 7
C-02-18	ENLARGED DRAINAGE PLAN - SHEET 8
C-02-19	CROSS SECTIONS
C-02-20	CROSS SECTIONS
C-02-21	POLLUTION PREVENTION PLAN
C-02-22	POLLUTION PREVENTION NOTES
C-02-23	POLLUTION PREVENTION DETAILS
C-99-01	PAVING, GRADING AND DRAINAGE DETAILS - SHEET 1
C-99-02	PAVING, GRADING AND DRAINAGE DETAILS - SHEET 2
C-99-03	PAVING, GRADING AND DRAINAGE DETAILS - SHEET 3
C-99-04	PAVING, GRADING AND DRAINAGE DETAILS - SHEET 4
C-99-05	WATER AND SEWER DETAILS - SHEET 1
C-99-06	WATER AND SEWER DETAILS - SHEET 2
C-99-07	WATER AND SEWER DETAILS - SHEET 3

GLOBALTECH A DESIGN BUILD COMPANY

Hazen

HAZEN AND SAWYER
2101 NW CORPORATE BLVD, SUITE 301
BOCA RATON, FL 33431

HASKELL
ARCHITECTS AND ENGINEERS, P.A.

PERMIT SET - DO NOT USE FOR CONSTRUCTION

I. APPLICABLE CODES

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF FPUA/CITY/COUNTY/STATE/ENGINEER, AND ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), UNLESS OTHERWISE NOTED. ADD 1.50' TO CONVERT TO NGVD29.

D. CENTERLINE GEOMETRY AND DIMENSIONS SHOWN ON THESE PLANS ARE INTENDED FOR LOCATING HIGH AND LOW POINTS AND ARE NOT TO BE USED FOR SITE LAYOUT, FINAL SITE LAYOUT SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS AND FINAL APPROVED SITE PLAN BY OWNER.

E. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE DRAWINGS ARE BASED ON THE TOPOGRAPHIC SURVEY PERFORMED CULPEPPER & TERPENING, INC, DATE FEBRUARY 28, 2022. ADDRESS: 2980 SOUTH 25TH STREET, FORT PIERCE, FL,34981. PHONE (772 464-3537.)

F. TRENCH SAFETY

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
   a. A REFERENCE OF THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
   b. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
   c. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM 2 ABOVE TO THE ENGINEER PRIOR TO STARTING WORK.

II. PRE-CONSTRUCTION RESPONSIBILITIES:

A. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

B. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL APPLICABLE GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

C. THE CONTRACTOR SHALL CONTACT "SUNSHINE ONE-CALL OF FLORIDA" BY CALLING 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION IN ORDER TO PROVIDE FOR THE LOCATION OF EXISTING UTILITIES.

D. EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE UTILITY OWNER. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.

E. THE CONTRACTOR SHALL COORDINATE WITH UTILITIES TO ARRANGE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK. THIS INCLUDES EXISTING STORM SEWER, SANITARY SEWER, WATERMAINS, FORCE MAINS, GAS MAINS, ELECTRICAL, CABLE AND TELEPHONE UTILITIES.

F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT.

G. THE CONTRACTOR SHALL SECURE ALL UTILITY EASEMENTS (IF REQUIRED) PRIOR TO CONSTRUCTION.

H. DON'T INDENT THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAYBE OTHER IMPROVEMENTS CONSTRUCTED BEFORE AND AFTER THE PREPARATION OF THESE PLANS AND THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FACILITIES SHOWN OR ANY OTHER FACILITIES NOT SHOWN. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE (LINE & GRADE) ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OPERATION. UNLESS OTHERWISE ALLOWED BY THE OWNER, THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AT NO ADDITIONAL COST TO THE PROJECT.

I. IF, UPON EXCAVATION, EXISTING CONDITIONS ARE FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

J. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERTICALLY AND HORIZONTALLY PROTECT ANY AND ALL EXISTING UTILITIES IN THIS PROJECT. ANY DAMAGE TO SUCH UTILITIES SHOWN OR NOT SHOWN ON THE PLANS SHALL BE IMMEDIATELY REPAIRED TO THE UTILITY OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE PROJECT. THE OWNER RESERVES THE RIGHT TO REMEDY SUCH DAMAGE BY ORDERING OUTSIDE PARTIES TO MAKE SUCH REPAIRS AT THE EXPRESS OF THE CONTRACTOR.

III. INSPECTION AND TESTING:

A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AS WELL AS ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

B. THE CONTRACTOR SHALL GIVE THE ENGINEER OF RECORD AT LEAST 48 HOURS ADVANCE NOTICE OF, AND THE ENGINEER OF RECORD MUST BE PRESENT TO WITNESS, THE FOLLOWING:

1. TESTING OF THE WATER DISTRIBUTION, SANITARY SEWER AND YARD PIPING SYSTEMS.
2. EXFILTRATION TRENCH EXCAVATION.
3. FINAL INSPECTION OF THE WATER, SEWER, PAVING, GRADING, DRAINAGE AND YARD PIPING.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS:

A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR, BUT NOT LIMITED TO, THE FOLLOWING ITEMS: CATCH BASIN, STORM MANHOLES AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC, WATER MAINS, FIRE HYDRANTS, SEWER MAINS, CULVERTS, LIFT STATION AND APPURTENANCES. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES:

A. TEMPORARY FACILITIES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY TO ITS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.
3. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

B. TRAFFIC REGULATION:

1. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), AND APPROVAL OF FPUA/CITY/COUNTY/FDOT/ENGINEER AS APPLICABLE.
2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF FPUA/CITY/COUNTY/STATE/ENGINEER

VI. PROJECT CLOSEOUT:

A. CLEANING UP:

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
3. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
4. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

B. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

C. PROJECT RECORD DOCUMENTS:

1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
2. IF APPLICABLE, UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 50 FEET INTERVALS.
3. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS.
4. ALL "AS-BUILT" INFORMATION SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.

VII. EARTHWORK AND COMPACTION:

A. GENERAL

1. NONE OF THE EXISTING MATERIAL IS TO BE INCORPORATED IN THE LIMEROCK BASE.
2. ALL SUB-GRADE UNDER PAVED AREAS SHALL BE 12" THICK AND HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
4. SOD SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM (IF PART OF A PERMANENT IRRIGATION SYSTEM IS TO BE PROVIDED, OTHERWISE PROVIDE BAHIA) AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.
5. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.
6. PROCTOR SHALL BE PERFORMED ON ALL MATERIAL SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE CITY.
7. FOR ADDITIONAL REQUIREMENTS, REFER TO PUBLIC WORKS STANDARD AND SPECIFICATIONS AND THE PROJECTS EARTHWORK AND COMPACTION RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT(S) PREPARED BY ANDERSEN ANDRE CONSULTING ENGINEERS, INC. DATE APRIL 5, 2022

B. ON-SITE

1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE RIGHT-OF-WAY AND UTILITY TRENCHES, IF ENCOUNTERED SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. SUITABLE BACKFILL SHALL BE MINIMUM LBR 40 MATERIAL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING

VIII.STORM DRAINAGE:

A. GENERAL:

1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
2. DISTANCES AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
3. WHERE APPLICABLE, ALL STORM DRAINAGE MATERIALS AND INSTALLATION SHALL CONFORM TO FPUA/CITY/COUNTY/STATE/ENGINEER SPECIFICATIONS AS APPLICABLE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

   EXCAVATION, TRENCHING AND BACKFILLING FOR PIPE STRUCTURES

   DRAINAGE PIPE

   STORM SEWER MANHOLES

   CATCH BASINS

   INLETS

   SEEPAGE DRAIN (FRENCH DRAIN)

B. ALL EXFILTRATION TRENCH SHALL BE AS DETAILED IN THE DRAINAGE PLANS AND INSTALLED AT THE WIDTH, DEPTH AND ELEVATION SHOWN ON THE APPROVED CROSS SECTION DEPICTED ON THE PLANS. ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. ANY IMPERMEABLE MATERIAL, IF ENCOUNTERED IN THE EXCAVATION SHALL ALSO BE BROUGHT TO THE ENGINEER OF RECORDS ATTENTION.

C. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE OR APPROVED EQUAL.

D. THE TRENCH FILTER FABRIC SHALL BE APPROVED BY FPUA/CITY/COUNTY/STATE/ENGINEER. IT SHALL BE USED TO WRAP ALL SIDES AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

E. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

F. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

G. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION SYSTEM FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON OR FILTER FABRIC BETWEEN THE FRAMES AND INLET GRATES UNTIL CONSTRUCTION OPERATIONS ARE FINISHED. IN ADDITION, EXISTING AND NEW DRAINAGE STRUCTURES SHALL BE PROTECTED IN COMPLIANCE WITH THE GENERAL AND SPECIAL CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT.

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: J. FRANKO
DRAWN BY: C. LOMBANA
CHECKED BY: K. PFEFFER
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

SITE CIVIL
GENERAL NOTES SHEET 1

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-00-01

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-00-01 Saved by HP Save date: 7/21/2022 2:53 AM
PLOT DATE: 7/22/2022 4:06 PM BY: ENG

IX. PAVING:

A. GENERAL:

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
2. MINIMUM LONGITUDINAL SLOPE OF PAVEMENT SHALL BE 0.40 PERCENT.
3. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
4. ALL ROAD CROSSINGS ARE OPEN CUT UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
6. PAVEMENT REPAIRS SHALL BE AS PER APPLICABLE STANDARD DETAILS OF THE ST. LUCIE COUNTY PUBLIC WORKS MANUAL AND CITY PUBLIC WORKS DEPARTMENT.

B. MATERIALS:

1. ALL WORK WITHIN ST. LUCIE COUNTY PUBLIC WORKS RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ST. LUCIE COUNTY PUBLIC WORKS DEPARTMENT SPECIFICATIONS, WHERE APPLICABLE.
2. SUBGRADE FOR ROADWAY AND DRIVEWAYS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), LBR 40.
3. LIMEROCK BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180, LBR 100 AND SHALL BE A MINIMUM OF EIGHT INCHES THICK AND ORIGINATE FROM THE ST. LUCIE FORMATION HAVING A MINIMUM PERCENTAGE OF CALCIUM AND MAGNESIUM OF 60.
4. ASPHALTIC CONCRETE SHALL BE EQUAL TO FDOT TYPE SP-9.5 ASPHALTIC CONCRETE AND HAVE A MINIMUM THICKNESS OF 1 ½" APPLIED IN TWO (2) ¾" LIFTS.

C. INSTALLATION:

1. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS.
2. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH FDOT STANDARDS AND APPLIED AT THE RATE OF 0.25 GAL/SQ.YD.
3. TACK COAT TO BE USED BETWEEN PAVING LIFTS AND SHALL MEET FORT PIERCE DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS.
4. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH FDOT STANDARDS.

D. TESTING:

1. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FORT PIERCE.
2. ALL SUB-GRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER.
3. BASE AND SUBGRADE DENSITY TESTS SHALL BE CONDUCTED FOR A MAX OF 7000 SQ. FT. OF FINISHED PAVEMENT.
4. AFTER ASPHALT IS PLACED THE CONTRACTOR SHALL OBTAIN FROM AN INDEPENDENT TESTING LABORATORY AT MINIMUM INTERVAL OF 500 FEET, CORE BORING OF ASPHALT TO DETERMINE:
   a. THICKNESS AND DENSITY
   b. MARSHALL STABILITY
   c. SIEVE ANALYSIS OF AGGREGATE
   d. BITUMEN CONTENT OF ASPHALT
5. THE TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.

X. SIGNING AND MARKING

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 711.
2. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. REFLECTIVE PAVEMENT MARKERS SHALL BE CLASS B MARKERS MANUFACTURED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION 706 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

XI. WATER DISTRIBUTION SYSTEM:

A. GENERAL:

1. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT OPENINGS SHALL NOT EXCEED 50% OF THAT RECOMMENDED BY THE PIPE MANUFACTURER.
2. UNLESS OTHERWISE NOTED, ALL WATER DISTRIBUTION SYSTEM COMPONENTS (MATERIALS, INSTALLATION AND TESTING) SHALL BE DONE IN ACCORDANCE WITH FPUA STANDARDS AND SPECIFICATIONS AND/OR OTHER PERTINENT REGULATORY AGENCIES. REFER TO FPUA WATER DISTRIBUTION NOTES (G-01 FOR MORE INFORMATION).

B. CLEANING:

1. AS SOON AS THE INSTALLATION OF EACH RUN OF WATER MAIN IS COMPLETED, AND PRIOR TO INSTALLATION OF VALVES ON THE MAIN IN POSITIONS WHICH WOULD INTERFERE WITH THE CLEANING OPERATION, THE LINE SHALL BE CLEANED BY USE OF A BARE SWAB POLLY PIG, NO. 5B; DENSITY, 1 LB./FT.3 BY KNAPP POLLY PIG, INC., 1209 HARDY STREET, HOUSTON, TEXAS 77020, 1-800-231-7205, OR APPROVED EQUAL. THE PIG SHALL BE DRIVEN THROUGH THE LINE BY WATER PRESSURE AND NO CABLES, PUSH RODS OR OTHER MECHANISMS THAT MIGHT DAMAGE THE PIPE OR LINING SHALL BE UTILIZED IN THIS OPERATION.
2. THOROUGH PIGGING WILL BE REQUIRED AND OPERATIONS SHALL BE SUFFICIENT TO REMOVE ALL DELETERIOUS MATERIALS LEFT IN THE PIPE BY CONSTRUCTION AND SHALL MEET THE ENGINEER'S APPROVAL. IF REQUIRED BY THE ENGINEER, PIGGING OPERATIONS SHALL BE SCHEDULED TO ALLOW OBSERVATION BY THE ENGINEER.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PIPING NECESSARY TO CARRY OUT PIGGING OPERATIONS, DISPOSE OF WATER AND DEBRIS FROM THE OPERATION, AND SHALL EXERCISE CARE TO PREVENT ANY DAMAGE TO THE SURROUNDING AREA AND ADJOINING OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL FURNISH EITHER A NEW OR IN NEW CONDITION PIG FOR CLEANING OPERATIONS.
4. THE CONTRACTOR IS REQUIRED TO INSTALL NIGHTCAPS, PLUGS OR OTHER DEVICES ACCEPTABLE TO THE ENGINEER AT THE OPEN ENDS OF THE PIPE INSTALLATION AT THE END THE WORK DAY. THIS REQUIREMENT SHALL APPLY TO INSTALLATIONS BOTH ABOVE AND BELOW THE WATER TABLE.

C. TESTING:

1. THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C 651 WITH BACTERIOLOGICAL SAMPLES APPROVED BY THE COUNTY HEALTH DEPARTMENT PRIOR TO PLACING THE MAIN INTO OPERATION.
2. CONTRACTOR SHALL PUMP WATER INTO THE LINE THROUGH THE METER UP TO THE REQUIRED PRESSURE, AND PUMPING SHALL BE CONTINUED TO MAINTAIN THAT PRESSURE FOR A PERIOD OF 2 HOURS TO INSPECT THE LINE FOR LEAKS.
3. LEAKAGE SHALL BE DEFINED AS THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION THEREOF, TO MAINTAIN THE SPECIFIED LEAKAGE TEST PRESSURE AFTER THE AIR IN THE PIPELINE HAS BEEN EXPELLED AND THE PIPE HAS BEEN FILLED WITH WATER.
4. THE MAXIMUM ALLOWABLE LEAKAGE IN GALLONS PER HOUR (L) SHALL BE DETERMINED BY THE FOLLOWING FORMULA FROM ANSI/AWWA STANDARD C600, LATEST EDITION WHERE:

   L = [SD TIMES THE SQUARE ROOT OF P] DIVIDED BY 148,000

   AND:

   S IS THE LENGTH OF PIPELINE TESTED IN FEET

   D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES

   P IS THE AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH GAGE.

5. MAXIMUM LENGTH OF TEST PIPE SECTION SHALL NOT EXCEED 200 FT. RE-PUMPING OF THE LINE DURING PRESSURE TEST IS NOT ALLOWED.
6. THE TEST PRESSURE SHALL NOT VARY BY MORE THAN 5 PSI IN ACCORDANCE WITH ANSI/AWWA C 651-14.
7. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE ABOVE REQUIREMENTS.
8. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY, FPUA, AND THE ENGINEER OF RECORD.
9. THE CONTRACTOR SHALL LOCATE AND REPAIR ALL LEAKS UNTIL THE LEAKAGE IS REDUCED TO THE LIMITS SPECIFIED.
10. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER, EVEN IF THE TOTAL LEAKAGE IS BELOW THAT SPECIFIED ABOVE.

XII. SANITARY SEWER COLLECTION SYSTEM:

A. GENERAL:

1. CONSTRUCTION MATERIALS AND STANDARDS FOR SEPTIC TANK AND DRAINFIELD SHALL COMPLY WITH F.A.C. CH. 64E,-6, "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM", DEPARTMENT OF HEALTH, STATE OF FLORIDA.

XIII. WASTEWATER NOTES ON WATER-SEWER INSTALLATION

A. GENERAL:

1. REFER TO FPUA WASTEWATER CONSTRUCTION NOTES (G-2) AND FPUA WATER / SEWER CONFLICTS (G-3) STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS FOR HORIZONTAL UTILITY REQUIREMENTS.
2. REFER TO FPUA WASTEWATER CONSTRUCTION NOTES (G-2) AND FPUA WATER / SEWER CONFLICTS (G-3) STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS FOR VERTICAL UTILITY REQUIREMENTS.
3. AIR RELEASE VALVES SHALL BE PROVIDED AT HIGH POINTS OF NEW FORCE MAIN SANITARY SEWERS.
4. GRAVITY SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE C-900 PVC OR DUCTILE IRON PIPE. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED IN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE:
   a. RESIDENTIAL LAND USES: FIFTY (50) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM OF TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
   b. NON-RESIDENTIAL LAND USES. TWENTY (20) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM OF TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE.
   c. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
5. THE MAXIMUM ALLOWABLE EXFILTRATION RATE OF GRAVITY SANITARY SEWERS CONSTRUCTED OUTSIDE A PUBLIC WELLFIELD PROTECTION AREA SHALL BE ONE HUNDRED (100) GALLONS PER INCH PIPE DIAMETER PER MILE PER DAY, BASED ON A MINIMUM OF TWO (2) HOUR TEST HAVING A MINIMUM OF TWO (2) FEET OF POSITIVE HEAD ABOVE THE CROWN OF THE PIPE. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
6. FORCE MAIN SANITARY SEWERS CONSTRUCTED WITHIN A PUBLIC WELLFIELD PROTECTION AREA SHALL BE DUCTILE IRON, C-900 PVC, HDPE OR REINFORCED CONCRETE PRESSURE SEWER PIPES.
7. THE MAXIMUM ALLOWABLE EXFILTRATION/LEAKAGE RATE OF FORCE MAIN SANITARY SEWERS SHALL BE:
   a. DUCTILE IRON, C-900 PVC, HDPE AND PVC PIPE. THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AMERICAN WATER WORKS ASSOCIATION STANDARD (AWWAS) C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
   b. REINFORCED CONCRETE PRESSURE PIPE. HALF (1/2) THE ALLOWABLE LEAKAGE RATE SPECIFIED IN AWWA C600-82 AT A TEST PRESSURE OF 100 PSI FOR A DURATION OF NOT LESS THAN TWO (2) HOURS.
   c. ANY OBSERVED LEAKS OR ANY OBVIOUSLY DEFECTIVE JOINTS OR PIPES SHALL BE REPLACED EVEN WHEN THE TOTAL LEAKAGE IS BELOW THAT ALLOWED.
8. THE CONTRACTOR SHALL VERIFY NATURE, DEPTH, AND CHARACTER OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
9. IN NO CASE SHALL A CONTRACTOR INSTALL UTILITY PIPES, CONDUITS, CABLES, ETC. IN THE SAME TRENCH ABOVE AN EXISTING WATER OR SEWER PIPE EXCEPT WHERE THEY CROSS.
10. IF ANY AREA OF THE WORK SITE IS FOUND TO CONTAIN BURIED SOLID WASTE AND/OR GROUND OR GROUND WATER CONTAMINATION, THE FOLLOWING SHALL APPLY:
    a. ALL WORK IN THE AREA SHALL FOLLOW ALL APPLICABLE SAFETY REQUIREMENTS (E.G., OSHA, ETC.) AND NOTIFICATION MUST BE PROVIDED TO THE APPROPRIATE AGENCIES.
    b. IMMEDIATELY NOTIFY THE FPUA/CITY/COUNTY/STATE/ENGINEER
    c. IF CONTAMINATED SOILS AND/OR BURIED SOLID WASTE MATERIAL IS EXCAVATED DURING CONSTRUCTION, THEN THEY REQUIRE PROPER HANDLING AND DISPOSAL IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS. BE ADVISED THAT THE LANDFILL OWNER/OPERATOR IS THE FINAL AUTHORITY ON DISPOSAL AND MAY HAVE REQUIREMENTS BEYOND THOSE PROVIDED BY HEREIN.
    d. THE REUSE OF CONTAMINATED SOILS THAT ARE NOT RETURNED TO THE ORIGINAL EXCAVATION REQUIRES PRIOR APPROVAL OF A SOIL MANAGEMENT PLAN FROM FPUA/CITY/COUNTY/STATE/ENGINEER.

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: J. FRANKO
DRAWN BY: C. LOMBANA
CHECKED BY: K. PFEFFER
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

SITE CIVIL
GENERAL NOTES SHEET 2

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-00-02

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-00-02 Saved by HP Save date: 7/21/2022 2:51 AM
PLOT DATE: 7/22/2022 4:07 PM BY: ENG

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY
Parcel ID: 2431-111-0002-000-5
FLORIDA EAST COAST RAILROAD

SLRWCD CANAL NO. 101

CANAL NO. 101
106' RIGHT-OF-WAY

R/W LINE
EASTERLY R/W OF F.E.C.R.R.
RAILROAD TRACKS
PANEL NO. 1211C0169 J
PANEL NO. 1211C0188 K

T.O.B.
N89°59'33"E 250.18' (D.)
S89°59'21"E 248.80' (M.)
FND NAIL IN STUMP
SET 5/8" IR/C LB 4286
S0°03'25"W 3.00' (M.)
S0°02'19"W 3.00' (D.)
N89°59'33"E 426.29' (D.)
S89°59'21"E 426.29' (M.)
T.O.B.
P.O.B.

NORTH LINE OF THE SOUTH 1/2 OF SECTION 31
N89°59'21"W 442.36' (M.)
S89°59'33"W 2215.00' (D.)
S0°04'15"W 53.50' (M.)
S0°03'55"W 53.50' (D.)
SOUTH R/W LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DIS
FND 5/8 IRC 4286

10" RUBBER PIPE
TOP EL.=16.37'
10" RUBBER PIPE
TOP EL.=16.41'

WEST LINE OF THE EAST 2215.00 FEET OF SECTION 31
S0°04'15"W 983.17' (M.)(BEARING BASE)
S0°03'55"W 983.17' (D.)

Monitoring Well

N44°44'15"E 1055.72' (D.)
N44°43'21"E 1056.77' (M.)

Parcel ID: 2431-422-0001-000-3
CITY OF FORT PIERCE
FORT PIERCE UTILITIES AUTHORIY
O.R. Book 816, Page 1137
VACANT
CONTAINING 25.03 ACRES
(1,090,410.91 SQ. FT)
MORE OR LESS

TREASURE COAST BUISNESS PARK
PLAT BOOK 64, PGS 36 THROUGH 42
LOT 4
VACANT

WATER PAINT MARK
(TYPICAL)
FND NAIL IN WOOD POST
1.4'E., 2.6'N.
WELL
Monitoring Well (TYPICAL)
N45°14'39"W 334.68' (M.)
N45°15'45"W 334.68' (D.)
7' CHAIN LINK FENCE
SET 5\8 IRC 4286
BENCHMARK EL.=20.01'
4IN PVC BEND
TOP EL.=17.84'
4IN PVC
TOP EL.=17.62'
4IN PVC
TOP EL.=18.22'
4IN PVC
TOP EL.=17.46'
SET 5/8" IR/C LB 4286
N89°59'21"W 1180.27' (M.)
S89°59'33"W 1180.27' (D.)
18' DIRT ROAD
FND 4x4 CM 4286
FND 5/8 IRC 4286
R/W LINE
ENERGY LANE
R=250.00'
Δ=273°39'08"
L=391.97'
PAVEMENT
FND PKD PCP 4286
SAN MH
FND 4x4 CM 4286
WEST LIMITS OF PLAT

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT

PREPARED BY
CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 | FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA

Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=60'-0"
60 30 0 60'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	C. LOMBANA
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

SURVEY PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-00-03

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-00-03 Saved by ENG Save date: 7/21/2022 12:58 PM
PLOT DATE: 7/22/2022 4:07 PM BY: ENG

SLRWCD CANAL NO. 101

CANAL NO. 101

106' RIGHT-OF-WAY

PROPERTY LINE

NORTH LINE OF THE SOUTH 1/2 OF SECTION 31

N89°59'21"W 442.36' (M.)

S89°59'33"W 2215.00' (D.)

S0°04'15"W 53.50' (M.)

S0°03'55"W 53.50' (D.)

SOUTH R/W LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DIS

FND 5/8 IRC 4286

T.O.B.

P.O.B.

N89°59'33"E 426.29' (D.)

S89°59'21"E 426.29' (M.)

T.O.B.

N89°59'33"E 250.18' (D.)

SET 5/8" IR/C LB 4286

S89°59'21"E 248.80' (M.)

FND NAIL IN STUMP

S0°03'25"W 3.00' (M.)

S0°02'19"W 3.00' (D.)

10" RUBBER PIPE TOP EL.=16.37'

10" RUBBER PIPE TOP EL.=16.41'

WEST LINE OF THE EAST 2215.00 FEET OF SECTION 31

S0°04'15"W 983.17' (M.)(BEARING BASE)

S0°03'55"W 983.17' (D.)

GLADES CUTOFF ROAD

100' RIGHT-OF-WAY

R/W LINE

R/W LINE

FLORIDA EAST COAST RAILROAD

200' RIGHT-OF-WAY

Parcel ID: 2431-111-0002-000-5

FLORIDA EAST COAST RAILROAD

EASTERLY R/W OF F.E.C.R.R.

N44°44'15"E 1055.12' (D.)

N44°45'21"E 1056.77' (M.)

RAILROAD TRACKS

Monitoring Well

PROPERTY LINE

EXISTING TREE TO BE REMOVED (TYP.)

WATER PAINT MARK (TYPICAL)

EXISTING 4" WATER MAIN TO BE REMOVED

FND NAIL IN WOOD POST 1.4'E., 2.6'N.

WELL

Monitoring Well (TYPICAL)

EXISTING FENCE TO BE REMOVED

EXISTING DIRT ROAD TO BE REMOVED

R/W LINE

N45°14'39"W 334.68' (M.)

N45°15'45"W 334.68' (D.)

7' CHAIN LINK FENCE

4IN PVC TOP EL.=18.54"

SET 5\8 IRC 4286 BENCHMARK EL.=20.01'

4IN PVC BEND TOP EL.=17.84'

4IN PVC TOP EL.=17.62'

4IN PVC TOP EL.=18.22'

4IN PVC TOP EL.=17.46'

SET 5/8" IR/C LB 4286

N89°59'21"W 1180.27' (M.)

S89°59'33"W 1180.27' (D.)

PROPERTY LINE

WEST LIMITS OF PLAT

FND 5/8 IRC 4286

R/W LINE

ENERGY LANE

R=250.00'

Δ=27°39'08"

L=361.97'

PAVEMENT

FND PKD PCP 4286

N56°22'55"W 17.31'

SAN MH

FND 4x4 CM 4286

FND 4x4 CM 4286

WEST LIMITS OF PLAT

R/W LINE

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT

TREASURE COAST BUSINESS PARK
LOT 4
VACANT

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS, DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WUL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 24 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILIES.

PREPARED BY
CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 | FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA

Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=60'-0"

60 30 0 60'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	C. LOMBANA
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

EXISTING CONDITIONS DEMOLITION PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-00-04

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-00-04 Saved by ENG Save date: 7/21/2022 12:59 PM
PLOT DATE: 7/22/2022 4:07 PM BY: ENG

LEGEND

- PROPOSED DIRECTION OF TRAVEL
- PROPOSED PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP OF BERM
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOUR GRADE LINE
- PROPOSED STABILIZED ROCK/DIRT ROAD
- PROPOSED 6" RAISED CONCRETE CURB
- PROPOSED 6" RAISED CONCRETE SIDEWALK
- EXISTING RAILROAD
- EXISTING WATER VALVE
- X 17.0 EXISTING GRADE ELEVATION
- EXISTING POWER POLE AND GUY WIRE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING RIGHT-OF-WAY-LINE
- TOB EXISTING TOP OF BANK
- EXISTING TREE
- EXISTING SANITARY MANHOLE

NSLRWCD CANAL NO. 101

NOTH LINE OF SOUTH 1/2 OF SECTION 31

SOUTH R/W LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101

S0°03'25" 3.00' (M.)

S89°59'21"W 248.80' (M.)

S89°59'21"W 426.29' (M.)

S0°04'15"W 983.17' (M.) (BEARING BASE)

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY
PARCEL ID: 2431-111-0002-000-5
FLORIDA EAST COAST RAILROAD

EASTERLY R/W OF F.E.C.R.R.

N44°45'21"E 1056.77' (M.)

FUTURE DIW-3 AND MONITOR WELL, IF NEEDED

PERIMETER BERM = 21.00 NAVD

INFLUENT / SCREENING / HEADWORKS / GRIT REMOVAL BUILDING

BNR DISTRIBUTION BOX

PRETREATMENT PUMP STATION

WET DETENTION POND
WSWT EL = 16.00 NAVD

TOP OF BANK

EDGE OF WATER

DEEP CUT LINE

2-R1-1 STOP SIGN (36" X 36")
24" WHITE STOP BAR
(THERMOPLASTIC)

R2-1 (20MPH)
SPEED LIMITS SIGN (18" X 24")

FUTURE AQUANEREDA BASIN NO. 5

AQUANEREDA BASINS NO. 4

AQUANEREDA BASINS NO. 3

AQUANEREDA BASINS NO. 2

AQUANEREDA BASINS NO. 1

WATER LEVEL CORRECTION TANK

SLUDGE BUFFER TANKS

FUTURE SLUDGE BUFFER TANK

UPSET STORAGE POND

BLOWER BUILDING
F.F. 22.0 NAVD

ELECTRICAL ROOM
F.F. 22.0 NAVD

GENERATOR ROOM
F.F. 22.0 NAVD

FUEL STORAGE

CONC WHEEL STOP, TYP

DUMPSTER ENCLOSER

1-R1-1 STOP SIGN (36" X 36")
24" WHITE STOP BAR AND
25 LF 6" DOUBLE YELLOW
(THERMOPLASTIC)

BERM = 24.00 NAVD

FUTURE FUEL STORAGE

1-R1-1 STOP SIGN (36" X36")

FUTURE GENERATOR ROOM ADDITION

FUTURE CHLORINE CONTACT BASINS

FILTERS

BULK CHLORINE TANKS

FILTERS PUMP STATION

24" WHITE STOP BAR (THERMOPLASTIC)

CHLORINE METERING PUMPS

4" CONC SLAB FLUSH W/ PAVEMENT

TYPE D CURB, TYP

ADMINISTRATION AND MAINTENANCE BUILDING
F.F. 22.00 NAVD

FLAG POLE

FTP-25 (12" X 6") W/ "MINIMUM FINE $250" SIGN

PUBLIC REUSE STORAGE TANK 121' DIA.

FUTURE REUSE STORAGE TANK

INJECTION WELL PS

ELECTRIC BLDG. NO. 2
F.F. 22.0 NAVD

I.W. No. 2 (MUNICIPAL)

I.W. MONITORING WELL

I.W. NO. 1 (INDUSTRIAL)

DIRT ROAD

SLUDGE PROCESSING PUMP STATION

2-R1-1 STOP SIGN (36" X 36")
2-R5-1 DO NOT ENTER (36" X 36")
24" WHITE STOP BAR (THERMOPLASTIC)

AERATED SLUDGE PROCESSING PUMP STATION

FUTURE SOLIDS HANDLING BLDG W/ COVERED AREA

1-R1-1 STOP SIGN (36" X 36")
24" WHITE STOP BAR
(THERMOPLASTIC)

LINEAR DRY DETENTION STORMWATER BASIN

LINEAR DRY DETENTION STORMWATER BASIN

FLORIDA MUNICIPAL POWER AGENCY
PARCEL ID. 2431-331-001-000-4

FPL TRANSFORMER

PERIMETER BERM = 21.00 NAVD

S89°59'21"W 1180.27' (M.)

140 LF 6" DOUBLE YELLOW

R2-1 (20 MPH)
SPEED LIMIT SIGN (18" X 24")

1-R1-1 STOP SIGN (36" X 36")
24" WHITE STOP BAR
(THERMOPLASTIC)

RAISED CONCRETE ISLAND

BEGIN PERIMETER BERM

PLANT ENTRANCE

1-R1-1 STOP SIGN (36" X 36")
24" WHITE STOP BAR
(THERMOPLASTIC)

PROPOSED CALL BOX

PROPOSED SLIDING GATES

6" YELLOW W/ 18 YELLOW @ 10 FT O.C., TYP

PROPOSED FENCE, TYP

EXISTING PROPERTY LINE, TYP

BEGIN PERIMETER BERM

HANDICAP RAMP AS PER FDOT INDEX NO. 304, TYP

H.C. RAMP

ENTRY SIGN

TREASURE COAST BUSINESS PARK

LOT 4
VACANT

ENERGY LANE

R/W

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=60'-0"

60 30 0 60'

FOR PERMITTING

LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID SECTION 31, THENCE SOUTH 89°59'33" WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 2215.00 FEET TO THE NORTHWEST CORNER OF THE EAST 2215.00 FEET (SAID EASE 2215.00 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 31), OF THE SOUTH 1/2 OF SAID SECTION 31; THENCE SOUTH 00°03'55" WEST ALONG THE WEST LINE OF THE SAID EAST 2215.00 FEET OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 53.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101 AND THE POINT OF BEGINNING (P.O.B) OF THE HEREIN DESCRIBED PARCEL:

FROM THE SAID POINT OF BEGINNING THENCE CONTINUE SOUTH 00°03'55" WEST ALONG THE WEST LINE OF THE EAST 2215.00 FEET OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 983.17 FEET; THENCE SOUTH 89°59'33" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 31. A DISTANCE OF 1180.27 FEET; THENCE NORTH 45°15'45" WEST, A DISTANCE OF 334.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A 200 FOOT WIDE RIGHT-OF-WAY FOR THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 44°44'15" EAST ALONG SAID EASTERLY RIGHT-OF WAY LINE, A DISTANCE 1055.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL NO. 101; THENCE NORTH 89°59'33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.18 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°02'19" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL NO. 101, A DISTANCE OF 3.00 FEET; THENCE NORTH 89° 59'33" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL NO. 101, A DISTANCE OF 426.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.03 ACRES MORE OR LESS BY CALCULATION OF THE LEGAL DESCRIPTION.

PROJECT DATA		
Name of Owner	Fort Pierce Utility Authority	
Project Address	4515 Energy Lane, Fort Pierce, St. Lucie County, Florida	
Parcel ID	2431-422-0001-000-3	
Hazen Project Number	41163-000	
Name of Development	Fort Pierce Utility Authority (FPUA), Mainland Wastewater Reclamation Facility	
Prop. Use	Utility (Conditional Use)	
Zoning District	I1	
Land Use	Light Industrial	
Section, Township, Range	Section 31, Township 35 South, Range 40 East	
No. of Stories/Floors	2	
Base Flood Elevation	"X" zone designation as shown on Flood Rate Panel Map Numbers 12111C0169 J and 12111C0188 K	

EXISTING SITE DATA	SQ. FT.	ACRES
Total Site Area	1,090,306.8	25.03 acres
Existing Building Area	0	0 (Vacant Lot)

PARKING CALCULATIONS		
Gross 1st Floor Area (Operations Building)	7,232.00	0.17
Gross 2nd Floor Area (Operations Building)	7,232.00	0.17
Gross Maintenance Area(Operations Building)	10,687.00	0.25
Gross Square Feet Total	25,151.00	0.58
Parking Required	25,151 GSF x 1 sp./600 GSF = 42 spaces	
Proposed Parking Spaces	42.00	
Proposed H.C. Spaces	2.00	

PROPOSED CONDITIONS	SQ. FT	ACRES
Gross Site Area	1,090,306.80	25.03
Open Roof Plant Processes	*-152,895.60*	*-3.51*
Net Site Area	937,411.20	21.52
Closed Roof Building Coverage	78,408.00	1.80
Impervious Area	140,698.80	3.23
Pervious Area	606,790.80	13.93
Wet Detention	111,513.60	2.56
Max Building Height (Operations Building)	24 FT + 6 FT Parapet = 30 FT Max.	

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: D. BANNETT
DRAWN BY: E. NG
CHECKED BY: J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

SITE PLAN

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-01-01

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-01-01 Saved by ENG Save date: 7/21/2022 2:18 PM
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SLRWCD CANAL NO. 101

C-01-03

C-01-04

C-01-05

C-01-06

C-01-07

C-01-08

C-01-09

C-01-10

R/W

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY

R/W

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY

EASTERLY R/W OF F.E.C.R.R.

LINEAR DRY DETENTION STORMWATER BASIN

WET DETENTION POND

TREASURE COAST BUSINESS PARK

LOT 4
VACANT

FUTURE AQUANEREDA BASIN NO. 5

AQUANEREDA BASINS NO. 4

AQUANEREDA BASINS NO. 3

AQUANEREDA BASINS NO. 2

AQUANEREDA BASINS NO. 1

FUTURE SLUDGE BUFFER TANK

FUEL STORAGE

UPSET STORAGE POND

PUBLIC REUSE STORAGE TANK 121' DIA.

FUTURE REUSE STORAGE TANK

FUTURE CHLORINE CONTACT BASINS

FUTURE FILTERS

FILTERS PUMP STATION

ADMINISTRATION AND MAINTENANCE BUILDING

LINEAR DRY DETENTION STORMWATER BASIN

INJECTION WELL PS

(MUNICIPAL)

I.W. MONITORING WELL

I.W. NO. 1 (INDUSTRIAL)

FUTURE REUSE STORAGE TANK

FUTURE

GATE ISLAND

ENERGY LANE

PLANT ENTRANCE

LINEAR DRY DETENTION STORMWATER BASIN

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Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=60'-0"

60 30 0 60'

FOR PERMITTING

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	D. MCCURDY
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

OVERALL
YARD PIPING, WATER AND SEWER PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-02

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-01-02 Saved by ENG Save date: 7/22/2022 3:48 PM
PLOT DATE: 7/22/2022 4:08 PM BY: ENG

SLRWCD CANAL NO. 101

FLORIDA EAST COAST RAILROAD

200' RIGHT-OF-WAY

EASTERLY R/W OF F.E.C.R.R.

TOP OF BERM, TYP

PROPOSED CHAINLINK FENCE, TYP

PROPERTY LINE, TYP

TOP OF BANK

LINEAR DRY DETENTION BASIN

TOP OF UPSET STORAGE POND

UPSET STORAGE POND

FUTURE DIW-3 AND MONITOR WELL

INFLUENT / SCREENING / HEADWORKS / GRIT REMOVAL BUILDING

BNR DISTRIBUTION BOX

1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER AND 5/8" WATER METER

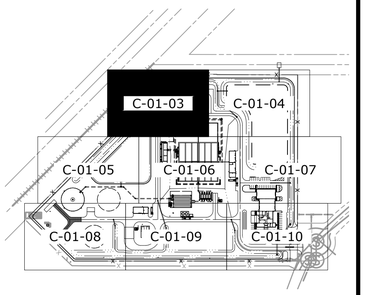
1-1/2" PE WATER SERVICE

FUTURE AQUANEREDA BASIN NO. 5

MATCHLINE - SEE DWG C-01-05

MATCHLINE - SEE DWG C-01-06

MATCHLINE - SEE DWG C-01-04



KEY PLAN

N.T.S.

N

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Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=20'-0" (20 10 0 20')

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	C.LOMBANA
CHECKED BY:	K. PFEFFER

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BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED YARD PIPING, WATER AND SEWER PLAN
SHEET 1

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-03

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PLOT DATE: 7/22/2022 4:09 PM BY: ENG

SLRWCD CANAL NO. 101

TOP OF BERM, TYP
21.00 NAVD

LINEAR DRY DETENTION BASIN

WET DETENTION POND

1-1/2" PE WATER SERVICE

4" GV W/TERMINAL END AND 2" BLOWOFF
BACTERIOLOGAL SAMPLE POINT #4

4" DIP WATER MAIN

PROPOSED CHAINLINK FENCE, TYP

EXISTING PROPERTY LINE, TYP

MATCHLINE - SEE DWG C-01-03

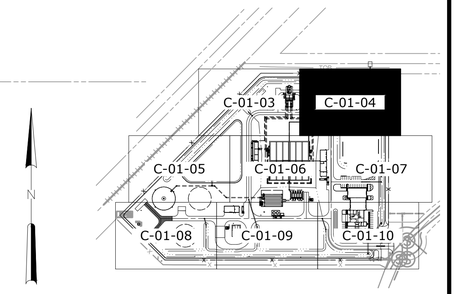
MATCHLINE - SEE DWG C-01-06

MATCHLINE - SEE DWG C-01-07

FUTURE
AQUANEREDA
BASIN NO. 5

TREASURE COAST
BUSINESS PARK

LOT 4
VACANT



KEY PLAN
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FOR PERMITTING

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CONSTRUCTION

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED YARD PIPING, WATER AND SEWER
SHEET 2

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-04

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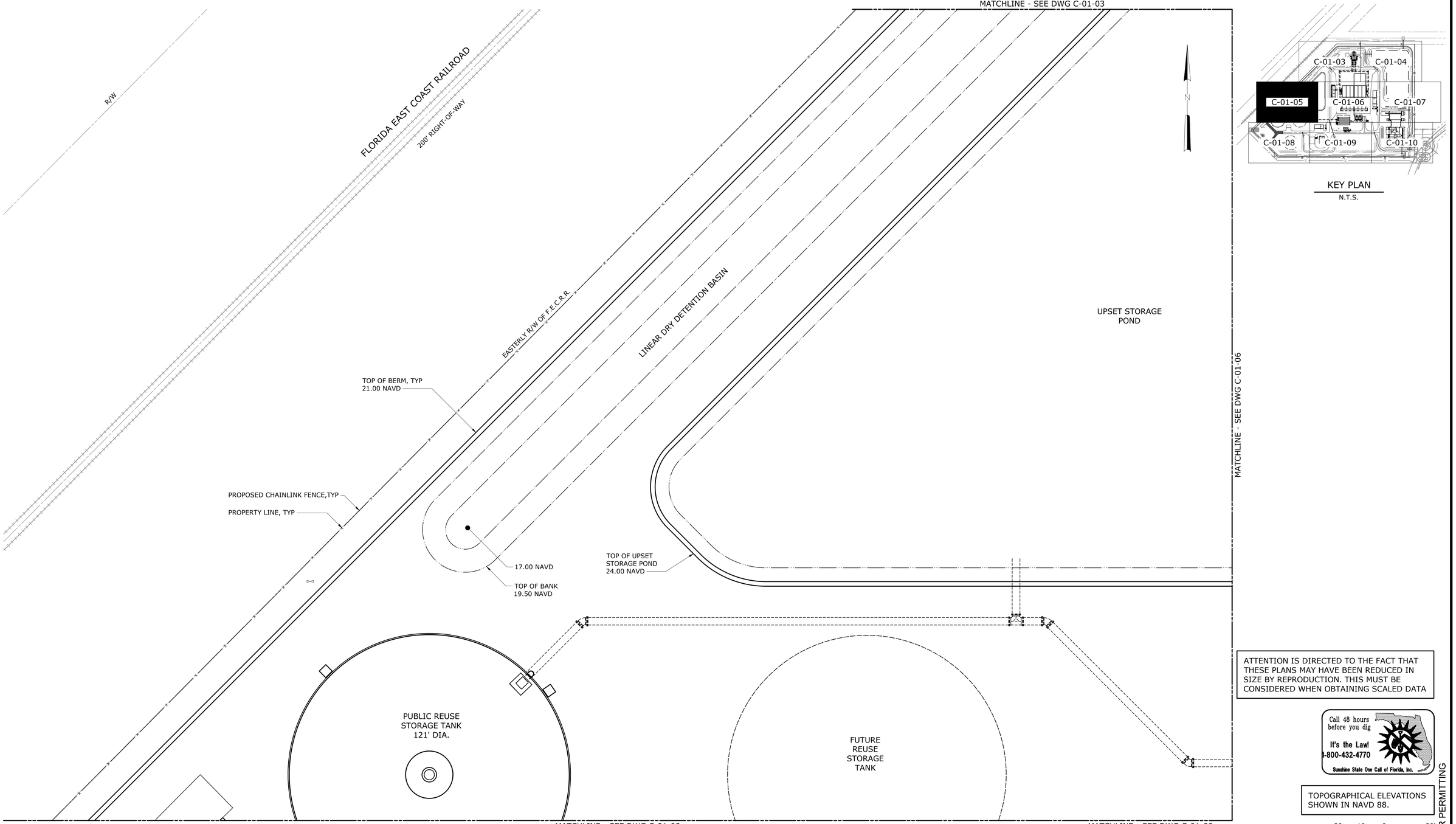

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BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED YARD PIPING, WATER AND SEWER SHEET 3

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-05

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MATCHLINE - SEE DWG C-01-03

MATCHLINE - SEE DWG C-01-04

MATCHLINE - SEE DWG C-01-05

MATCHLINE - SEE DWG C-01-07

UPSET STORAGE POND

TOP OF UPSET STORAGE POND

EDGE OF PAVEMENT, TYP

WATER LEVEL CORRECTION TANK

SLUDGE BUFFER TANKS

FUTURE SLUDGE BUFFER TANKS

FUTURE AQUANEREDA BASIN NO. 5

AQUANEREDA BASINS NO. 4

AQUANEREDA BASINS NO. 3

AQUANEREDA BASINS NO. 2

AQUANEREDA BASINS NO. 1

BLOWER BUILDING

ELECTRICAL ROOM

GENERATOR ROOM

FUEL STORAGE

BACTERIOLOGICAL SAMPLE POINT #2

CHLORINE CONTACT BASINS

FILTERS

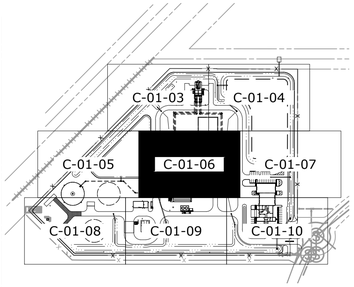
FILTERS PUMP STATION

6" PVC (C900) SANITARY SEWER LATERAL @1% SLOPE

C.O.

MATCHLINE - SEE DWG C-01-09

MATCHLINE - SEE DWG C-01-10



KEY PLAN
N.T.S.

N

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA

Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=20'-0"

20 10 0 20'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	C.LOMBANA
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen

HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

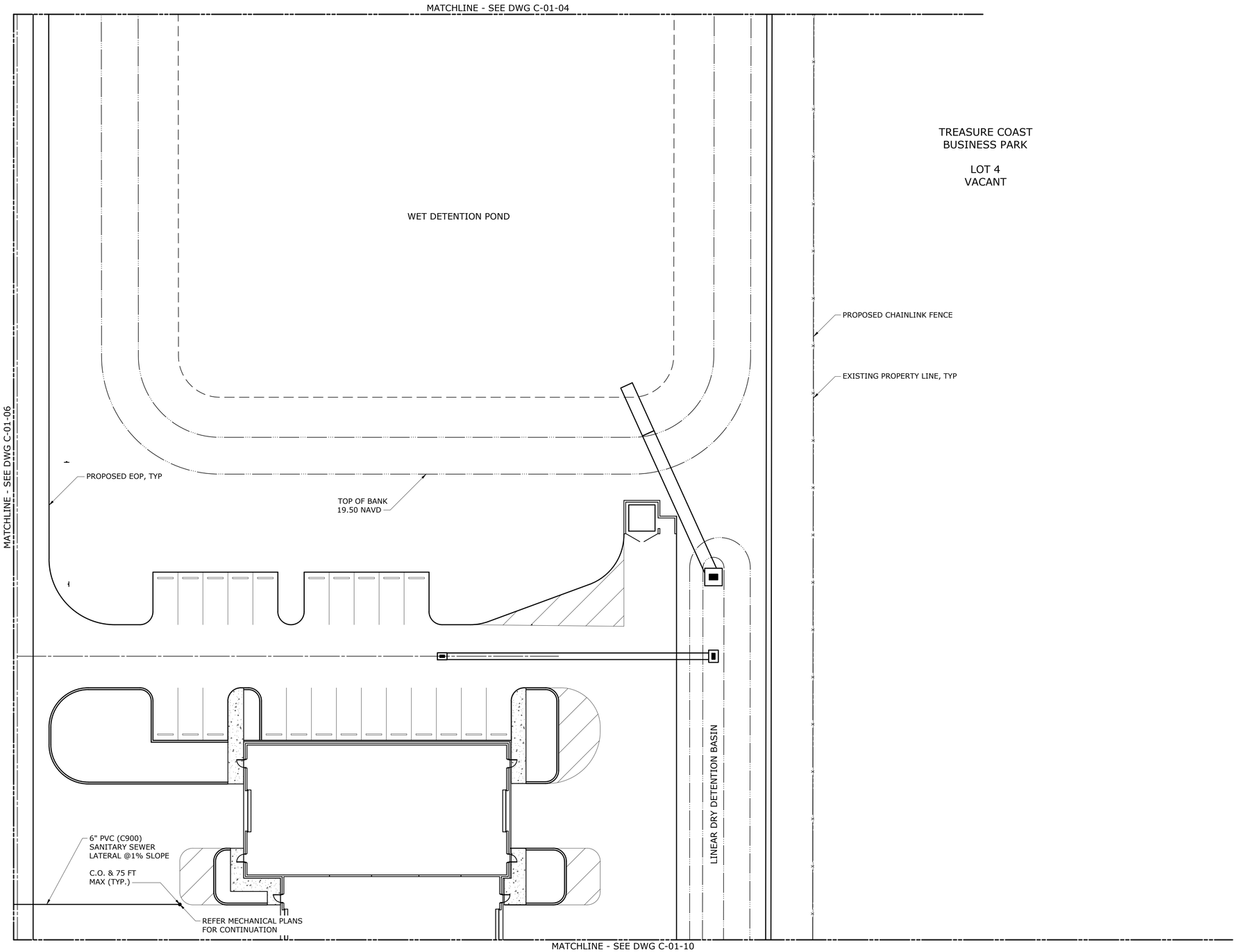
GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED YARD PIPING, WATER AND SEWER
SHEET 4

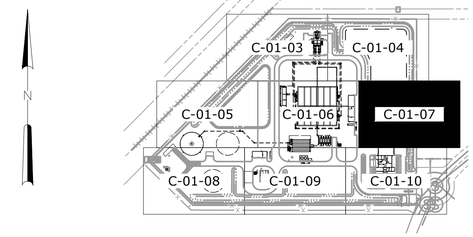
DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-06

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-01-06 Saved by ENG Save date: 7/21/2022 1:41 PM
PLOT DATE: 7/22/2022 4:11 PM BY: ENG



TREASURE COAST
BUSINESS PARK

LOT 4
VACANT



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1"=20'-0" 20 10 0 20'

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CHECKED BY:	K. PFEFFER

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BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED YARD PIPING, WATER AND SEWER SHEET 5

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-07

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PLOT DATE: 7/22/2022 4:12 PM BY: ENG

MATCHLINE - SEE DWG C-01-05

PUBLIC REUSE
STORAGE TANK
121' DIA.

FUTURE
REUSE STORAGE TANK

D.I.W. No. 2
(MUNICIPAL)

DEEP
INJECTION
WELL PS

1-1/2" REDUCED PRESSURE
BACKFLOW PREVENTER
AND 5/8" WATER METER

1-1/2" PE WATER SERVICE

D.I.W.
MONITORING
WELL

1-1/2" PE WATER SERVICE

FUTURE
REUSE STORAGE TANK

D.I.W. NO. 1
(INDUSTRIAL)

LINEAR DRY RETENTION STORMWATER BASIN

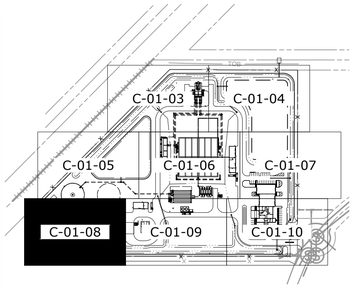
EXISTING PROPERTY LINE, TYP

TOP OF BERM, TYP
21.00 NAVD

PROPOSED CHAINLINK FENCE, TYP

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT

MATCHLINE - SEE DWG C-01-09



KEY PLAN
N.T.S.

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Sunshine State One Call of Florida, Inc.

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20 10 0 20'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

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DESIGNED BY:	D. BANNETT
DRAWN BY:	C.LOMBANA
CHECKED BY:	K. PFEFFER

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CONSTRUCTION

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2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED YARD PIPING, WATER AND SEWER
SHEET 6

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-08

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-01-08 Saved by ENG Save date: 7/21/2022 1:49 PM
PLOT DATE: 7/22/2022 4:13 PM BY: ENG

MATCHLINE - SEE DWG C-01-05

MATCHLINE - SEE DWG C-01-06

ELECTRIC BLDG NO. 2
F.F. 22.00 NAVD

FUTURE GENERATOR ROOM ADDITION

1" PE WATER SERVICE W/1" REDUCED PRESSURE BACKFLOW PREVENTER AND 5/8" WATER METER

6" PVC (C900) SANITARY SEWER LATERAL @1% SLOPE

C.O. & 75 FT MAX (TYP.)

BULK CHLORINE TANKS

4"x90 DEG. BEND

4" DIP WATER MAIN

6"x4" TEE W/4" GV

6"x90 DEG. BEND

FIRE HYDRANT ASSEMBLY W/6" G.V. BACTERIOLOGICAL SAMPLE POINT #3

1-1/2" PE WATER SERVICE W/1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER AND 5/8" WATER MAIN

8"x6" REDUCER

1-1/2" PE WATER SERVICE

6" DIP WATER MAIN

8" DIP WATER MAIN

6" DIP WATER MAIN

6" GV

8"x6" TEE

FIRE HYDRANT ASSEMBLY W/6" G.V. AND 6"x6" TEE. BACTERIOLOGICAL SAMPLE POINT #2

AERATED SLUDGE HOLDING TANK

SLUDGE PROCESSING PUMP STATION

FUTURE

MATCHLINE - SEE DWG C-01-08

MATCHLINE - SEE DWG C-01-10

LINEAR DRY DETENTION STORMWATER BASIN

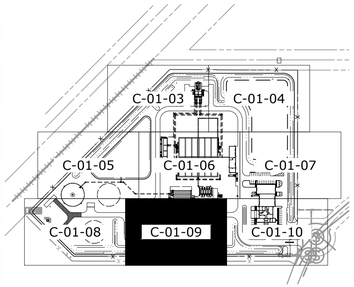
TOP OF BERM, TYP
21.00 NAVD

EXISTING PROPERTY LINE, TYP

PROPOSED CHAINLINK FENCE, TYP

EXISTING CHAINLINK FENCE, TYP

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT



KEY PLAN
N.T.S.

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Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=20'-0" (20 10 0 20')

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

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DESIGNED BY:	D. BANNETT
DRAWN BY:	C.LOMBANA
CHECKED BY:	K. PFEFFER

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HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED YARD PIPING, WATER AND SEWER
SHEET 7

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-09

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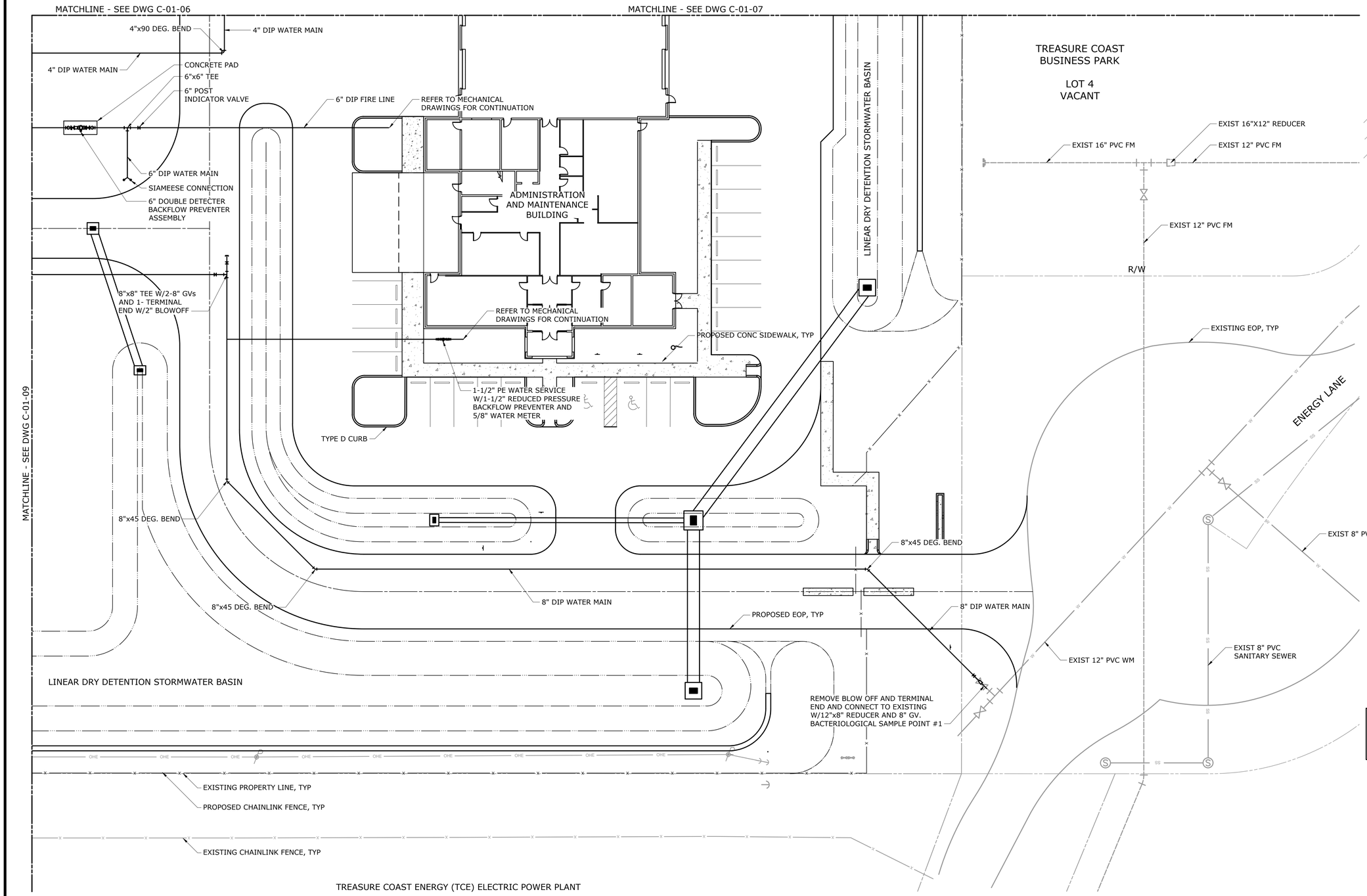
PLOT DATE: 7/22/2022 4:13 PM BY: ENG



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Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=20'-0" (20 10 0 20')

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
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HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED YARD PIPING, WATER AND SEWER SHEET 8

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-10

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PLOT DATE: 7/22/2022 4:14 PM BY: ENG

LEGEND

- EDGE OF PAVEMENT (EOP)
- PERIMETER BERM
- CONCRETE SIDEWALK
- CHAINLINK FENCE
- DIRT ROAD
- CONCRETE CURB
- 17.0 — CONTOUR GRADE LINE
- 21.5 — GRADING PAD
- CENTERLINE OF ROADWAY
- FLOW ARROW
- CATCH BASIN AND DRAINAGE PIPE

SLRWCD CANAL NO. 101

C-02-02

C-02-03

C-02-04

C-02-05

C-02-06

C-02-07

C-02-08

C-02-09

FUTURE MUNICIPAL WELLS

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY

R/W

EASTERLY R/W OF F.E.C.R.R.

FUEL DISTRIBUTION BOX

PERIMETER BERM
NAVD

WET DETENTION POND

WSWT = 16.00 NAVD
SURFACE AREA = 2.61 AC

FUTURE AQUANEREDA BASIN NO. 5

AQUANEREDA BASINS NO. 4

AQUANEREDA BASINS NO. 3

AQUANEREDA BASINS NO. 2

AQUANEREDA BASINS NO. 1

FUTURE SLUDGE BUFFER TANK

FUEL STORAGE

BLOWER BUILDING
F.F. 22.0 NAVD

ELECTRICAL ROOM
F.F. 22.0 NAVD

GENERATOR ROOM
F.F. 22.0 NAVD

PERIMETER BERM
21.00 NAVD

TREASURE COAST BUSINESS PARK

LOT 4
VACANT

GARBAGE ENCLOSURE

EXISTING PROPERTY LINE

PROPOSED CHAINLINK FENCE

DRY DETENTION BOTTOM AREA = 0.05 AC

DRY DETENTION BOTTOM AREA = 0.3 AC

PERIMETER BERM
21.00 NAVD

UPSET POND

PUBLIC REUSE STORAGE TANK
121' DIA.

FUTURE REUSE STORAGE TANK

FUTURE GENERATOR ROOM ADDITION
F.F. 22.0 NAVD

FUTURE CHLORINE CONTACT BASINS

FILTERS

FILTERS PUMP STATION

INJECTION

ELECTRIC BLDG. NO. 2
F.F. 22.0 NAVD

FUTURE FUEL STORAGE

CHLORINE METERING PUMPS

BULK CHLORINE TANKS

D.I.W. NO. 2
(MUNICIPAL)

D.I.W. MONITORING WELL

D.I.W. NO. 1
(INDUSTRIAL)

FUTURE REUSE STORAGE TANK

AERATED SLUDGE HOLDING TANK

SOLIDS HANDLING BUILDING W/ COVERED AREA

DRY DETENTION BOTTOM AREA = 0.5 AC

PERIMETER BERM
21.00 NAVD

FPL TRANSFORMER

ADMINISTRATION AND MAINTENANCE BUILDING
F.F. = 22.0

GATE ISLAND

ENTRY SIGN

PLANT ENTRANCE

ENERGY LANE

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT

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Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

60 30 0 60'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

OVERALL GRADING AND PAVING PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-01

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-01 Saved by ENG Save date: 7/20/2022 9:55 AM
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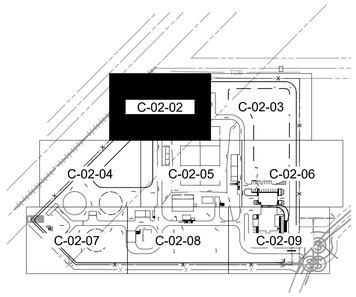

KEY PLAN
N.T.S.

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LEGEND

- EDGE OF PAVEMENT (EOP)
- PERIMETER BERM
- CONCRETE SIDEWALK
- CHAINLINK FENCE
- DIRT ROAD
- CONCRETE CURB
- 17.0 — CONTOUR GRADE LINE
- 21.5 — GRADING PAD
- ×20.00 — SPOT ELEVATION
- CENTERLINE OF ROADWAY
- FLOW AAROW
- TOC — TOP OF CURB
- CATCH BASIN AND DRAINAGE PIPE

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY
EASTERLY R/W OF F.E.C.R.R.
PROPOSED 6' CHAINLINK FENCE, TYP
SLRWCD CANAL NO. 101
PROPERTY LINE, TYP
PERIMETER BERM, TYP
21.00 NAVD
TOP OF BANK
TOE OF SLOPE
19.5
17.0
17.0
19.5
×17.3
×15.3
×16.3
×16.6
×14.7
×16.5
F.F. = 22.00
21.50 NAVD PAD EL
FUTURE DIW-3 AND MONITOR WELL
INFLUENT / SCREENING / HEADWORKS / GRIT REMOVAL BUILDING
21.50
R5'
17.1×
RIM EL = 22.00 NAVD
BNR DISTRIBUTION BOX
F. F. = 22.0 NAVD
R15'
21.35
21.10
21.35
PROPOSED EOP, TYP
×16.9
21.50 NAVD PAD EL
21.00
20.75
21.00
R15'
21.15
MATCHLINE - SEE DWG C-02-03
CL OF ROADWAY, TYP
TOP OF BANK
20.45
20.20
20.45
24' TYP
12'
20.60
20.85
20.90
21.15
HIGH POINT RIDGE, TYP
EDGE OF PAVEMENT,TYP
17.1
17.0
17.0
16.8
20.12
20.00
20.12
R74'
R50'
20.30
20.65
20.40
20.65
×16.9
TOP OF UPSET STORAGE POND 24.00 NAVD
×17.3
DRY DETENTION BOTTOM AREA = 0.3 AC
19.5
17.0
17.0
19.5
16.0
16.0
UPSET STORAGE POND
CL SWALE SLOPE TO DRAIN, TYP
×16.9
21.50 NAVD PAD EL
×16.4
FUTURE AQUANEREDA BASIN NO. 5
MATCHLINE - SEE DWG C-02-04
MATCHLINE - SEE DWG C-02-05

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20 10 0 20'

FOR PERMITTING

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GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED GRADING AND PAVING PLAN SHEET 1

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-02

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PLOT DATE: 7/22/2022 4:15 PM BY: ENG

SLRWCD CANAL NO. 101

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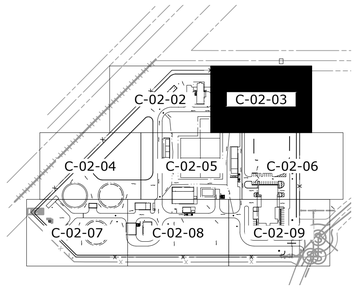
N



KEY PLAN
N.T.S.

TREASURE COAST BUSINESS PARK

LOT 4
VACANT

PERIMETER BERM, TYP
21.00 NAVD

TOP OF BANK

TOE OF SLOPE

LITTORAL SHELF, TYP

MATCHLINE - SEE DWG C-02-02

21.50 NAVD PAD EL

FUTURE
AQUANEREDA
BASIN NO. 5

CL SWALE
SLOPE TO DRAIN, TYP

EDGE OF PAVEMENT, TYP

CL OF ROADWAY, TYP

WET DETENTION POND
WSWT EL = 16.00 NAVD
SURFACE AREA = 2.61 AC

TOP OF BANK

EDGE OF WATER

DEEP CUT LINE

PROPOSED CHAINLINK FENCE, TYP

EXISTING PROPERTY LINE, TYP

MATCHLINE - SEE DWG C-02-04

MATCHLINE - SEE DWG C-02-05

LEGEND

- EDGE OF PAVEMENT (EOP)
- PERIMETER BERM
- CONCRETE SIDEWALK
- CHAINLINK FENCE
- DIRT ROAD
- CONCRETE CURB
- 17.0 — CONTOUR GRADE LINE
- 21.5 — GRADING PAD
- 20.00 — SPOT ELEVATION
- CENTERLINE OF ROADWAY
- FLOW AAROW
- TOC — TOP OF CURB
- CATCH BASIN AND DRAINAGE PIPE

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1"=20'-0" 20 10 0 20'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

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DRAWN BY:	E. NG
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CONSTRUCTION

Hazen

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2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

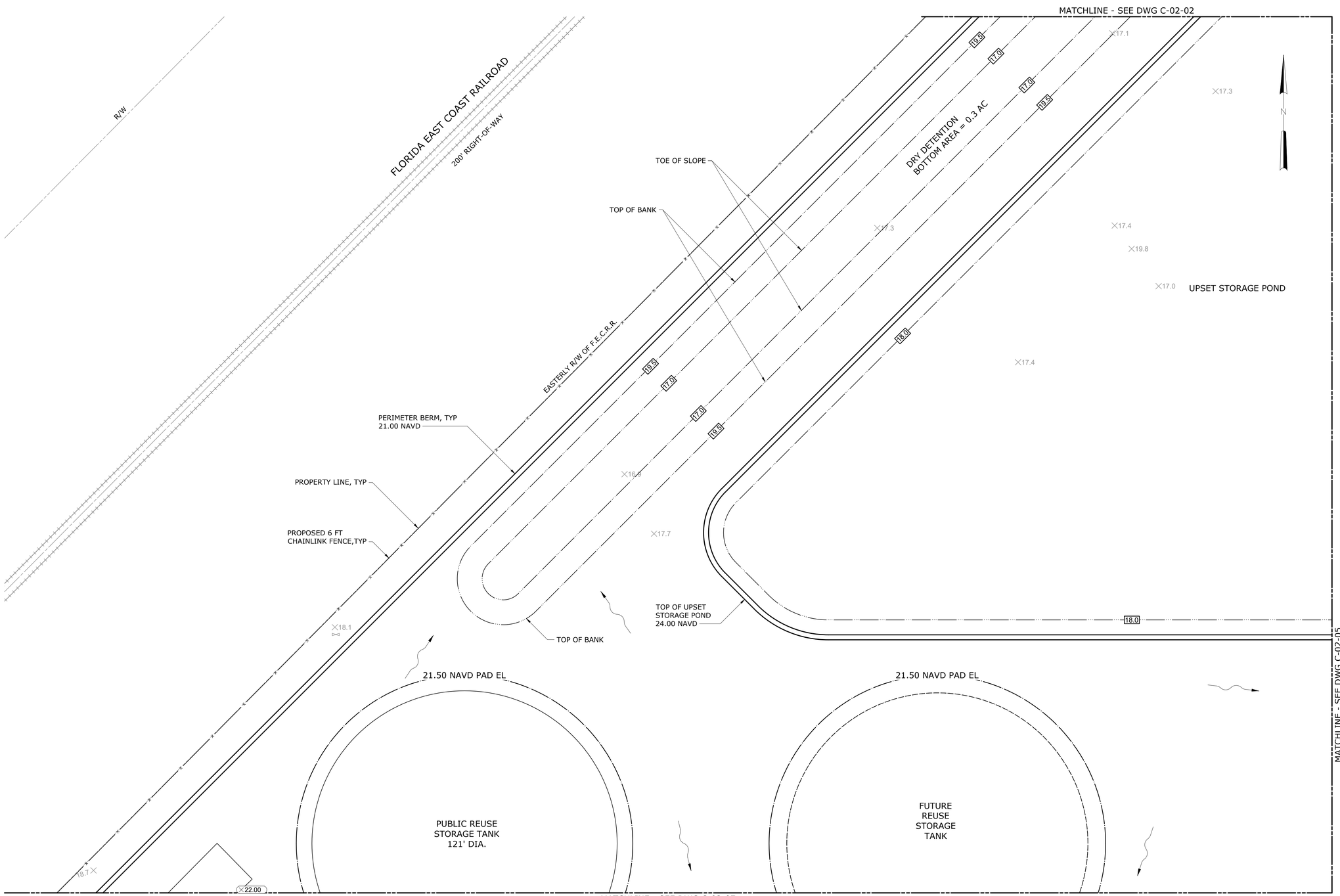
GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

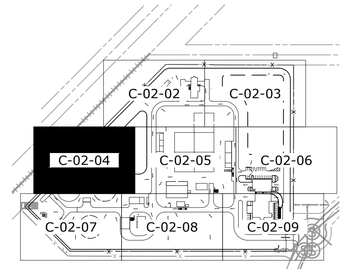
ENLARGED GRADING AND PAVING PLAN SHEET 2

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-03

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-CIVIL\41163-000-C-02-03 Saved by ENG Save date: 7/20/2022 10:03 AM
PLOT DATE: 7/22/2022 4:15 PM BY: ENG



ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA



KEY PLAN
N.T.S.

LEGEND

- EDGE OF PAVEMENT (EOP)
- PERIMETER BERM
- CONCRETE SIDEWALK
- CHAINLINK FENCE
- DIRT ROAD
- CONCRETE CURB
- 17.0 — CONTOUR GRADE LINE
- 21.5 — GRADING PAD
- ×20.00 — SPOT ELEVATION
- CENTERLINE OF ROADWAY
- FLOW AAROW
- TOC — TOP OF CURB
- CATCH BASIN AND DRAINAGE PIPE

Call 48 hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=20'-0"
20 10 0 20'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen

HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED GRADING AND PAVING PLAN SHEET 3

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-04

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-04 Saved by ENG Save date: 7/20/2022 10:05 AM
PLOT DATE: 7/22/2022 4:16 PM BY: ENG

MATCHLINE - SEE DWG C-02-02

MATCHLINE - SEE DWG C-02-03

MATCHLINE - SEE DWG C-02-04

UPSET STORAGE POND
SURFACE AREA = 1.3 AC

WATER LEVEL CORRECTION TANK

SLUDGE BUFFER TANKS

FUTURE SLUDGE BUFFER TANKS

21.50 NAVD PAD EL

HIGH POINT RIDGE, TYP

CL OF ROADWAY, TYP

24' TYP

12'

TOP OF UPSET STORAGE POND 24.00 NAVD

PROPOSED EOP, TYP

FUTURE AQUANEREDA BASIN NO. 5

AQUANEREDA BASINS NO. 4

AQUANEREDA BASINS NO. 3

AQUANEREDA BASINS NO. 2

AQUANEREDA BASINS NO. 1

21.50 NAVD PAD EL

CL SWALE
SLOPE TO DRAIN, TYP

CONCRETE PAD SIZE AND THICKNESS PER MANUFACTURER'S SPECIFICATIONS GRADE IN DIRECTION SHOWN @1/4" FT

6" CONCRETE PAD W/ THICKENED EDGE

6" DIA YELLOW BOLLARD, TYP
SEE DETAIL FOR REQD. FOUNDATION, HEIGHT AND EMBEDMENT

BLOWER BUILDING
F.F. 22.00 NAVD

ELECTRICAL ROOM
F.F. 22.00 NAVD

GENERATOR ROOM
F.F. 22.00 NAVD

FUEL STORAGE

21.50 NAVD PAD EL

FUTURE

CHLORINE CONTACT BASINS

21.50 NAVD PAD EL

FILTERS

RIM EL = 22.00 NAVD

FILTERS PUMP STATION

MATCHLINE - SEE DWG C-02-08

MATCHLINE - SEE DWG C-02-09

MATCHLINE - SEE DWG C-02-06

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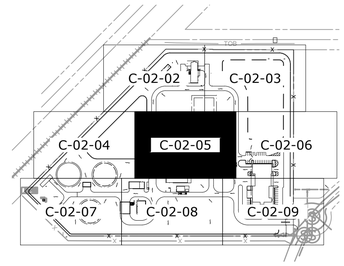

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1"=20'-0"

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

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DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO

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HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

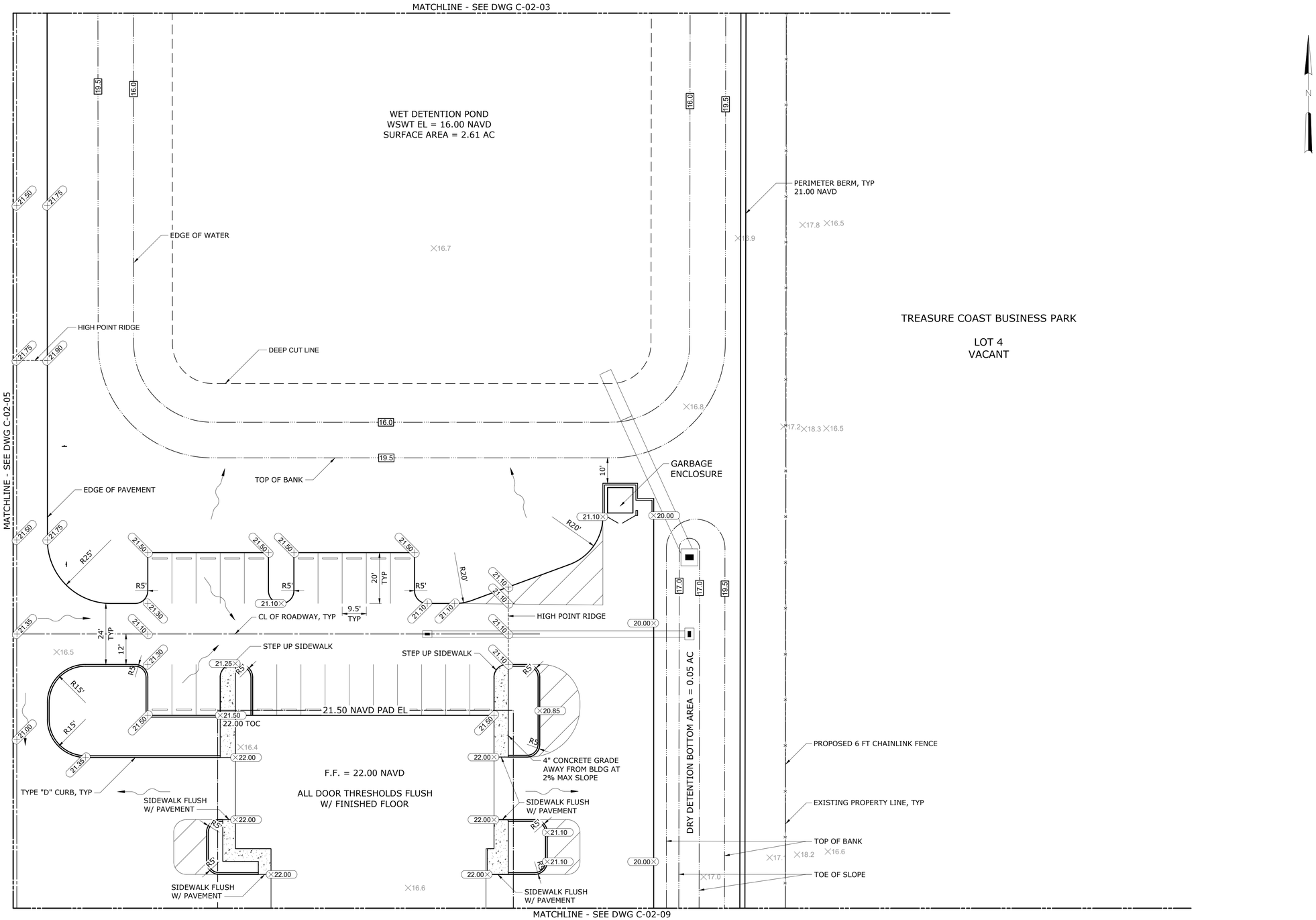
GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED GRADING AND PAVING PLAN SHEET 4

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-05

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-05 Saved by ENG Save date: 7/20/2022 10:07 AM
PLOT DATE: 7/22/2022 4:17 PM BY: ENG



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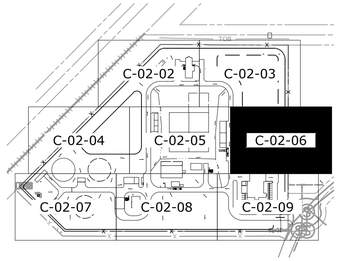

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N.T.S.

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- CATCH BASIN AND DRAINAGE PIPE

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Sunshine State One Call of Florida, Inc.

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1"=20'-0" (20 10 0 20')

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

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FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED GRADING AND PAVING PLAN SHEET 5

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-06

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-06 Saved by ENG Save date: 7/20/2022 10:10 AM
PLOT DATE: 7/22/2022 4:17 PM BY: ENG

MATCHLINE - SEE DWG C-02-04

FLORIDA EAST COAST RAILROAD

EXISTING D.I.W. No. 2 (MUNICIPAL)

PUBLIC REUSE STORAGE TANK 121' DIA.

21.50 NAVD PAD EL

DEEP INJECTION WELL PS

FUTURE REUSE STORAGE TANK

DIRT ROAD, TYP

ELECTRIC PAD EL 22.1

D.I.W. MONITORING WELL

EX LIFT STATION EL 22.1

EX WELL PAD EL 22.1

EDGE OF PAVEMENT, TYP

CL OF ROADWAY, TYP

EXISTING D.I.W. NO. 1 (INDUSTRIAL)

EX CONC PUMP PAD EL 22.2

EXISTING POWER POLE, TYP

FUTURE REUSE STORAGE TANK

TOP OF BANK

DRY DETENTION BOTTOM AREA = 0.5 AC

TOE OF SLOPE

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT

EXISTING OVERHEAD ELECTRIC, TYP

EXISTING PROPERTY LINE, TYP

PERIMETER BERM, TYP
21.00 NAVD

PROPOSED 6 FT CHAINLINK FENCE, TYP

EXISTING 7 FT CHAINLINK FENCE, TYP

MATCHLINE - SEE DWG C-02-08

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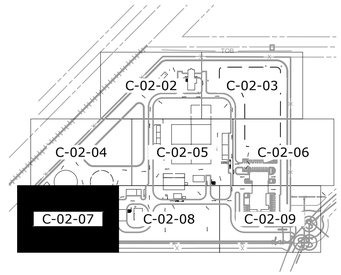

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TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=20'-0"

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO

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FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED GRADING AND PAVING PLAN
SHEET 6

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-07

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PLOT DATE: 7/22/2022 4:18 PM BY: ENG

MATCHLINE - SEE DWG C-02-04

MATCHLINE - SEE DWG C-02-05

CONCRETE PAD SIZE AND THICKNESS PER MANUFACTURER'S SPECIFICATIONS GRADE IN DIRECTION SHOWN @ 1/4" / FT

ELECTRIC BLDG NO. 2
F.F. 22.00 NAVD

FUTURE GENERATOR ROOM ADDITION

21.50 NAVD PAD EL

6" CONCRETE PAD W/ THICKENED EDGE

6" DIA YELLOW BOLLARD, TYP SEE DETAIL FOR REQD. FOUNDATION, HEIGHT AND EMBEDMENT

21.50 NAVD PAD EL

BULK CHLORINE TANKS

5 FT THICKEDNED EDGE RAISED CONCRETE SIDEWALK

24' TYP

12'

PROPOSED EOP, TYP

CL OF ROADWAY, TYP

MATCHLINE - SEE DWG C-02-07

21.50 NAVD PAD EL

F.F. = 22.00 NAVD

SLUDGE PROCESSING PUMP STATION

AERATED SLUDGE HOLDING TANK
F.F. = 22.00 NAVD

FUTURE

HIGH POINT RIDGE

G C-02-20

G C-02-20

H C-02-20

H C-02-20

TOE OF SLOPE, TYP

DRY DETENTION BOTTOM AREA = 0.5 AC

TOP OF BANK, TYP

MATCHLINE - SEE DWG C-02-09

EXISTING POWER POLE, TYP

PERIMETER BERM, TYP
21.00 NAVD

EXISTING OVERHEAD ELECTRIC, TYP

EXISTING PROPERTY LINE, TYP

PROPOSED 6 FT CHAINLINK FENCE, TYP

EXISTING 7 FT CHAINLINK FENCE, TYP

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT

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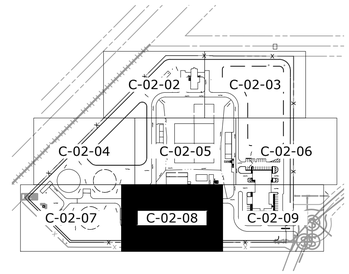

KEY PLAN
N.T.S.

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Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=20'-0"

20 10 0 20'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

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DRAWN BY:	E. NG
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HAZEN AND SAWYER
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BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED GRADING AND PAVING PLAN SHEET 7

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-08

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PLOT DATE: 7/22/2022 4:19 PM BY: ENG

MATCHLINE - SEE DWG C-02-06

MATCHLINE - SEE DWG C-02-08

CL SWALE
SLOPE TO DRAIN, TYP

CONCRETE FLUSH
WITH PAVEMENT

TYPE D CURB, TYP

ADMINISTRATION AND
MAINTENANCE BUILDING
F.F. = 22.00 NAVD

ALL DOOR THRESHOLDS FLUSH
W/ FINISHED FLOOR

4" CONC SLAB
FLUSH W/ PAVEMENT

STEP UP SIDEWALK

CONCRETE FLUSH
W/ PAVEMENT

21.70 TOC
21.20
21.25
21.75 TOC

TOP OF BANK

TOE OF SLOPE

PERIMETER BERM, TYP
21.00 NAVD

DRY DETENTION BOTTOM AREA = 0.05 AC

TREASURE COAST BUSINESS PARK

LOT 4
VACANT

R/W

CONCRETE FLUSH
WITH PAVEMENT

CONCRETE SIDEWALK

4' SWING GATE

CONCRETE SIDEWALK
FLUSH W/ PAVEMENT

ENTRY SIGN (BY OTHERS)

SAWCUT AND
MATCH TO EXISTING

PLANT
ENTRANCE

EXISTING EOP, TYP

ENERGY LANE

CL OF ROADWAY, TYP

PROPOSED EOP, TYP

HIGH POINT RIDGE

TOE OF SLOPE

DRY DETENTION BOTTOM AREA = 0.5 AC

TOE OF BANK

2 FT RAISED
CONCRETE SEPARATOR

ROLLING GATE, TYP

EXISTING PROPERTY LINE, TYP

PROPOSED 6 FT CHAINLINK FENCE, TYP

PERIMETER BERM, TYP
21.00 NAVD

EXISTING POWER POLE, TYP

EXISTING OVERHEAD ELECTRIC, TYP

EXISTING 7 FT CHAINLINK FENCE, TYP

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT

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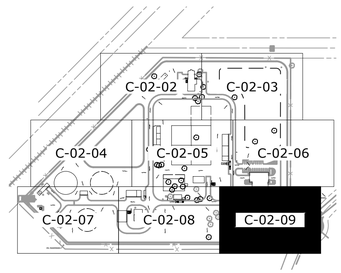

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1"=20'-0" 20 10 0 20'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

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DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
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WATER RECLAMATION FACILITY

ENLARGED GRADING AND PAVING PLAN
SHEET 8

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-09

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PLOT DATE: 7/22/2022 4:19 PM BY: ENG

CANAL NO. 101

PROPOSED RIP RAP, TYP

FUTURE DIW-3
AND MONITOR
WELL, IF NEEDED

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY

R/W

R/W

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY

EASTERLY R/W OF F.E.C.R.R.

INFLUENT / SCREENING /
HEADWORKS / GRIT
REMOVAL BUILDING

BNR DISTRIBUTION BOX

PRETREATMENT
PUMP STATION

WET
DETENTION
POND

TREASURE COAST BUSINESS PARK

LOT 4
VACANT

LINEAR DRY DETENTION STORMWATER BASIN

WATER LEVEL
CORRECTION TANK

SLUDGE BUFFER
TANKS

UPSET
STORAGE
POND

FUTURE
AQUANEREDA
BASIN NO. 5

AQUANEREDA
BASINS NO. 4

AQUANEREDA
BASINS NO. 3

AQUANEREDA
BASINS NO. 2

AQUANEREDA
BASINS NO. 1

FUTURE
SLUDGE
BUFFER
TANK

BLOWER BUILDING
F.F. 22.0 NAVD

ELECTRICAL ROOM
F.F. 22.0 NAVD

GENERATOR ROOM
F.F. 22.0 NAVD

DUMPSTER
ENCLOSER

FUEL
STORAGE

PROPOSED FENCE, TYP

EXISTING PROPERTY LINE, TYP

PUBLIC REUSE
STORAGE TANK
121' DIA.

FUTURE
REUSE
STORAGE
TANK

FUTURE GENERATOR
ROOM ADDITION

INJECTION
WELL PS

FUTURE
CHLORINE
CONTACT
BASINS

FILTERS

FILTERS
PUMP
STATION

4" CONC SLAB
FLUSH W/ PAVEMENT

ADMINISTRATION
AND
MAINTENANCE
BUILDING
F.F. 22.00 NAVD

FLAG POLE

I.W. No. 2
(MUNICIPAL)

I.W.
MONITORING
WELL

I.W. NO. 1
(INDUSTRIAL)

ELECTRIC BLDG. NO. 2
F.F. 22.0 NAVD

FUTURE FUEL
STORAGE

CHLORINE
METERING
PUMPS

SLUDGE
PROCESSING
PUMP STATION

BULK CHLORINE
TANKS

AERATED SLUDGE
PROCESSING
PUMP STATION

FUTURE
REUSE
STORAGE
TANK

FUTURE

SOLIDS HANDLING BUILDING
W/ COVERED AREA

CURB, TYP

GATE ISLAND

ENERGY LANE

PLANT
ENTRANCE

LINEAR DRY DETENTION STORMWATER BASIN

LINEAR DRY DETENTION STORMWATER BASIN

FPL TRANSFORMER

FLORIDA MUNICIPAL POWER AGENCY
PARCEL ID. 2431-331-001-000-4

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before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS
SHOWN IN NAVD 88.

1"=60'-0"

60 30 0 60'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
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FPUA MAINLAND
WATER RECLAMATION FACILITY

OVERALL SITE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-03

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-10 Saved by CLOMBANA Save date: 7/21/2022 3:16 AM
PLOT DATE: 7/22/2022 4:20 PM BY: ENG

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA

C-02-11 C-02-12 C-02-13 C-02-14 C-02-15 C-02-16 C-02-17 C-02-18

NSLRWCD CANAL NO. 101

NOTH LINE OF SOUTH 1/2 OF SECTION 31

S0°03'25" 3.00' (M.)

S89°59'21"W 248.80' (M.)

S89°59'21"W 426.29' (M.)

SOUTH R/W LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101

TOB

PERIMETER BERM = 21.00 NAVD

FUTURE DIW-3 AND MONITOR WELL

PRETREATMENT PUMP STATION

INFLUENT / SCREENING / HEADWORKS / GRIT REMOVAL BUILDING

BNR DISTRIBUTION BOX

WET DETENTION POND WSWT EL = 16.00 NAVD

TREASURE COAST BUSINESS PARK

LOT 4 VACANT

CL SWALE (TYP.)

TOP OF BANK

EDGE OF WATER

DEEP CUT LINE

FUTURE AQUANEREDA BASIN NO. 5

S0°04'15"W 963.17' (M.) (BEARING BASE)

GLADES CUTOFF ROAD 100' RIGHT-OF-WAY

R/W

FLORIDA EAST COAST RAILROAD 200' RIGHT-OF-WAY

PARCEL ID: 2431-111-0002-000-5 FLORIDA EAST COAST RAILROAD

EASTERLY R/W OF F.E.C.R.R.

N44°45'21"E 1056.77' (M.)

LINEAR DRY DETENTION STORMWATER BASIN

PERIMETER BERM = 21.00 NAVD

UPSET STORAGE POND

BERM = 24.00 NAVD

WATER LEVEL CORRECTION TANK

SLUDGE BUFFER TANKS

FUTURE SLUDGE BUFFER TANK

AQUANEREDA BASINS NO. 4

AQUANEREDA BASINS NO. 3

AQUANEREDA BASINS NO. 2

AQUANEREDA BASINS NO. 1

BLOWER BUILDING F.F. 22.0 NAVD

ELECTRICAL ROOM F.F. 22.0 NAVD

GENERATOR ROOM F.F. 22.0 NAVD

DUMPSTER ENCLOSER

FUEL STORAGE

R5', TYP

FILTERS PUMP STATION

TYPE D CURB, TYP

LINEAR DRY DETENTION STORMWATER BASIN

PERIMETER BERM = 21.00 NAVD

PROPOSED FENCE, TYP

EXISTING PROPERTY LINE, TYP

FUTURE GENERATOR ROOM ADDITION

FUTURE FUEL STORAGE

PUBLIC REUSE STORAGE TANK 121' DIA.

FUTURE REUSE STORAGE TANK

FUTURE CHLORINE CONTACT BASINS

FILTERS

BULK CHLORINE TANKS

CHLORINE METERING PUMPS

INJECTION WELL PS

ELECTRIC BLDG. NO. 2 F.F. 22.0 NAVD

ADMINISTRATION AND MAINTENANCE BUILDING F.F. 22.00 NAVD

DIRT ROAD

I.W. No. 2 (MUNICIPAL)

I.W. MONITORING WELL

I.W. NO. 1 (INDUSTRIAL)

SLUDGE PROCESSING PUMP STATION

AERATED SLUDGE PROCESSING PUMP STATION

FUTURE REUSE STORAGE TANK

FUTURE

SOLIDS HANDLING BLDG W/ COVERED AREA

LINEAR DRY DETENTION STORMWATER BASIN

115.10'

178.75'

ENERGY LANE

R/W

ENTRY SIGN

PROPOSED CALL BOX

PLANT ENTRANCE

PROPOSED SLIDING GATES

FLORIDA MUNICIPAL POWER AGENCY PARCEL ID. 2431-331-001-000-4

OHE

FPL TRANSFORMER

PERIMETER BERM = 21.00 NAVD

S89°59'21"W 1180.27' (M.)

Call 48 hours before you dig It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=60'-0"

60 30 0 60'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	C. LOMBANA
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen

HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL

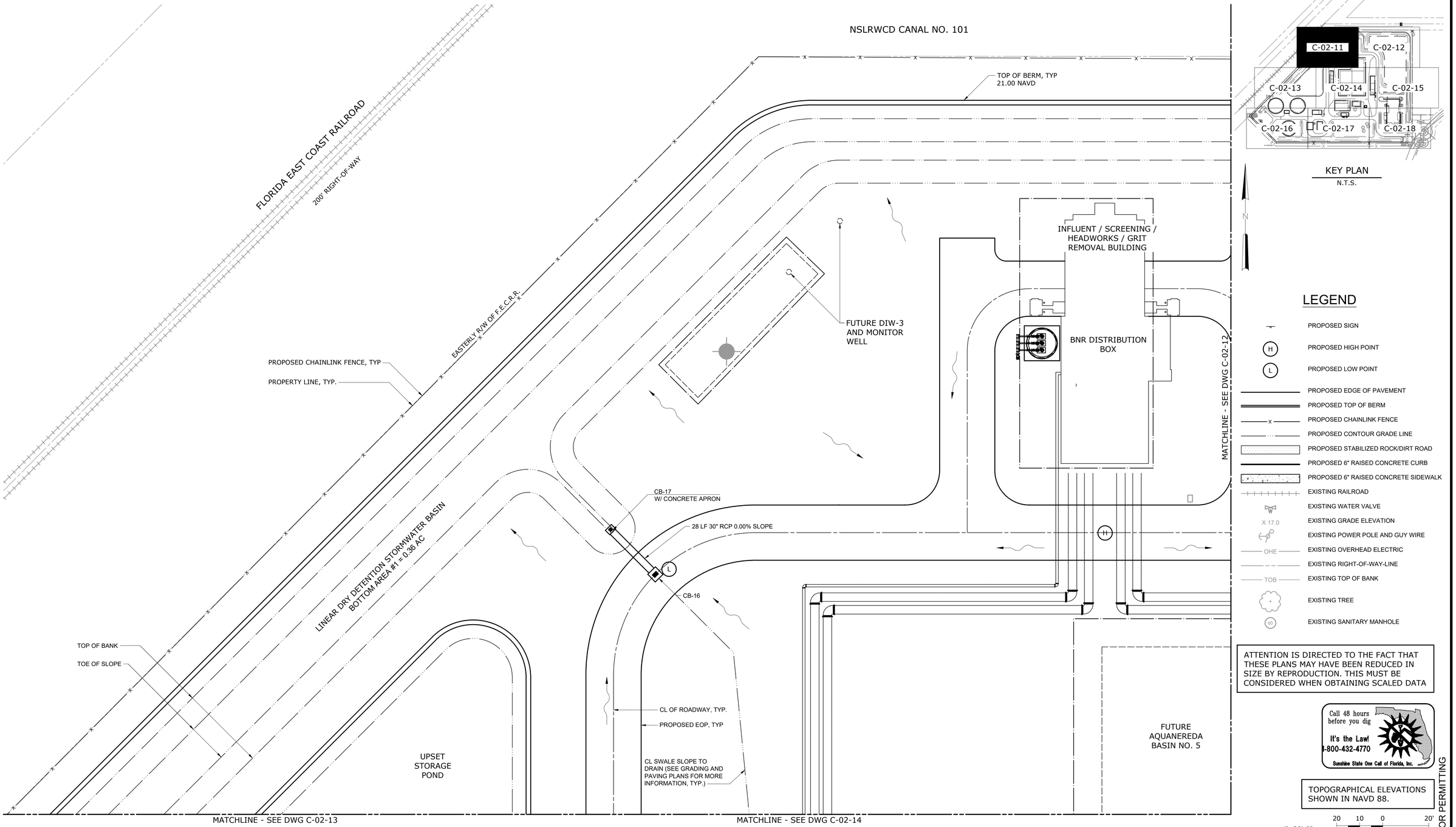
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

OVERALL DRAINAGE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-02-10

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-10.tsawd by CLOMBANA Save date: 7/21/2022 3:16 AM
PLOT DATE: 7/22/2022 4:20 PM BY: ENG



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1"=20'-0" (20 10 0 20')

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

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DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO

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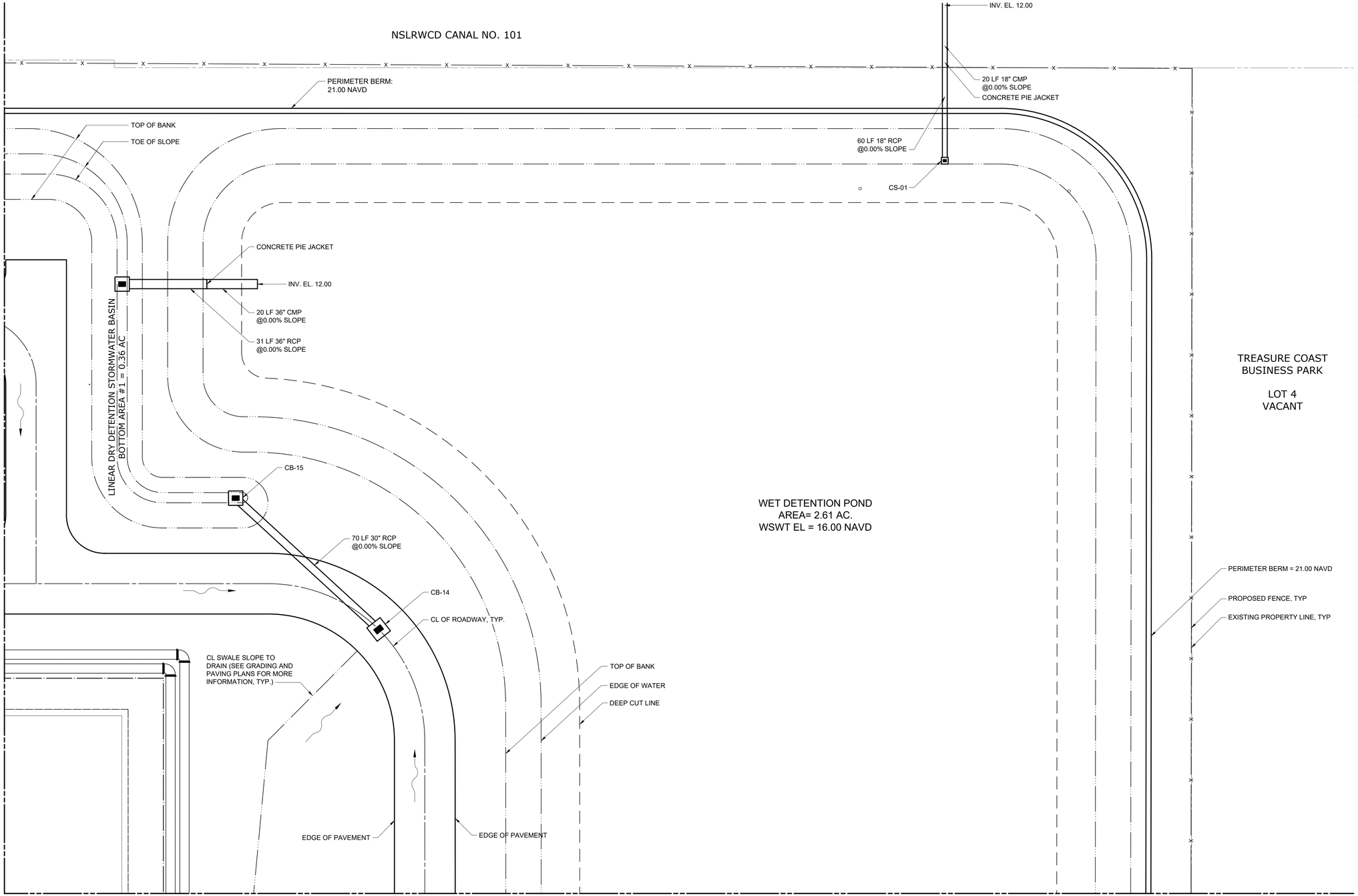
GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED DRAINAGE PLAN
SHEET 1

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-11

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_ FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-11 Saved by CLOMBANA Save date: 7/21/2022 3:20 AM
PLOT DATE: 7/22/2022 4:20 PM BY: ENG



LEGEND

- PROPOSED SIGN
- H — PROPOSED HIGH POINT
- L — PROPOSED LOW POINT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP OF BERM
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOUR GRADE LINE
- PROPOSED STABILIZED ROCK/DIRT ROAD
- PROPOSED 6" RAISED CONCRETE CURB
- PROPOSED 6" RAISED CONCRETE SIDEWALK
- EXISTING RAILROAD
- EXISTING WATER VALVE
- X 17.0 — EXISTING GRADE ELEVATION
- EXISTING POWER POLE AND GUY WIRE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING RIGHT-OF-WAY-LINE
- TOB — EXISTING TOP OF BANK
- EXISTING TREE
- S — EXISTING SANITARY MANHOLE

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FOR PERMITTING

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED DRAINAGE PLAN
SHEET 2

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-12

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-12 Saved by CLOMBANA Save date: 7/21/2022 3:28 AM
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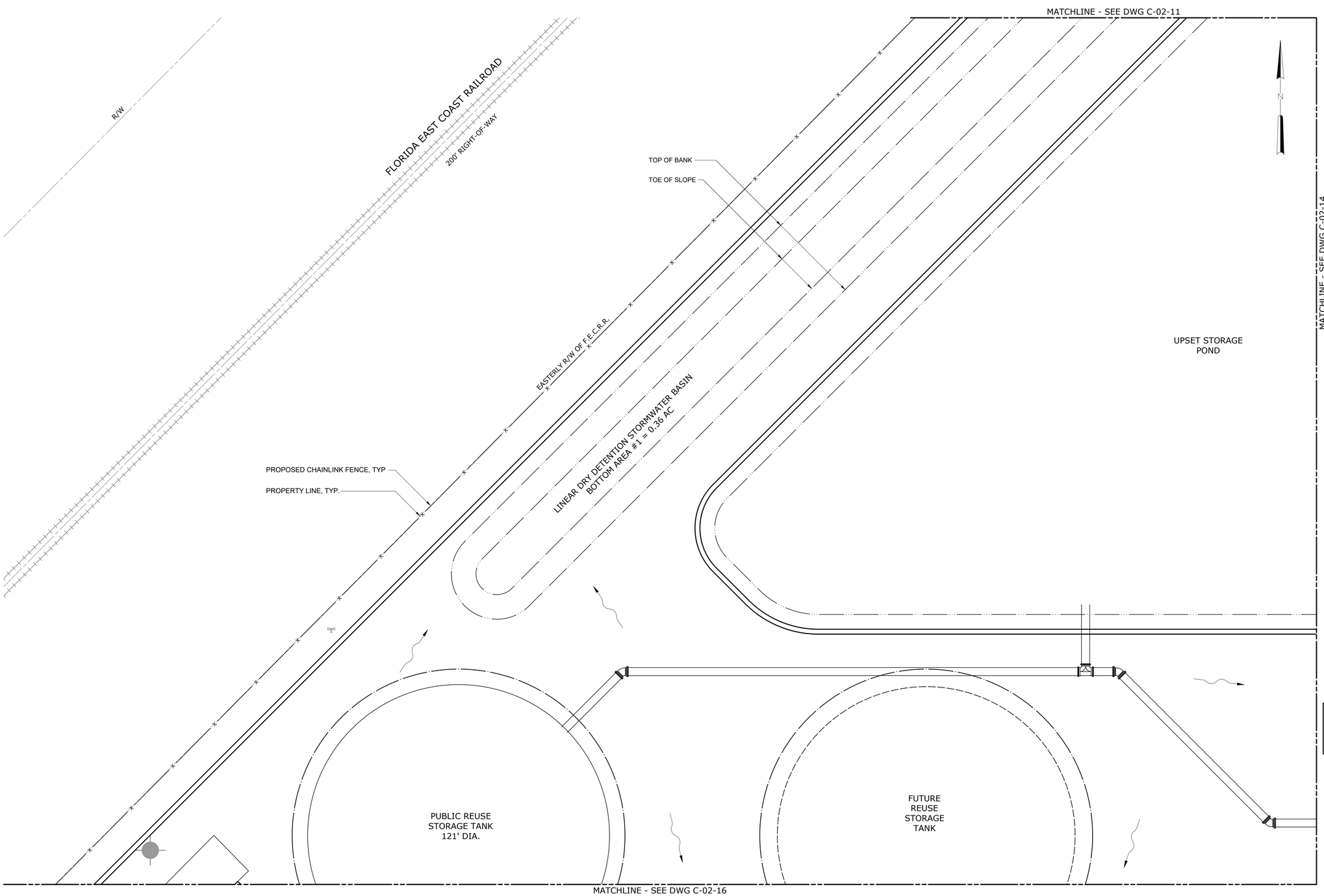

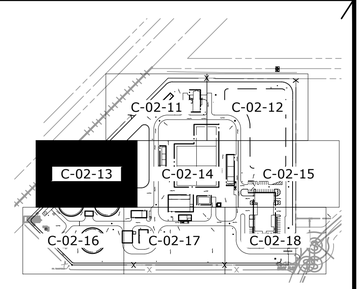

KEY PLAN
N.T.S.

LEGEND

- PROPOSED SIGN
- PROPOSED HIGH POINT (H)
- PROPOSED LOW POINT (L)
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP OF BERM
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOUR GRADE LINE
- PROPOSED STABILIZED ROCK/DIRT ROAD
- PROPOSED 6" RAISED CONCRETE CURB
- PROPOSED 6" RAISED CONCRETE SIDEWALK
- EXISTING RAILROAD
- EXISTING WATER VALVE
- X 17.0 EXISTING GRADE ELEVATION
- EXISTING POWER POLE AND GUY WIRE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING RIGHT-OF-WAY-LINE
- TOB EXISTING TOP OF BANK
- EXISTING TREE
- EXISTING SANITARY MANHOLE

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Sunshine State One Call of Florida, Inc.

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1"=20'-0" (20 10 0 20')

FOR PERMITTING

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DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO

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PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED DRAINAGE PLAN
SHEET 3

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-13

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PLOT DATE: 7/22/2022 4:22 PM BY: ENG

MATCHLINE - SEE DWG C-02-11

MATCHLINE - SEE DWG C-02-12

MATCHLINE - SEE DWG C-02-13

MATCHLINE - SEE DWG C-02-15

MATCHLINE - SEE DWG C-02-17

MATCHLINE - SEE DWG C-02-18

UPSET STORAGE POND

WATER LEVEL CORRECTION TANK

SLUDGE BUFFER TANKS

FUTURE SLUDGE BUFFER TANKS

FUTURE AQUANEREDA BASIN NO. 5

AQUANEREDA BASINS NO. 4

AQUANEREDA BASINS NO. 3

AQUANEREDA BASINS NO. 2

AQUANEREDA BASINS NO. 1

BLOWER BUILDING F.F. 22.00 NAVD

ELECTRICAL ROOM F.F. 22.00 NAVD

GENERATOR ROOM F.F. 22.00 NAVD

FUEL STORAGE

CL SWALE SLOPE TO DRAIN (SEE GRADING AND PAVING PLANS FOR MORE INFORMATION, TYP.)

CL OF ROADWAY, TYP.

PROPOSED EOP, TYP

CB-3

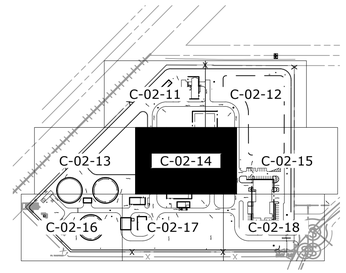
150 LF 30" RCP @ 0.00% SLOPE

FUTURE

CHLORINE CONTACT BASINS

FILTERS

FILTERS PUMP STATION



KEY PLAN
N.T.S.

LEGEND

- PROPOSED SIGN
- (H) PROPOSED HIGH POINT
- (L) PROPOSED LOW POINT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP OF BERM
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOUR GRADE LINE
- PROPOSED STABILIZED ROCK/DIRT ROAD
- PROPOSED 6" RAISED CONCRETE CURB
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- EXISTING RAILROAD
- EXISTING WATER VALVE
- X 17.0 EXISTING GRADE ELEVATION
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- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING RIGHT-OF-WAY-LINE
- TOB EXISTING TOP OF BANK
- EXISTING TREE
- (S) EXISTING SANITARY MANHOLE

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FOR PERMITTING

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED DRAINAGE PLAN
SHEET 4

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-14

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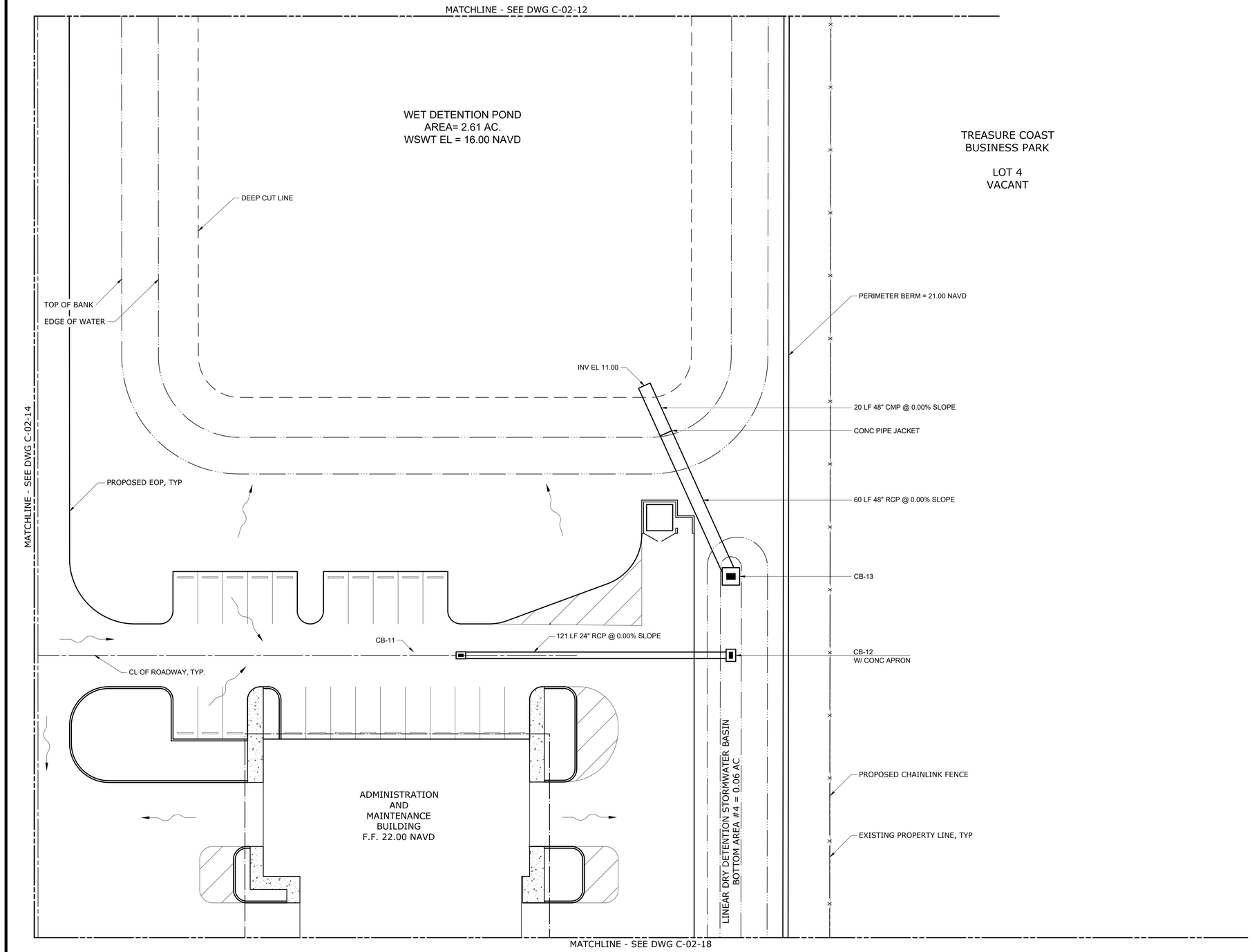
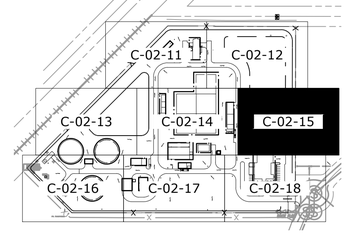
PLOT DATE: 7/22/2022 4:22 PM BY: ENG





KEY PLAN
N.T.S.

LEGEND

- PROPOSED SIGN
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP OF BERM
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOUR GRADE LINE
- PROPOSED STABILIZED ROCK/DIRT ROAD
- PROPOSED 6" RAISED CONCRETE CURB
- PROPOSED 6" RAISED CONCRETE SIDEWALK
- EXISTING RAILROAD
- EXISTING WATER VALVE
- X 17.0 EXISTING GRADE ELEVATION
- EXISTING POWER POLE AND GUY WIRE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING RIGHT-OF-WAY-LINE
- TOB EXISTING TOP OF BANK
- EXISTING TREE
- EXISTING SANITARY MANHOLE

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Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=20'-0" (20 10 0 20')

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO

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PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED DRAINAGE PLAN
SHEET 5

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-15

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PLOT DATE: 7/22/2022 4:23 PM BY: ENG

MATCHLINE - SEE DWG C-02-13

PROPOSED CHAINLINK FENCE, TYP

PROPERTY LINE, TYP.

D.I.W. No. 2
(MUNICIPAL)

PUBLIC REUSE
STORAGE TANK
121' DIA.

DEEP
INJECTION
WELL PS

FUTURE
REUSE STORAGE TANK

CL OF ROADWAY, TYP.

CB-1

D.I.W.
MONITORING
WELL

29LF 30" RCP
@0.00% SLOPE

CB-2
W/CONC APRON

MATCHLINE - SEE DWG C-02-17

D.I.W. NO. 1
(INDUSTRIAL)

FUTURE
REUSE STORAGE TANK

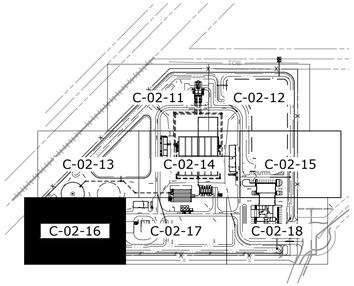
LINEAR DRY DETENTION STORMWATER BASIN
BOTTOM AREA #2 = 0.49 AC.

EXISTING PROPERTY LINE, TYP

TOP OF BERM, TYP
21.00 NAVD

PROPOSED CHAINLINK FENCE, TYP

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT



KEY PLAN
N.T.S.

LEGEND

- PROPOSED SIGN
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP OF BERM
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOUR GRADE LINE
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20 10 0 20'
1"=20'-0"

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

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DRAWN BY:	C.LOMBANA
CHECKED BY:	J. FRANKO

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HAZEN AND SAWYER
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BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED DRAINAGE PLAN
SHEET 6

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-16

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PLOT DATE: 7/22/2022 4:23 PM BY: ENG

MATCHLINE - SEE DWG C-02-13

MATCHLINE - SEE DWG C-02-14

ELECTRIC BLDG NO. 2
F.F. 22.00 NAVD

FUTURE GENERATOR ROOM ADDITION

BULK CHLORINE TANKS

146LF 30" RCP
@0.00% SLOPE

CL OF ROADWAY, TYP.

EDGE OF PAVEMENT, TYP.

SLUDGE PROCESSING PUMP STATION

AERATED SLUDGE HOLDING TANK

FUTURE

CB-4
W/CONC APRON

MATCHLINE - SEE DWG C-02-16

MATCHLINE - SEE DWG C-02-18

LINEAR DRY DETENTION STORMWATER BASIN
BOTTOM AREA #2 = 0.49 AC.

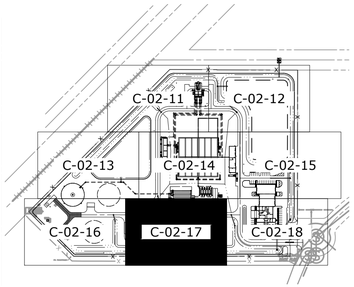
PERIMETER BERM = 21.00 NAVD

EXISTING PROPERTY LINE, TYP

PROPOSED CHAINLINK FENCE, TYP

EXISTING CHAINLINK FENCE, TYP

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT



KEY PLAN
N.T.S.

N

LEGEND

- PROPOSED SIGN
- PROPOSED HIGH POINT (H)
- PROPOSED LOW POINT (L)
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP OF BERM
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOUR GRADE LINE
- PROPOSED STABILIZED ROCK/DIRT ROAD
- PROPOSED 6" RAISED CONCRETE CURB
- PROPOSED 6" RAISED CONCRETE SIDEWALK
- EXISTING RAILROAD
- EXISTING WATER VALVE
- X 17.0 EXISTING GRADE ELEVATION
- EXISTING POWER POLE AND GUY WIRE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING RIGHT-OF-WAY-LINE
- TOB EXISTING TOP OF BANK
- EXISTING TREE
- EXISTING SANITARY MANHOLE

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA

Call 48 hours before you dig
It's the Law!
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Sunshine State One Call of Florida, Inc.

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=20'-0" 20 10 0 20'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	C. LOMBANA
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen

HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ENLARGED DRAINAGE PLAN
SHEET 7

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-17

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-17 Saved by CLOMBANA Save date: 7/21/2022 3:43 AM
PLOT DATE: 7/22/2022 4:24 PM BY: ENG

MATCHLINE - SEE DWG C-02-15

MATCHLINE - SEE DWG C-02-17

ADMINISTRATION AND MAINTENANCE BUILDING

CB-5

CB-6

TYPE D CURB

PROPOSED CONC SIDEWALK, TYP

CB-8 W/CONC APRON

CB-9 W/CONC APRON

CB-10 W/CONC APRON

LINEAR DRY DETENTION STORMWATER BASIN BOTTOM AREA #4 = 0.06 AC

109LF 48" RCP @0.00% SLOPE

PERIMETER BERM = 21.00 NAVD

PROPOSED CHAINLINK FENCE

EXISTING PROPERTY LINE, TYP

TREASURE COAST BUSINESS PARK

LOT 4
VACANT

R/W

EXISTING EOP, TYP

ENERGY LANE

DRY DETENTION BOTTOM AREA #3A = 0.08 AC.

98LF 18" RCP @0.00% SLOPE

DRY DETENTION BOTTOM AREA #3B = 0.03 AC.

CL OF ROADWAY, TYP.

61LF 48" RCP @0.00% SLOPE

PROPOSED EOP, TYP

CB-7 W/CONC APRON

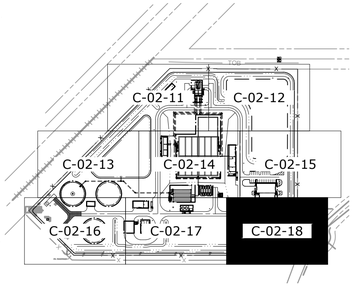
LINEAR DRY DETENTION STORMWATER BASIN
BOTTOM AREA #2 = 0.49 AC.

EXISTING PROPERTY LINE, TYP

PROPOSED CHAINLINK FENCE, TYP

EXISTING CHAINLINK FENCE, TYP

TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT



KEY PLAN
N.T.S.

N

LEGEND

- PROPOSED SIGN
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TOP OF BERM
- PROPOSED CHAINLINK FENCE
- PROPOSED CONTOUR GRADE LINE
- PROPOSED STABILIZED ROCK/DIRT ROAD
- PROPOSED 6" RAISED CONCRETE CURB
- PROPOSED 6" RAISED CONCRETE SIDEWALK
- EXISTING RAILROAD
- EXISTING WATER VALVE
- X 17.0 EXISTING GRADE ELEVATION
- EXISTING POWER POLE AND GUY WIRE
- OHE EXISTING OVERHEAD ELECTRIC
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- TOB EXISTING TOP OF BANK
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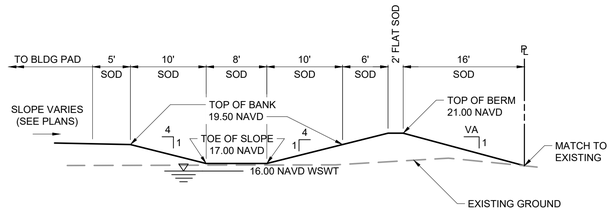
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

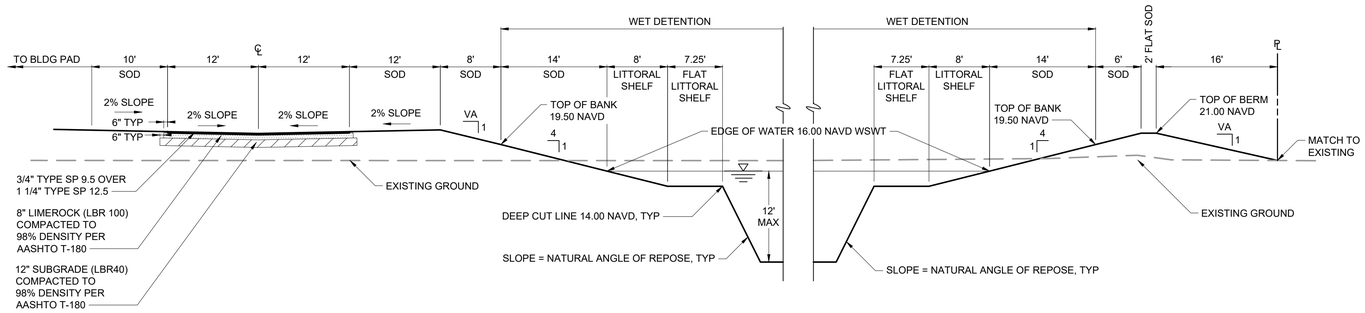
ENLARGED DRAINAGE PLAN
SHEET 8

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-18

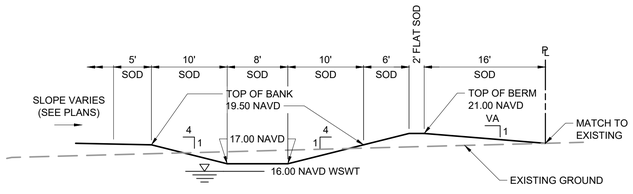
File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-18 Saved by CLOMBANA Save date: 7/21/2022 3:48 AM
PLOT DATE: 7/22/2022 4:25 PM BY: ENG



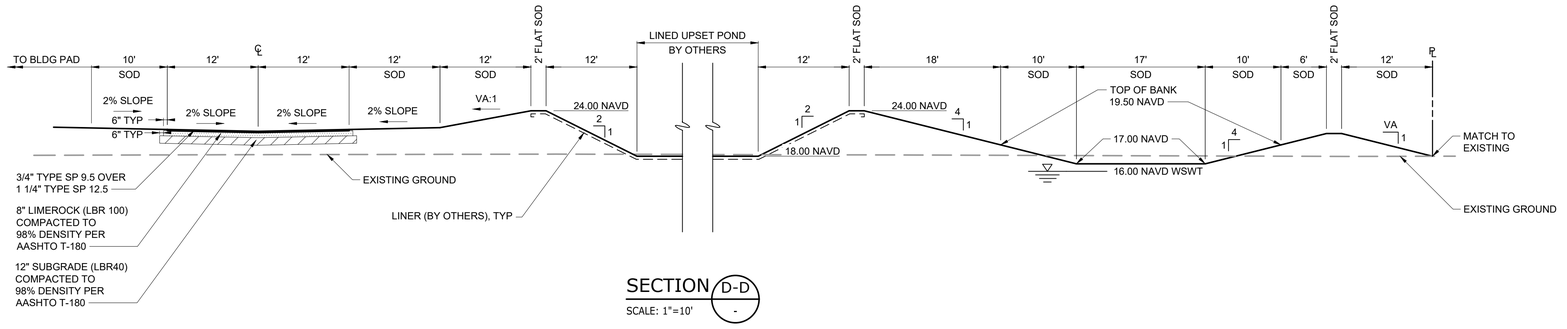
SECTION A-A
SCALE: 1"=10'



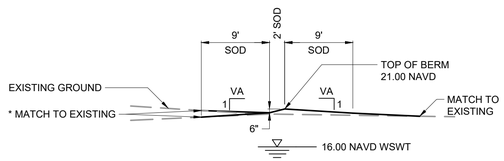
SECTION B-B
SCALE: 1"=10'



SECTION C-C
SCALE: 1"=10'



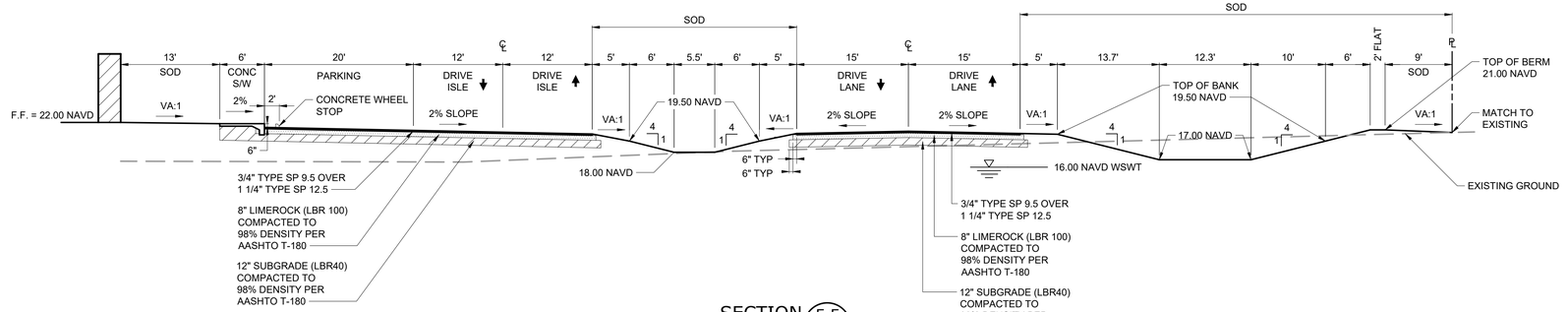
SECTION D-D
SCALE: 1"=10'



* NOTE:

ELEVATION VARIES FROM 19.50 TO 20.50 NAVD SEE PLANS FOR ADDITIONAL INFORMATION

SECTION E-E
SCALE: 1"=10'



SECTION F-F
SCALE: 1"=10'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: D. BANNETT
DRAWN BY: E. NG
CHECKED BY: J. FRANKO
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BOCA RATON, FL 33431

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

CROSS SECTIONS

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-02-19

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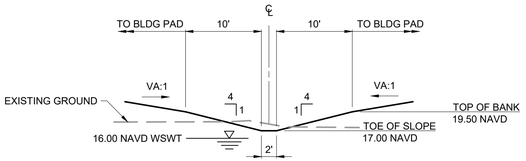
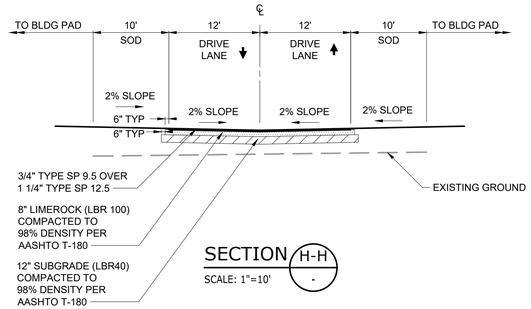
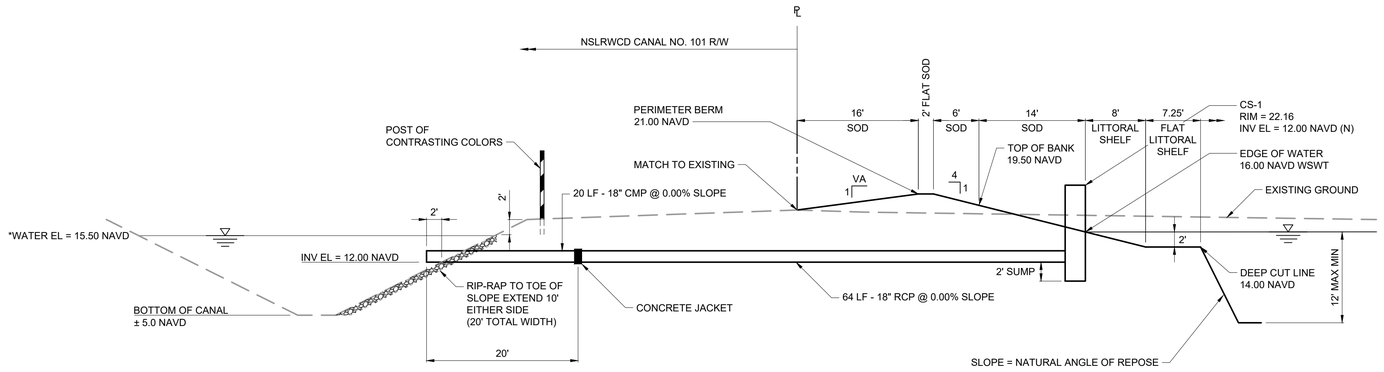
PLOT DATE: 7/22/2022 4:25 PM BY: ENG



SECTION G-G
SCALE: 1"=10'



SECTION H-H
SCALE: 1"=10'



* NOTE:
1. WATER ELEVATION TAKEN FROM SFWMD PERMIT NO. 56-02297-P AS 17.00 NGVD AND CONVERTED TO NAVD USING THE FORMULA: NAVD = NAGVD - 1.50 OR 17.00 NGVD - 1.50 = 15.50

SECTION I-I
SCALE: 1"=10'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: D. BANNETT
DRAWN BY: E. NG
CHECKED BY: J. FRANKO
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FPUA MAINLAND
WATER RECLAMATION FACILITY

CROSS SECTIONS

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-02-20

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PLOT DATE: 7/22/2022 4:25 PM BY: ENG

SLRWCD CANAL NO. 101
TOB
TURBIDITY BARRIER (TYP.)
FUTURE DIW-3 AND MONITOR WELL
INFLUENT / SCREENING / HEADWORKS / GRIT REMOVAL BUILDING
BNR DISTRIBUTION BOX
PRETREATMENT PUMP STATION
STIL FENCE, TYP
WET DETENTION POND
WSWT EL=16.00 NAVD
TREASURE COAST BUSINESS PARK
LOT 4
VACANT
R/W
GLADES CUTOFF ROAD
100' RIGHT-OF-WAY
FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY
EASTERLY R/W OF F.E.C.R.R.
LINEAR DRY DETENTION STORMWATER BASIN
FUTURE AQUANEREDA BASIN NO. 5
AQUANEREDA BASINS NO. 4
AQUANEREDA BASINS NO. 3
AQUANEREDA BASINS NO. 2
AQUANEREDA BASINS NO. 1
WATER LEVEL CORRECTION TANK
SLUDGE BUFFER TANKS
UPSET STORAGE POND
FUTURE SLUDGE BUFFER TANK
BLOWER BUILDING F.F. 22.0 NAVD
ELECTRICAL ROOM F.F. 22.0 NAVD
GENERATOR ROOM F.F. 22.0 NAVD
FUEL STORAGE
PUBLIC REUSE STORAGE TANK 121' DIA.
FUTURE REUSE STORAGE TANK
FILTER FABRIC, (TYP.)
FUTURE GENERATOR ROOM ADDITION
FUTURE CHLORINE CONTACT BASINS
FILTERS
FILTERS PUMP STATION
INJECTION WELL PS
ELECTRIC BLDG. NO. 2 F.F. 22.0 NAVD
FUTURE FUEL STORAGE
CHLORINE METERING PUMPS
4" CONC SLAB FLUSH W/ PAVEMENT
ADMINISTRATION AND MAINTENANCE BUILDING F.F. 22.00 NAVD
EXISTING PROPERTY LINE, TYP
I.W. No. 2 (MUNICIPAL)
I.W. MONITORING WELL
I.W. NO. 1 (INDUSTRIAL)
SLUDGE PROCESSING PUMP STATION
FUTURE
BULK CHLORINE TANKS
AERATED SLUDGE PROCESSING PUMP STATION
HEY BAIL, (TYP.)
CURB, TYP
GATE ISLAND
ENERGY LANE
PLANT ENTRANCE
GRAVEL CONSTRUCTION ENTRANCE
SOLIDS HANDLING BUILDING W/ COVERED AREA
LINEAR DRY DETENTION STORMWATER BASIN
FPL TRANSFORMER
TREASURE COAST ENERGY (TCE) ELECTRIC POWER PLANT
OHE
H.P.
L.P.

LEGEND:

- STIL FANCE
- HEY BAIL
- FILTER FABRIC
- TURBIDITY BARRIER
- FLOW ARROW
- GRAVEL CONSTRUCTION ENTRANCE
- LOW POINT (L.P.)
- HIGH POINT (H.P.)

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TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=60'-0"
60 30 0 60'

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

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BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

POLLUTION PREVENTION PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-21

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-21 Saved by HP Save date: 7/21/2022 3:44 AM
PLOT DATE: 7/22/2022 4:26 PM BY: ENG

BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). THE PLAN ADDRESSES THE FOLLOWING:

A. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.

B. SEDIMENTION PROTECTION OF STORM SEWER OR RECEIVING STREAM.

C. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT COSTS.

GENERAL EROSION CONTROL NOTES:

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY CONTRACTOR) AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. FUEL SPILLS AND LEAKS PREVENTION
2. PREVENT/REDUCE VEHICLE AND EQUIPTMENT WASHING AND STEAM CLEANING
3. VEHICLE AND EQUIPTMENT MAINTENANCE AND REPAIR
4. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
5. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
6. SOLID WASTE MANAGEMENT
7. HAZARDOUS WASTE MANAGEMENT
8. CONCRETE WASTE MANAGEMENT
9. SANDBLASTING WASTE MANAGEMENT
10. STRUCTURE CONSTRUCTION AND PAINTING
11. SPILL PREVENTION AND CONTROL
12. CONTAMINATED SOIL MANAGEMENT
13. SANITARY/SEPTIC WASTE MANAGEMENT
14. SOIL EROSION CONTROL
15. STORM WATER TURBIDITY MANAGEMENT

ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.

H. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.

I. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

J. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORM WATER EROSION CONTROL PRACTICES:

A. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

B. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

C. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.

D. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

E. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
3. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOLD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

F. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

G. SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL, AS APPLICABLE.

H. SOD SHALL BE PLACED FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

I. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.

J. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABALIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABALIZATION PRACTICES FOR DETAILS).
3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FIBER SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

STABILIZATION PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO 62-621.300(4)(a)

STRUCTURAL PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO 62-621.300(4)(a)

WASTE DISPOSAL:

A. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

B. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

C. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

D. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

OFFSITE TRACKING:

B. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

C. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

D. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.

E. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

F. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

C. THE COMPOST SOCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.

D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

E. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

F. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.

G. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

H. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

I. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

J. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

K. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

A. GOOD HOUSEKEEPING

1. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
2. STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
3. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
4. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
5. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
6. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

B. HAZARDOUS PRODUCTS

1. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
2. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

C. PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
2. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
4. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEAN UP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

B. THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

C. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

E. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

F. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

G. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

H. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE
2. DEMOLISH EXISTING STRUCTURES, (IF APPLICABLE)
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, (IF APPLICABLE)
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES
7. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY GENERIC PERMIT

GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: J. FRANKO
DRAWN BY: C. LOMBANA
CHECKED BY: D. BANNETT
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

POLLUTION PREVENTION NOTES

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-02-22

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-22 Saved by HP Save date: 7/21/2022 3:45 AM
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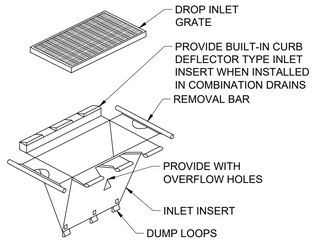
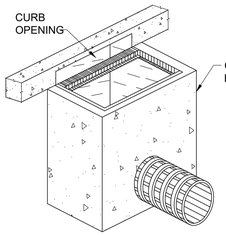
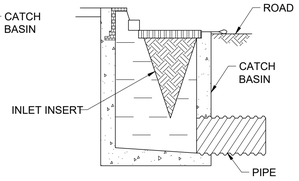




EXPLODED ISOMETRIC VIEW



SIDE VIEW INSTALLED

NOTES:

1. THE INLET INSERT SHALL BE A SEDIMENT CONTROL DEVICE DESIGNED FOR DROP INLETS OR COMBINATION DRAINS WHERE A DROP INLET IS COUPLED WITH A CURB INLET.
2. THE INLET INSERT SHALL BE MADE OF A PERMEABLE GEOTEXTILE THAT ALLOWS WATER TO PASS BUT PREVENTS SILT AND SEDIMENT FROM CLOGGING THE DRAIN SYSTEM.
3. THE CONTRACTOR SHALL CLEAN AND INSPECT REGULARLY AND AFTER EVERY MAJOR RAIN EVENT.
4. INLET INSERTS SHALL BE "SILTSACK" BY ACF ENVIRONMENTAL, OR EQUAL. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE SPECIFICATIONS.

CATCH BASIN

NTS

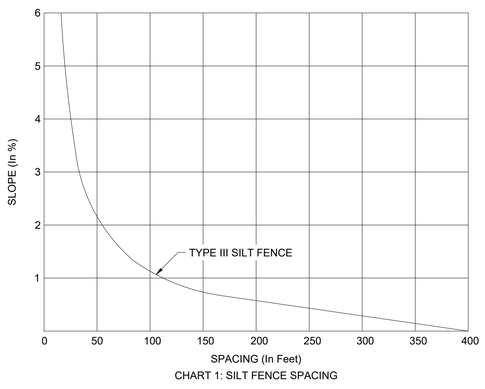
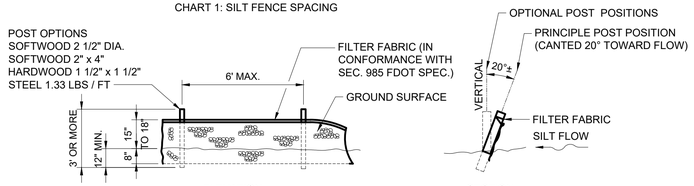
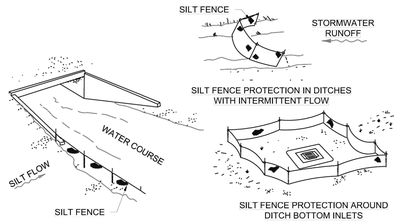


CHART 1: SILT FENCE SPACING

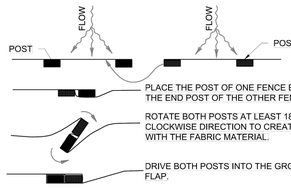


TYPE III SILT FENCE

NTS



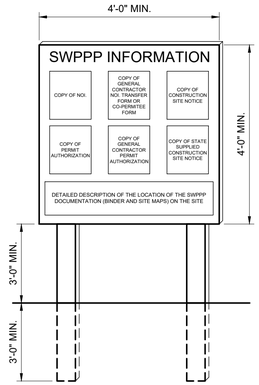
SILT FENCE APPLICATIONS



JOINING TWO SILT FENCES

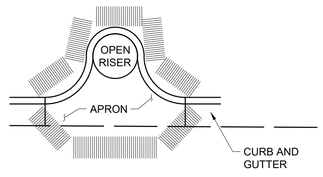
NOTES:

1. WHERE USED IN DITCHES, THE SPACING FOR TYPE III SILT FENCE SHALL BE IN ACCORDANCE WITH CHART 1.
2. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
3. WHERE USED AS SLOPE PROTECTION , SILT FENCE IS TO BE CONSTRUCTED ON 0% LONGITUDINAL GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.

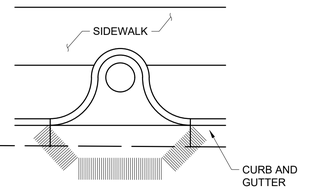


NOTES:

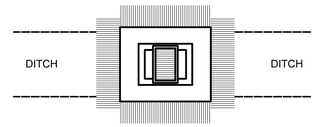
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SING TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS APLYWOOD OR OUTDOOR SIGN BOARD, SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE / EXIST. OF THE SATE, SUCH THAT IT IS ACCESSIBLE / VIEWABLE BY THE GENERAL PUBLIC. BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.



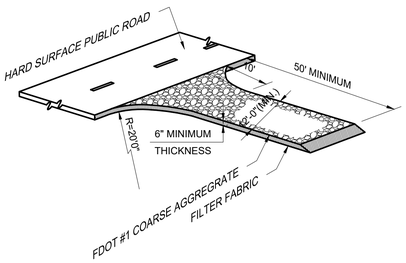
PARTIAL INLET



COMPLETED INLET

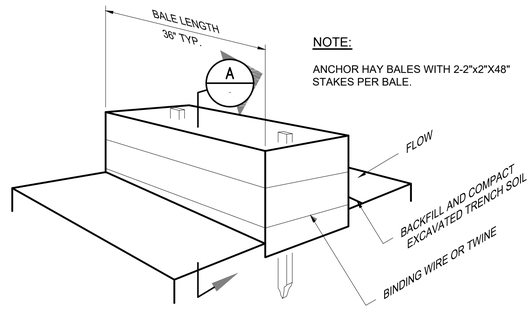


DITCH BOTTOM INLET



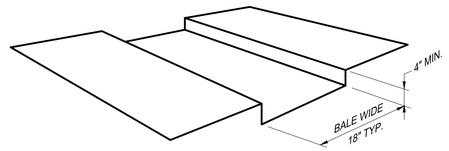
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY , WHEELS SHALL BE CLEANET PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDMENT BASIN.



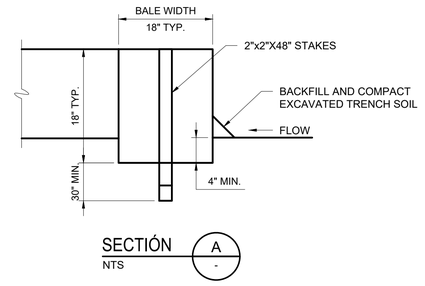
NOTE:

ANCHOR HAY BALES WITH 2-2"x2"X48" STAKES PER BALE.



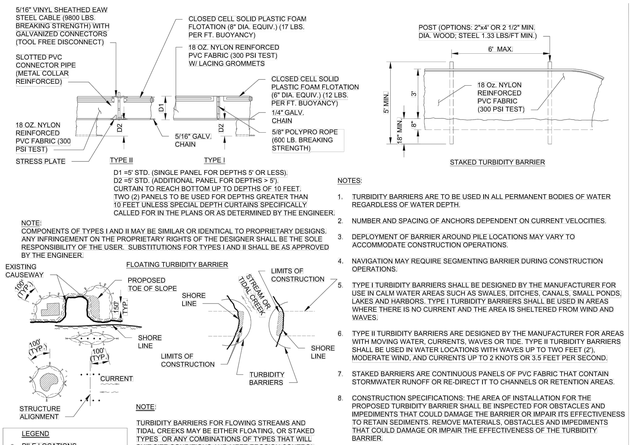
HAY BALE INSTALLATION NOTES:

1. SEE CIVIL PLAN VIEW FOR LOCATIONS OF HAY BALES.
2. HAY BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. HAY BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. WHEN HAY BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
5. HAY BALE DIMENSIONS SHALL BE APPROXIMATELY 36" X 18" X 18".
6. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". BALES SHALL BE PLACED SO THAT BINDING TWINE OR WIRE IS HORIZONTALLY ENCOMPASSING THE SIDES OF THE BALE(S). ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPHILL SIDE OF THE BALE(S) AND COMPACTED.
7. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2" X 2" X 48". WOODEN STAKES SHALL BE 30" INTO THE GROUND.



HAY BALE PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

NTS



D1 =5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D2 =5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTE:
COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

NOTE:
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTOR'S OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

LEGEND
- PILE LOCATIONS
- DREDGE OR FILL AREA
- MOORING BUOY W/ANCHOR
- ANCHOR
- BARRIER MOVEMENT DUE TO CURRENT ACTION

TURBIDITY APPLICATIONS

STAKED TURBIDITY BARRIER

NOTES:

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
2. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
5. TYPE I TURBIDITY BARRIERS SHALL BE DESIGNED BY THE MANUFACTURER FOR USE IN CALM WATER AREAS SUCH AS SWALES, DITCHES, CANALS, SMALL PONDS, LAKES AND HARBORS. TYPE I TURBIDITY BARRIERS SHALL BE USED IN AREAS WHERE THERE IS NO CURRENT AND THE AREA IS SHELTERED FROM WIND AND WAVES.
6. TYPE II TURBIDITY BARRIERS ARE DESIGNED BY THE MANUFACTURER FOR AREAS WITH MOVING WATER, CURRENTS, WAVES OR TIDE. TYPE II TURBIDITY BARRIERS SHALL BE USED IN WATER LOCATIONS WITH WAVES UP TO TWO FEET (2'), MODERATE WIND, AND CURRENTS UP TO 2 KNOTS OR 3.5 FEET PER SECOND.
7. STAKED BARRIERS ARE CONTINUOUS PANELS OF PVC FABRIC THAT CONTAIN STORMWATER RUNOFF OR RE-DIRECT IT TO CHANNELS OR RETENTION AREAS.
8. CONSTRUCTION SPECIFICATIONS: THE AREA OF INSTALLATION FOR THE PROPOSED TURBIDITY BARRIER SHALL BE INSPECTED FOR OBSTACLES AND IMPEDIMENTS THAT COULD DAMAGE THE BARRIER OR IMPAIR ITS EFFECTIVENESS TO RETAIN SEDIMENTS. REMOVE MATERIALS, OBSTACLES AND IMPEDIMENTS THAT COULD DAMAGE OR IMPAIR THE EFFECTIVENESS OF THE TURBIDITY BARRIER.
9. MAINTENANCE: THE TURBIDITY BARRIER SHALL BE INSPECTED DAILY AND REPAIRED OR REPLACED IMMEDIATELY IF DAMAGED. IT IS NOT NORMALLY NECESSARY TO REMOVE SEDIMENT DEPOSITED BEHIND THE CURTAIN. HOWEVER, WHEN NECESSARY, REMOVAL SHALL BE DONE BY HAND PRIOR TO REMOVAL OF THE BARRIER. ALL REMOVED SILT SHALL BE STABILIZED AWAY FROM THE WATERBODY. THE BARRIER SHALL BE REMOVED SLOWLY AND BY CAREFULLY PULLING IT TOWARD THE CONSTRUCTION SITE TO MINIMIZE THE RELEASE OF SEDIMENTS.

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: J. FRANKO
DRAWN BY: C. LOMBANA
CHECKED BY: D. BANNETT
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

POLLUTION PREVENTION DETAILS

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-02-23

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-02-23 Saved by HP Save date: 7/21/2022 3:47 AM
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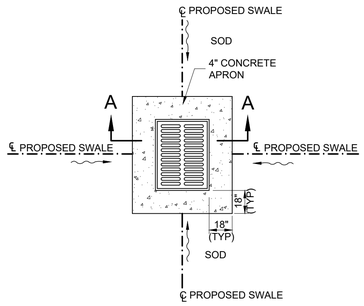
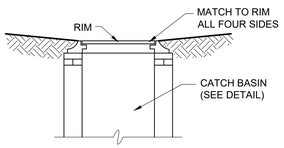


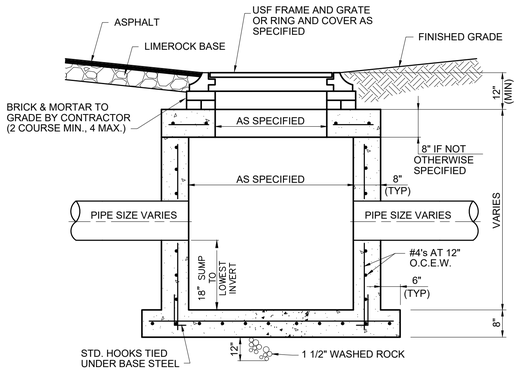
PLAN



SECTION 'A-A'

CONCRETE APRON W / INLET

DETAIL	1
NTS	-

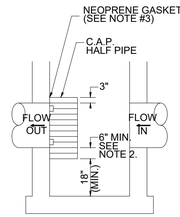


NOTES:

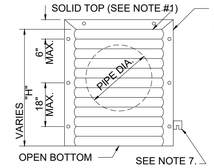
1. PRECAST STRUCTURE SHALL BE EITHER SQUARE OR ROUND AS INDICATED ON THE PLANS.
2. REINFORCING SHALL BE DESIGNED BY THE PRECAST MANUFACTURER TO COMPLY WITH FDOT INDEX 200.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEERS REVIEW. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
4. DESIGN STRUCTURE FOR H-20 TRUCK LOAD.
5. SHOP DRAWINGS SHALL INCLUDE CALCULATIONS DEMONSTRATING THAT STRUCTURE WILL RESIST FLOATING WHEN EMPTY AND SUBJECT TO GROUNDWATER TO TOP OF STRUCTURE.
6. CATCH BASINS SHALL USE 4155 FRAME AND 6209 GRATE.
7. MANHOLE SHALL HAVE USF 420 RING AND TYPE C COVER WITH THE LETTERING " STORM SEWER CAST IN THE COVER.

5' x 5' STORM STRUCTURE

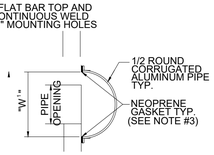
DETAIL	2
NTS	-



SIDE VIEW



FRONT VIEW



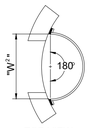
TOP VIEW
RECTANGULAR STRUCTURE

PIPE DIA.	W[1] (IN)	W[2] (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1. RECTANGULAR STRUCTURE.
2. ROUND STRUCTURE.

NOTES:

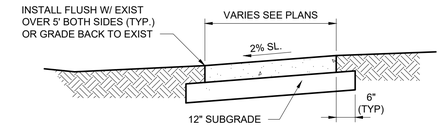
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 2' BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/8"x4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE EXFILTRATION TRENCH DETAIL).
6. FIBERGLASS BAFFLES ARE NOT PERMITTED. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS
7. TO EASE INSTALLATION IN ROUND STRUCTURES, SPACING TO MATCH HOLES IN FLAT BARS.



TOP VIEW
ROUND STRUCTURE

POLLUTION RETARDANT BAFFLE

DETAIL	3
NTS	-



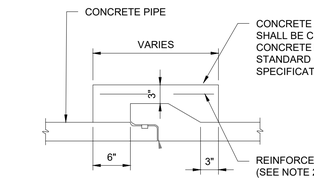
HANDICAP RAMP AS REQUIRED

NOTES:

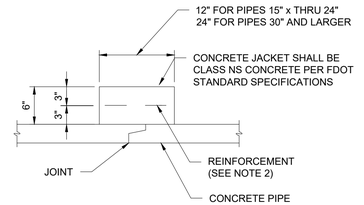
1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' c.c., MINIMUM DEPTH 1-1/2".
2. PROVIDE 1/2" EXPANSION JOINTS W/ NON-RISING FILLER AT 100'o.c. TO RUN FULL DEPTH OF SLAB.
3. PROVIDE 6" THICKNESS FOR ALL DRIVEWAYS.
4. REINFORCE DRIVEWAYS WITH 6/6 10:10 WELDED WIRE MESH.
5. CONCRETE TO BE 3000 psi IN 28 DAYS.
6. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

SIDEWALK CONSTRUCTION

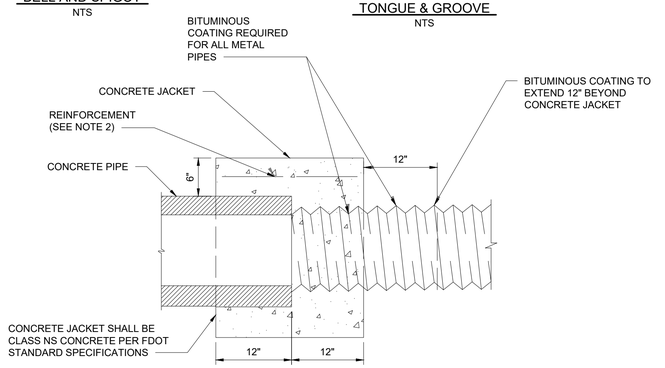
DETAIL	4
NTS	-



BELL AND SPIGOT
NTS



TONGUE & GROOVE
NTS



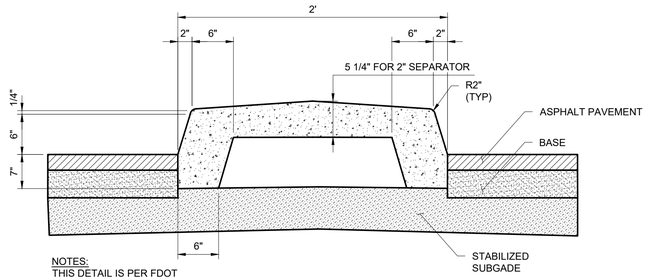
CONCRETE AND METAL PIPE JOINT
NTS

NOTES:

1. CONCRETE JACKET SHALL NOT BE USED TO JOIN METAL PIPES OF DISSIMILAR MATERIALS.
2. ANY WIRE MESH ARRANGEMENT WHICH PROVIDES 0.126 SQUARE INCHES OF STEEL AREA PER LINEAR FOOT BOTH WAYS MAY BE USED; PROVIDED THE WIRES ARE SPACED A MINIMUM OF 2" AND/OR A MAXIMUM OF 6" ON CENTERS.
3. COST OF CONCRETE JACKET AND BITUMINOUS COATING SHALL BE INCLUDED IN THE COST OF THE PIPE.

CONCRETE JACKET FOR STORMWATER PIPE

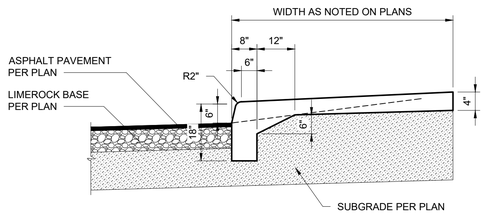
DETAIL	8
NTS	-



NOTES:
THIS DETAIL IS PER FDOT INDEX No. 232, TRAFFIC SEPARATORS, OPTION 1 AND MODIFIED TO A 2 FT. WIDTH

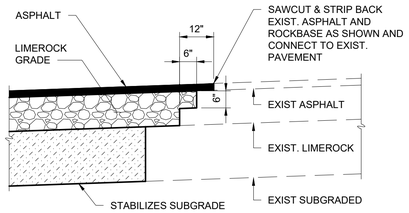
CONCRETE SEPARATOR

DETAIL	5
NTS	-



RAISED SIDEWALK

DETAIL	6
NTS	-



CONNECTION TO EXISTING PAVEMENT

DETAIL	7
NTS	-

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	C. LOMBANA
CHECKED BY:	D. BANNET

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

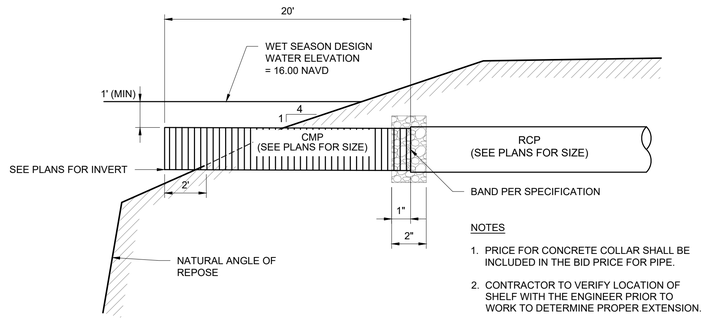
PAVING, GRADING AND DRAINAGE DETAILS
SHEET 1

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-99-01

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-99-01 Saved by CLOMBANA Save date: 7/13/2022 8:27 PM
PLOT DATE: 7/22/2022 4:27 PM BY: ENG

No.	TYPE & INSIDE DIMENSION	GRATE/RIM ELEVATION	N	S	E	W	NE	SE	NW	SW	BOTTOM ELEVATION	NORTHING	EASTING	POLLUTION RETARDANT BAFFLE	STRUCTURE GRATE/COVER TYPE	REMARKS
CB-1	STORM STRUCTURE (4' x 4')	20.00	10.00	10.00	-	-	-	-	-	-	8.00	1110239.57	858537.54	-	USF 4155-6209	W/8" TOP SLAB
CB-2	FDOT TYPE "E" DITCH BOTTOM INLET	17.00	10.00	-	-	-	-	-	-	-	8.00	1110208.18	858545.70	-	USF 6616(H-20)	CONCRETE APRON
CB-3	STORM STRUCTURE (4' x 4')	20.00	-	10.00	-	-	-	-	-	-	8.00	1110339.01	858771.61	-	USF 4155-6209	W/8" TOP SLAB
CB-4	FDOT TYPE "E" DITCH BOTTOM INLET	17.00	10.00	-	-	-	-	-	-	-	8.00	1110197.49	858814.01	-	USF 6616(H-20)	CONCRETE APRON
CB-5	STORM STRUCTURE (4' x 4')	20.00	-	10.00	-	-	-	-	-	-	8.00	1110239.57	859155.74	-	USF 4155-6209	W/8" TOP SLAB
CB-6	FDOT TYPE "E" DITCH BOTTOM INLET	17.00	10.00	-	-	-	-	-	-	-	8.00	1110182.57	859173.48	-	USF 6616(H-20)	CONCRETE APRON
CB-7	STORM STRUCTURE (6' x 6')	17.00	8.00	-	-	-	-	-	-	-	6.00	1110052.42	859400.69	-	USF 4155-6209	W/8" TOP SLAB AND CONCRETE APRON
CB-8	FDOT TYPE "C" DITCH BOTTOM INLET	18.00	-	-	10.50	-	-	-	-	-	8.50	1110122.39	859296.55	-	USF 6209	CONCRETE APRON
CB-9	STORM STRUCTURE (7' DIA.)	18.00	-	8.00	-	10.50	8.00	-	-	-	6.00	1110122.26	859400.69	-	USF 4155-6209	W/8" TOP SLAB AND CONCRETE APRON
CB-10	STORM STRUCTURE (6' DIA.)	17.00	-	-	-	-	-	-	-	8.00	6.00	1110182.31	859470.55	-	USF 4155-6209	W/8" TOP SLAB AND CONCRETE APRON
CB-11	STORM STRUCTURE (2' x 3' x 1")	20.00	-	-	10.00	-	-	-	-	-	8.00	1110433.06	859349.65	-	USF 4155-6209	
CB-12	FDOT TYPE "C" DITCH BOTTOM INLET	17.00	-	-	-	10.00	-	-	-	-	8.00	1110433.06	859470.93	-	USF 6209	CONCRETE APRON
CB-13	STORM STRUCTURE (6' DIA.)	17.80	-	-	-	-	-	-	11.00	-	7.50	1110463.21	859470.93	NW	USF 4155-6209	W/8" TOP SLAB
CB-14	STORM STRUCTURE (5' DIA.)	20.00	-	-	-	-	-	-	10.00	-	8.00	1110781.68	859187.87	-	USF 4155-6209	W/8" TOP SLAB
CB-15	STORM STRUCTURE (5' DIA.)	17.00	-	-	-	-	-	10.00	-	-	8.00	1110831.75	859133.65	-	USF 6616(H-20)	W/8" TOP SLAB AND CONCRETE APRON
CB-16	STORM STRUCTURE (4' x 4')	20.00	-	-	-	-	10.00	-	-	-	8.00	1110785.60	858789.77	-	USF 4155-6209	W/8" TOP SLAB
CB-17	FDOT TYPE "E" DITCH BOTTOM INLET	17.00	-	-	-	-	-	-	10.00	-	8.00	1110800.69	858770.68	-	USF 6616(H-20)	CONCRETE APRON
CB-18	STORM STRUCTURE (5' DIA.)	17.80	-	-	12.00	-	-	-	-	-	8.50	1110918.17	859084.23	E	USF 4155-6209	W/8" TOP SLAB
CS-1	TYPE "C" DITCH BOTTOM	21.16	10.00	-	-	-	-	-	-	-	8.00	1110980.99	859411.71	-	USF 6610	RAISED RIM CONTROL STRUCTURE W/RETICULINE GRATE

DETAIL 9
NTS -

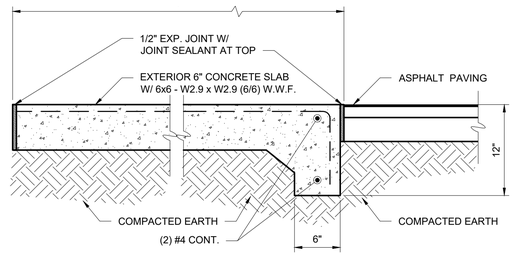


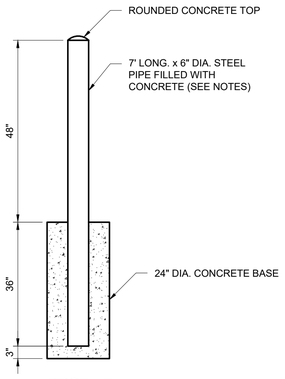
OUTFALL

DETAIL 10
NTS -

NOTES

1. PRICE FOR CONCRETE COLLAR SHALL BE INCLUDED IN THE BID PRICE FOR PIPE.
2. CONTRACTOR TO VERIFY LOCATION OF SHELF WITH THE ENGINEER PRIOR TO WORK TO DETERMINE PROPER EXTENSION.
3. LENGTH SHOWN ON THE PLANS ARE APPROXIMATE AT THE OUTFALLS

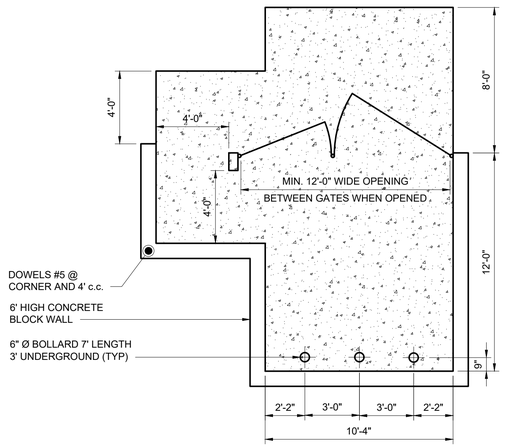




PROFILE

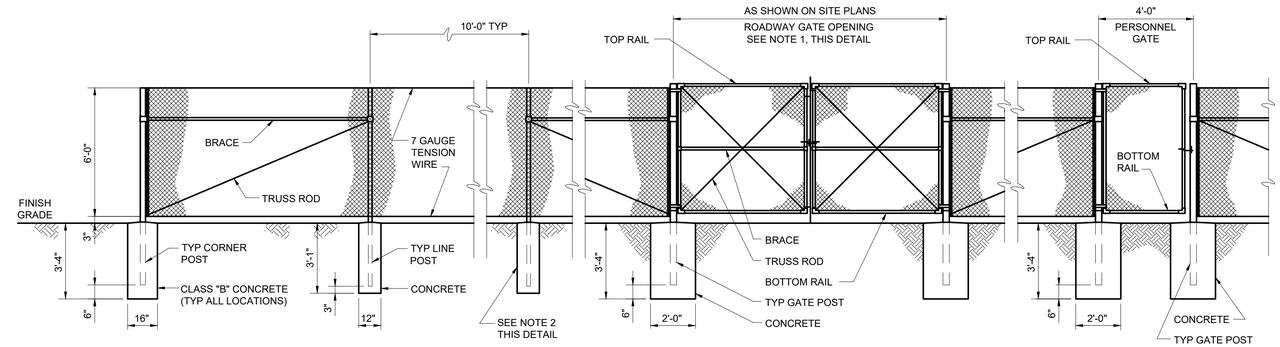
NOTES

1. THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
2. ALL POST SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
3. THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
4. ALL CONCRETE SHALL BE FDOT CLASS 1.



DUMPSTER WITH SIDE OPENING

DETAIL 11
NTS -



CORNER/LINE

ROADWAY GATE

PERSONNEL GATE

NOTES:

1. PROVIDE LATCHING DEVICES TO HOLD GATES IN OPEN POSITION.
2. IF ROCK IS ENCOUNTERED WHEN SETTING POSTS, DRILL HOLES 4 INCHES LARGER IN DIAMETER THAN POSTS AND BACKFILL TO GRADE WITH CLASS "B" CONCRETE.

CHAIN LINK FENCE

DETAIL 12
NTS -

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: J. FRANKO
DRAWN BY: C. LOMBANA
CHECKED BY: D. BANNETT
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

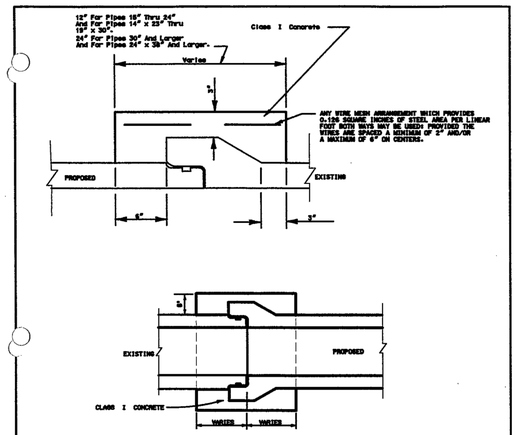
GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

PAVING, GRADING AND DRAINAGE DETAILS
SHEET 2

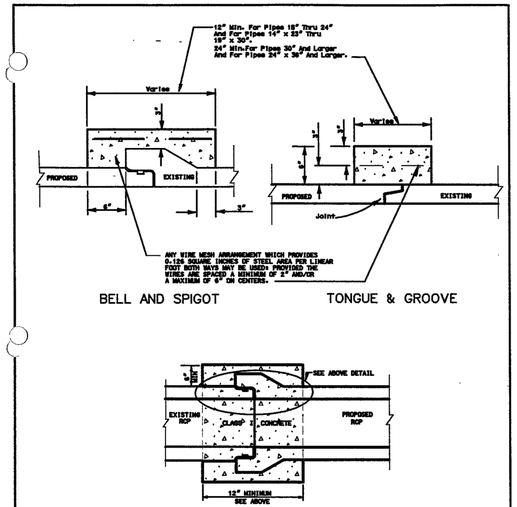
DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-99-02

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-99-02 Saved by CLOMBANA Save date: 7/18/2022 9:44 PM
PLOT DATE: 7/22/2022 4:27 PM BY: ENG



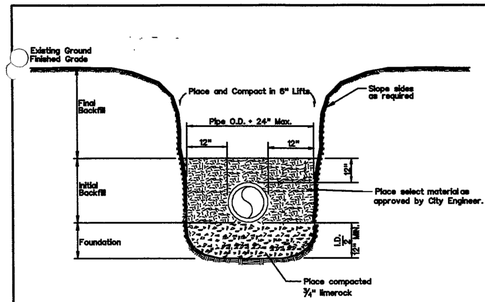
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BELL AND SPIGOT JOINT DETAIL	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 1



CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

CONCRETE COLLAR JOINT DETAIL	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 3

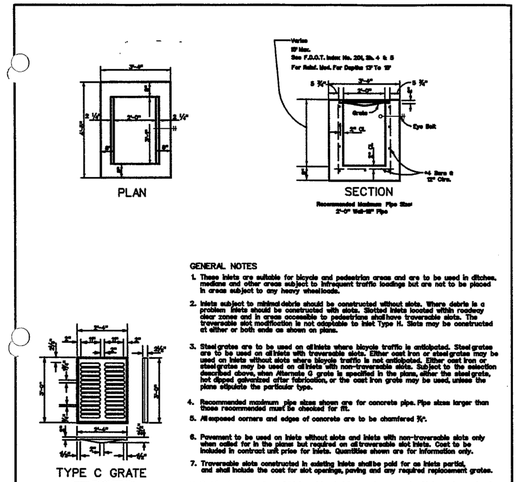


General Construction Notes:

1. All trenching shall comply with the requirements of the Florida Trench Safety Act.
2. Foundation -¾" LIMEROCK a minimum of 12" in depth.
3. Initial backfill - The material placed to 12" above the pipe shall be placed in six inch layers and compacted with mechanical tampers to at least 95% maximum density as determined by AASHTO T-99.
4. Final Backfill - To be placed in layers not to exceed one foot in thickness and compacted with appropriate equipment to at least 95% maximum density as determined by AASHTO T-99

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TRENCH DETAIL	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 4

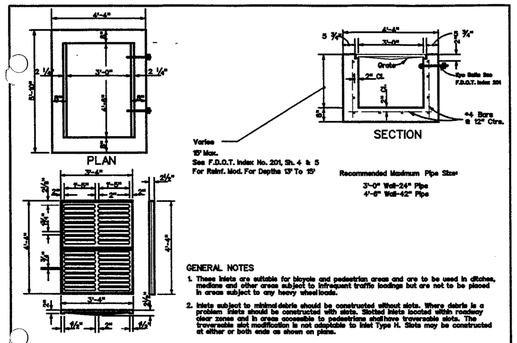


GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to mildred debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adjustable to inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "C" INLET	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 6



GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to mildred debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adjustable to inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "E" INLET	REVISIONS
SCALE: N.T.S. | ISSUED AUGUST 1998	SHEET No. DRA 8

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	C. LOMBANA
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen

HAZEN AND SAWYER
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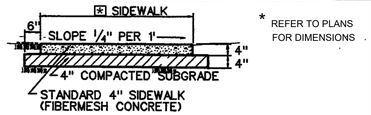
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

PAVING, GRADING AND DRAINAGE DETAILS
SHEET 3

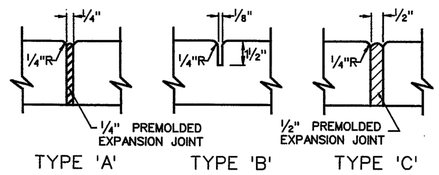
DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-99-03

File: C:\USERS\ENG\ACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-CIVIL\41163-000-C-99-03 Saved by CLOMBANA Save date: 7/19/2022 10:56 PM
PLOT DATE: 7/22/2022 4:27 PM BY: ENG



* REFER TO PLANS FOR DIMENSIONS

General Construction Notes:
1. Concrete strength to be 2500 P.S.I. at 28 days.
2. Tooled dummy contraction joints every 5' (Type 'B' Joints)
3. Expansion joints w/premolded filler at 100' o/c (Type 'C' Joints)
4. Subbase to be 98% Density F.B.V. 75 P.S.I.
5. The concrete shall be given a broom finish and the edges of the sidewalk shall be finished with an edging tool having a radius of ½ inch



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

MODIFIED BY HAZEN AND SAWYER

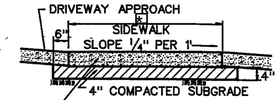
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL 4" SIDEWALK DETAIL

REVISIONS

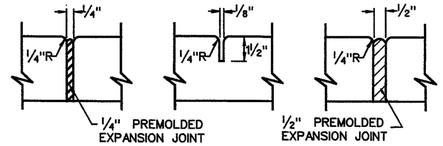
SHEET No. SW2

SCALE: N.T.S. | ISSUED AUGUST 1998



* REFER TO PLANS FOR DIMENSIONS

General Construction Notes:
1. Concrete strength to be 2500 P.S.I. at 28 days.
2. Tooled dummy contraction joints every 5' (Type 'B' Joints)
3. Expansion joints w/premolded filler at 100' o/c (Type 'C' Joints)
4. Subbase to be 98% Density F.B.V. 75 P.S.I.
5. The concrete shall be given a broom finish and the edges of the sidewalk shall be finished with an edging tool having a radius of ½ inch



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

MODIFIED BY HAZEN AND SAWYER

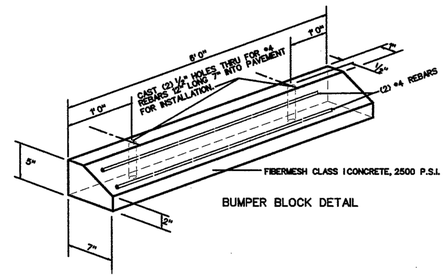
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL 6" SIDEWALK DETAIL

REVISIONS

SHEET No. SW3

SCALE: N.T.S. | ISSUED AUGUST 1998



BUMPER BLOCK DETAIL

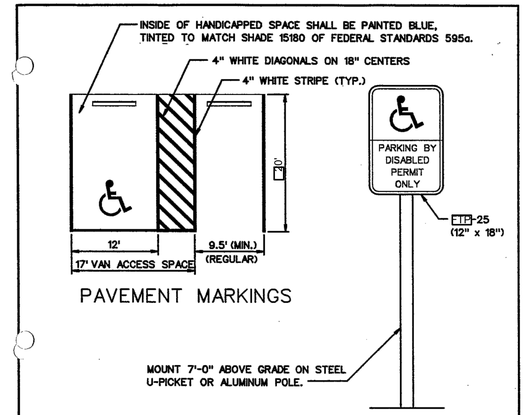
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BUMPER BLOCK DETAIL

REVISIONS

SHEET No. PL1

SCALE: N.T.S. | ISSUED AUGUST 1998



PAVEMENT MARKINGS

HANDICAPPED PARKING SIGN

NOTE:

FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.

MODIFIED BY HAZEN AND SAWYER

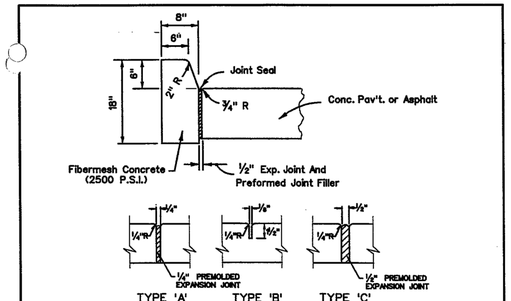
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAPPED AND REGULAR PARKING DETAIL

REVISIONS

SHEET No. PL2

SCALE: N.T.S. | ISSUED AUGUST 1998



Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required on concrete pavement only.

GENERAL NOTES

1. For curb, gutter, curb and gutter and traffic separators provide ⅛" - ¼" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.

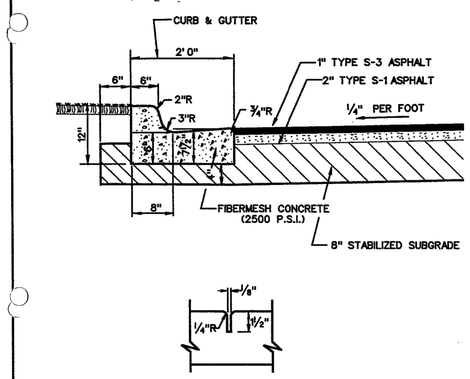
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE D CURB DETAIL

REVISIONS

SHEET No. CG1

SCALE: N.T.S. | ISSUED AUGUST 1998



10' center to center on new curb and gutter

NOTE:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

MODIFIED BY HAZEN AND SAWYER

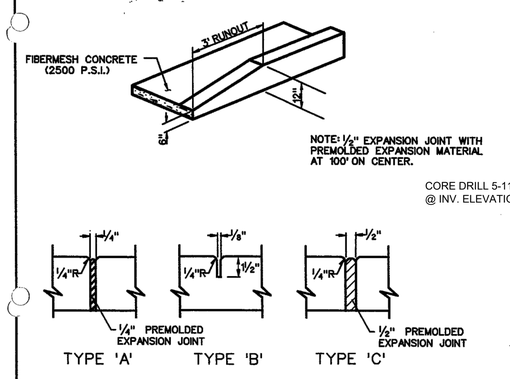
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE F CURB & GUTTER WITH JOINT DETAILS

REVISIONS

SHEET No. CG3

SCALE: N.T.S. | ISSUED AUGUST 1998



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

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'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

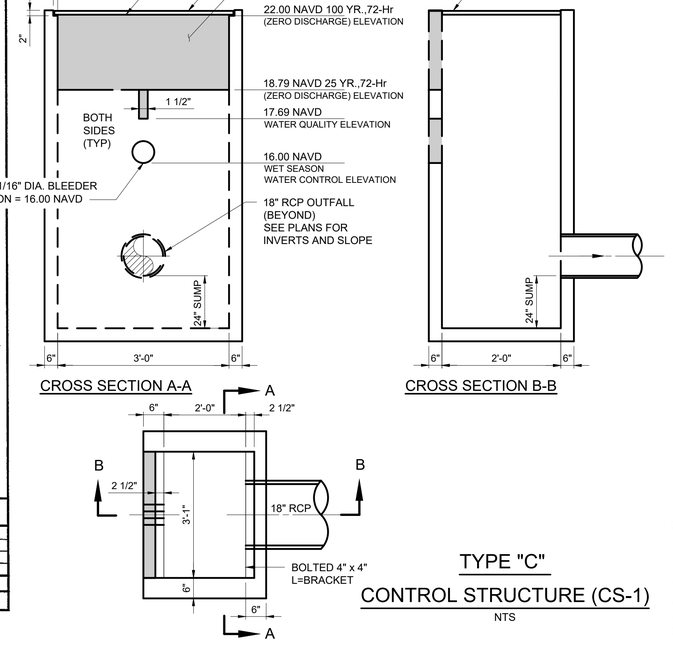
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TERMINAL CURB DETAIL WITH JOINT DETAILS

REVISIONS

SHEET No. CG4

SCALE: N.T.S. | ISSUED AUGUST 1998



CROSS SECTION A-A

CROSS SECTION B-B

TYPE "C"

CONTROL STRUCTURE (CS-1)

NTS

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	C. LOMBANA
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 — 1/2" — 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen

HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

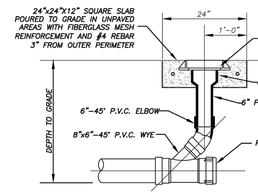
GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

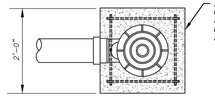
PAVING, GRADING AND DRAINAGE DETAILS
SHEET 4

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-99-04

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-99-04 Saved by CLOMBANA Save date: 7/18/2022 11:32 PM
PLOT DATE: 7/22/2022 4:28 PM BY: ENG



SECTION



PLAN

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

FPUA COMMUNITY PROUD
FT. PIERCE UTILITIES AUTHORITY
WASTEWATER ENGINEERING
FT. PIERCE, FLORIDA 34947
772-466-1600

TERMINAL CLEANOUT DETAIL WASTEWATER		S-4B
10-06 DATE:	REVISION:	BY: APPD:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION		G-1 NOTES
02-06 DATE:	REVISION:	BY: APPD: WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)\ 1/2}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION		G-1 NOTES
02-06 DATE:	REVISION:	BY: APPD: WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES
02-06 DATE:	REVISION:	BY: APPD: WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT		G-3 WATER/SEWER CONFLICT
02-06 DATE:	REVISION:	BY: APPD: WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: J. FRANKO
DRAWN BY: C. LOMBANA
CHECKED BY: K. PFEFFER
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

WATER AND SEWER
DETAILS SHEET 1

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-99-05

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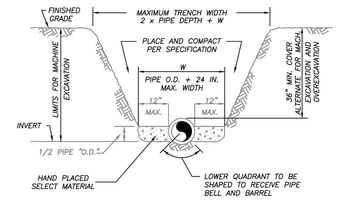
PLOT DATE: 7/22/2022 4:28 PM BY: ENG



NOTES:

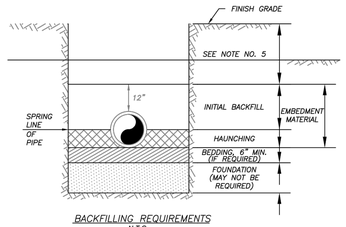
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL

N.T.S.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER/STORMWATER ENGINEERING, FT. PIERCE, FLORIDA 34947, 772-466-1600	TYPICAL TRENCH DETAIL		M-1
03-09 DATE	CONCRETE SLAB REVISION	SLL BY	JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

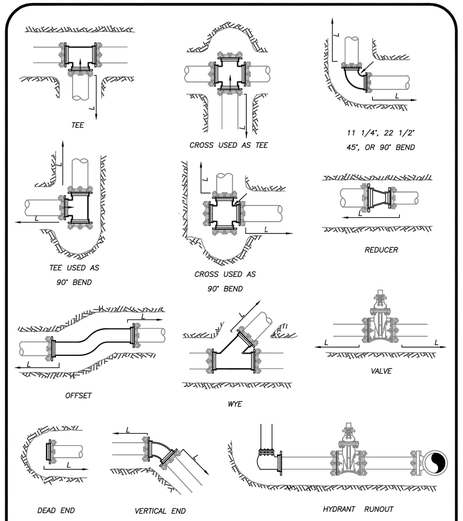
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER/STORMWATER ENGINEERING, FT. PIERCE, FLORIDA 34947, 772-466-1600	BACKFILLING REQUIREMENTS		M-2
03-09 DATE	CONCRETE SLAB REVISION	SLL BY	JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



MECHANICAL JOINT ANCHORING REQUIREMENTS

N.T.S.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER/STORMWATER ENGINEERING, FT. PIERCE, FLORIDA 34947, 772-466-1600	MECHANICAL JOINT ANCHORING REQUIREMENTS		M-3
03-09 DATE	CONCRETE SLAB REVISION	SLL BY	JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	

MECHANICAL JOINT RESTRAINT NOTES

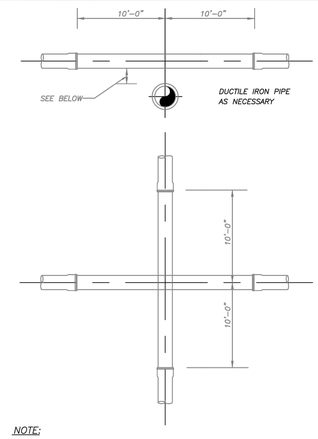
NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.

2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.

3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER/STORMWATER ENGINEERING, FT. PIERCE, FLORIDA 34947, 772-466-1600	MECHANICAL JOINT RESTRAINT NOTES		M-4
03-09 DATE	CONCRETE SLAB REVISION	SLL BY	JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



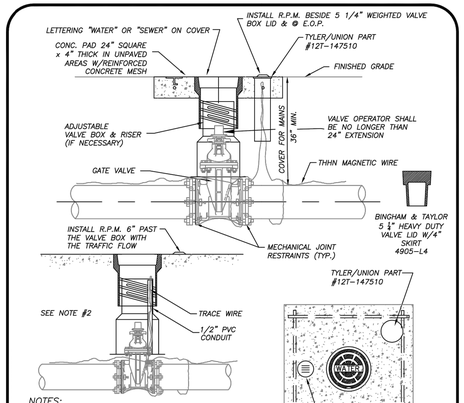
NOTE:

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

UTILITY CROSSING DETAIL

N.T.S.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER/STORMWATER ENGINEERING, FT. PIERCE, FLORIDA 34947, 772-466-1600	UTILITY CROSSING DETAIL		M-5
03-09 DATE	CONCRETE SLAB REVISION	SLL BY	JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



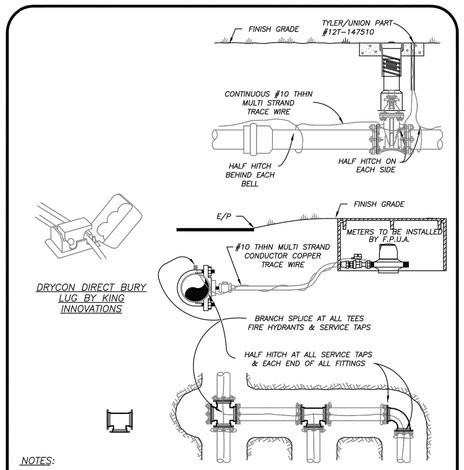
NOTES:

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

TYPICAL GATE VALVE & VALVE BOX DETAIL

N.T.S.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER/STORMWATER ENGINEERING, FT. PIERCE, FLORIDA 34947, 772-466-1600	TYPICAL GATE VALVE & VALVE BOX DETAIL		M-6
03-09 DATE	CONCRETE SLAB REVISION	SLL BY	JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



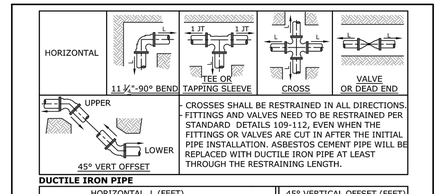
NOTES:

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

TRACE WIRE

(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER/STORMWATER ENGINEERING, FT. PIERCE, FLORIDA 34947, 772-466-1600	TRACE WIRE DETAIL		M-11
03-09 DATE	CONCRETE SLAB REVISION	SLL BY	JLC APPD.
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:		FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1	



- CROSSES SHALL BE RESTRAINED IN ALL DIRECTIONS.
- FITTINGS AND VALVES NEED TO BE RESTRAINED PER STANDARD DETAILS 109-112, EVEN WHEN THE FITTINGS OR VALVES ARE CUT IN AFTER THE INITIAL PIPE INSTALLATION. ASBESTOS CEMENT PIPE WILL BE REPLACED WITH DUCTILE IRON PIPE AT LEAST THROUGH THE RESTRAINING LENGTH.

DUCTILE IRON PIPE

HORIZONTAL, L (FEET)							45° VERTICAL OFFSET (FEET)	
Diameter	11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	UPPER	LOWER
4	1	2	4	10	3	20	9	3
6	2	3	6	14	11	28	12	4
8	2	4	8	17	20	37	16	5
10	2	5	19	21	27	44	19	6
12	3	5	10	24	34	52	22	6

PVC PIPE

HORIZONTAL, L (FEET)							45° VERTICAL OFFSET (FEET)	
Diameter	11 ¼°	22 ½°	45°	90°	Tee or Cross	Valves and Dead End	UPPER	LOWER
4	2	3	5	12	5	32	14	3
6	2	4	7	16	18	45	19	5
8	3	5	9	21	31	59	25	6
10	3	5	11	25	43	71	30	7
12	3	6	12	29	55	83	35	7

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

SINGLE FITTING RESTRAINED JOINT
150 PSI TEST PRESSURE



STRAIGHT REDUCER

DUCTILE IRON PIPE				
DIAMETER	6"	8"	10"	12"
4"	15'	27'	36'	45'
6"		16'	27'	38'
8"			15'	28'
10"				16'
PVC PIPE				
	6"	8"	10"	12"
4"	24'	43'	58'	72'
6"		25'	44'	61'
8"			24'	44'
10"				25'

SMALL SIDE

TEE REDUCER

DUCTILE IRON PIPE				
DIAMETER	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		6'	1'	1'
8"			15'	10'
10"				23'
PVC PIPE				
	6"	8"	10"	12"
4"	1'	1'	1'	1'
6"		9'	1'	1'
8"			24'	16'
10"				37'

BRANCH SIZE

THE NOTED REQUIREMENTS WERE CALCULATED IN ACCORDANCE WITH THRUST RESTRAINT CALCULATOR V6.1 BY EBAA IRON WITH THE FOLLOWING ASSUMPTIONS:
SOIL CONDITIONS: SAND (SW, SP, GW)
LAYING CONDITION: 4, SAND BEDDING, BACKFILL COMPACTED > 80%
MINIMUM COVER: 3.0 FT SAFETY FACTOR: 1.5 BARE PIPE
IF FIELD CONDITIONS DIFFER FROM THE ABOVE, CONTRACTOR SHALL NOTIFY WWS.
FOR PIPE LARGER THAN INCLUDED IN THE ABOVE TABLES, ENGINEER OF RECORD SHALL SUBMIT CALCULATIONS FOR EACH JOINT REQUIRING RESTRAINT.

RESTRAINED REDUCING FITTING
150 PSI TEST PRESSURE

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: J. FRANKO
DRAWN BY: C. LOMBANA
CHECKED BY: K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

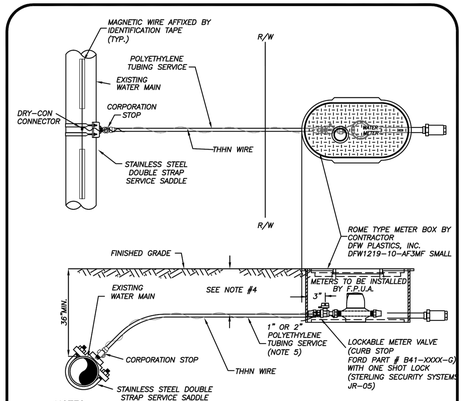
GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

WATER AND SEWER
DETAILS SHEET 2

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-99-06

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-99-06 Saved by CLOMBANA Save date: 7/18/2022 11:42 PM
PLOT DATE: 7/22/2022 4:28 PM BY: ENG

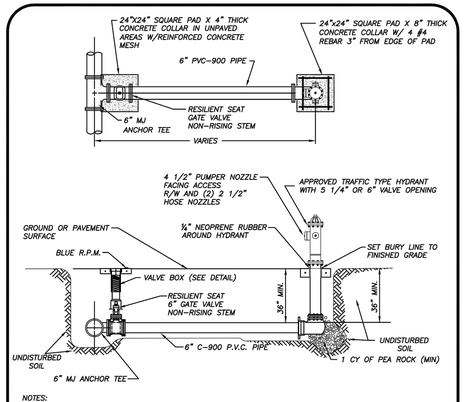


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
03-09 DESIGN	SLL J.C	
DATE: REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: J.C	COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: J.C	DATE: 2020	SHEET 1 OF 1

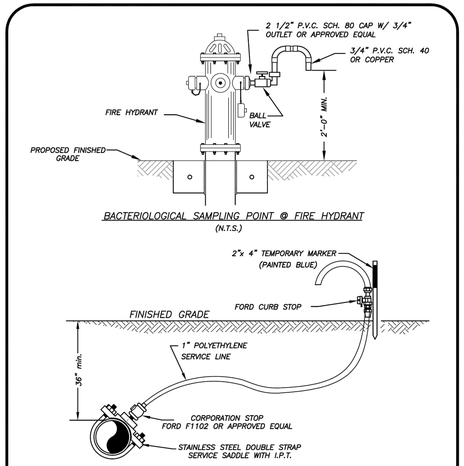


NOTES:

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

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

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



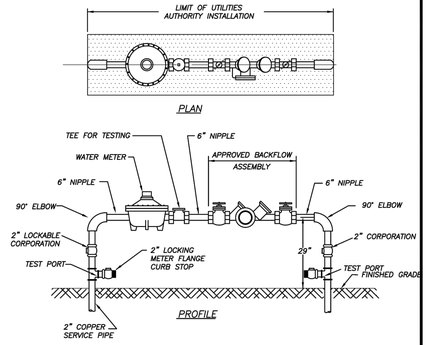
BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

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

NOTE:

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

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

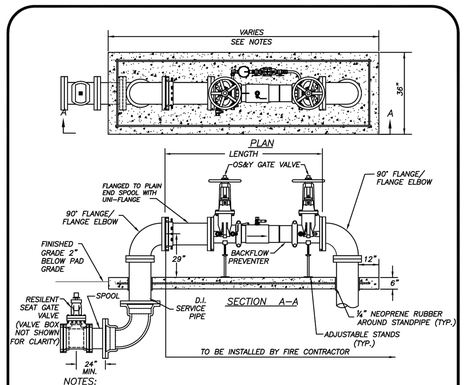


NOTES:

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

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

FPUA COMMUNITY PROUD	WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W-8
03-09 DESIGN	SLL J.C	
DATE: REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: J.C	COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: J.C	DATE: 2010	SHEET 1 OF 1



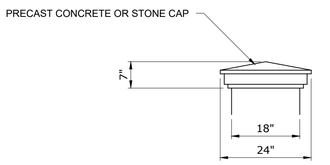
NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

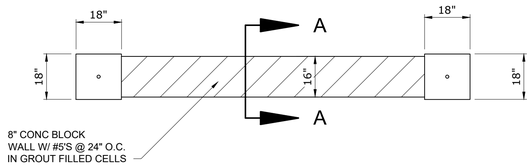
SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

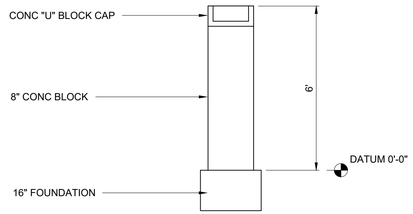
BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

FPUA COMMUNITY PROUD	BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
12-09 CONCRETE PAD	SLL J.C	
DATE: REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: J.C	COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: J.C	DATE: 2010	SHEET 1 OF 1

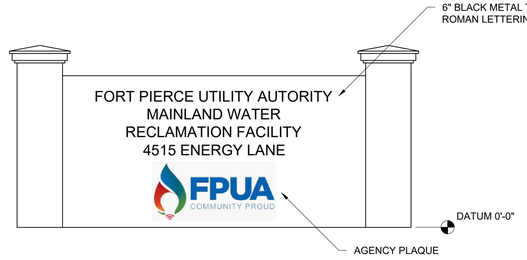


CAP DETAIL





CROSS SECTION A-A



WALL DETAIL

ENTRY SIGN

DETAIL -
SCALE: NTS ----

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: J. FRANKO
DRAWN BY: C. LOMBANA
CHECKED BY: K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

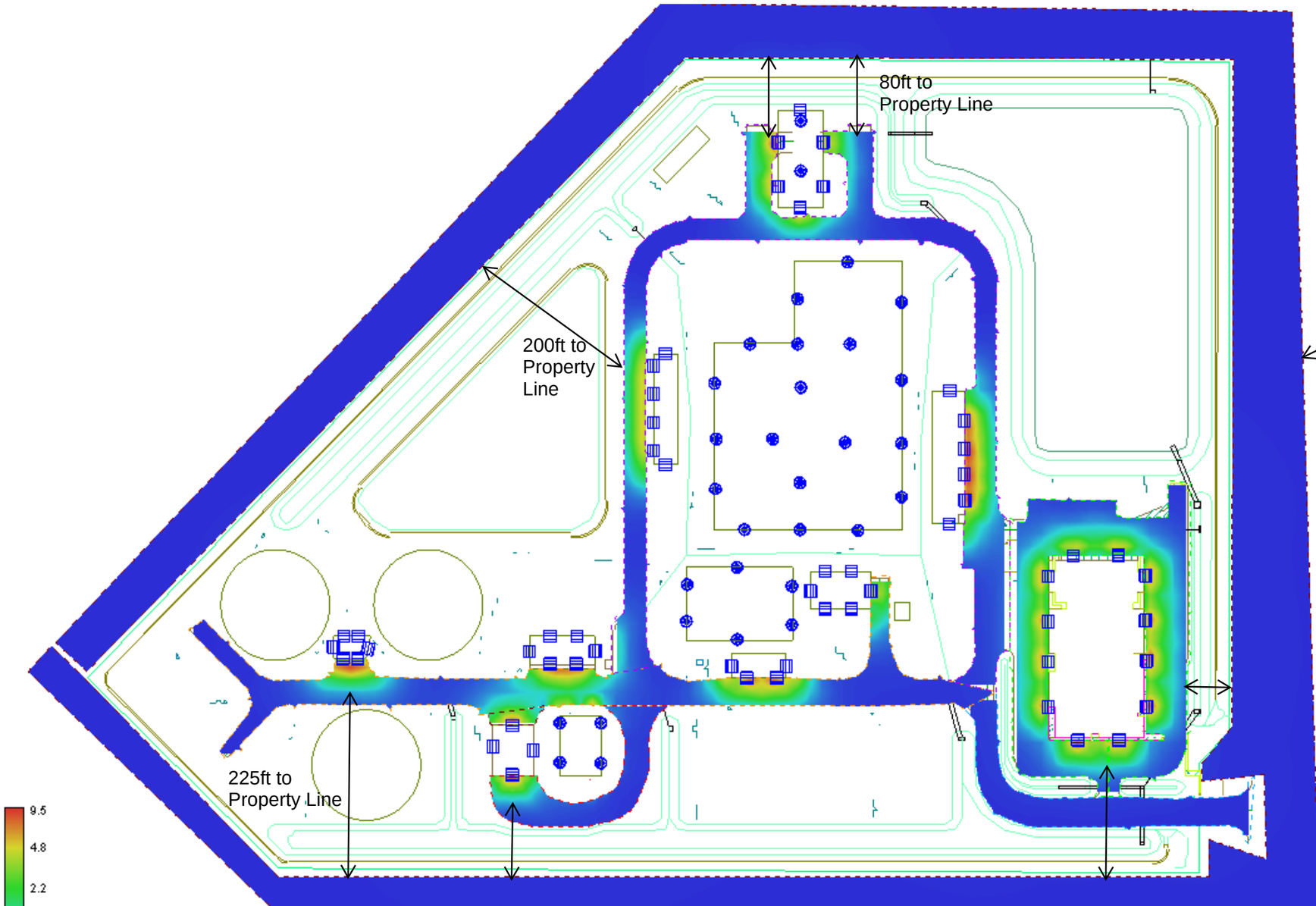
WATER AND SEWER
DETAILS SHEET 3

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: C-99-07

File: C:\USERS\ENGACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND VRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-99-07 Saved by ENG Save date: 7/18/2022 11:45 PM
PLOT DATE: 7/22/2022 5:38 PM BY: ENG

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		31	American Electric Lighting	ATB0 P201 R5 4K	Autobahn Small P201 Package Roadway Type V 4000K/5000K	1	5387	1	36	 Max: 2730cd
	B		56	Holophane	W4GLED 20C1000 40K T3M	W4GLED, 20 LED, 20C PERFORMANCE PACKAGE, 4000K CCT, TYPE 3 OPTICS	1	6983	1	72	 Max: 4117cd



Notes:

1. Lighting Design for this facility will not include roadway lighting and provides task/safety lighting at various structures.

2. The dark blue lighting level indicates 0.0fc. Call outs on this drawing indicate distance from the start of 0.0fc to the property line. As indicated, there is no light trespass across the property line.

VISUAL

Designer

Date
07/20/2022
Scale
Not to Scale
Drawing No.

Summary

Transportation Impact Study

Fort Pierce Utility Authority Water Reclamation Facility

Fort Pierce, Florida

Prepared by:
Wantman Group, Inc.
3230 W. Commercial Blvd., Suite 300
Fort Lauderdale, Florida 33309

July 2022

CERTIFICATION

I hereby certify that this report complies with the Ordinance requirements and applicable technical requirements of the St. Lucie County, and that it is complete and accurate to the best of my knowledge.

July 21, 2022

Signature of Responsible Engineer/Submitter

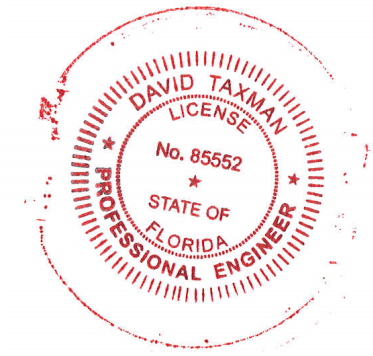
Date of Submittal

David Taxman, P.E.
Mobility Market Leader

WGI, Inc.
F-15085

Printed Name of Responsible Engineer/Submitter, P.E.

Firm Name



FPUA Water Reclamation Facility Traffic Impact Study

INTRODUCTION

The FPUA Water Reclamation Facility Traffic Impact Study has been prepared for GlobalTech, Inc. The purpose of this study is to examine the traffic impacts of the proposed industrial development on the surrounding roadway network and to determine compliance with the St. Lucie Transportation Planning Organization (TPO) Standardized Traffic Impact Studies Methodology and Procedures.

SITE DATA

The site is located off the intersection of Energy Lane and Selvitz Road in Ft. Pierce, Florida. The site will directly border Energy Lane on the northwest corner of the road's turnaround. Energy Lane currently only provides access to an electric power plant. The site location can be seen in **Exhibit A.** The proposed development will have one driveway on Energy Lane on the southeast corner of the site. As shown in **Exhibit B** (Site Plan), the proposed development will consist of a water treatment facility. Based on feedback from the development team, the facility will typically include 36 employees per day, with 14 to 16 water reclamation staff and 20 collections/transmissions staff. The project is expected to be built out in 2024.

EXISTING ROADWAY NETWORK

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway network were used. All traffic volumes, LOS, and service capacity was derived from the St. Lucie TPO Traffic Counts and Level of service Report for the Fall 2021. The St. Lucie TPO Traffic Counts and Level of Service (LOS) Report for the Fall 2021 is provided in **Appendix A.**

ROADWAY IMPROVEMENTS

The *Transportation Improvement Program* from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved. Selvitz Road between Edwards and Glades Cut-Off Road is proposed to be widened between 2022 and 2023. This widening project would potentially add additional roadway capacity for traffic directly accessing the site on Energy Lane.

TRIP GENERATION

The Institute of Transportation Engineers (ITE), 11th edition of the ITE *Trip Generation Manual* was used to determine the number of trips that our proposed development will produce. The equations provided by ITE to derive the number of trips and the AM and PM peak hour break down can be seen in **Exhibit C.** According to ITE *Trip Generation Manual* no pass-by trips can be applied to this land use and due to the development not being next to any multi-use developments no internal capture rate can be applied either. The proposed FPUA Water Reclamation Facility is projected to generate 138 daily trips, 26 in the AM peak hour, and 24 in the PM peak hour. Based on the St. Lucie TPO standards, if a development produces less than 200 new external trips only the roadway segments that directly access the proposed development need to be analyzed. The only roadway segment that directly accesses the proposed development is Selvitz Road.

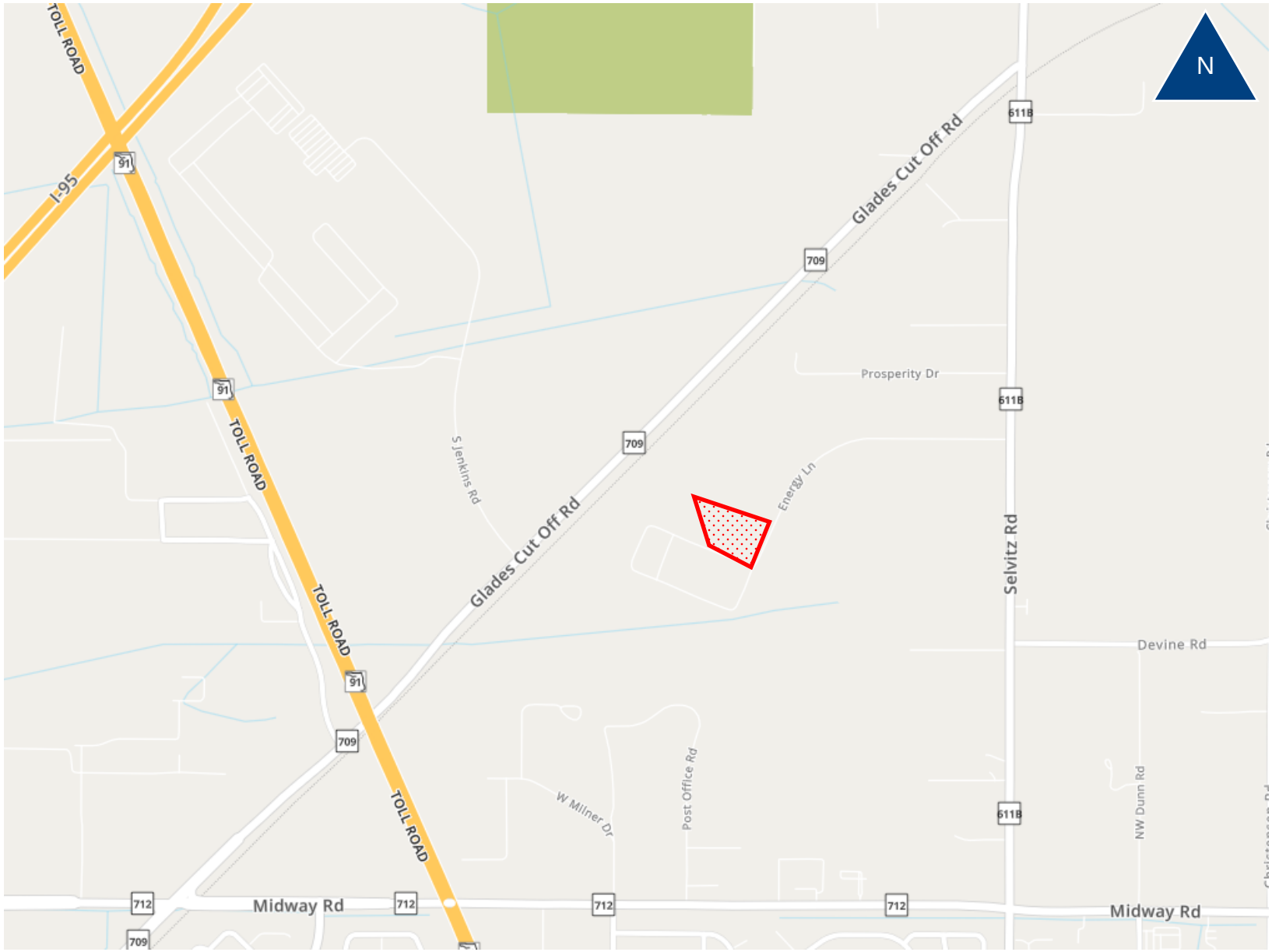
TRIP DISTRIBUTION AND ASSIGNMENT

A directional distribution was developed based on the Average Annual Daily Traffic (AADT) volumes of surrounding roadways that connect to Selvitz Road. The project distribution and assignment can be seen in **Exhibits D and E.** Site traffic is significant on the directly accessed major road where project traffic consumes one percent or more of the directional capacity. As shown in **Exhibit D**, the project traffic is expected to affect the capacity on Selvitz Road by more than one percent in the AM peak hour. At the main access point to the site at the intersection of Energy Lane and Selvitz Road both a right-turn lane and left-turn lane are provided. It is not anticipated that any additional traffic improvements are needed, since according to the St. Lucie TPO 2021 LOS report, Selvitz Road currently operates at a LOS C, per 2021 traffic counts, and the minimal traffic projected to the site will not have a substantial impact. Also, there are potential plans to already widen Selvitz Road in this area per the St. Lucie TPO *Transportation Improvement Program*.

CONCLUSION

Based on the number of employees, the traffic generated by the proposed FPUA Water Reclamation Facility on Energy Lane is approximately 138 daily trips, 26 AM peak hour trips, and 24 PM peak hour trips. The projected site traffic will just exceed one percent of the roadway capacity on Selvitz Road. However, additional roadway improvements on Selvitz Road are not suggested as there are currently right-turn and left-turn lanes on Selvitz Road at the main access roadway of Energy Lane. Also, Selvitz Road currently operates at an LOS C and there are potential widening plans on Selvitz Road per the St. Lucie TPO *Transportation Improvement Program*.

EXHIBITS



Key:

Project Site

Exhibit A

KEY PLAN
N.T.S.

CANAL NO. 101
106' RIGHT-OF-WAY
NORTH LINE OF THE SOUTH 1/2 OF SECTION 31
N89°59'21"W 442.36' (M.)
S89°59'33"W 2215.00' (D.)
S0°04'15"W 53.50' (M.)
S0°03'55"W 53.50' (D.)
SOUTH R/W LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DIS
FND 5/8 IRC 4286
T.O.B.
P.O.B.
N89°59'33"E 250.18' (D.)
S89°59'21"E 248.80' (M.)
SET 5/8" IR/C LB 4286
N89°59'33"E 426.29' (D.)
S89°59'21"E 426.29' (M.)
FND NAIL IN STUMP
S0°03'25"W 3.00' (M.)
S0°02'19"W 3.00' (D.)
10" RUBBER PIPE
TOP EL.=16.37'
6" RUBBER PIPE
TOP EL.=16.42'
WEST LINE OF THE EAST 2215.00 FEET OF SECTION 31
S004°15"W 983.17' (M.)(BEARING BASE)
S0°03'55"W 983.17' (D.)
WEST LIMITS OF PLAT

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY
R/W LINE
R/W LINE

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY
Parcel ID: 2431-111-0002-000-5
FLORIDA EAST COAST RAILROAD
EASTERLY R/W OF F.E.C.R.R.
RAILROAD TRACKS
N44°44'15"E 1055.2' (D.)
N44°43'21"E 1056.77' (M.)

FUTURE DIW-3 AND MONITOR WELL, IF NEEDED
Monitoring Well
16.9 O
INFLUENT / SCREENING / HEADWORKS / GRIT REMOVAL BUILDING
BNR DISTRIBUTION BOX
PRETREATMENT PUMP STATION
FUTURE AQUANEREDA BASIN NO. 5
AQUANEREDA BASINS NO. 4
AQUANEREDA BASINS NO. 3
AQUANEREDA BASINS NO. 2
AQUANEREDA BASINS NO. 1
WATER LEVEL CORRECTION TANK
SLUDGE BUFFER TANKS
FUTURE SLUDGE BUFFER TANK
UPSET STORAGE POND
BLOWER BUILDING F.F. 23.0 NAVD
ELECTRICAL ROOM F.F. 23.0 NAVD
GENERATOR ROOM F.F. 23.0 NAVD
FUEL STORAGE
FUTURE CHLORINE CONTACT BASINS
FILTERS
FILTERS PUMP STATION
WATER PAINT MARK (TYPICAL)
PUBLIC REUSE STORAGE TANK 121' DIA.
FUTURE REUSE STORAGE TANK
INJECTION WELL PS
FUTURE GENERATOR ROOM ADDITION
ELECTRIC BLDG. NO. 2 F.F. 23.0 NAVD
FUTURE/FUEL STORAGE
CHLORINE METERING PUMPS
SLUDGE PROCESSING PUMP STATION
BULK CHLORINE TANKS
AERATED SLUDGE HOLDING TANK
ADMINISTRATION AND MAINTENANCE BUILDING
LINEAR DRY RETENTION STORMWATER BASIN
FND NAIL IN WOOD POST 1.4'E., 2.6'N.
Monitoring Well (TYPICAL)
I.W. No. 2 (MUNICIPAL)
I.W. MONITORING WELL
I.W. NO. 1 (INDUSTRIAL)
DIRT ROAD
FUTURE REUSE STORAGE TANK
FUTURE
SOLIDS HANDLING BUILDING W/ COVERED AREA
4IN PVC TOP EL.=8.54'
12' DIRT ROAD
N45°14'39"W 334.68' (M.)
N45°15'45"W 334.68' (D.)
7' CHAIN LINK FENCE
SET 5\8 IRC 4286 BENCHMARK EL.=20.01'
4IN PVC BEND TOP EL.=17.84'
4IN PVC TOP EL.=17.62'
4IN PVC TOP EL.=18.27'
4IN PVC TOP EL.=17.46'
LINEAR DRY RETENTION STORMWATER BASIN
OVERHEAD ELECTRICAL
SET 5/8" IR/C LB 4286
N89°59'21"W 1180.27' (M.)
S89°59'33"W 1180.27' (D.)
FND 4x4 CM 4286
FND 5/8 IRC 4286
R/W LINE
R=750.00'
Δ=27°39'08"
L=361.97'
PAVEMENT
PLANT ENTRANCE
N56°22'06"W 17.31'
FND PKD NAIL
SAN MH
FND 4x4 CM 4286
WEST LIMITS OF PLAT

TOPOGRAPHICAL ELEVATIONS SHOWN IN NAVD 88.

1"=60'-0"
60 30 0 60'

30% DESIGN

ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	D. MCCURDY
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MASTER SITE PLAN AND KEY MAP

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-03

Exhibit B

C:\Users\JOHNSON\ACCDOCS\HAZEN AND SAWYER BIM 360\41163-000_FPUA MAINLAND VRF PHASE 1\CAD-BIM FILES\01-HAZEN\01-CIVIL\41163-000-C-01-03 Saved by: JJOHNSON Save date: 6/9/2022 11:13 AM
6/9/2022 12:44 PM BY: JJOHNSON

Fort Pierce Utility Authority (FPUA) Water Reclamation Facility
Trip Generation

Description	Land Use	ITE Code	Units	Daily	Weekday AM Peak			Weekday PM Peak		
				Total	In	Out	Total	In	Out	Total
Industrial	Utility	170	36 Employees	138	23	3	26	3	21	24
Total Trip Generation				**138**	**23**	**3**	**26**	**3**	**21**	**24**

Note: Data from ITE, Trip Generation, 11th Edition

Daily T = 3.87*(X) - 0.92

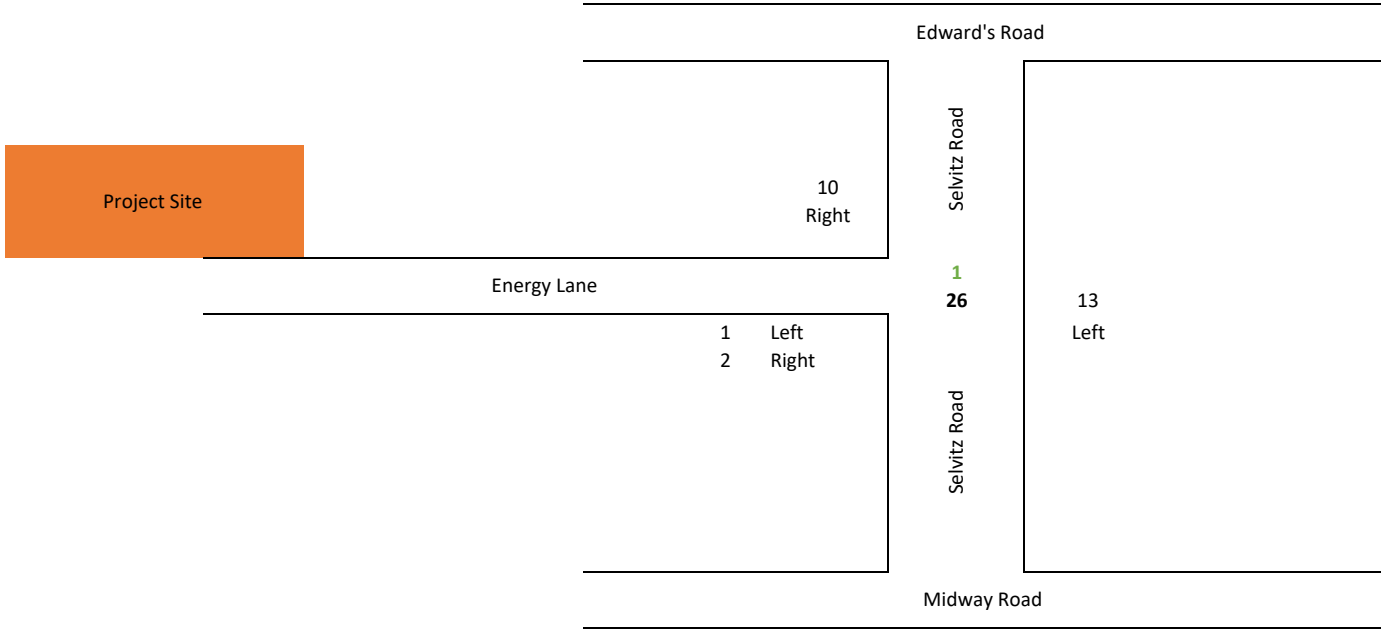
AM Peak Hour Ln(T) = 0.81*Ln(X) + 0.37 (87% entering, 13% exiting)

PM Peak Hour T = 0.81*(X) - 4.7 (14% entering, 86% exiting)

AM Peak Hour Trip Distribution and Assignment
FPUA Water Reclamation Facility

Trip Distribution		Distribution Percentage
Edward's Road AADT		
Selvitz to 25th street (N)	14500	41%
Midway Road AADT		
Milner to Selvitz Rd (S)	20500	59%
Total	35000	100%

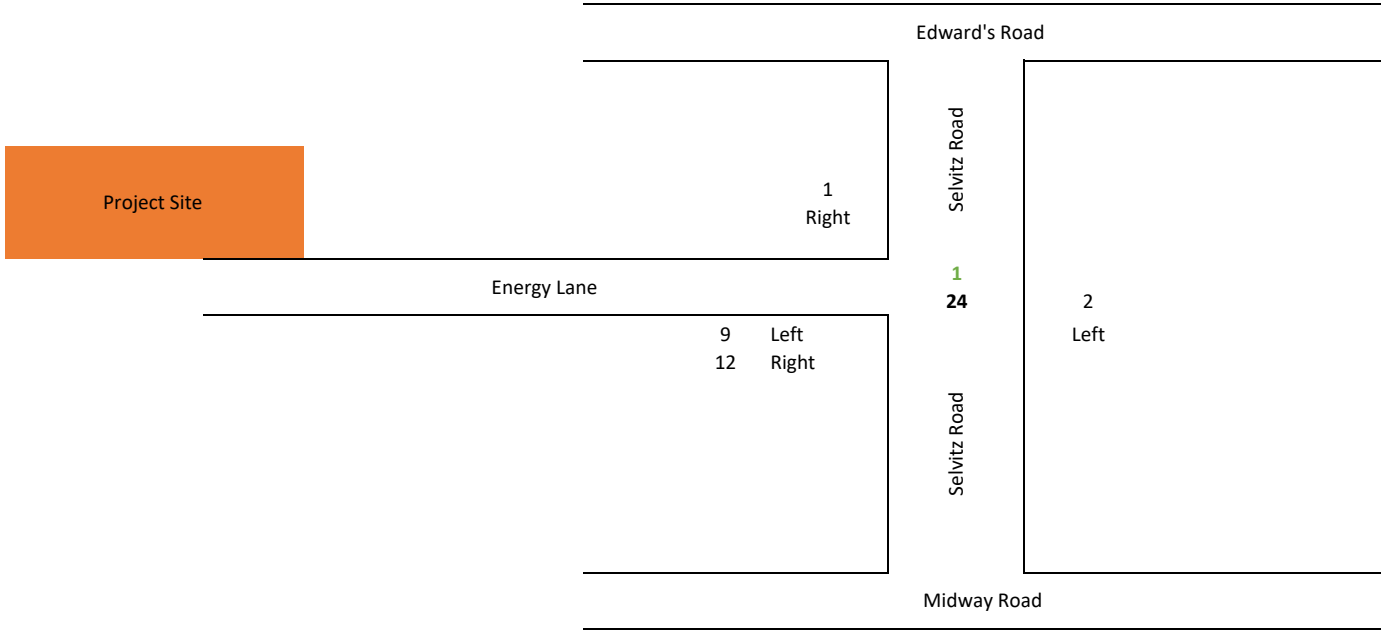
Trip Asignment			Weekday AM Peak				
			In	Out			
			23	3			
Roadway	Existing Lanes	Direction	% Distribution	Trips	Service Volume	Project Impact	Impact (Y/N)
Energy Lane	2L	Headed NB	41%	1	-	-	-
	2L	Headed SB	59%	2	-	-	-
Selvitz Rd.	2L	Coming From North	41%	10	700	1.36%	Y
	2L	Coming From South	59%	13	700	1.92%	Y



PM Peak Hour Trip Distribution and Assignment
FPUA Water Reclamation Facility

Trip Distribution		Distribution Percentage
Edward's Road AADT		
Selvitz to 25th street (N)	14500	41%
Midway Road AADT		
Milner to Selvitz Rd (S)	20500	59%
Total	35000	100%

Trip Asignment			Weekday PM Peak		Service Volume	Project Impact	Impact (Y/N)
			In	Out			
			3	21			
Roadway	Existing Lanes	Direction	% Distribution	Trips			
Energy Lane	2L	Headed NB	41%	9	-	-	-
	2L	Headed SB	59%	12	-	-	-
Selvitz Rd.	2L	Coming From North	41%	1	700	0.20%	N
	2L	Coming From South	59%	2	700	0.29%	N



APPENDIX

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	601	2,133	2017	540	187	C	0.346	158	C	0.293
2ND ST	ORANGE AVE to AVENUE A	602	2,267	2017	540	145	C	0.269	136	C	0.252
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	989	2019	600	65	C	0.108	72	C	0.12
7TH ST	GEORGIA AVE to DELAWARE AVE	517	1,634	2019	790	99	C	0.125	103	C	0.13
7TH ST	DELAWARE AVE to CITRUS AVE	515	2,454	2019	790	148	C	0.187	146	C	0.185
7TH ST	CITRUS AVE to ORANGE AVE	515	2,454	2019	750	148	C	0.197	146	C	0.195
7TH ST	ORANGE AVE to AVENUE C	603	2,910	2016	750	200	C	0.267	219	C	0.292
7TH ST	AVENUE C to AE BACKUS AVE	603	2,910	2016	540	200	C	0.37	219	C	0.406
7TH ST	AE BACKUS AVE to AVENUE D	603	2,910	2016	750	200	C	0.267	219	C	0.292
7TH ST	AVENUE D to AVENUE H	604	1,700	2017	750	111	C	0.148	109	C	0.145
10TH ST	DELAWARE AVE to ORANGE AVE	605	250	2017	600	27	C	0.045	26	C	0.043
10TH ST	ORANGE AVE to AVENUE C	605	250	2017	600	27	C	0.045	26	C	0.043
10TH ST	AVENUE C to AVENUE D	605	250	2017	540	27	C	0.05	26	C	0.048
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,605	2020	750	407	D	0.543	427	D	0.569
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,605	2020	790	407	D	0.515	427	D	0.541
13TH ST	GEORGIA AVE to DELAWARE AVE	525	5,700	2021	750	280	C	0.373	289	C	0.385
13TH ST	DELAWARE AVE to ORANGE AVE	523	3,711	2017	750	245	C	0.327	229	C	0.305
13TH ST	ORANGE AVE to AVENUE B	521	2,602	2017	750	153	C	0.204	150	C	0.2
13TH ST	AVENUE B to AVENUE D	521	2,602	2017	750	153	C	0.204	150	C	0.2
13TH ST	AVENUE D to AVENUE H	165	2,530	2017	750	151	C	0.201	140	C	0.187
13TH ST	AVENUE H to AVENUE I	165	2,530	2017	540	151	C	0.28	140	C	0.259
13TH ST	AVENUE I to AVENUE O	165	2,530	2017	540	151	C	0.28	140	C	0.259
13TH ST	AVENUE O to AVENUE Q	165	2,530	2017	540	151	C	0.28	140	C	0.259
17TH ST	GEORGIA AVE to DELAWARE AVE	606	3,333	2016	600	184	C	0.307	185	C	0.308
17TH ST	DELAWARE AVE to ORANGE AVE	607	6,422	2020	790	305	C	0.386	293	C	0.371

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						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	2,400	2021	750	134	C	0.179	128	C	0.171
17TH ST	AVENUE D to AVENUE Q	608	2,400	2021	750	134	C	0.179	128	C	0.171
25TH ST	MIDWAY RD to BELL AVE	940016	18,200	2020	2,100	1,097	C	0.522	1,023	C	0.487
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2021	2,100	1,026	C	0.489	1,024	C	0.488
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	19,700	2020	2,000	1,097	C	0.549	1,093	C	0.547
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,633	2020	2,000	1,330	C	0.665	1,419	C	0.71
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	22,000	2020	2,000	1,195	C	0.598	1,071	C	0.536
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,500	2021	1,630	993	D	0.609	1,030	D	0.632
25TH ST	DELAWARE AVE to ORANGE AVE	940014	20,200	2020	1,630	976	D	0.599	970	D	0.595
25TH ST	ORANGE AVE to AVENUE D	610	17,459	2020	1,630	805	D	0.494	831	D	0.51
25TH ST	AVENUE D to AVENUE Q	940050	18,900	2020	1,630	904	D	0.555	879	D	0.539
25TH ST	AVENUE Q to JUANITA AVE	945152	17,200	2020	2,000	849	C	0.425	778	C	0.389
25TH ST	JUANITA AVE to ST LUCIE BLVD	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
25TH ST	ST LUCIE BLVD to US 1	945165	9,400	2020	2,100	438	C	0.209	488	C	0.232
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,647	2020	750	398	D	0.531	349	C	0.465
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,000	2020	790	277	C	0.351	277	C	0.351
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,559	2020	540	517	D	0.957	422	D	0.781
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,559	2020	790	517	D	0.654	422	D	0.534
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,500	2021	750	221	C	0.295	238	C	0.317
53RD ST	ANGLE RD to JUANITA AVE	614	2,833	2016	540	151	C	0.28	167	C	0.309
AE BACKUS AVE	7TH ST to US 1	632	1,067	2017	750	72	C	0.096	84	C	0.112
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	17,605	2019	2,100	1,149	C	0.547	967	C	0.46

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						Volume	LOS	V/C	Volume	LOS	V/C
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,000	2021	2,100	952	C	0.453	986	C	0.47
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,500	2021	2,000	723	C	0.362	748	C	0.374
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,862	2019	2,100	1,160	C	0.552	1,176	C	0.56
ANGLE RD	ORANGE AVE to AVENUE D	100	9,500	2021	840	465	D	0.554	446	D	0.531
ANGLE RD	AVENUE D to AVENUE Q	100	9,500	2021	580	465	D	0.802	446	D	0.769
ANGLE RD	AVENUE Q to 53RD ST	615	8,119	2020	640	479	D	0.748	492	D	0.769
ANGLE RD	53RD ST to KEEN RD	616	5,786	2020	630	308	C	0.489	344	C	0.546
ANGLE RD	KEEN RD to KINGS HWY	616	5,786	2020	880	308	C	0.35	344	C	0.391
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,333	2016	1,480	205	B	0.139	199	B	0.134
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,400	2020	1,480	125	B	0.084	125	B	0.084
AVENUE A	7TH ST to US 1	945034	1,100	2020	840	99	C	0.118	99	C	0.118
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,300	2020	640	114	C	0.178	105	C	0.164
AVENUE D	ANGLE RD to 29TH ST	164	3,579	2016	600	203	C	0.338	200	C	0.333
AVENUE D	29TH ST to 25TH ST	164	3,579	2016	790	203	C	0.257	200	C	0.253
AVENUE D	25TH ST to 17TH ST	163	7,000	2021	750	348	C	0.464	342	C	0.456
AVENUE D	17TH ST to 13TH ST	162	3,458	2016	750	160	C	0.213	172	C	0.229
AVENUE D	13TH ST to 10TH ST	161	1,763	2016	750	83	C	0.111	93	C	0.124
AVENUE D	10TH ST to 7TH ST	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE D	7TH ST to US 1	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE I	25TH ST to 17TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE I	17TH ST to 13TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE H	13TH ST to 7TH ST	618	1,533	2017	540	89	C	0.165	96	C	0.178
AVENUE H	7TH ST to US 1	619	1,250	2017	750	68	C	0.091	67	C	0.089
AVENUE Q	ANGLE RD to 25TH ST	700	5,981	2020	750	316	C	0.421	303	C	0.404
AVENUE Q	25TH ST to 17TH ST	701	3,200	2021	750	187	C	0.249	194	C	0.259

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						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE Q	17TH ST to 13TH ST	701	3,200	2021	540	187	C	0.346	194	C	0.359
AVENUE O	13TH ST to US 1	685	1,867	2017	540	105	C	0.194	108	C	0.2
AVENUE C	10TH ST to 7TH ST	631	350	2017	540	20	C	0.037	21	C	0.039
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,623	2019	830	412	C	0.496	358	C	0.431
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	29,000	2021	2,100	1,432	C	0.682	1,401	C	0.667
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	19,200	2020	2,100	886	C	0.422	886	C	0.422
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	29,500	2021	2,100	1,412	C	0.672	1,434	C	0.683
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	17,934	2019	920	849	C	0.923	879	D	0.955
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	14,000	2021	790	730	C	0.924	660	C	0.835
BAYSHORE BLVD	SELVITZ RD to 25TH ST	622	14,000	2021	800	730	D	0.913	660	D	0.825
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,567	2017	540	252	C	0.467	215	C	0.398
BECKER RD	VILLAGE PKWY to I-95	624	4,700	2021	3,170	357	C	0.113	323	C	0.102
BECKER RD	I-95 to SAVONA BLVD	625	19,000	2021	2,000	1,539	C	0.77	1,450	C	0.725
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	16,500	2021	2,100	943	C	0.449	989	C	0.471
BECKER RD	ALBACORE ST to DARWIN BLVD	302	9,300	2021	1,500	828	C	0.552	744	C	0.496
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	9,300	2021	2,100	828	C	0.394	744	C	0.354
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	12,500	2021	1,500	1,083	C	0.722	920	C	0.613
BECKER RD	DARWIN BLVD to ATHENA DR	627	12,500	2021	2,000	1,083	C	0.542	920	C	0.46
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	15,000	2021	2,100	1,045	C	0.498	1,275	C	0.607
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	9,900	2021	920	873	D	0.949	912	D	0.991
BELL AVE	25TH ST to SUNRISE BLVD	104	4,853	2019	790	319	C	0.404	333	C	0.422
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,880	2019	600	219	C	0.365	225	C	0.375
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	8,100	2021	750	491	D	0.655	425	D	0.567
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	11,500	2021	920	608	C	0.661	586	C	0.637
CALIFORNIA BLVD	SAVONA BLVD to DEL RIO BLVD	635	13,000	2021	920	797	C	0.866	653	C	0.71

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						Volume	LOS	V/C	Volume	LOS	V/C
CALIFORNIA BLVD	DEL RIO BLVD to CROSSTOWN PKWY	636	17,000	2021	920	1,035	F	1.125	899	D	0.977
CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	234	16,000	2021	920	775	C	0.842	874	D	0.95
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	233	8,886	2019	920	477	C	0.518	473	C	0.514
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	724	7,991	2019	790	544	C	0.689	477	C	0.604
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	724	7,991	2019	630	544	C	0.863	477	C	0.757
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	637	10,500	2021	630	636	F	1.01	629	D	0.998
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	638	4,860	2019	750	397	D	0.529	297	C	0.396
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,900	2021	790	700	D	0.886	589	D	0.746
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.081	43	C	0.08
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,300	2021	1,710	470	C	0.275	474	C	0.277
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	367	2017	390	32	B	0.082	29	B	0.074
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	11,000	2021	630	721	F	1.144	670	F	1.063
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	642	10,500	2021	920	646	C	0.702	633	C	0.688
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	232	14,500	2021	920	809	C	0.879	710	C	0.772
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	13,500	2021	920	947	F	1.029	916	D	0.996
CITRUS AVE	7TH ST to US 1	643	1,108	2019	800	154	C	0.193	154	C	0.193
CITRUS AVE	US 1 to 2ND ST	940160	5,200	2020	840	247	C	0.294	251	C	0.299
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,337	2016	580	264	C	0.455	267	C	0.46
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	5,400	2021	1,470	298	C	0.203	311	C	0.212
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	3,900	2021	1,710	231	C	0.135	280	C	0.164
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	7,453	2019	540	398	D	0.737	457	D	0.846
CORTEZ BLVD	35TH ST to 25TH ST	948500	2,300	2020	750	112	C	0.149	112	C	0.149
CORTEZ BLVD	25TH ST to SUNRISE BLVD	648	3,000	2019	750	215	C	0.287	197	C	0.263

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						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,304	2019	1,710	535	C	0.313	490	C	0.287
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	15,500	2021	3,170	738	C	0.233	789	C	0.249
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	29,500	2021	3,170	1,667	C	0.526	1,874	C	0.591
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	30,500	2021	3,170	1,719	C	0.542	1,616	C	0.51
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	34,000	2021	3,170	1,840	C	0.58	1,768	C	0.558
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	40,500	2021	3,170	2,014	C	0.635	2,111	C	0.666
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	30,000	2021	3,170	1,560	C	0.492	1,531	C	0.483
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,500	2021	3,170	847	C	0.267	908	C	0.286
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	20,500	2021	3,170	1,047	C	0.33	1,027	C	0.324
CROSSTOWN PKWY	FLORESTA DR to US 1	66	33,000	2021	3,170	2,191	C	0.691	1,994	C	0.629
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,333	2017	790	117	C	0.148	117	C	0.148
DARWIN BLVD	BECKER RD to PAAR DR	235	7,400	2021	630	658	F	1.044	609	D	0.967
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,400	2021	920	658	C	0.715	609	C	0.662
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,500	2021	920	542	C	0.589	537	C	0.584
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	10,293	2019	920	804	C	0.874	725	C	0.788
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,002	2019	880	488	C	0.555	484	C	0.55
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,900	2021	880	261	C	0.297	264	C	0.3
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,617	2016	600	251	C	0.418	202	C	0.337
DELAWARE AVE	33RD ST to 25TH ST	500	2,891	2017	1,710	192	C	0.112	220	C	0.129
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,000	2020	1,220	92	C	0.075	92	C	0.075
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	11,462	2020	790	628	D	0.795	584	D	0.739
DELAWARE AVE	13TH ST to 10TH ST	664	7,700	2021	750	418	D	0.557	399	D	0.532
DELAWARE AVE	10TH ST to 7TH ST	664	7,700	2021	600	418	D	0.697	399	D	0.665
DELAWARE AVE	7TH ST to US 1	665	7,188	2020	750	390	D	0.52	401	D	0.535
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2021	830	619	C	0.746	612	C	0.737

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EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2021	880	940	F	1.068	811	C	0.922
EASY ST	US 1 to BUCHANAN DR	106	5,400	2021	750	299	C	0.399	379	D	0.505
EASY ST	BUCHANAN DR to YUCCA DR	106	5,400	2021	540	299	D	0.554	379	D	0.702
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2021	630	529	C	0.84	533	C	0.846
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2021	700	529	C	0.756	533	C	0.761
EDWARDS RD	SELVITZ RD to 25TH ST	110	14,500	2021	880	729	C	0.828	741	C	0.842
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,000	2021	1,700	778	D	0.458	778	D	0.458
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,401	2019	1,700	764	D	0.449	745	D	0.438
EDWARDS RD	OLEANDER AVE to US 1	173	9,616	2019	1,700	529	C	0.311	462	C	0.272
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,848	2019	750	128	C	0.171	125	C	0.167
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	17,572	2019	920	1,216	F	1.322	929	F	1.01
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	15,459	2019	880	1,002	F	1.139	913	F	1.038
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	15,459	2019	880	1,002	F	1.139	913	F	1.038
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2021	920	609	C	0.662	559	C	0.608
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,000	2021	920	497	C	0.54	549	C	0.597
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,400	2021	630	316	C	0.502	336	C	0.533
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,400	2021	880	316	C	0.359	336	C	0.382
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,613	2019	580	271	D	0.467	277	D	0.478
GARDENIA AVE	OLEANDER AVE to US 1	666	2,867	2017	750	191	C	0.255	204	C	0.272
GATLIN BLVD	W OF I-95 to E OF I-95	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,778	2020	600	295	C	0.492	266	C	0.443

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GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,778	2020	750	295	C	0.393	266	C	0.355
GEORGIA AVE	17TH ST to 13TH ST	508	4,723	2019	600	263	C	0.438	267	C	0.445
GEORGIA AVE	13TH ST to 7TH ST	506	2,165	2019	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,939	2019	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2021	710	880	F	1.239	910	F	1.282
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2021	540	880	F	1.63	910	F	1.685
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,967	2017	1,070	209	B	0.195	264	B	0.247
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,634	2016	1,070	336	B	0.314	336	B	0.314
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,967	2017	390	209	B	0.536	264	C	0.677
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,400	2020	920	187	C	0.203	171	C	0.186
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,500	2021	790	510	D	0.646	540	D	0.684
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,575	2020	830	368	C	0.443	384	C	0.463
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,833	2017	630	262	C	0.416	250	C	0.397
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,000	2021	750	286	C	0.381	280	C	0.373
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,000	2021	540	286	D	0.53	280	D	0.519
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,000	2021	790	286	C	0.362	280	C	0.354
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	570	2019	670	47	B	0.07	57	B	0.085
HILLMOOR DR	US 1 to LENNARD RD	671	7,057	2019	790	366	C	0.463	465	D	0.589
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	80,500	2020	5,500	4,122	C	0.749	3,723	C	0.677
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	66,431	2018	5,500	3,736	C	0.679	3,222	B	0.586
I-95	MIDWAY RD to OKEECHOBEE RD	941902	79,206	2018	5,500	5,004	D	0.91	4,063	C	0.739
I-95	OKEECHOBEE RD to ORANGE AVE	940260	60,386	2020	7,320	2,804	B	0.383	2,804	B	0.383

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I-95	ORANGE AVE to INDRIO RD	941905	48,500	2020	7,320	2,470	B	0.337	2,274	B	0.311
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,600	2020	800	310	C	0.388	355	C	0.444
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,500	2020	750	260	C	0.347	253	C	0.337
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,200	2020	840	344	C	0.41	405	D	0.482
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,200	2020	540	344	C	0.637	405	D	0.75
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	850	2020	1,080	40	B	0.037	43	B	0.04
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	850	2020	3,240	40	B	0.012	43	B	0.013
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2020	3,240	480	B	0.148	505	B	0.156
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2020	700	480	C	0.686	505	C	0.721
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2020	880	480	C	0.545	505	C	0.574
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	8,600	2020	920	471	C	0.512	397	C	0.432
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	8,600	2020	790	471	D	0.596	397	D	0.503
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,909	2020	840	378	C	0.45	370	C	0.44
INDRIO RD	SLASH PINE TRL to US 1	114	5,909	2020	920	378	C	0.411	370	C	0.402
INDRIO RD	US 1 to OLD DIXIE HWY	672	900	2016	750	63	C	0.084	85	C	0.113
JENNINGS RD	US 1 to LENNARD RD	673	4,633	2016	2,100	306	C	0.146	250	C	0.119
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.83
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
JOHNSTON RD	ANGLE RD to L20	674	2,700	2016	1,070	183	B	0.171	177	B	0.165
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,424	2020	1,070	477	C	0.446	479	C	0.448

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JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,424	2020	1,070	477	C	0.446	479	C	0.448
JUANITA AVE	53RD ST to 25TH ST	122	2,176	2017	750	140	C	0.187	128	C	0.171
JUANITA AVE	25TH ST to US 1	120	3,226	2017	750	180	C	0.24	177	C	0.236
KEEN RD	ANGLE RD to JUANITA AVE	129	2,926	2019	630	176	C	0.279	206	C	0.327
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,926	2019	630	176	C	0.279	206	C	0.327
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,900	2020	880	363	C	0.413	371	C	0.422
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,900	2020	700	363	C	0.519	371	C	0.53
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2020	700	337	C	0.481	324	C	0.463
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2020	880	337	C	0.383	324	C	0.368
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,100	2020	920	662	C	0.72	666	C	0.724
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	10,500	2020	880	531	C	0.603	533	C	0.606
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,200	2020	880	744	C	0.845	699	C	0.794
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,400	2021	630	139	C	0.221	129	C	0.205
KITTERMAN RD	OLEANDER AVE to US 1	124	3,482	2018	750	229	C	0.305	208	C	0.277
KITTERMAN RD	US 1 to LENNARD EXT	678	2,233	2017	750	127	C	0.169	129	C	0.172
LENNARD RD	US 1 to MARIPOSA AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	20,078	2019	1,630	1,034	D	0.634	1,068	D	0.655
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,764	2016	1,710	301	C	0.176	305	C	0.178
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,600	2021	790	249	C	0.315	236	C	0.299
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,536	2020	920	659	C	0.716	701	C	0.762
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,536	2020	920	659	C	0.716	701	C	0.762
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,912	2019	880	524	C	0.595	741	C	0.842

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MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	383	2017	540	33	C	0.061	36	C	0.067
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	391	2020	540	34	C	0.063	34	C	0.063
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,480	2020	790	396	D	0.501	395	D	0.5
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,480	2020	540	396	D	0.733	395	D	0.731
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	11,000	2021	920	647	C	0.703	617	C	0.671
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	20,500	2021	880	1,001	F	1.137	1,053	F	1.197
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	20,500	2021	790	1,001	F	1.267	1,053	F	1.333
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	8,400	2020	760	408	C	0.537	519	C	0.683
MIDWAY RD	SHINN RD to MCCARTY RD	940732	8,400	2020	630	408	C	0.648	519	C	0.824
MIDWAY RD	MCCARTY RD to I-95	940732	8,400	2020	700	408	C	0.583	519	C	0.741
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,400	2020	2,100	899	C	0.428	996	C	0.474
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	20,000	2021	2,100	1,056	C	0.503	1,087	C	0.518
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	20,500	2021	920	1,001	F	1.088	1,053	F	1.145
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	16,500	2021	920	793	C	0.862	756	C	0.822
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	16,500	2021	840	793	E	0.944	756	D	0.9
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	OLEANDER AVE to US 1	242	15,197	2016	840	802	E	0.955	794	E	0.945
MIDWAY RD	US 1 to WALLACE ST	940023	3,600	2020	840	196	C	0.233	216	C	0.257
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,600	2020	920	196	C	0.213	216	C	0.235
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,600	2020	630	196	C	0.311	216	C	0.343
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,577	2017	920	155	C	0.168	148	C	0.161
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,910	2020	880	311	C	0.353	330	C	0.375
NEBRASKA AVE	25TH ST to 13TH ST	684	3,733	2017	1,710	232	C	0.136	196	C	0.115
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,623	2019	700	412	C	0.589	358	C	0.511

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OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,400	2017	540	261	C	0.483	255	C	0.472
OHIO AVE	COLONIAL RD to US 1	686	4,400	2017	750	261	C	0.348	255	C	0.34
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,000	2021	1,580	575	B	0.364	618	B	0.391
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,000	2021	2,000	575	B	0.288	618	B	0.309
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,500	2020	2,450	349	B	0.142	341	B	0.139
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,500	2020	3,110	349	B	0.112	341	B	0.11
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,584	2020	3,240	303	B	0.094	303	B	0.094
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,600	2020	3,240	391	B	0.121	405	B	0.125
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,600	2020	2,100	391	C	0.186	405	C	0.193
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	22,500	2020	4,240	1,028	C	0.242	1,085	C	0.256
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,500	2020	4,240	1,213	C	0.286	1,240	C	0.292
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.49	1,713	C	0.424
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,500	2020	3,170	1,468	C	0.463	1,531	C	0.483
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,171	2020	2,100	669	C	0.319	708	C	0.337
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,171	2020	1,630	669	C	0.41	708	C	0.434
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,110	2020	1,630	754	D	0.463	716	C	0.439
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,110	2020	1,710	754	C	0.441	716	C	0.419
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,233	2017	790	407	D	0.515	369	C	0.467
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2020	750	82	C	0.109	82	C	0.109

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OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,019	2016	790	148	C	0.187	115	C	0.146
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2020	870	63	C	0.072	63	C	0.072
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2021	540	168	C	0.311	190	C	0.352
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,500	2021	750	320	C	0.427	320	C	0.427
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,055	2020	750	386	D	0.515	418	D	0.557
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,055	2020	580	386	D	0.666	418	D	0.721
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,500	2021	580	555	E	0.957	526	D	0.907
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,500	2021	800	555	D	0.694	526	D	0.658
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2021	800	558	D	0.698	464	D	0.58
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2021	580	558	E	0.962	464	D	0.8
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2021	840	558	D	0.664	464	D	0.552
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,553	2019	640	259	C	0.405	269	C	0.42
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	KINGS HWY to I-95	940041	19,000	2020	2,100	856	C	0.408	863	C	0.411
ORANGE AVE	I-95 to JENKINS RD	940035	14,700	2020	2,100	797	C	0.38	750	C	0.357
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	ANGLE RD to 25TH ST	945044	10,449	2020	1,710	507	C	0.296	590	C	0.345
ORANGE AVE	25TH ST to 17TH ST	945040	11,700	2020	1,630	534	C	0.328	586	C	0.36
ORANGE AVE	17TH ST to 13TH ST	945040	11,700	2020	1,710	534	C	0.312	586	C	0.343
ORANGE AVE	13TH ST to 10TH ST	945040	11,700	2020	750	534	D	0.712	586	D	0.781
ORANGE AVE	10TH ST to 7TH ST	940155	9,200	2020	600	418	D	0.697	481	D	0.802

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ORANGE AVE	7TH ST to US 1	945134	5,400	2020	600	313	D	0.522	278	C	0.463
ORANGE AVE	US 1 to 2ND ST	945133	3,600	2020	600	181	C	0.302	177	C	0.295
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,600	2020	750	181	C	0.241	177	C	0.236
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	952	2016	700	69	C	0.099	61	C	0.087
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,929	2019	540	169	C	0.313	128	C	0.237
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	952	2016	700	69	C	0.099	61	C	0.087
PARR DR	ROSSER BLVD to SAVONA BLVD	209	952	2016	630	69	C	0.11	61	C	0.097
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	4,900	2021	630	310	C	0.492	345	C	0.548
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	9,600	2021	920	659	C	0.716	540	C	0.587
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	17,200	2020	2,100	794	C	0.378	794	C	0.378
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	1,200	2017	540	96	C	0.178	81	C	0.15
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.17	86	C	0.159
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	14,600	2020	700	674	D	0.963	674	D	0.963
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	31,500	2021	3,020	1,612	C	0.534	1,592	C	0.527
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	43,000	2021	3,170	2,335	C	0.737	2,217	C	0.699
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	44,500	2020	3,170	2,819	C	0.889	2,559	C	0.807
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	44,500	2020	3,020	2,819	C	0.933	2,559	C	0.847
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	44,500	2020	3,170	2,819	C	0.889	2,559	C	0.807
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	45,500	2020	3,020	2,641	C	0.875	2,616	C	0.866
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	49,500	2020	3,020	2,918	C	0.966	2,557	C	0.847
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	49,000	2020	3,020	3,435	F	1.137	2,562	C	0.848
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	34,000	2020	3,020	2,142	C	0.709	1,900	C	0.629

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PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	33,000	2020	3,170	2,399	C	0.757	1,496	C	0.472
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	24,000	2021	2,100	1,055	C	0.502	1,157	C	0.551
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	20,000	2021	2,100	850	C	0.405	843	C	0.401
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	26,500	2021	2,100	1,525	C	0.726	1,451	C	0.691
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	26,500	2021	2,000	1,525	C	0.763	1,451	C	0.726
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	17,500	2021	2,100	911	C	0.434	824	C	0.392
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,500	2021	1,790	459	C	0.256	437	C	0.244
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,856	2020	750	362	C	0.483	380	D	0.507
RIO MAR DR	BEACH AVE to US 1	147	5,856	2020	790	362	C	0.458	380	C	0.481
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,400	2020	920	203	C	0.221	203	C	0.221
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,400	2020	1,070	203	B	0.19	203	B	0.19
SAVONA BLVD	BECKER RD to PAAR DR	236	9,200	2021	790	819	E	1.037	736	D	0.932
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	9,200	2021	750	819	F	1.092	736	D	0.981
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,000	2021	790	603	D	0.763	636	D	0.805
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,030	2018	920	265	C	0.288	214	C	0.233
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,178	2019	540	155	C	0.287	152	C	0.281
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	8,600	2021	700	504	C	0.72	508	C	0.726
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,500	2021	790	715	D	0.905	713	D	0.903
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	800	2017	580	53	C	0.091	50	C	0.086
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	804	2019	1,080	60	B	0.056	61	B	0.056

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SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,080	2019	670	68	B	0.101	83	B	0.124
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,500	2021	790	832	E	1.053	900	F	1.139
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,400	2020	920	596	C	0.648	597	C	0.649
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2021	920	593	C	0.645	628	C	0.683
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	7,800	2020	920	353	C	0.384	387	C	0.421
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	3,700	2020	920	188	C	0.204	169	C	0.184
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,500	2020	700	283	C	0.404	227	C	0.324
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,100	2020	600	375	D	0.625	449	D	0.748
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,000	2020	600	679	F	1.132	710	F	1.183
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,000	2020	790	679	D	0.859	710	D	0.899
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,700	2020	1,550	585	C	0.377	529	C	0.341
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,700	2020	1,710	585	C	0.342	529	C	0.309
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	18,439	2020	2,100	1,261	C	0.6	1,216	C	0.579
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,796	2020	2,100	1,330	C	0.633	1,287	C	0.613
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	18,439	2020	1,800	1,261	C	0.701	1,216	C	0.676
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	23,363	2020	2,100	1,424	C	0.678	1,405	C	0.669
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,900	2021	790	272	C	0.344	272	C	0.344
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,700	2021	880	448	C	0.509	492	C	0.559
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,700	2021	880	448	C	0.509	492	C	0.559
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	5,100	2020	800	233	C	0.291	236	C	0.295
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,100	2020	840	233	C	0.277	236	C	0.281
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	15,000	2021	700	689	D	0.984	704	F	1.01
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876

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ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	45,500	2021	3,170	1,995	C	0.629	2,125	C	0.67
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,500	2021	540	211	C	0.391	223	C	0.413
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,793	2016	750	251	C	0.335	284	C	0.379
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,590	2020	600	584	D	0.973	465	D	0.775
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,590	2020	750	584	D	0.779	465	D	0.62
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,073	2020	750	399	D	0.532	393	D	0.524
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	3,967	2017	1,540	247	C	0.16	287	C	0.186
SUNRISE BLVD	7TH ST to US 1	708	3,967	2017	1,710	247	C	0.144	287	C	0.168
TIFFANY AVE	US 1 to HILLMOOR DR	322	16,941	2019	2,100	966	C	0.46	973	C	0.463
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	16,941	2019	2,100	966	C	0.46	973	C	0.463
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,200	2021	2,100	204	C	0.097	198	C	0.094
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	6,200	2021	630	397	C	0.63	362	C	0.575
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	4,700	2021	630	310	C	0.492	253	C	0.402
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	6,200	2021	1,710	649	C	0.38	629	C	0.368
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	33,500	2021	3,170	1,691	C	0.533	1,833	C	0.578
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,471	2019	790	541	D	0.685	471	D	0.596
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	8,800	2021	790	492	D	0.623	526	D	0.666
TULIP BLVD	PAAR DR to DARWIN BLVD	714	8,800	2021	790	492	D	0.623	526	D	0.666
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,971	2015	660	447	C	0.677	447	C	0.677
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,200	2020	870	700	C	0.805	642	C	0.738
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	12,400	2020	870	649	C	0.746	682	C	0.784
US 1	MARTIN C.L. to LENNARD RD	945071	58,500	2020	4,240	2,664	C	0.628	3,132	C	0.739
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	58,500	2020	4,040	2,664	C	0.659	3,132	C	0.775
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495
US 1	JENNINGS RD to TIFFANY AVE	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495

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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	TIFFANY AVE to WALTON RD	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495
US 1	WALTON RD to VILLAGE GREEN DR	945150	49,500	2020	3,020	2,623	C	0.869	2,352	C	0.779
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	51,500	2020	3,170	2,767	C	0.873	2,590	C	0.817
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	51,500	2020	3,170	2,767	C	0.873	2,590	C	0.817
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	39,500	2020	3,170	1,827	C	0.576	1,798	C	0.567
US 1	RIO MAR DR to KITTERMAN RD	940266	34,000	2020	3,170	1,719	C	0.542	1,557	C	0.491
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	34,000	2020	3,020	1,719	C	0.569	1,557	C	0.516
US 1	S OF SAEGER AVE to EASY ST	940266	34,000	2020	3,170	1,719	C	0.542	1,557	C	0.491
US 1	EASY ST to MIDWAY RD	945156	29,500	2020	3,170	1,423	C	0.449	1,383	C	0.436
US 1	MIDWAY RD to WEATHERBEE RD	940012	41,500	2020	2,100	1,867	C	0.889	1,889	C	0.9
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	41,500	2020	2,000	1,867	C	0.934	1,889	C	0.945
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	41,500	2020	2,000	1,867	C	0.934	1,889	C	0.945
US 1	EDWARDS RD to SAVANNAH RD	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	GARDENIA AVE to VIRGINIA AVE	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	SAVANNAH RD to GARDENIA AVE	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	VIRGINIA AVE to OHIO AVE	945003	25,000	2020	2,000	1,165	C	0.583	1,174	C	0.587
US 1	OHIO AVE to GEORGIA AVE	945003	25,000	2020	1,630	1,165	D	0.715	1,174	D	0.72
US 1	GEORGIA AVE to DELAWARE AVE	945008	35,500	2020	1,630	1,734	F	1.064	1,658	E	1.017
US 1	DELAWARE AVE to CITRUS AVE	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	CITRUS AVE to ORANGE AVE	940118	30,000	2020	1,630	1,563	D	0.959	1,409	D	0.864
US 1	ORANGE AVE to AVENUE A	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AVENUE A to AE BACKUS AVE	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AE BACKUS AVE to AVENUE D	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AVENUE D to SR A1A SOUTH	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	SR A1A SOUTH to AVENUE H	715	31,500	2021	2,100	1,590	C	0.757	1,584	C	0.754

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2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	31,500	2021	2,000	1,590	C	0.795	1,584	C	0.792
US 1	OLD DIXIE HWY to AVENUE O	940123	29,000	2020	2,000	1,709	C	0.855	1,336	C	0.668
US 1	AVENUE O to SR A1A NORTH	940123	29,000	2020	2,100	1,709	C	0.814	1,336	C	0.636
US 1	SR A1A NORTH to JUANITA AVE	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	JUANITA AVE to ST LUCIE BLVD	940010	21,500	2020	2,100	1,222	C	0.582	979	C	0.466
US 1	ST LUCIE BLVD to 25TH ST	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	25TH ST to INDRIO RD	940009	20,500	2020	2,100	1,077	C	0.513	1,033	C	0.492
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	24,000	2020	2,100	1,164	C	0.554	1,157	C	0.551
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	17,256	2019	2,100	927	C	0.441	973	C	0.463
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	8,400	2021	2,100	429	C	0.204	434	C	0.207
VILLAGE GREEN DR	US 1 to WALTON RD	716	16,500	2021	2,100	987	C	0.47	1,040	C	0.495
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,733	2017	920	254	C	0.276	240	C	0.261
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	16,000	2021	2,650	792	C	0.299	806	C	0.304
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	16,000	2021	1,710	792	D	0.463	806	D	0.471
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,500	2021	1,710	1,294	D	0.757	1,295	D	0.757
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	13,043	2019	1,710	696	C	0.407	689	C	0.403
VIRGINIA AVE	35TH ST to 25TH ST	940032	22,000	2020	3,020	1,075	C	0.356	1,047	C	0.347
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	20,000	2020	3,020	975	C	0.323	939	C	0.311
VIRGINIA AVE	25TH ST to 13TH ST	940033	21,000	2020	3,020	988	C	0.327	1,052	C	0.348
VIRGINIA AVE	13TH ST to 11TH ST	940794	21,500	2020	3,020	1,002	C	0.332	1,002	C	0.332
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	21,500	2020	3,170	1,002	C	0.316	1,002	C	0.316
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	21,100	2020	3,020	1,055	C	0.349	985	C	0.326
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,300	2020	3,170	902	C	0.285	882	C	0.278

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						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,300	2020	3,020	902	C	0.299	882	C	0.292
WALTON RD	US 1 to VILLAGE GREEN DR	330	10,500	2021	1,710	537	C	0.314	566	C	0.331
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	22,000	2021	1,710	1,252	D	0.732	1,172	D	0.685
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	12,500	2021	880	682	C	0.775	744	C	0.845
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	5,393	2018	630	416	C	0.66	430	C	0.683
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,795	2019	750	281	C	0.375	257	C	0.343
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,234	2020	750	427	D	0.569	456	D	0.608
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	7,067	2018	1,470	495	C	0.337	381	C	0.259
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	12,000	2021	920	592	C	0.643	640	C	0.696
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,673	2019	920	539	C	0.586	597	C	0.649

Countywide Performance

Weighted V/C = **0.60**

% VMT below Standard = **3.83%**

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Project Description

The Fort Pierce Utilities Authority (FPUA) will decommission the Island Water Reclamation Facility (Island WRF), located on South Hutchinson Island, and build a new WRF on FPUA owned property adjacent to the Treasure Coast Energy Center (TECE) in Fort Pierce, FL. The Island WRF has been in its current configuration since 1986 and would require significant upgrades if not relocated. Flow from the FPUA Island WRF service area will be redirected to the new facility, referred to as the Mainland WRF herein. **Figure 1** shows the location of the existing Island WRF and the new Mainland WRF.

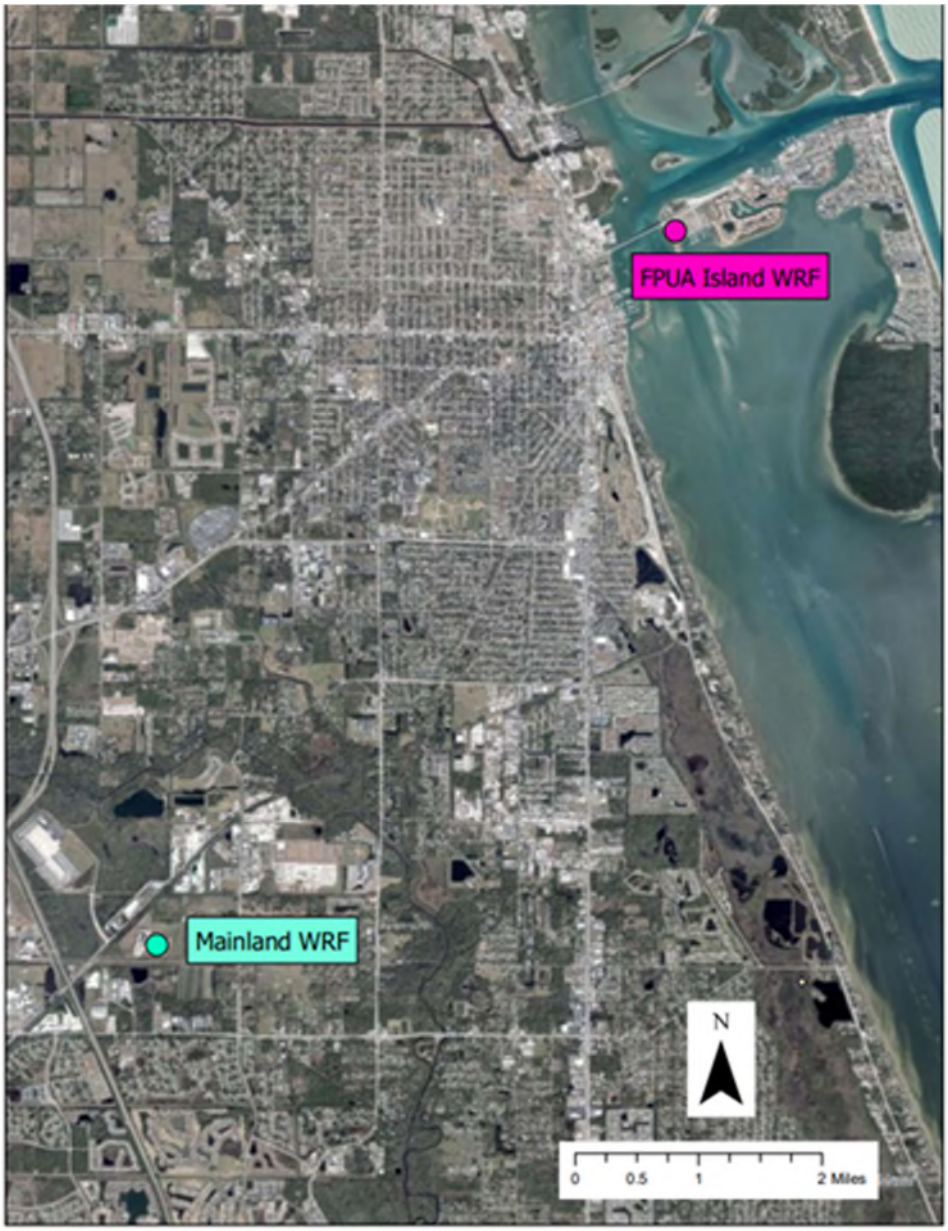


Figure 1: Location of the FPUA Island WRF and Mainland WRF

The Mainland WRF will be located at 4515 Energy Lane, Fort Pierce, St. Lucie County, Florida in Section 31; Township 35 South; Range 40 East. The site consists of approximately 25.02 acres and is bordered on its east and west by the Midway Industrial Park and FEC Railroad, respectively and is bordered on its north and south by the North St. Lucie River Control District's (NSLRWCD) Canal No. 101 and Florida Municipal Power Agency (Treasure Coast Energy Center, TCEC), respectively.

The existing site is zoned I1 (Light Industrial). This zoning allows uses associated with Utilities as a Conditional Use. The setback requirements and building heights within I1 are as follows:

- Front – 15 feet
- Side – 15 feet
- Rear – 15 feet
- Building Height – Unlimited

The proposed civil site work will include but is not limited to clearing, grubbing and removal of organic materials and replacement with compacted select fill material from an off-site borrow pit and or on-site proposed wet/dry retention/detention system; backfill with compacted suitable fill material; installation of asphalt pavement in parking areas and roadways; installation of inlets, manholes, baffles, pipes, roof leaders, splash pads, and swales necessary to convey stormwater runoff to on-site wet/dry retention areas; the installation of electrical duct banks; process piping; and extension of existing utilities into the site in support of the proposed project.

The Site Development requirements shall comply with the standards in the Florida Department of Transportation (FDOT), Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook), the American Association of Highway and Traffic Officials (AASHTO) Standards, the Federal Highway Administration (FHWA), the rules of the City of Fort Pierce (COFP) Technical Specifications and Details and any other statutory regulations that may affect the design of such facilities. Where a conflict occurs, the more stringent provision shall apply.

All interior roads will be designed in accordance with the AASHTO Standards. All roads will be designed to the FDOT Type-SP Asphaltic Concrete standards for heavy vehicle traffic and will be designed for a 20-year life. The proposed roads will be designed for a WB-50 AASHTO design vehicle (intermediate semitrailers). This design vehicle includes normal chemical and material delivery vehicles, normal sludge hauling vehicles, and occasional septage and FOG hauling vehicles. All roads and potential turning clearances will be laid out using turning radius templates developed by FDOT and the FHWA.

Per North St Lucie River Water Control District (NSLRWCD) criteria, the minimum site perimeter elevations shall be at least the 25 year-three-day zero discharge stage. Site runoff up to such stage level may not overflow into any adjacent property unless a permanent drainage easement is obtained.

Off-site discharge shall be limited to 2-inches per day per acre per a 24-hour period calculated by NSLRWCD methods and accepted by the SFWMD and FDEP. Additionally, for all drainage connections, the project must recover to the design control elevation within 12 days of a storm event.

When completed, the site will consist of approximately over 3.7 acres of open and closed roof spaces, 4.6 acres of roadways, parking and sidewalks, and 16.7 acres of green space/water management areas to support

multiple processes on the site including an Administration and Maintenance Building, Pretreatment (Influent Screening and Grit Removal), Secondary Treatment (SBR Process), Blower Building with common wall electrical and generator rooms, Tertiary Filters, Chlorine Contact Chambers, Chemical Storage Facility (Bulk Sodium Hypochlorite), Aerated Sludge Holding, Biosolids Processing, High Level Disinfection (HLD) Reuse Storage Tank (for cooling tower blowdown and onsite plant service water), and Industrial and Municipal Deep Wells with Pump Station.

The architectural design will include a new combined Operations and Maintenance (O&M) Building with additional Blower, Electrical and other ancillary structures. The buildings at the FPUA Mainland WRF site will be designed to serve the specific needs of each facility while using unifying simple geometries, highly durable materials, flat roofs, and similarly designed exterior façade treatments. Each building will be constructed of integrally colored concrete masonry unit (CMU) walls with horizontal accent bands in conjunction with smooth-face and split-face CMU finishes. Doors and windows will be anodized aluminum, hollow metal, or fiber reinforced plastic (FRP) in coordinating colors. Windows will be low-e, insulated, and tinted in a coordinating accent color. Roofs for each facility will be a low-slope membrane roofing with overhanging eaves. Fascia, soffit and gutter, and downspout materials will coordinate with roof and wall colors and be made of prefinished metals.

The governing building code used for the FPUA Mainland Water Reclamation Facility Project is the Florida Building Code, 2020 edition with St. Lucie County amendments, and the Florida Fire Prevention Code, 2020 edition. The design will provide the strength, serviceability, or quality standards as required by the governing code. The Florida Building Code consists of the Building Code, Residential Code, Existing Building Code, Plumbing Code, Fuel Gas Code, Mechanical Code, Test Protocols, Accessibility Code, and Energy Conservation Code. Structures for this project will be designed to meet the Building Code requirements as well as the St. Lucie County Code of Ordinances.

The operations portion of the O&M Building will be accessed by employees and visitors. Therefore, spaces and elements will be designed to be inclusive and be approached, entered, and exit by everyone. Design will meet ANSI, OSHA, the ADA standards, and the Florida Accessibility Building Code requirements. The maintenance portion of the O&M Building will not be accessed by the public. Although this portion may not be required to be accessible, all entry/egress doors will be sized to meet accessibility codes and level landings will be installed outside the exterior doors.

The typical building materials and components are listed below:

1. <u>Exterior Walls</u>

    - CMU insulated cavity wall system with split-faced and ground-faced integrally colored CMU veneer, with accent bands
    - Precast concrete windowsills

2. <u>Roofs</u>

    - Low-Slope
        - Hollow-core concrete plank panels
        - Single-slope, membrane roofing over cover board & rigid insulation

    - Prefinished aluminum soffit, gutters, and downspouts
    - Aluminum self-draining canopy systems at entry area and exterior ice machine area
  - Prefinished metal canopies at exterior doors

3. Exterior Doors
   - Aluminum doors and frames: insulated and impact-resistant
   - Prefinished metal overhead coiling doors: insulated with vision lights (may not meet impact-resistance requirements) Manually operated
   - Door Hardware: Access control via electronic card readers, per FPUA's security standards
4. Exterior Windows & Louvers
   - Vision Windows: Impact-resistant, tinted insulated, low-e glass in prefinished metal or aluminum frame
   - Translucent Windows: Impact-resistant translucent lights in high-bay areas
   - Louvers: Impact-resistant prefinished metal louvers with bird screens

The items as requested in the Design Review Application Checklist are included along with this application. In general, The Mainland WRF will be located in an existing industrial park. The proposed Architecture of the facility will be an enhancement to the existing power plant and cement batch plant. The only existing structures on the property are the two existing deep injection wells. One of which is in operation and being utilized by the TCEC and St. Lucie County. These wells are required for the disposal of reuse water that can not be utilized by the TCEC for cooling tower blowdown.

BOUNDARY, TOPORAPHIC & TREE SURVEY

PREPARED FOR

FPUA
COMMUNITY PROUD

FORT PIERCE UTILITIES AUTHORITY

LYING IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,

PROPERTY ADDRESS:
4515 Energy Lane, Fort Pierce, FL 34981

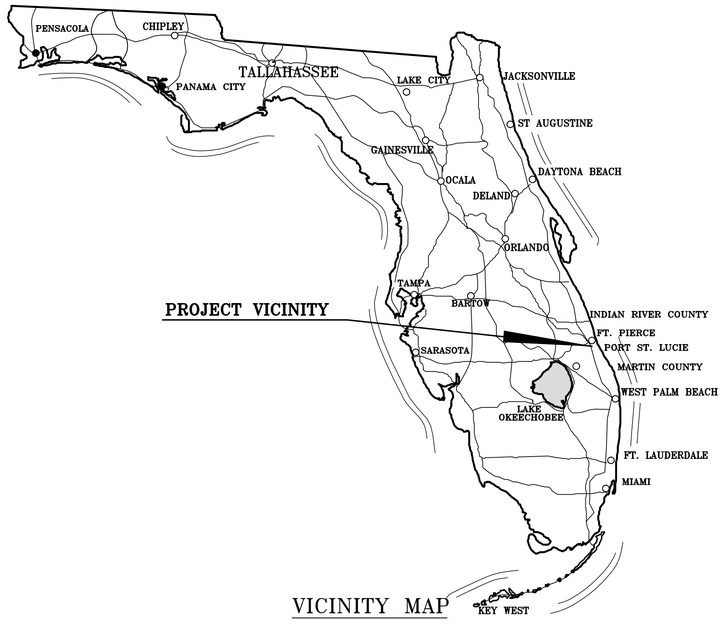
LEGAL DESCRIPTION:

A PORTION OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID SECTION 31, THENCE SOUTH 89°59'33" WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 2215.00 FEET TO THE NORTHWEST CORNER OF THE EAST 2215.00 FEET (SAID EASE 2215.00 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 31), OF THE SOUTH 1/2 OF SAID SECTION 31; THENCE SOUTH 00°03'55" WEST ALONG THE WEST LINE OF THE SAID EAST 2215.00 FEET OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 53.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101 AND THE POINT OF BEGINNING (P.O.B.) OF THE HEREIN DESCRIBED PARCEL:

FROM THE SAID POINT OF BEGINNING THENCE CONTINUE SOUTH 00°03'55" WEST ALONG THE WEST LINE OF THE EAST 2215.00 FEET OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 983.17 FEET; THENCE SOUTH 89°59'33" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 31, A DISTANCE OF 1180.27 FEET; THENCE NORTH 45°15'45" WEST, A DISTANCE OF 334.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A 200 FOOT WIDE RIGHT-OF-WAY FOR THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 44°44'15" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1055.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL NO. 101; THENCE NORTH 89°59'33" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.18 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°02'19" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL NO. 101, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°59'33" EAST ALONG THE SOUTH RIGHT-OF-WAY LING OF SAID CANAL NO. 101, A DISTANCE OF 426.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.03 ACRES MORE OR LESS BY CALCULATION OF THIS LEGAL DESCRIPTION.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1) The last date of data acquisition was February 28, 2022
2) This survey was prepared in accordance with the "Standards of Practice:, as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.050 through 5j-17.053, of the Florida Administrative Code. Additional scope may be required for submittal to jurisdictional agencies.
3) This survey map and/or report or copies thereof are not valid without the signature and the original raised seal or digital signature of a Florida Licensed Surveyor and Mapper.
4) 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.
5) The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, ease zone, North American Datum of 1983. The bearings shown hereon are based on the West line of Lot 4, Treasure Coast Business Park, recorded in Plat Book 64, Page 36, St. Lucie County having a bearing of South 00°04'15" West.
6) Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88), as established by St. Lucie County benchmark "Roger" (Saint Lucie County 1999 vertical control disk in concrete 42 feet plus or minus east of the east edge of pavement of Selvitz Road, mark is located at the intersection of Glades Cutoff and Selvitz Road.), having a published elevation of 13.69'. Local site Benchmark is the top of a 5/8" iron rod and cap "LB4286", located 50'± north of the southwest property corner of the subject parcel. Based on NOAA's NGS Coordinate Conversion and Transformation Tool add 1.50' to convert to NGVD29.
7) All distances shown hereon are in U.S. Survey Feet.
8) Aerial imagery shown hereon was obtained from FDOT and is shown for information purposes. The imagery was acquired in 2021.
9) This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute of a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10) The description of the land contained in this boundary survey is based on the description recorded in Official Records Book 816, Page 1137.
11) This survey delineates the boundary location according to the legal description, but does not determine ownership or property rights.
12) Underground improvements, if any, were not located except as shown.
13) Interior improvements, if any, were not located except as shown.
14) Symbols shown hereon are not to scale.
15) The trees shown hereon were not prepared with the benefit of an arborist. Tree specimen nomenclature is generally common (oak, palm, pine, etc.). Consult with an arborist for further classification.
16) The property shown hereon is located within areas having Flood Zone Designation of "X", as shown on Flood Rate Map Number 12111C0169 J, map revised February 16, 2012, and 12111C0188 K, map revised February 19, 2020, St. Lucie County, State of Florida, which are the current Flood Insurance Rate Maps for the community in which said premises is situated.
17) The features shown hereon were acquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for an expected horizontal accuracy of 0.10'.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

PREPARED BY
CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 | FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

FILE NAME: 22-017 4515 Energy Ln - Boundary Topo.dwg

LEGEND

(BB) = BASIS OF BEARINGS
CL = CENTERLINE
(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
C.M. = CONCRETE MONUMENT
COR. = CORNER
(D) = DEED INFORMATION
DOC. = DOCUMENT
EJB = ELECTRIC JUNCTION BOX
FND. = FOUND
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
IR/C = IRON ROD AND CAP
L.B. = LICENSED BUSINESS
(M) = MEASURED DATA
MON. = MONUMENT
O.R.B. = OFFICIAL RECORDS BOOK
OHU = OVERHEAD UTILITIES
(P) = PLAT DATA
PP = POWER POLE
P.B. = PLAT BOOK
PG. = PAGE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PLS = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RGE. = RANGE
T.O.B. = TOP OF BANK
TWP. = TOWNSHIP
(7) = TITLE EXCEPTION NO. (TYPICAL)
= MONUMENT AS NOTED
= CONCRETE MONUMENT AS NOTED
= SET 5/8" IR WITH 3" ALUMINUM CAP L.B. 4286-CONTROL POINT
= SECTION CORNER
= 1/4 SECTION CORNER
= CONCRETE POWER POLE
= WOOD POWER POLE
(W) = MONITORING WELL
—OE— = OVERHEAD UTILITIES
—X— = FENCE
= PALM TREE
= OAK TREE
= WATER METER
= SANITARY VALVE
= GUY ANCHOR
= WATER VALVE
(S) = SEWER MANHOLE

GRAPHIC SCALE
0 30 60 120
SCALE: 1" = 60'

NORTH

CANAL NO. 101
106' RIGHT-OF-WAY

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY
Parcel ID: 2431-111-0002-000-5
FLORIDA EAST COAST RAILROAD

EASTERLY R/W OF F.E.C.R.R.

N44°45'21"E 1056.77' (M.)
N44°45'21"E 1055.12' (D.)

RAILROAD TRACKS

POC
N.E. CORNER OF S. 1/2 OF SECTION 31

N.W. CORNER OF THE EAST 2,215 FEET

NORTH LINE OF THE SOUTH 1/2 OF SECTION 31
N89°59'21"W 2215.00' (M.)
S89°59'33"W 2215.00' (D.)

S0°04'15"W 53.50' (M.)
S0°03'55"W 53.50' (D.)

SOUTH R/W LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101

FND 5/8 IRC 4286

EAST LINE OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST

WEST LINE OF THE EAST 2215.00 FEET OF SECTION 31

S0°04'15"W 983.17' (M.)(BEARING BASE)
S0°03'55"W 983.17' (D.)

WEST LIMITS OF PLAT

T.O.B.
N89°59'33"E 250.18' (D.)

SET 5/8" IR/C LB 4286
FND NAIL IN STUMP
S89°59'21"E 248.80' (M.)

S0°03'25"W 3.00' (M.)
S0°02'19"W 3.00' (D.)

T.O.B.
N89°59'33"E 426.29' (D.)
S89°59'21"E 426.29' (M.)

P.O.B.

10" RUBBER PIPE TOP EL.=16.37

10" RUBBER PIPE TOP EL.=16.41

Monitoring Well

TEST BORE-1
TEST BORE-2
TEST BORE-3
TEST BORE-4
TEST BORE-5
TEST BORE-6
TEST BORE-7
TEST BORE-8
TEST BORE-9
TEST BORE-10
TEST BORE-11
TEST BORE-12
TEST BORE-13

PANEL NO. 1211C0169 J
PANEL NO. 1211C0188 K

TREASURE COAST BUISNESS PARK
PLAT BOOK 64, PGS 36 THROUGH 42

LOT 4
VACANT

Parcel ID: 2431-422-0001-000-3
CITY OF FORT PIERCE
FORT PIERCE UTILITIES AUTHORIY
O.R. Book 816, Page 1137

VACANT
CONTAINING 25.03 ACRES
(1,090,410.91 SQ. FT)
MORE OR LESS

WATER PAINT MARK (TYPICAL)

7' CHAIN LINK FENCE 19.88'S.E.

FND NAIL IN WOOD POST 1.4'E., 2.6'N.

Monitoring Well (TYPICAL)

ELECTRIC PAD EL.=22.1'

LIFT STATION EL.=22.1'

WELL PAD EL.=22.1'

CONC. PUMP PAD EL.=22.2'

7' CHAIN LINK FENCE

7' CHAIN LINK FENCE 26.0'S.W.

GATE

N45°14'39"W 334.68' (M.)
N45°15'45"W 334.68' (D.)

7' CHAIN LINK FENCE 13.63' N.E.

SET 5\8 IRC 4286 BENCHMARK EL.=20.01'

4IN PVC TOP EL.=18.54"

4IN PVC BEND TOP EL.=17.84'

4" WATER LINE

4IN PVC TOP EL.=17.62'

4IN PVC TOP EL.=18.22'

4" WATER PIPE

4IN PVC TOP EL.=17.46'

OVERHEAD ELECTRICAL

12' DIRT ROAD

FPL TRANSFORMER

SET 5/8" IR/C LB 4286

N89°59'21"W 1180.27' (M.)
S89°59'33"W 1180.27' (D.)

7' CHAIN LINK FENCE 26.44'S.

Parcel ID: 2431-331-0001-000-4
FLORIDA MUNICIPAL POWER AGENCY
O.R. Book 2009, Page 463

Parcel ID: 2431-341-0001-000-5
FLORIDA MUNICIPAL POWER AGENCY
O.R. Book 2111, Page 1046

fnd pkd pcp 4286
N61°17'01"E 89.51'
FND PKD PCP 4286

ENERGY LANE (POSTED)
ENERGY DRIVE (PLATTED)
80' RIGHT-OF-WAY

R=750.00'
Δ=27°39'08"
L=361.97'

FND 5/8 IRC 4286

PAVEMENT

N56°22'06"W 17.31'
FND PKD PCP 4286

SAN MH

FND 4x4 CM 4286

LOT 6
VACANT

Graphics

COMPUTER FILE REF.	FIELD BK./PG.
22-017 Energy Ln - Boundary Topo.dwg	2201-15

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	GA	2-28-22
CALCS.	–	
DRAWN	JDJ	3-9-22
DETAILED	LEH	3-11-22
CHECKED	JDJ	3-16-22
APPROVED	TPK	3-16-22

Boundary, Topographic & Tree Survey

PREPARED FOR

Florida Power & Light Company

DATE: 3/16/2022
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-017
SHEET 2 of 2

MILLER LEGG

July 22, 2022

Dear Mr. Schuman:

The site was reviewed by Miller Legg qualified biologists on 6/24/22. It was determined that site may contain jurisdictional wetlands, and applications have been prepared to submit to Florida Department of Environmental Protection (FDEP) to address state jurisdictional and wetland permitting requirements, as well as the Federal 404 US Army Corps of Engineers (ACOE) permitting process that FDEP now administers. This project was determined to be covered under the MOA with ACOE to be reviewed by FDEP. Native soils map / report is attached. Wildlife observed consisted of wading birds, no specific protected wildlife species or habitat was observed.

Should you have any questions, please do not hesitate to contact me **at (561) 537-4617 or dlarson@millerlegg.com.**

Best regards,



Dylan Larson, PWS, CEP
Vice President

South Florida Office: 5747 N Andrews Way • Fort Lauderdale, Florida 33309-2364
(954) 436-7000 • Fax: (954) 493-6539
www.millerlegg.com

EOE / DFW

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for St. Lucie County, Florida



June 21, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:4,190 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	27.6	34.0%
13	Floridana sand, frequently ponded, 0 to 2 percent slopes	0.5	0.7%
21	Lawnwood and Myakka sands	33.7	41.6%
26	Oldsmar sand, depressional	5.1	6.3%
44	Tantile and Pomona sands	14.1	17.4%
Totals for Area of Interest		**81.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

2—Ankona and Farmton sands

Map Unit Setting

National map unit symbol: 1jptv
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Ankona and similar soils: 50 percent
Farmton and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ankona

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 11 inches: sand
E - 11 to 38 inches: sand
Bh - 38 to 48 inches: loamy sand
Btg - 48 to 57 inches: sandy loam
Cg - 57 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Farmton

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 7 inches: sand
E - 7 to 34 inches: sand
Bh - 34 to 50 inches: sand
Btg - 50 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Electra

Percent of map unit: 4 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Waveland

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

13—Floridana sand, frequently ponded, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sm56
Elevation: 0 to 140 feet
Mean annual precipitation: 46 to 58 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Floridana and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Floridana

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 21 inches: sand
Eg - 21 to 25 inches: sand
Btg - 25 to 60 inches: sandy clay loam
BCg - 60 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Minor Components

Winder

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Felda

Percent of map unit: 4 percent
Landform: Depressions on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Tomoka

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL), Freshwater Marshes and Ponds (R155XY010FL)

Hydric soil rating: Yes

Anclote

Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave, linear
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

21—Lawnwood and Myakka sands

Map Unit Setting

National map unit symbol: 1jpvg
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Lawnwood and similar soils: 41 percent
Myakka and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lawnwood

Setting

Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 8 inches: sand
E - 8 to 28 inches: sand
Bh1 - 28 to 52 inches: sand
Bh2 - 52 to 58 inches: sand
C - 58 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 10 to 31 inches to ortstein
Drainage class: Poorly drained
Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Myakka

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: sand
E - 7 to 27 inches: sand
Bh - 27 to 38 inches: sand
C - 38 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Electra

Percent of map unit: 7 percent
Landform: Knolls on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Ankona

Percent of map unit: 7 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Waveland

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

26—Oldsmar sand, depressional

Map Unit Setting

National map unit symbol: 1jpvm
Elevation: 0 to 30 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Oldsmar and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Oldsmar

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 32 inches: sand
Bh - 32 to 42 inches: sand
Btg - 42 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)
Hydric soil rating: Yes

Minor Components

Riviera

Percent of map unit: 10 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
Hydric soil rating: Yes

44—Tantile and Pomona sands

Map Unit Setting

National map unit symbol: 1jpw6
Elevation: 0 to 120 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Tantile and similar soils: 45 percent
Pomona and similar soils: 43 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tantile

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
Eg - 5 to 26 inches: sand
Bh - 26 to 34 inches: sand
Bt - 34 to 49 inches: loamy sand
E'g - 49 to 69 inches: sand
Btg - 69 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 18 to 31 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Pomona

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: sand
E - 5 to 26 inches: sand
Bh - 26 to 39 inches: sand
E' - 39 to 51 inches: sand
Btg - 51 to 72 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Hydric soil rating: No

Ankona

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Pepper

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

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Project Description

The Fort Pierce Utilities Authority (FPUA) will decommission the Island Water Reclamation Facility (Island WRF), located on South Hutchinson Island, and build a new WRF on FPUA owned property adjacent to the Treasure Coast Energy Center (TECE) in Fort Pierce, FL. The Island WRF has been in its current configuration since 1986 and would require significant upgrades if not relocated. Flow from the FPUA Island WRF service area will be redirected to the new facility, referred to as the Mainland WRF herein. **Figure 1** shows the location of the existing Island WRF and the new Mainland WRF.

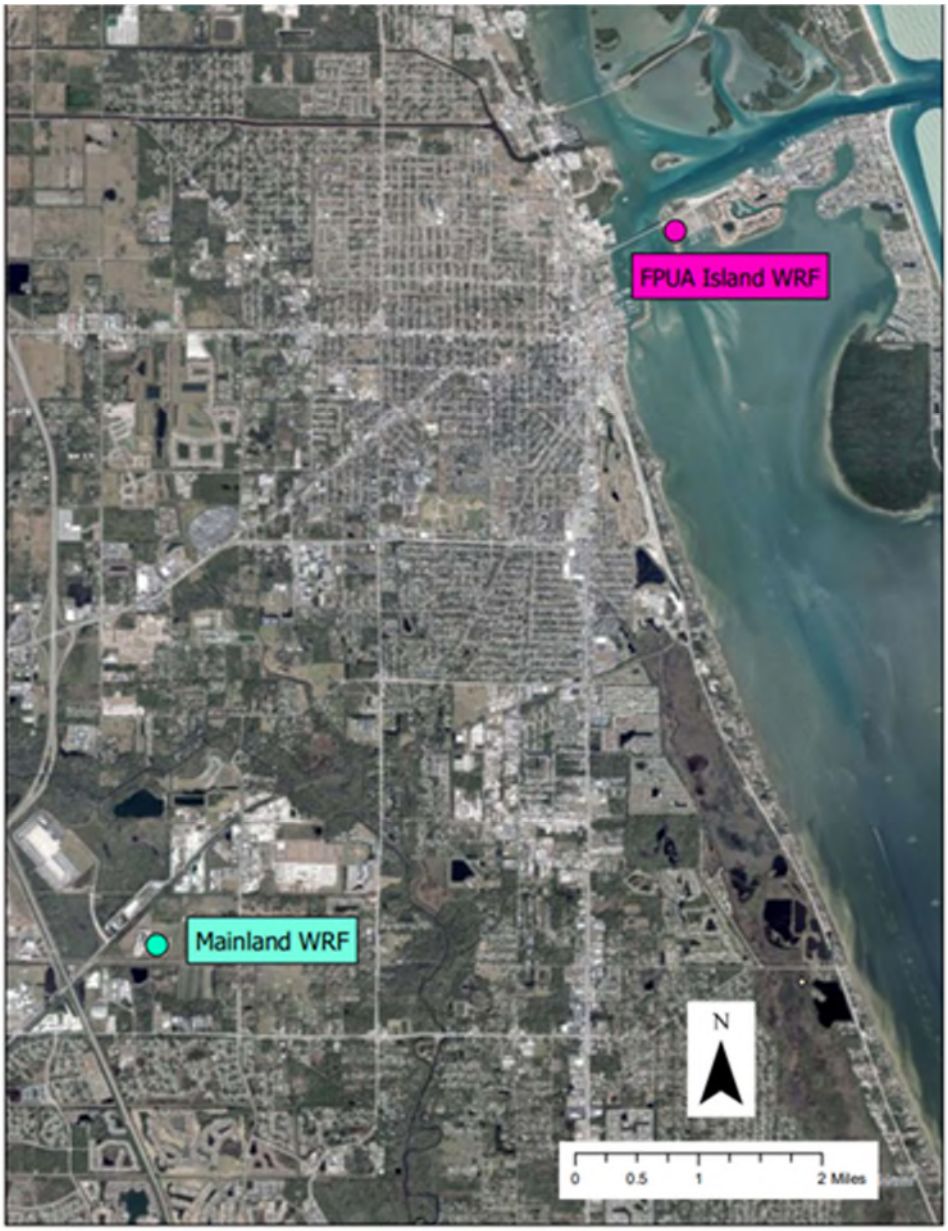


Figure 1: Location of the FPUA Island WRF and Mainland WRF

The Mainland WRF will be located at 4515 Energy Lane, Fort Pierce, St. Lucie County, Florida in Section 31; Township 35 South; Range 40 East. The site consists of approximately 25.02 acres and is bordered on its east and west by the Midway Industrial Park and FEC Railroad, respectively and is bordered on its north and south by the North St. Lucie River Control District's (NSLRWCD) Canal No. 101 and Florida Municipal Power Agency (Treasure Coast Energy Center, TCEC), respectively.

The existing site is zoned I1 (Light Industrial). This zoning allows uses associated with Utilities as a Conditional Use. The setback requirements and building heights within I1 are as follows:

- Front – 15 feet
- Side – 15 feet
- Rear – 15 feet
- Building Height – Unlimited

The proposed civil site work will include but is not limited to clearing, grubbing and removal of organic materials and replacement with compacted select fill material from an off-site borrow pit and or on-site proposed wet/dry retention/detention system; backfill with compacted suitable fill material; installation of asphalt pavement in parking areas and roadways; installation of inlets, manholes, baffles, pipes, roof leaders, splash pads, and swales necessary to convey stormwater runoff to on-site wet/dry retention areas; the installation of electrical duct banks; process piping; and extension of existing utilities into the site in support of the proposed project.

The Site Development requirements shall comply with the standards in the Florida Department of Transportation (FDOT), Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook), the American Association of Highway and Traffic Officials (AASHTO) Standards, the Federal Highway Administration (FHWA), the rules of the City of Fort Pierce (COFP) Technical Specifications and Details and any other statutory regulations that may affect the design of such facilities. Where a conflict occurs, the more stringent provision shall apply.

All interior roads will be designed in accordance with the AASHTO Standards. All roads will be designed to the FDOT Type-SP Asphaltic Concrete standards for heavy vehicle traffic and will be designed for a 20-year life. The proposed roads will be designed for a WB-50 AASHTO design vehicle (intermediate semitrailers). This design vehicle includes normal chemical and material delivery vehicles, normal sludge hauling vehicles, and occasional septage and FOG hauling vehicles. All roads and potential turning clearances will be laid out using turning radius templates developed by FDOT and the FHWA.

Per North St Lucie River Water Control District (NSLRWCD) criteria, the minimum site perimeter elevations shall be at least the 25 year-three-day zero discharge stage. Site runoff up to such stage level may not overflow into any adjacent property unless a permanent drainage easement is obtained.

Off-site discharge shall be limited to 2-inches per day per acre per a 24-hour period calculated by NSLRWCD methods and accepted by the SFWMD and FDEP. Additionally, for all drainage connections, the project must recover to the design control elevation within 12 days of a storm event.

When completed, the site will consist of approximately over 3.7 acres of open and closed roof spaces, 4.6 acres of roadways, parking and sidewalks, and 16.7 acres of green space/water management areas to support

multiple processes on the site including an Administration and Maintenance Building, Pretreatment (Influent Screening and Grit Removal), Secondary Treatment (SBR Process), Blower Building with common wall electrical and generator rooms, Tertiary Filters, Chlorine Contact Chambers, Chemical Storage Facility (Bulk Sodium Hypochlorite), Aerated Sludge Holding, Biosolids Processing, High Level Disinfection (HLD) Reuse Storage Tank (for cooling tower blowdown and onsite plant service water), and Industrial and Municipal Deep Wells with Pump Station.

The architectural design will include a new combined Operations and Maintenance (O&M) Building with additional Blower, Electrical and other ancillary structures. The buildings at the FPUA Mainland WRF site will be designed to serve the specific needs of each facility while using unifying simple geometries, highly durable materials, flat roofs, and similarly designed exterior façade treatments. Each building will be constructed of integrally colored concrete masonry unit (CMU) walls with horizontal accent bands in conjunction with smooth-face and split-face CMU finishes. Doors and windows will be anodized aluminum, hollow metal, or fiber reinforced plastic (FRP) in coordinating colors. Windows will be low-e, insulated, and tinted in a coordinating accent color. Roofs for each facility will be a low-slope membrane roofing with overhanging eaves. Fascia, soffit and gutter, and downspout materials will coordinate with roof and wall colors and be made of prefinished metals.

The governing building code used for the FPUA Mainland Water Reclamation Facility Project is the Florida Building Code, 2020 edition with St. Lucie County amendments, and the Florida Fire Prevention Code, 2020 edition. The design will provide the strength, serviceability, or quality standards as required by the governing code. The Florida Building Code consists of the Building Code, Residential Code, Existing Building Code, Plumbing Code, Fuel Gas Code, Mechanical Code, Test Protocols, Accessibility Code, and Energy Conservation Code. Structures for this project will be designed to meet the Building Code requirements as well as the St. Lucie County Code of Ordinances.

The operations portion of the O&M Building will be accessed by employees and visitors. Therefore, spaces and elements will be designed to be inclusive and be approached, entered, and exit by everyone. Design will meet ANSI, OSHA, the ADA standards, and the Florida Accessibility Building Code requirements. The maintenance portion of the O&M Building will not be accessed by the public. Although this portion may not be required to be accessible, all entry/egress doors will be sized to meet accessibility codes and level landings will be installed outside the exterior doors.

The typical building materials and components are listed below:

1. <u>Exterior Walls</u>

    - CMU insulated cavity wall system with split-faced and ground-faced integrally colored CMU veneer, with accent bands
    - Precast concrete windowsills

2. <u>Roofs</u>

    - Low-Slope
        - Hollow-core concrete plank panels
        - Single-slope, membrane roofing over cover board & rigid insulation

    - Prefinished aluminum soffit, gutters, and downspouts
    - Aluminum self-draining canopy systems at entry area and exterior ice machine area
  - Prefinished metal canopies at exterior doors

3. Exterior Doors
   - Aluminum doors and frames: insulated and impact-resistant
   - Prefinished metal overhead coiling doors: insulated with vision lights (may not meet impact-resistance requirements) Manually operated
   - Door Hardware: Access control via electronic card readers, per FPUA's security standards
4. Exterior Windows & Louvers
   - Vision Windows: Impact-resistant, tinted insulated, low-e glass in prefinished metal or aluminum frame
   - Translucent Windows: Impact-resistant translucent lights in high-bay areas
   - Louvers: Impact-resistant prefinished metal louvers with bird screens

The items as requested in the Design Review Application Checklist are included along with this application. In general, The Mainland WRF will be located in an existing industrial park. The proposed Architecture of the facility will be an enhancement to the existing power plant and cement batch plant. The only existing structures on the property are the two existing deep injection wells. One of which is in operation and being utilized by the TCEC and St. Lucie County. These wells are required for the disposal of reuse water that can not be utilized by the TCEC for cooling tower blowdown.

LEGEND

(BB) = BASIS OF BEARINGS
CL = CENTERLINE
(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
C.M. = CONCRETE MONUMENT
COR. = CORNER
(D) = DEED INFORMATION
DOC. = DOCUMENT
EJB = ELECTRIC JUNCTION BOX
FND. = FOUND
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
IR/C = IRON ROD AND CAP
L.B. = LICENSED BUSINESS
(M) = MEASURED DATA
MON. = MONUMENT
O.R.B. = OFFICIAL RECORDS BOOK
OHU = OVERHEAD UTILITIES
(P) = PLAT DATA
PP = POWER POLE
P.B. = PLAT BOOK
PG. = PAGE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PLS = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RGE. = RANGE
T.O.B. = TOP OF BANK
TWP. = TOWNSHIP
(7) = TITLE EXCEPTION NO. (TYPICAL)
= MONUMENT AS NOTED
= CONCRETE MONUMENT AS NOTED
= SET 5/8" IR WITH 3" ALUMINUM CAP L.B. 4286-CONTROL POINT
= SECTION CORNER
= 1/4 SECTION CORNER
= CONCRETE POWER POLE
= WOOD POWER POLE
(W) = MONITORING WELL
—OE— = OVERHEAD UTILITIES
—X— = FENCE
= PALM TREE
= OAK TREE
= WATER METER
= SANITARY VALVE
= GUY ANCHOR
= WATER VALVE
= SEWER MANHOLE

GRAPHIC SCALE
0 30 60 120
SCALE: 1" = 60'

NORTH

GLADES CUTOFF ROAD
100' RIGHT-OF-WAY
R/W LINE
R/W LINE

FLORIDA EAST COAST RAILROAD
200' RIGHT-OF-WAY
Parcel ID: 2431-111-0002-000-5
FLORIDA EAST COAST RAILROAD
EASTERLY R/W OF F.E.C.R.R.
N44°45'21"E 1056.77' (M.)
N44°45'15"E 1055.12' (D.)
RAILROAD TRACKS

CANAL NO. 101
106' RIGHT-OF-WAY
SOUTH R/W LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101

T.O.B.
N89°59'33"E 250.18' (D.)
FND NAIL IN STUMP
SET 5/8" IR/C LB 4286
S89°59'21"E 248.80' (M.)
S0°03'25"W 3.00' (M.)
S0°02'19"W 3.00' (D.)
T.O.B.
N89°59'33"E 426.29' (D.)
S89°59'21"E 426.29' (M.)
P.O.B.
S0°04'15"W 53.50' (M.)
S0°03'55"W 53.50' (D.)
FND 5/8 IRC 4286
10" RUBBER PIPE TOP EL.=16.37'
10" RUBBER PIPE TOP EL.=16.41'

N.W. CORNER OF THE EAST 2,215 FEET
NORTH LINE OF THE SOUTH 1/2 OF SECTION 31
N89°59'21"W 2215.00' (M.)
S89°59'33"W 2215.00' (D.)
POC
N.E. CORNER OF S. 1/2 OF SECTION 31
EAST LINE OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST
WEST LINE OF THE EAST 2215.00 FEET OF SECTION 31
S0°04'15"W 983.17' (M.)(BEARING BASE)
S0°03'55"W 983.17' (D.)

PANEL NO. 1211C0169 J
PANEL NO. 1211C0188 K

Monitoring Well
TEST BORE-1
TEST BORE-2
TEST BORE-3
TEST BORE-4
TEST BORE-5
TEST BORE-6
TEST BORE-7
TEST BORE-8
TEST BORE-9
TEST BORE-10
TEST BORE-11
TEST BORE-12
TEST BORE-13
12' DIRT ROAD

TREASURE COAST BUISNESS PARK
PLAT BOOK 64, PGS 36 THROUGH 42
LOT 4
VACANT

Parcel ID: 2431-422-0001-000-3
CITY OF FORT PIERCE
FORT PIERCE UTILITIES AUTHORIY
O.R. Book 816, Page 1137
VACANT
CONTAINING 25.03 ACRES
(1,090,410.91 SQ. FT)
MORE OR LESS

WATER PAINT MARK (TYPICAL)
7' CHAIN LINK FENCE 19.88'S.E.
Monitoring Well (TYPICAL)
WELL
FND NAIL IN WOOD POST 1.4'E., 2.6'N.
ELECTRIC PAD EL.=22.1'
LIFT STATION EL.=22.1'
WELL PAD EL.=22.1'
7' CHAIN LINK FENCE
7' CHAIN LINK FENCE 26.0'S.W.
CONC. PUMP PAD EL.=22.2'
GATE
N45°14'39"W 334.68' (M.)
N45°15'45"W 334.68' (D.)
7' CHAIN LINK FENCE 13.63' N.E.
SET 5\8 IRC 4286 BENCHMARK EL.=20.01'
4IN PVC TOP EL.=18.54"
4IN PVC BEND TOP EL.=17.84'
4" WATER LINE
4IN PVC TOP EL.=17.62'
4IN PVC TOP EL.=18.22'
4" WATER PIPE
4IN PVC TOP EL.=17.46'
OVERHEAD ELECTRICAL
FPL TRANSFORMER
SET 5/8" IR/C LB 4286
N89°59'21"W 1180.27' (M.)
S89°59'33"W 1180.27' (D.)
7' CHAIN LINK FENCE 26.44'S.

Parcel ID: 2431-331-0001-000-4
FLORIDA MUNICIPAL POWER AGENCY
O.R. Book 2009, Page 463

Parcel ID: 2431-341-0001-000-5
FLORIDA MUNICIPAL POWER AGENCY
O.R. Book 2111, Page 1046

WEST LIMITS OF PLAT

fnd pkd pcp 4286
N61°17'01"E 89.51'
FND PKD PCP 4286
ENERGY LANE (POSTED)
ENERGY DRIVE (PLATTED)
80' RIGHT-OF-WAY
R=750.00'
Δ=2°39'08"
L=361.97'
FND 5/8 IRC 4286
N56°22'06"W 17.31'
FND PKD PCP 4286
FND 4x4 CM 4286
PAVEMENT
LOT 6
VACANT

Site Plan Photo Key Map

Graphics

COMPUTER FILE REF.	FIELD BK./PG.
22-017 Energy Ln -	2201-15
Boundary Topo.dwg	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	GA	2-28-22
CALCS.	–	
DRAWN	JDJ	3-9-22
DETAILED	LEH	3-11-22
CHECKED	JDJ	3-16-22
APPROVED	TPK	3-16-22

Boundary, Topographic & Tree Survey

PREPARED FOR

Florida Power & Light Company

DATE: 3/16/2022
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 22-017
SHEET 2 of 2


NO
TAILGATING
TAILGATING WILL
RESULT IN VEHICLE
DAMAGE BY GATE ARM

Photo 1


Photo 2


Photo 3



Photo 4


Photo 5


Photo 6


Photo 7


Photo 8


Photo 9


Photo 10


Photo 11

FORT PIERCE UTILITY AUTHORITIES
FORT PIERCE, FLORIDA

FPUA COMMUNITY PROUD

FORT PIERCE UTILITIES AUTHORITY

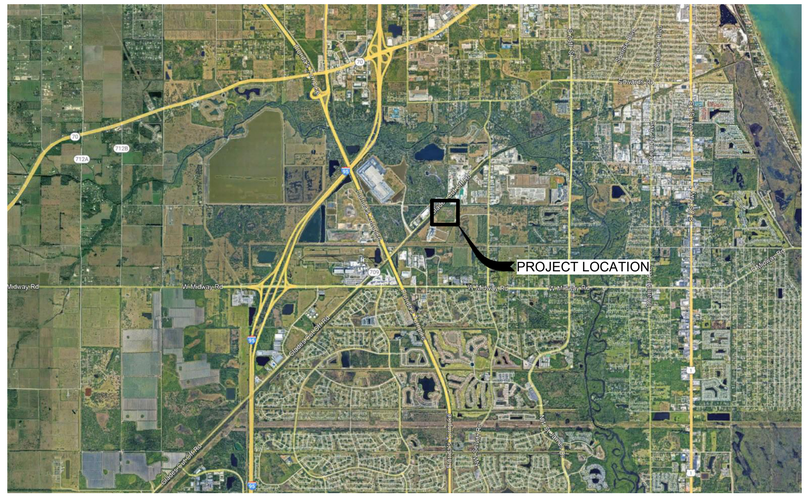
GLOBALTECH A DESIGN BUILD COMPANY | HASKELL

JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

HAZEN CONTRACT NO. 41163-000

JULY 2022



LOCATION PLAN

NOT TO SCALE

DRAWING INDEX

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G-00-02	OVERALL PROCESS FLOW DIAGRAM
G-00-03	PRELIMINARY TREATMENT PROCESS FLOW DIAGRAM
G-00-04	AQUANEREDA BASINS PROCESS FLOW DIAGRAM
G-00-05	DISC FILTERS PROCESS FLOW DIAGRAM
G-00-06	CHLORINE CONTACT CHAMBER PROCESS FLOW DIAGRAM
G-00-07	DISINFECTION FACILITY PROCESS FLOW DIAGRAM
G-00-08	RECLAIMED WATER STORAGE AND PUMPING PROCESS FLOW DIAGRAM
G-00-09	AERATED SLUDGE HOLDING TANK PROCESS FLOW DIAGRAM
G-00-10	SLUDGE DEWATERING PROCESS FLOW DIAGRAM
G-00-11	GST AND DEEP INJECTION WELL PS PROCESS FLOW DIAGRAM
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A-80-12	OPERATIONS AND MAINTENANCE BUILDING - PARTIAL FLOOR PLAN OPERATIONS 1ST
A-80-13	OPERATIONS AND MAINTENANCE BUILDING - PARTIAL FLOOR PLAN OPERATIONS 2ND
A-80-14	OPERATIONS AND MAINTENANCE BUILDING - ROOF PLAN
A-80-20	OPERATIONS AND MAINTENANCE BUILDING - ELEVATIONS
A-80-21	OPERATIONS AND MAINTENANCE BUILDING - ELEVATIONS
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M-05-05	HEADWORKS/DISTRIBUTION BOX - ISOMETRIC VIEW
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M-25-04	AQUANEREDA PROCESS BLOWER BUILDING - ISOMETRIC VIEW
M-35-01	TERITIARY FILTERS - EFFLUENT DISC FILTERS PLAN SECTIONS
M-40-01	CHLORINE CONTACT CHAMBER PLAN AND ISOMETRIC
M-40-02	CHLORINE CONTACT CHAMBER, ON-SITE REUSE AND TRANSFER PUMPS SECTIONS
M-45-01	DISINFECTION FACILITY BULK CHLORINE TANKS, CHLORINE METERING PUMP BLDG PLAN AND SECTIONS
M-50-01	RECLAIMED WATER STORAGE AND PUMPING 3.0 MG GROUND STORAGE TANK PLAN AND SECTION
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M-60-01	SOLIDS DEWATERING PROCESS SOLIDS BALANCE
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E-25-03	BLOWER BUILDING - GENERATOR ROOM PLAN
E-25-04	SWGR-MAIN SINGLE LINE AND ELEVATION
E-25-05	MCC-MAIN SINGLE LINE AND ELEVATION
E-25-06	SWBD-MAIN SINGLE LINE AND ELEVATION
E-60-01	SWBD-SLDS SINGLE LINE AND ELEVATION
E-75-01	ELECTRICAL BUILDING NO. 2 - OVERAL PLAN
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INSTRUMENTATION:

I-00-01	CONTROL SYSTEM ARCHITECTURE
I-00-02	CONTROL SYSTEM SITE PLAN

GLOBALTECH A DESIGN BUILD COMPANY

Hazen

HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

HASKELL ARCHITECTS AND ENGINEERS, P.A.

30% DESGN - DO NOT USE FOR CONSTRUCTION

ABBREVIATIONS

GENERAL

A/C	AIR CONDITIONER
AB	ANCHOR BOLT
AC	ASBESTOS CEMENT
ACP	AIR COMPRESSOR
ACT-MR	ACOUSTICAL CEILING TILE, MOISTURE RESISTANT
AD	AREA DRAIN
ADH	ADHESIVE
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AH	AIR HEATER
AHU	AIR HANDLING UNIT
AL, ALUM	ALUMINUM
ALLOW	ALLOWANCE/ALLOWABLE
ALT	ALTERNATE
APPROX	APPROXIMATE
AR	AIR RECEIVER
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
AT	ASPHALT TILE
ATF	AIR TERMINAL UNIT (FAN POWERED)
ATS	AUTOMATIC TRANSFER SWITCH
ATU	AIR TERMINAL UNIT
B	BORING
BC	BOILER CHEMICALS
BD	BOARD
BDD	BACKDRAFT DAMPER
BF	BLIND FLANGE
BFE	BOTTOM OF FITTING ELEV
BH	BASEBOARD HEATER
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK	BLOCK
BLW	BLOWER
BM	BENCH MARK
BOC	BACK OF CURB
BOM	BOTTOM OF MASONRY
BOT	BOTTOM
BRC	BRIDGE CRANE
BRG	BEARING
BRK	BRICK
BRL	BUILDING RESTRICTION LINE
BRZ	BRONZE
BT	BOLT
CB	CATCH BASIN
CBD	COUNTERBALANCE BACKDRAFT DAMPER
CC	COOLING COIL
C/C	CENTER TO CENTER
CCP	CIRCULATING PUMP
CD	CONTROL DAMPER
CDWP	CONDENSER WATER PUMP
CE	CONSTRUCTION EASEMENT
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CL	CENTERLINE
CLKG	CAULKING
CPLG	COUPLING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CON	CONCENTRIC
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUATION
CONTR	CONTRACTOR
CORP	CORPORATION
CP	CONCRETE PLANK OR CONTROL PANEL, OR CONTROL POINT
CPT	CONTROL POWER TRANSFORMER
CR	CONTROL RELAY
CRS	COURSE
CSP	CHEMICAL SERVICE PUMP
CSSP	CHEMICAL SERVICE SUMP PUMP
CST	CHEMICAL STORAGE TANK
CT	CERAMIC TILE
CTJ	CONTROL JOINT
CU	COPPER OR CONDENSING UNIT
CY	CUBIC YARD
DAD	DESICCANT AIR DRYER
DD	DESICCANT DRYER
DEC	DECANT
DEH	DEHUMIDIFIER
DEM	DEMISTER
DET	DETAIL
DF	DUCT FAN OR DRINKING FOUNTAIN
DIA OR Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISC	DISCONNECT
DISCH	DISCHARGE
DIST	DISTRIBUTION
DJ	DISMANTLING JOINT
DKC	DOOR OPERATOR (ELECTRIC)
DL	DEAD LOAD
DN	DOWN
DOZ	DOZEN
DP	DISTRIBUTION PANEL
DS	DISCONNECT SWITCH
D/S	DOWNSTREAM
DT	DAY TANK
DWG(S)	DRAWING(S)
DWL	DOWEL
EA	EACH
ECC	ECCENTRIC
ECH	ELECTRIC CABINET HEATER
ED	EQUIPMENT DRAIN
EDH	ELECTRIC DUCT HEATER
EDP	EMERGENCY DISTRIBUTION PANEL
EE	EACH END
EEW	EMERGENCY EYE WASH
EF	EACH FACE OR EXHAUST FAN
EFF	EFFLUENT
EHH	ELECTRICAL HANDHOLE
EL	ELEVATION
ELEC	ELECTRICAL
ELP	EMERGENCY LIGHTING PANEL
EMH	ELECTRICAL MANHOLE
ENGR	ENGINEER
ENT	ENTRANCE
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
EPP	EMERGENCY POWER PANEL
EPX	EPOXY
EQ	EQUAL
EQPT	EQUIPMENT
ERH	ELECTRIC WIRE ROPE HOIST
ES	EMERGENCY SHOWER OR EMERGENCY SWITCH
ES/EEW	EMERGENCY SHOWER AND EYEWASH
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXIST/EX	EXISTING
EXC	EXCAVATE
EXH	EXHAUST
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
F	FAN
FAB	FABRICATE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FC	FLUSHING CONNECTION
FCO	FLOOR CLEANOUT
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER/FLOW ELEMENT
FEF	FUME EXHAUST FAN
FH	FIRE HYDRANT
FIG	FIGURE
FIN	FINISH
FIX	FIXTURE
FL	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FLXC	FLEXIBLE CONNECTION
FM	FLOW METER
FOC	FIBER OPTICS CABLE
FPRF	FIREPROOF
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET OR FIN TUBE HEATER
FTG	FITTING
FURR	FURRING OR FURRED
G	GATE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GIH	GAS INFRARED HEATER
GPM	GALLONS PER MINUTE
GR	GRADE
GRTG	GRATING
GUH	GAS UNIT HEATER
GW	GUY WIRE
GWH	GAS WATER HEATER
GYP	GYPSUM
HB	HOSE BIBB
HC	HEATING COIL
HCP	HORIZONTAL END SUCTION CENTRIFUGAL PUMP
HDW	HARDWARE
HE	HEAT EXCHANGER
HEX	HEXAGONAL
HHRG	HYBRID HIGH RESISTANCE GROUNDING
HORIZ	HORIZONTAL
HP	HORSEPOWER OR HEAT PUMP
HPT	HIGH POINT
HRU	HEAT RECOVERY UNIT
HRG	HIGH RESISTANCE GROUNDING
HSCP	HORIZONTAL SPLIT CASE PUMP
HUM	HUMIDIFIER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HW	HEADWALL
HWB	HEATING WATER BOILER
HWCH	HEATING WATER CABINET HEATER
HWL	HIGH WATER LEVEL
HWP	HEATING WATER PUMP
HWY	HIGHWAY
HYD	HYDRAULIC
I	IRON
I&C	INSTRUMENTATION AND CONTROLS
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INCL	INCLUDED
INF	INFLUENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
IPP	INSTRUMENT POWER PANEL
JB	JUNCTION BOX
JCT	JUNCTION
JT	JOINT
L	LENGTH/ANGLE
LA	LINE AHEAD
LAB	LABORATORY
LAM	LAMINATED
LAT	LATERAL
LAV	LAVATORY
LB	POUND OR LINE BACK
LD	COMBINATION LOUVER/DAMPER
LF	LINEAR FEET
LG	LONG
LI	LEVEL INDICATOR
LIP	LIGHTING INDICATING PANEL
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LIGHTING PANEL
LPT	LOW POINT
LRG	LOW RESISTANCE GROUNDING
LS	LEVEL SWITCH
LTG	LIGHTING
LVR	LOUVER
LWL	LOW WATER LEVEL
MAINT	MAINTENANCE
MANUF	MANUFACTURER
MATL	MATERIAL
MAU	MAKE UP AIR HANDLING UNIT
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MCLU	MOTOR CONTROL LINE-UP
MECH	MECHANICAL
MET	METAL
MFR	MANUFACTURER
MFM	MAGNETIC FLOW METER
MG	MILLION GALLONS
MGD	MILLION GALLONS PER DAY
MJ	MECHANICAL JOINT
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
MO	MASONRY OPENING
MOD	MODIFY OR MODIFIED
MON	MONUMENT
MOPO	MAINTENANCE OF PLANT OPERATIONS
MOV	MOTOR OPERATED VALVE
MTD	MOUNTED
MTG	MOUNTING
MULT	MULTIPLE
N	NORTH
NA	NOT APPLICABLE
NAD '83	NORTH AMERICAN DATUM OF 1983
NAVD '88	NORTH AMERICAN VERTICAL DATUM OF 1988
NC	NORMALLY CLOSED
NF	NEAR FACE
NGVD '29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NIC	NOT IN CONTRACT
No.	NUMBER
NO	NORMALLY OPEN
NOM	NOMINAL
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERHEAD DOOR
OF	OUTSIDE FACE
OHE	OVERHEAD ELECTRIC
OML	OIL MIST LUBRICATOR
OPER	OPERATOR
OPNG	OPENING
OPP	OPPOSITE
ORF	OIL REMOVAL FILTER
ORIG	ORIGINAL
P&ID	PROCESS AND INSTRUMENTAION DIAGRAM
PAC	PACKAGED AIR CONDITIONING UNIT
PAR	PARALLEL
PC	POINT OF CURVE OR PIECE OR PERSONAL COMPUTER
PCC	POINT OF COMPOUND CURVE
PCF	POUNDS PER CUBIC FOOT
PE	PLAIN END
PERF	PERFORATED
PERP	PERPENDICULAR
PF	PROPELLER FAN
PI	POINT OF INTERSECTION
PL	PROPERTY LINE OR PLATE
PLC	PROGRAMMABLE LOGIC CONTROLLER
PLMB	PLUMBING
PNL	PANEL
PP	POWER PANEL OR POWER POLE
PREFAB	PREFABRICATED
PROP	PROPOSED
PRVN	POWER ROOF VENTILATOR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSU	POWER SUPPLY UNIT
PVMT	PAVEMENT
QTY	QUANTITY
RAD	RADIUS
RECIR	RECIRCULATION
RECT	RECTANGULAR
RED	REDUCER
REF	REFERENCE
REG	REGISTER
REINF	REINFORCING
REM	REMOVE
REQD	REQUIRED
REST	RESTRAINED
REV	REVISE
RFD	REFRIGERANT AIR DRYER
RH	ROOF HOOD
RIO	REMOTE INPUT/OUTPUT
RJ	RESTRAINED JOINT
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
RPM	REVOLUTIONS PER MINUTE
RPZ	REDUCED PRESSURE ZONE ASSEMBLY
RR	RAILROAD
RT	RIGHT
RTU	REMOTE TERMINAL UNIT
R/W OR ROW	RIGHT OF WAY
S	SOUTH OR SLOPE
SB	SOIL BORING
SBL	SURVEY BASELINE
SBMP	SODIUM BISULFITE METERING PUMP
SCH	SCHEDULE
SCG	SLUICE GATE
SCR	SELECTIVE CATALYTIC REDUCTION
SDG	SLIDE GATE
SECT	SECTION
SERV	SERVICE
SF	SQUARE FEET
SG	SWITCH GEAR
SHT(S)	SHEET(S)
SI	SQUARE INCH
SIL	SILENCER
SIM	SIMILAR
SMH	STORM MANHOLE
SP	SUMP PUMP
SPEC	SPECIFICATION
SQ	SQUARE
SSP	SUBMERSIBLE SUMP PUMP
SST	STAINLESS STEEL
STA	STATION OR STACK
STD	STANDARD
STG	STORAGE OR STOP GATE (LOG)
STIR	STIRRUP
STL	STEEL
STRU	STRUCTURAL
SUB	SUBSTITUTE
SUCT	SUCTION
SUPT	SUPERINTENDENT
SUR	SURFACE
SUSP	SUSPENDED
SWD	SIDE WATER DEPTH
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TAN	TANGENT
TBA	TO BE ABANDONED
TBCN	TRAVELING BRIDGE CRANE
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TCP	TEMPERATURE CONTROL PANEL
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICAL
TEL	TELEPHONE
TEMP	TEMPERATURE
TG	TEMPERED GLASS
THD	THREADED
THK	THICK
THRU	THROUGH
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY/MANHOLE
TOS	TOP OF SLAB/ TOP OF STEEL
TOW	TOP OF WALL
TOL	TOLERANCE
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UGG	UNDERGROUND GAS
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
U/S	UPSTREAM
UTIL	UTILITY
VAC	VACUUM
VACP	VACUUM PUMP
VAP	VAPORIZER
VAV	VARIABLE AIR VOLUME UNIT
VCD	VOLUME CONTROL DAMPER
VEL	VELOCITY
VENT	VENTILATING OR VENTILATION
VERT	VERTICAL
VF	VANE AXIAL FAN
VOL	VOLUME
VTR	VENT THROUGH ROOF
W	WEST OR WIDTH
W/	WITH
WF	WALL FAN
WG	WIRE GLASS
WH	WALL HYDRANT OR WALL HEATER
WL	WATER LEVEL
WM	WATER METER
W/O	WITHOUT
WP	WATERPROOF
WPFG	WATER PROOFING
WSEL	WATER SURFACE ELEVATION
WSP	WEATHER STRIP
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWTP	WASTEWATER TREATMENT PLANT
XFMR	TRANSFORMER
XMH	EXISTING MANHOLE
YH	YARD HYDRANT
YI	YARD INLET
YD	YARD
YR	YEAR

VALVE DESIGNATIONS

AAV	AIR ADMITTANCE VALVE
ARV	AIR RELIEF VALVE
BFPV	BACKFLOW PREVENTION VALVE
BFV-CP	CPVC BUTTERFLY VALVE
BFV-CS	CARBON STEEL BUTTERFLY VALVE
BFV-DI	CAST OR DUCTILE IRON BUTTERFLY VALVE
BFV-P	PVC BUTTERFLY VALVE
BFV-SS	STAINLESS STEEL BUTTERFLY VALVE
BLV-2S	2-PIECE STAINLESS STEEL BALL VALVE
BLV-3S	3-PIECE STAINLESS STEEL BALL VALVE
BLV-C	CPVC BALL VALVE
BLV-MS	METAL SEATED BALL VALVE
BLV-P	PVC BALL VALVE
CRV	COMBINATION AIR/VACUUM RELIEVE VALVE
CV-BFC	CPVC BUTTERFLY CHECK VALVE
CV-BFP	PVC BUTTERFLY CHECK VALVE
CV-BS	BRONZE SWING CHECK VALVE
CV-CB	CPVC BALL CHECK VALVE
CV-CS	CPVC SWING CHECK VALVE
CV-DB	DUCKBILL CHECK VALVE
CV-DD	DOUBLE DOOR CHECK VALVE
CV-DI	DUCTILE IRON CHECK VALVE
CV-PB	PVC BALL CHECK VALVE
CV-PS	PVC SWING CHECK VALVE
CV-RF	RUBBER FLAPPER CHECK VALVE
CV-SB	STEEL BALL CHECK VALVE
CV-TD	TILTING DISC CHECK VALVE
DV-C	CPVC DIAPHRAGM VALVE
DV-P	PVC DIAPHRAGM VALVE
GLV	GLOBE VALVE
GV-DD	DOUBLE DISK GATE VALVE
GV-HK	HIGH PERFORMANCE KNIFE GATE VALVE
GV-MS	METAL SEATED GATE VALVE
GV-RD	ROTATING DISC GATE VALVE
GV-RW	RESILIENT WEDGE GATE VALVE
GV-SK	STANDARD KNIFE GATE VALVE
MDV	MUD VALVE
NV	NEEDLE VALVE
PNV-B	BONNETED PINCH VALVE
PNV-O	OPEN PINCH VALVE
PV-FP	FULL PORT PLUG VALVE
PV-SP	STANDARD PORT PLUG VALVE
PRGV	PRESSURE REGULATING VALVE
PRV	PRESSURE RELIEF VALVE
SRV	SURGE RELIEF VALVE
SV	SOLENOID VALVE
TV	TELESCOPING VALVE

PIPING MATERIALS

CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CU	COPPER PIPE
DIP	DUCTILE IRON PIPE
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
FRP	FIBERGLASS REINFORCED PIPE
GSP	GALVANIZED STEEL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
PE LINING	POLYETHYLENE LINING
RCP	REINFORCED CONCRETE PIPE
SSP	STAINLESS STEEL PIPE
IPS	IRON PIPE SIZE
PVC	POLYVINYLCHLORIDE
PCCP	PRESTRESSED CONCRETE CYLINDER PIPE
VCP	VITRIFIED CLAY PIPE

PROCESS PIPING

ABI	AQUANEREDA BASIN INFLUENT
PA	PROCESS AIR
PTE	PRELIMINARY TREATMENT EFFLUENT
SBTR	SLUDGE BUFFER RETURN
SE	SECONDARY EFFLUENT
TWAS	THICKENED WASTE ACTIVATED SLUDGE
WAS	WASTE ACTIVATED SLUDGE
WSEL	WATER SURFACE ELEVATION CORRECTION

LEGEND

SYMBOLS

- BALL VALVE
- BALL CHECK VALVE
- BUTTERFLY VALVE
- SWING CHECK VALVE
- CONTROL VALVE
- DIAPHRAGM VALVE
- FLUSHING CONNECTION
- GATE VALVE
- GLOBE VALVE (GL)
- MOTOR OPERATED VALVE (M)
- PINCH VALVE
- PLUG VALVE
- PRESSURE REDUCING VALVE
- PRESSURE RELIEF VALVE
- PRESSURE RELIEF/VACUUM BREAKER VALVE (VB)
- QUICK CONNECT COUPLING
- SOLENOID VALVE (S)
- STRAINER
- UNION
- HOSE BIBB
- REDUCER
- PARTITION TYPE (##)
- DOOR SCHEDULE (###)
- LOUVER TYPE (L#)
- WALL PENETRATION
- FLEXIBLE HOSE
  - SINGLE LINE DRAWINGS
  - DOUBLE LINE DRAWINGS
- MECHANICAL COUPLING
- WELDED JOINT
- FLANGED JOINT
- MECHANICAL, PUSH-ON OR RESTRAINED JOINT
- HARNESSED FLANGED ADAPTER
- SLEEVE TYPE COUPLING
- HARNESSED SLEEVE TYPE COUPLING
- DISMANTLING JOINT
- EXPANSION JOINT
- FE FIRE EXTINGUISHER
- ES/EEW

MATERIALS

- GRADE OR EARTH
- CAST IRON
- STEEL
- INSULATION
- WATER SURFACE
- GRATING
- CHECKERED PLATE
- GLASS
- WOOD BLOCKING
- CONCRETE FILL MASONRY UNIT
- BRICK
- GRAVEL
- CONCRETE

SHEET INDEX CODE DESCRIPTIONS

FACILITY CODE	FACILITY NAME/DESCRIPTION
00	GENERAL NOTES/LEGENDS
01	BURIED UTILITIES
02	PAVING AND GRADING
05	HEADWORKS
10	BNR DISTRIBUTION BOX
15	AQUANEREDA BASINS
20	SLUDGE BUFFER TANKS
25	BLOWER BUILDING
35	TERITIARY FILTERS
40	CHLORINE CONTACT CHAMBERS
45	DISINFECTION FACILITY
50	RECLAIMED WATER STORAGE AND PUMPING
55	AERATED SLUDGE STORAGE AND BLOWERS
60	SLUDGE DEWATERING
65	PLANT DRAIN
70	DEEP INJECTION WELLS
75	MAIN ELECTRICAL BUILDING
76	ELECTRICAL BUILDING NO. 2
77	GENERATOR BUILDING & FUEL STORAGE TANK
80	ADMINISTRATION & MAINTENANCE BUILDING
90	REJECT STORAGE AND LIFT STATION
98	SCHEDULES, DIAGRAMS, MSC
99	STANDARD/TYPICAL DETAILS

SECTION AND DETAIL KEYING

DRAWINGS ARE CROSS REFERENCED IN THE FOLLOWING METHOD:

SECTION CUT ON DRAWING IS IDENTIFIED AS FOLLOWS:

A — SECTION LETTER
M-XX-01 — DRAWING WHERE SECTION IS SHOWN

SECTION SHOWN ON DRAWING IS IDENTIFIED AS FOLLOWS:

SECTION A — SECTION LETTER
SCALE — M-XX-02 — DRAWING FROM WHERE SECTION WAS TAKEN

DETAILS ARE CROSS REFERENCED IN A SIMILAR MANNER, EXCEPT DETAILS ARE IDENTIFIED BY A SQUARE WITH A NUMBER IN THE UPPER HALF.

1 — DETAIL NUMBER
M-99-XX — DRAWING WHERE DETAIL IS SHOWN

DETAIL 1 — DETAIL NUMBER
SCALE — M-99-XX — DRAWING WHERE DETAIL IS LOCATED

STANDARD DETAILS ARE REFERENCED BY A UNIQUE SEVEN DIGIT NUMBER AND ARE SHOWN ON THE CONTRACT DRAWINGS BY ONE OF TWO METHODS:

M-99-01 → REFERENCED ITEM

OR:

SEE M-99-01 → REFERENCED ITEM

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL
ABBREVIATIONS AND LEGEND

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GEN.rvt
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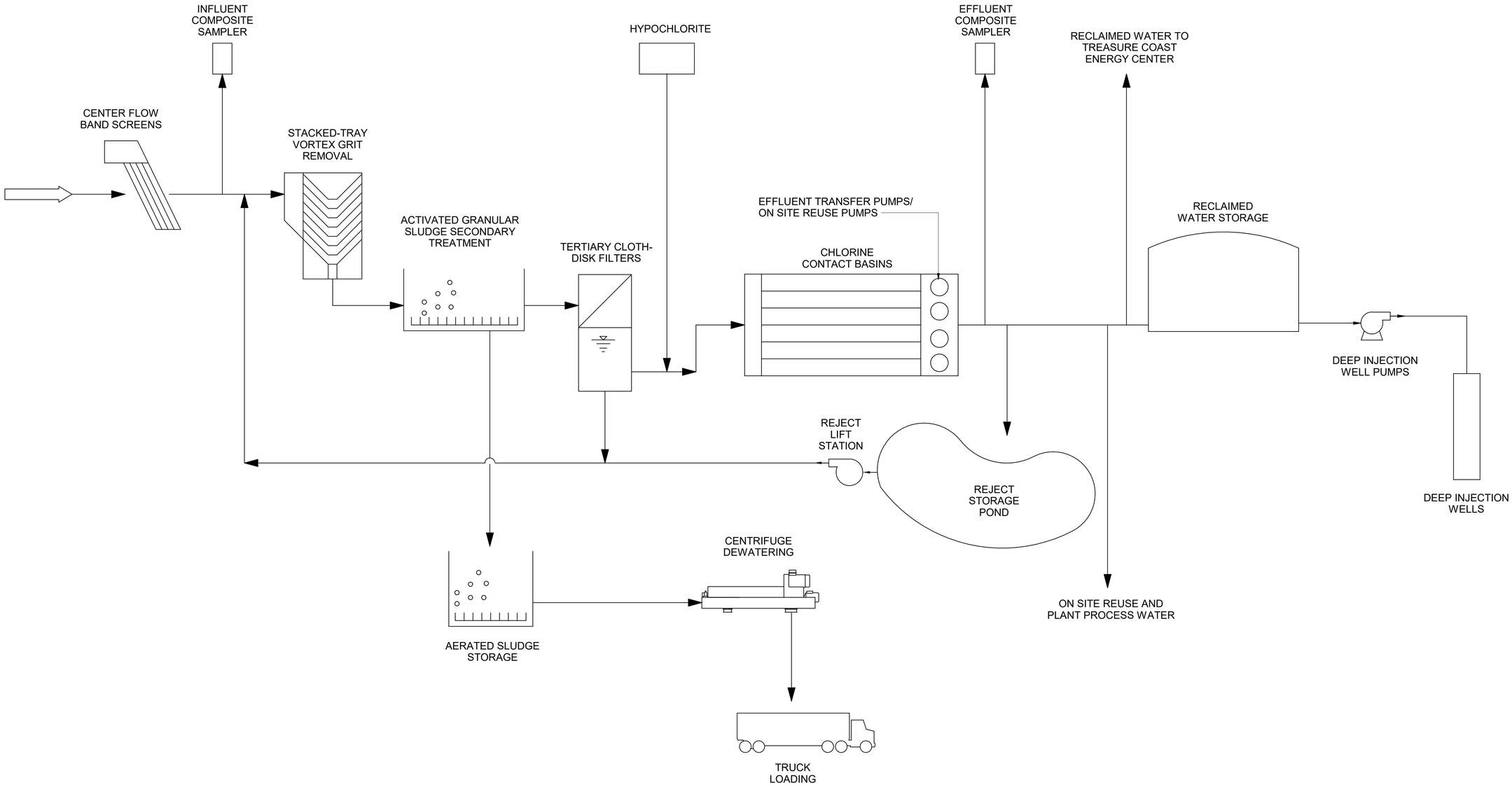

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	K. PFEFFER
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL OVERALL PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GEN.rvt
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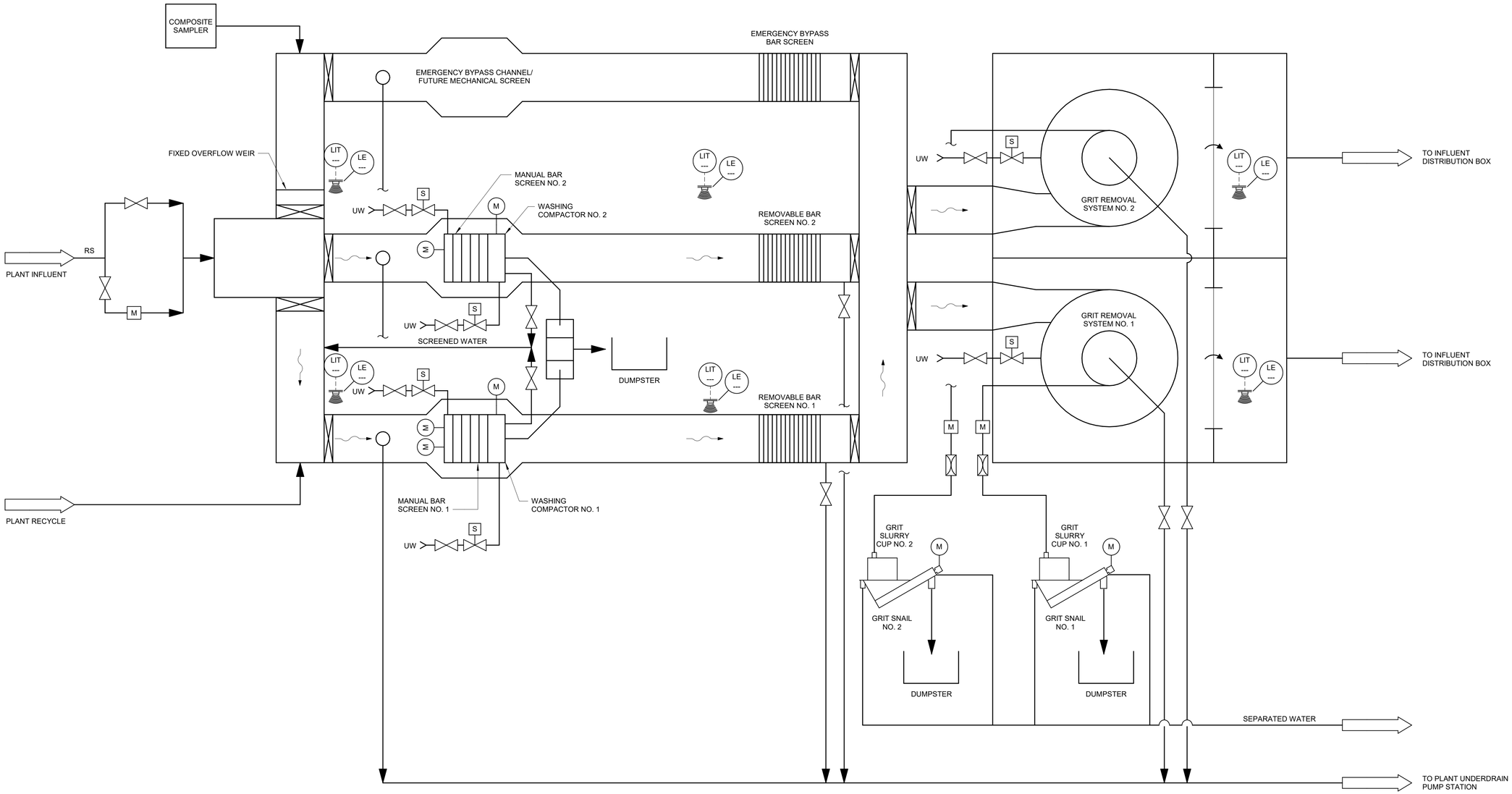

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL
PRELIMINARY TREATMENT
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GEN.rvt
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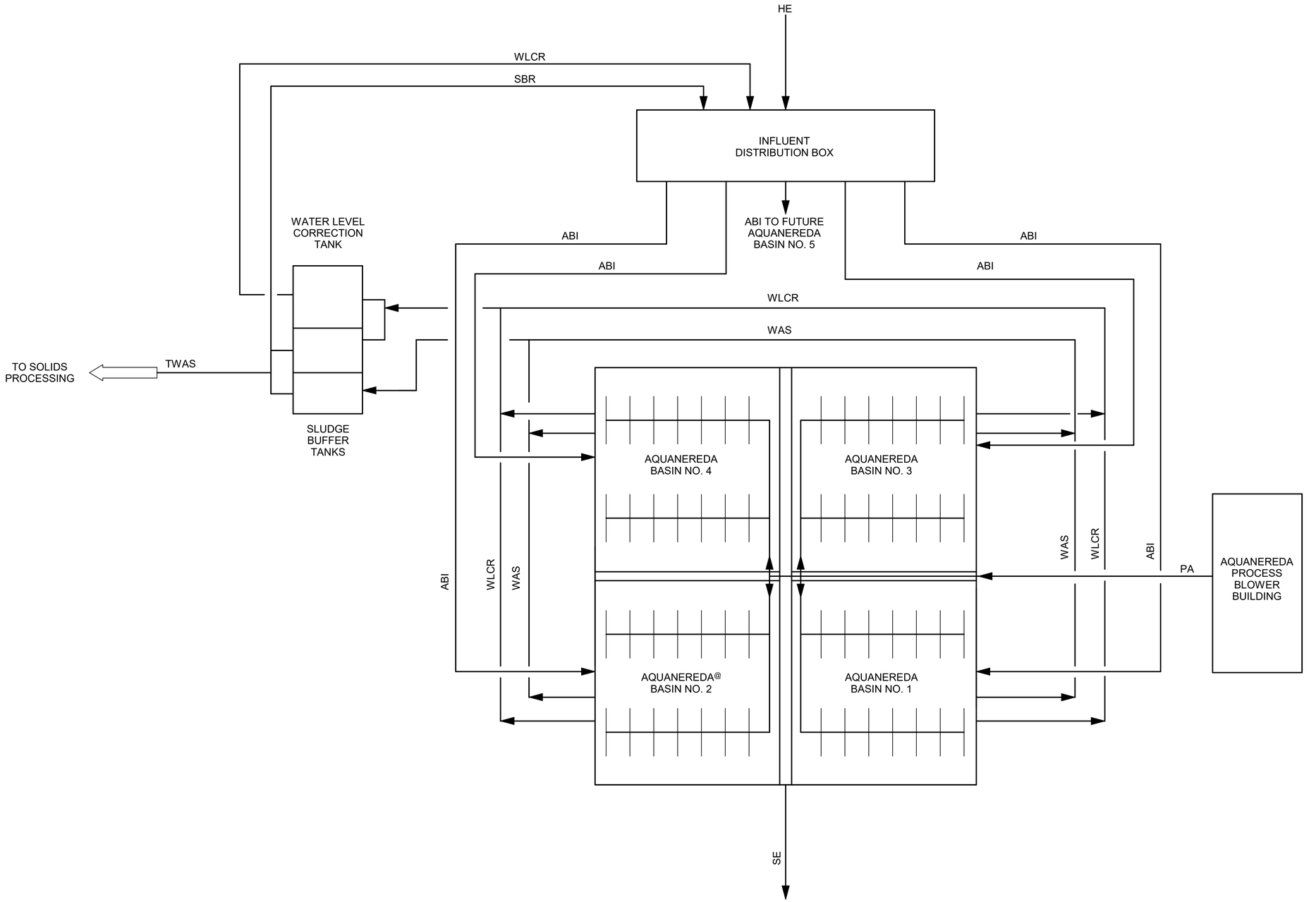

LEGEND

HE - HEADWORKS EFFLUENT
ABI - AQUANEREDA BASIN INFLUENT
PA - PROCESS AIR
SBR - SLUDGE BUFFER RETURN
WAS - WASTE ACTIVATED SLUDGE
TWAS - THICKENED WASTE ACTIVATED SLUDGE
WLCR - WATER LEVEL CORRECTION RETURN
SE - SECONDARY EFFLUENT

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
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FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL
AQUANEREDA BASINS
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-04

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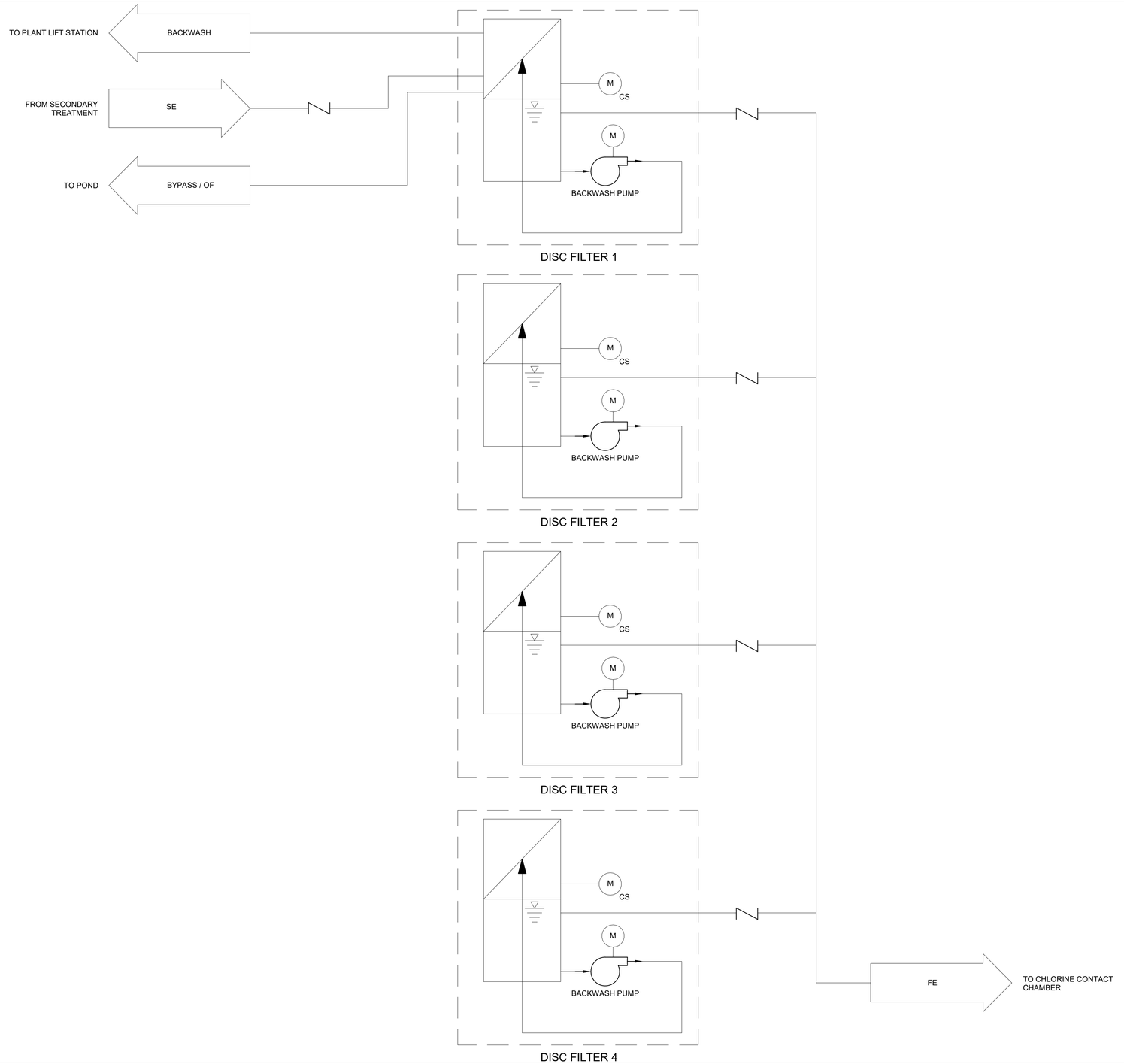

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DISC FILTERS
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-05

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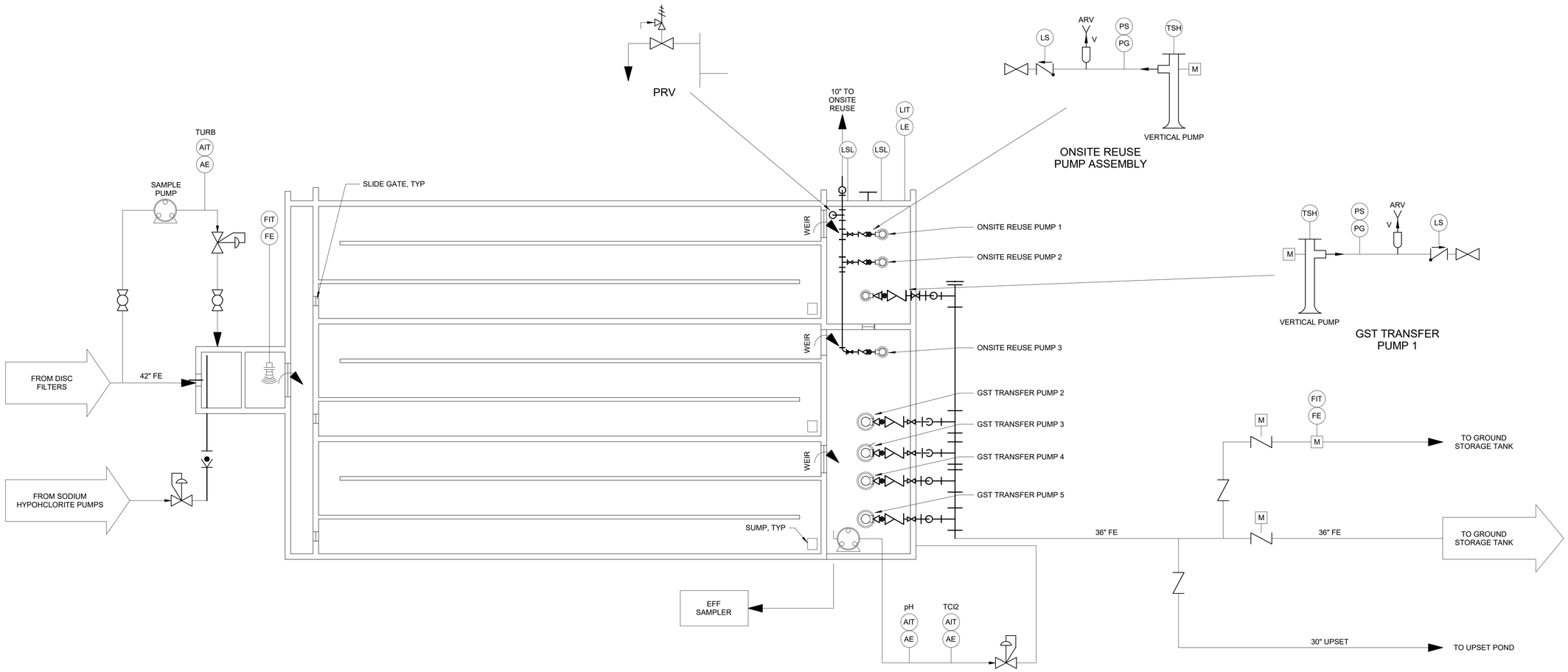

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
CHLORINE CONTACT CHAMBER
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-06

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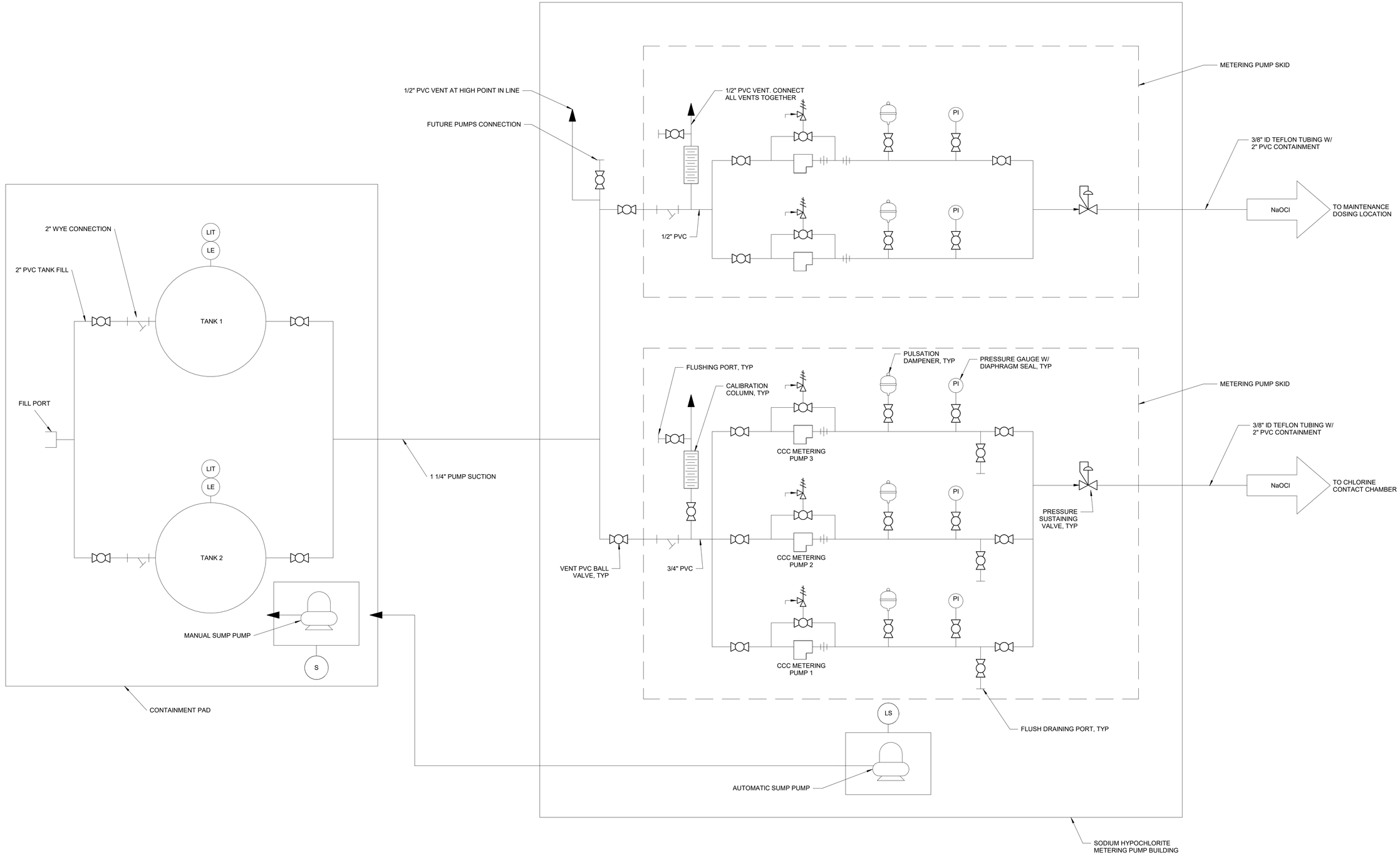

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DISINFECTION FACILITY
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-07

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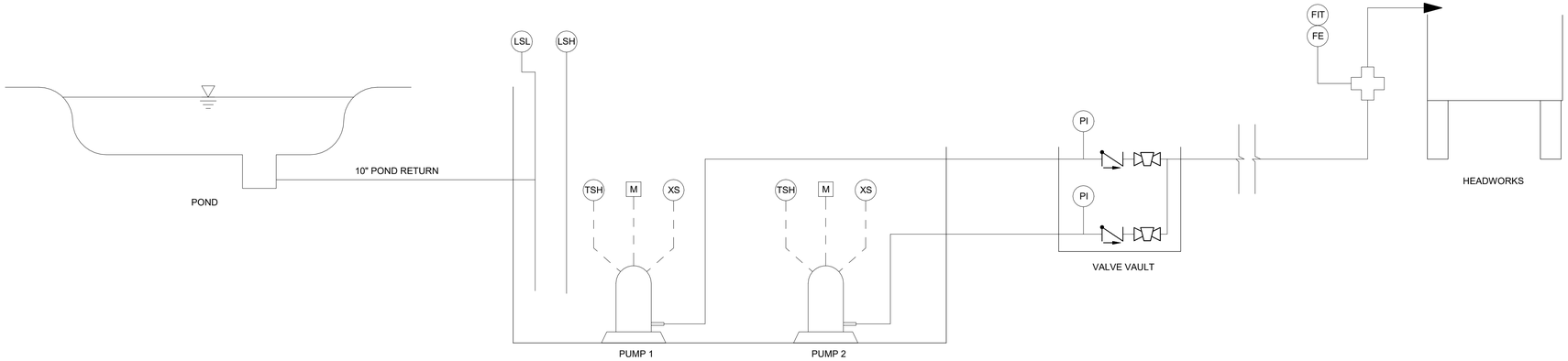

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
RECLAIMED WATER STORAGE & PUMPING
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-08

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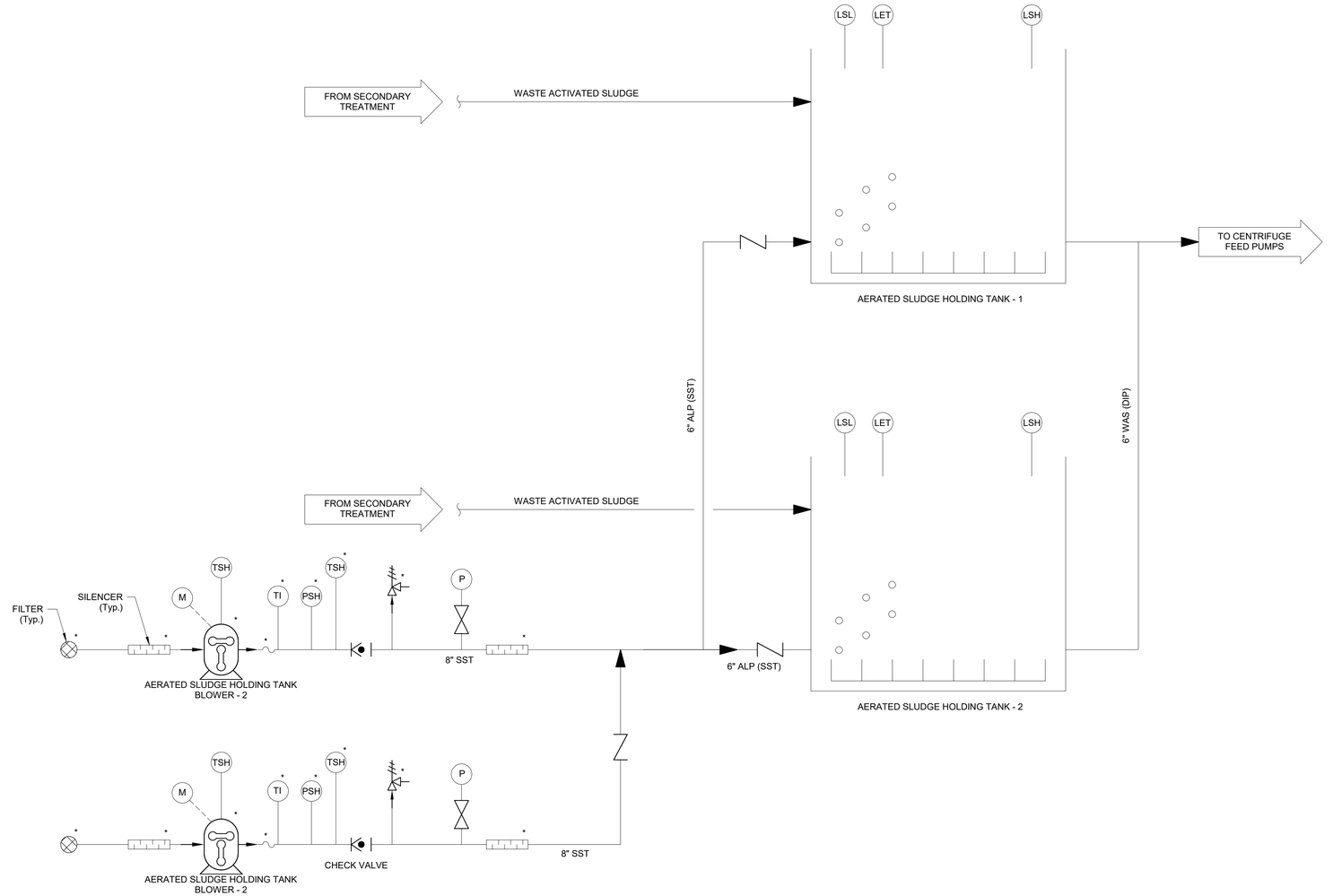

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
CHECKED BY:	D. SCHUMAN
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AERATED SLUDGE HOLDING TANK
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-09

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1\41163-000-GT-GEN.rvt
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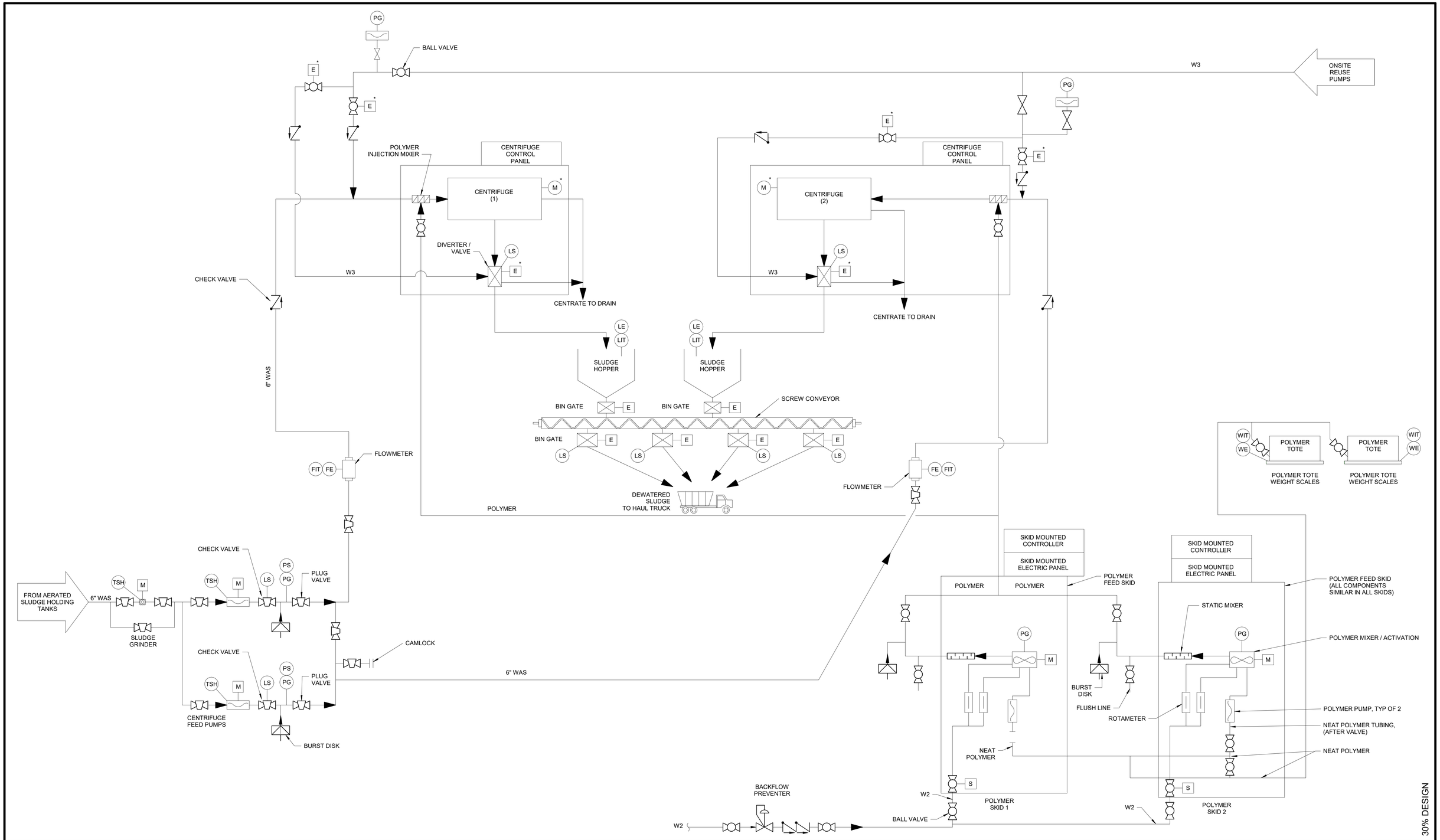

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
CHECKED BY:	D. SCHUMAN

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
SLUDGE DEWATERING
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-10

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GT-GEN.rvt
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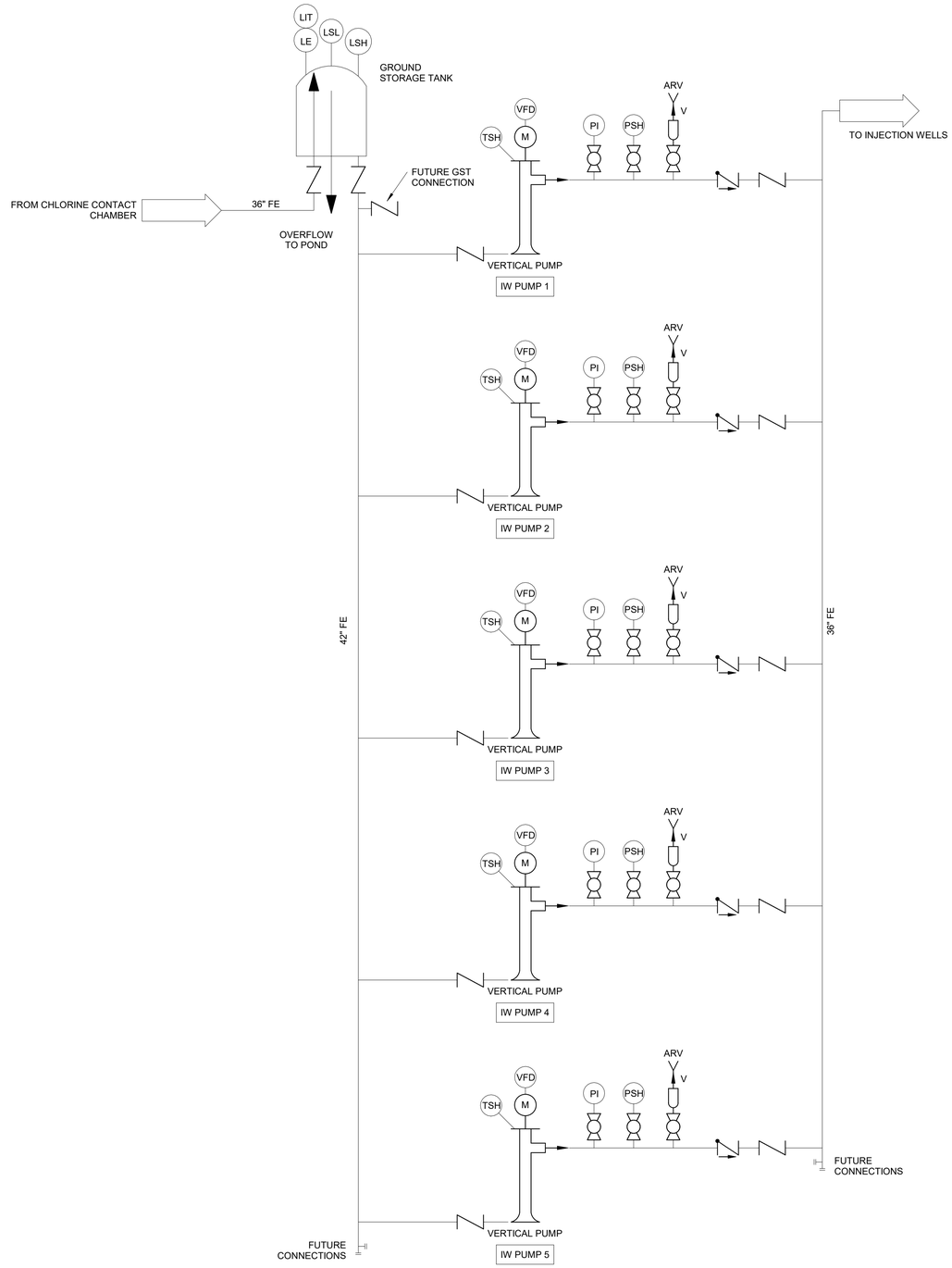

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D, SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DEEP INJECTION WELL PUMP STATION, GST AND INJECTION WELL
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-11

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GT-GEN.rvt
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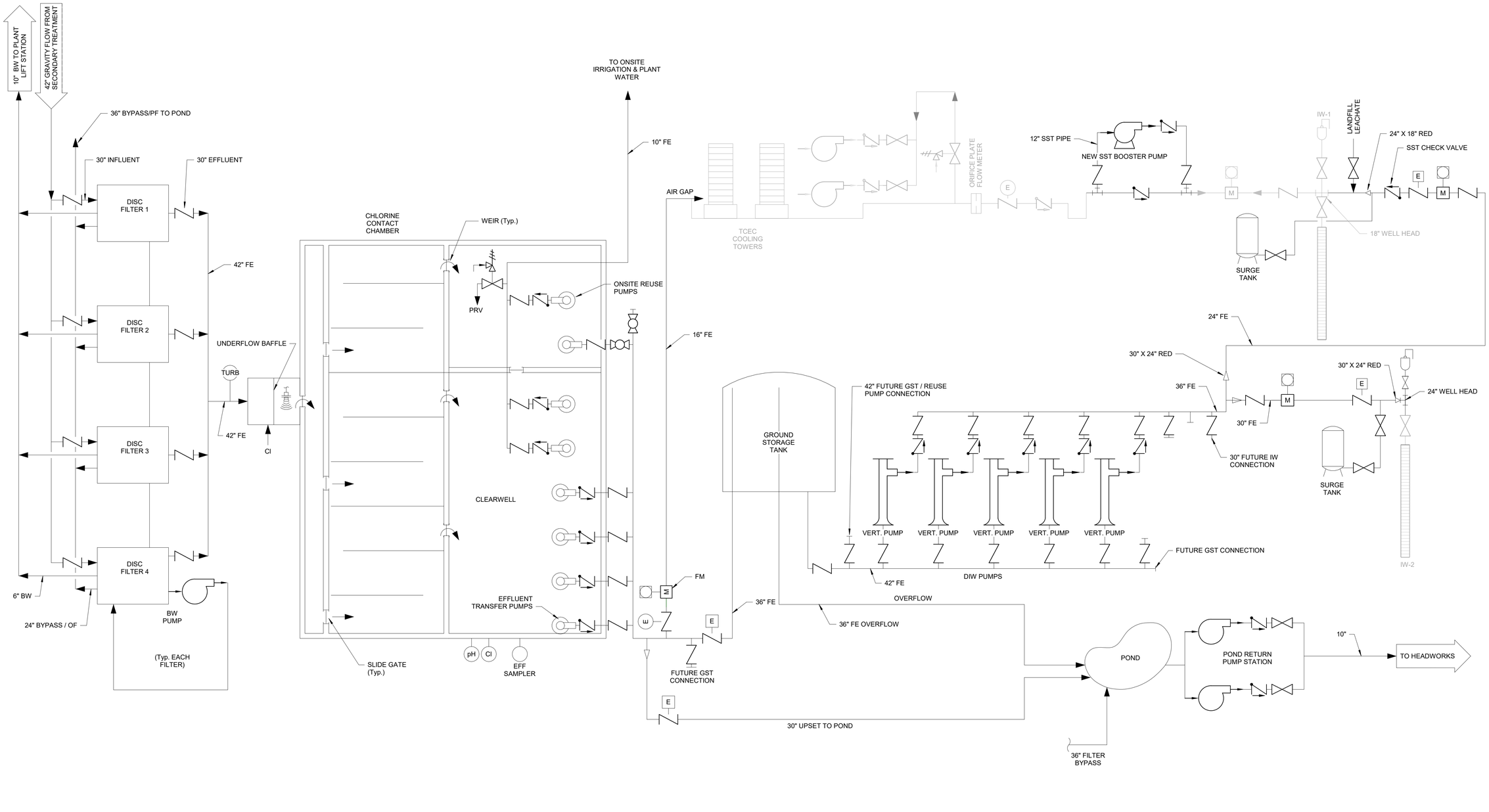

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
TREATED EFFLUENT
PROCESS FLOW DIAGRAM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-12

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1\41163-000-GT-GEN.rvt
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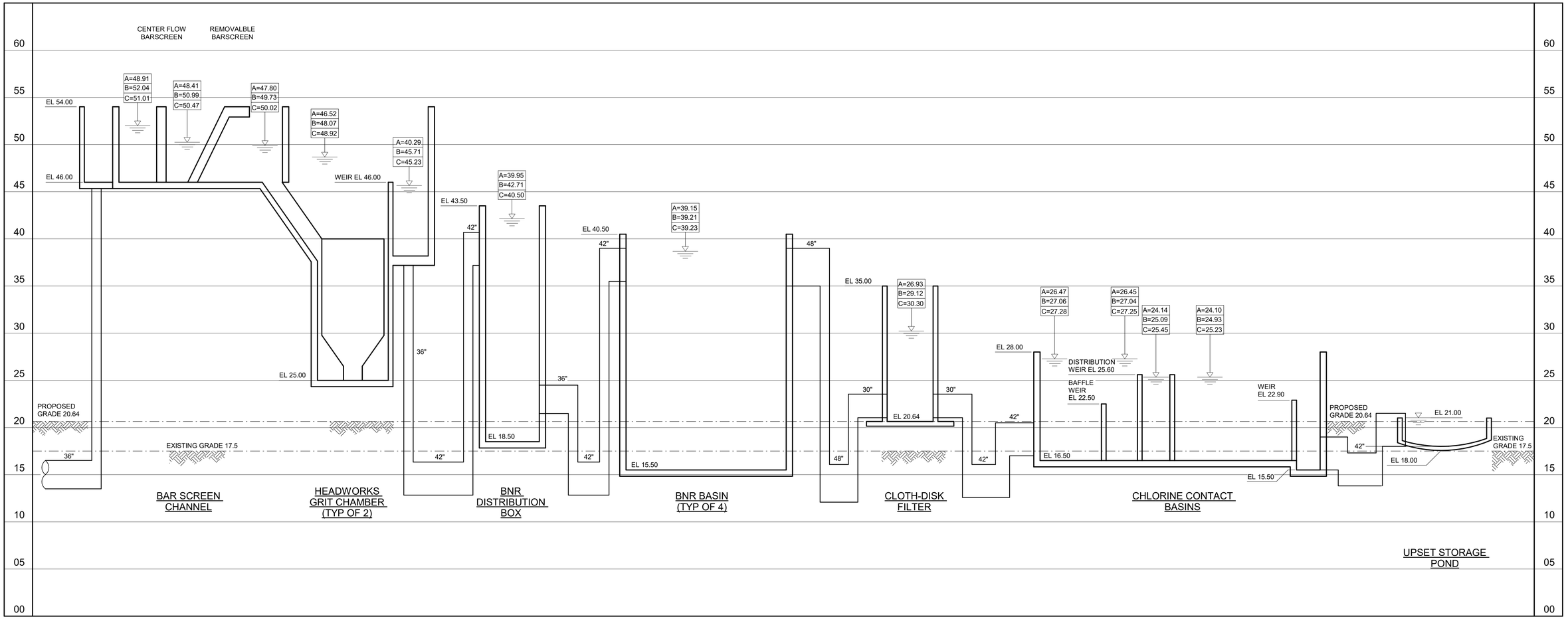
A	INITIAL ADF	8 MGD
B	INITIAL PHF	24 MGD
C	FUTURE PHF	30 MGD

NOTE: ELEVATIONS IN NAVD



DETAIL 1
3/16" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	B. PARBUS
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL
HYDRAULIC PROFILE

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-13

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GEN.rvt
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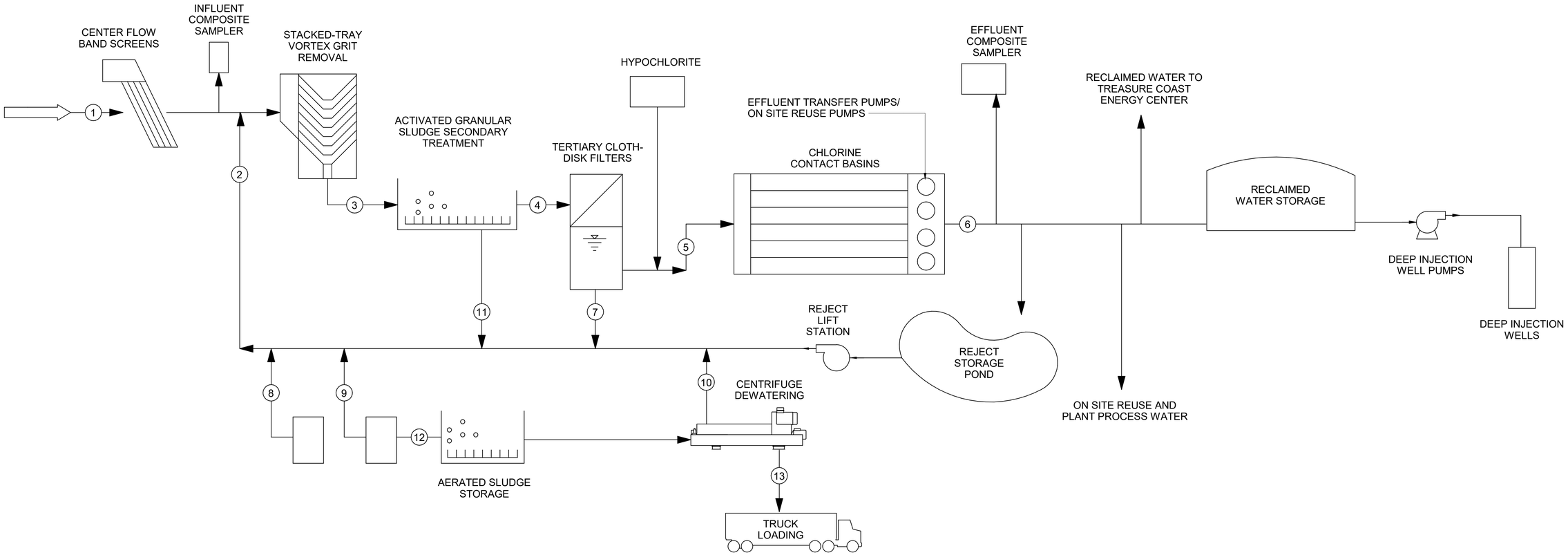
NODES	SYMBOLS	DESCRIPTION	FLOW RATE		COD				BOD_5				TSS				TN				TP			
			AADF	MMADF	AADF		MMADF		AADF		MMADF		AADF		MMADF		AADF		MMADF		AADF		MMADF	
LIQUIDS			MGD	MGD	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY	MG/L	LBS/DAY
1	RW	INFLUENT	8.0	12.0	490	32,693	460	46,037	200	13,344	180	18,014	210	14,011	210	21,017	40	2,669	37	3,703	7	467	6.7	671
2	RW	COMBINED RECYCLES	1.9	2.2	346	5,459	369	6,655	76	1,199	89	1,597	213	3,365	257	4,634	38	601	38	687	10	159	14	245
3	RW	INFLUENT + RECYCLES	9.9	14.2	462	38,152	446	52,692	176	14,543	166	19,611	211	17,376	217	25,651	40	3,270	37	4,390	8	626	8	916
4	SE	SECONDARY EFFLUENT	8.4	12.4	69	4,820	60	6,237	10 (1)	700	10 (1)	1,033	20 (1)	1,400	20 (1)	2,067	12	820	11	1,120	1.5 (1)	105	1.5 (1)	177
5	FE	FILTER EFFLUENT	8.0	12.0	33	2,224	32	3,201	5 (1)	333	5 (1)	500	5 (1)	333	5 (1)	500	7	435	7	692	0.5	33	0.5	50
6	PE	PLANT EFFLUENT	8.0	12.0	33	2,224	32	3,201	5	333	5	500	5	333	5	500	7	435	7	692	0.5	33	0.5	50
7	BW	FILTER BACKWASH	0.40	0.4	778	2,596	910	3,036	110	367	160	533	320	1,067	470	1,567	115	384	128	428	21	72	38	127
8	WSC	WATER SURFACE CORRECTION	0.74	0.7	69	425	60	373	10	62	10	62	20	123	20	123	12	72	11	67	1.5	9	1.5	9
9	SBS	SLUDGE BUFFER - SUPERNATANT	0.62	0.8	324	1,682	318	2,239	102	532	98	691	289	1,500	288	2,030	19	100	19	132	10	54	11	75
10	CENT	CENTRATE	0.13	0.2	702	757	692	1,007	222	239	213	311	626	675	627	914	42	45	41	59	23	24	23	34
SOLIDS																								
11	WAS	WASTE ACTIVATED SLUDGE	0.76	1.03	2,653	16,816	2,606	22,386	839	5,316	804	6,907	2,367	15,000 (1)	2,363	20,300 (1)	157	996	154	1,321	85	541	87	751
12	TWAS	THICKENED WASTE ACTIVATED SLUDGE	0.14	0.19	13,245	15,134	13,058	20,147	4,187	4,784	4,029	6,217	11,815	13,500	11,841	18,270	784	896	771	1,189	426	487	438	676
13	CAKE	DEWATERED SLUDGE CAKE	0.008	0.010	224,208	14,377	220,883	19,140	70,874	4,545	68,156	5,906	200,000	12,825	200,000	17,357	13,276	851	13,034	1,129	7,217	463	7,408	642

(1) PROVIDED BY AQUANEREDA



30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BIEBER
DRAWN BY:	J. JOHNSON
CHECKED BY:	H&S

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

GENERAL
MASS BALANCE

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	G-00-14

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-GEN.rvt
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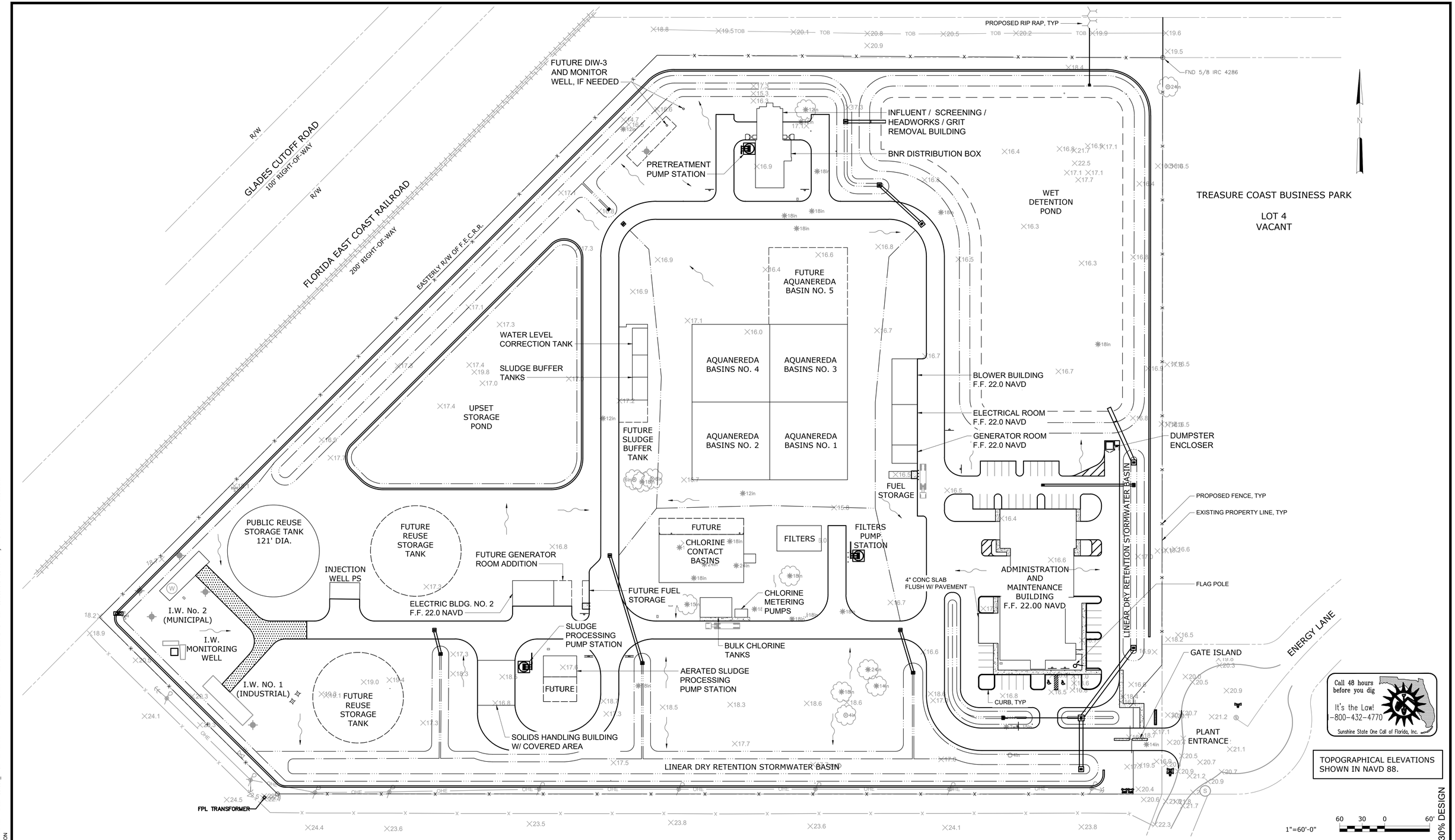

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
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2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

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FPUA MAINLAND
WATER RECLAMATION FACILITY

OVERALL SITE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-01-03

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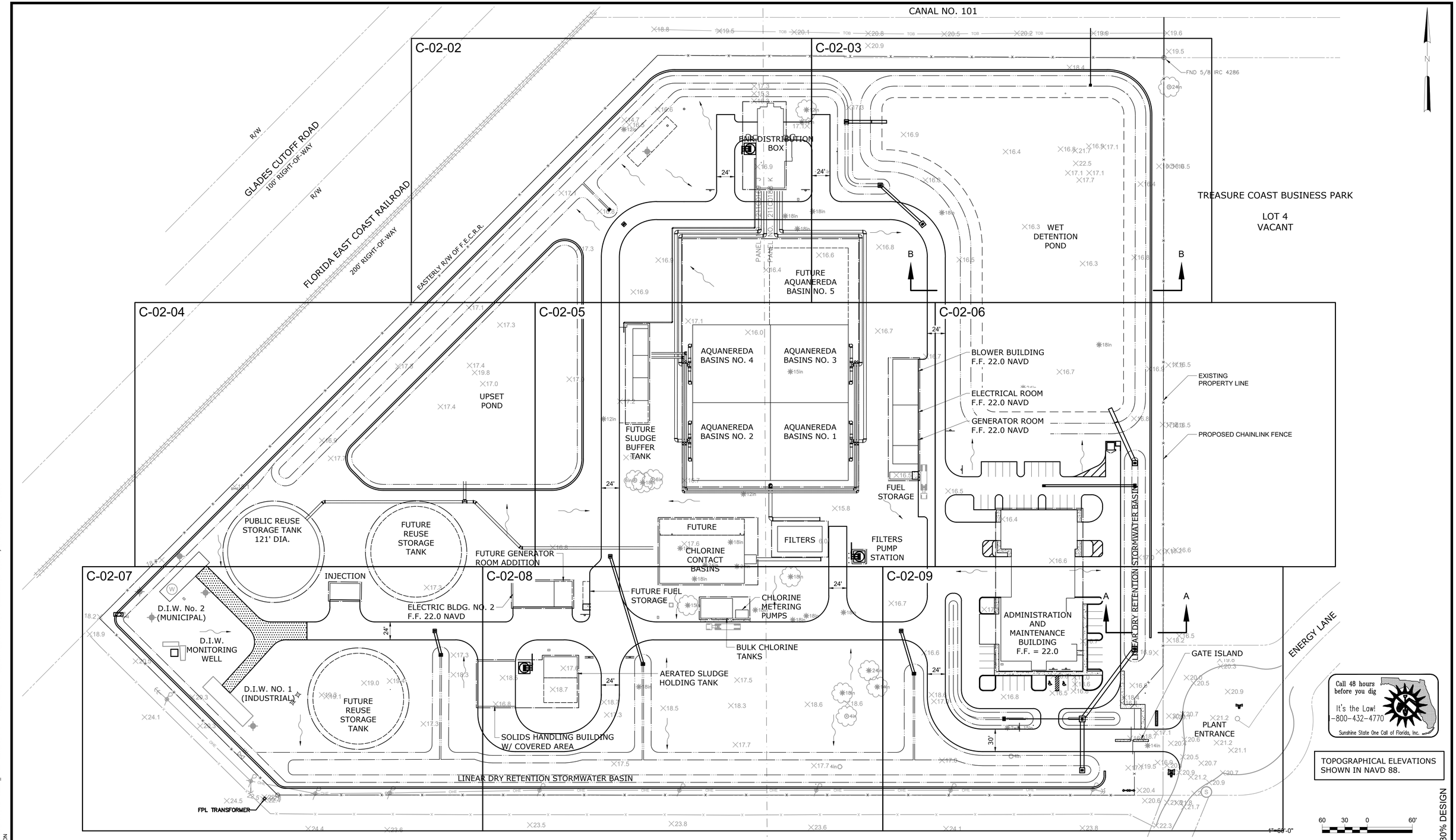

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. BANNETT
DRAWN BY:	E. NG
CHECKED BY:	J. FRANKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
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Hazen

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2101 N.W. CORPORATE BLVD. SUITE 301
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OVERALL GRADING AND PAVING PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	C-02-01

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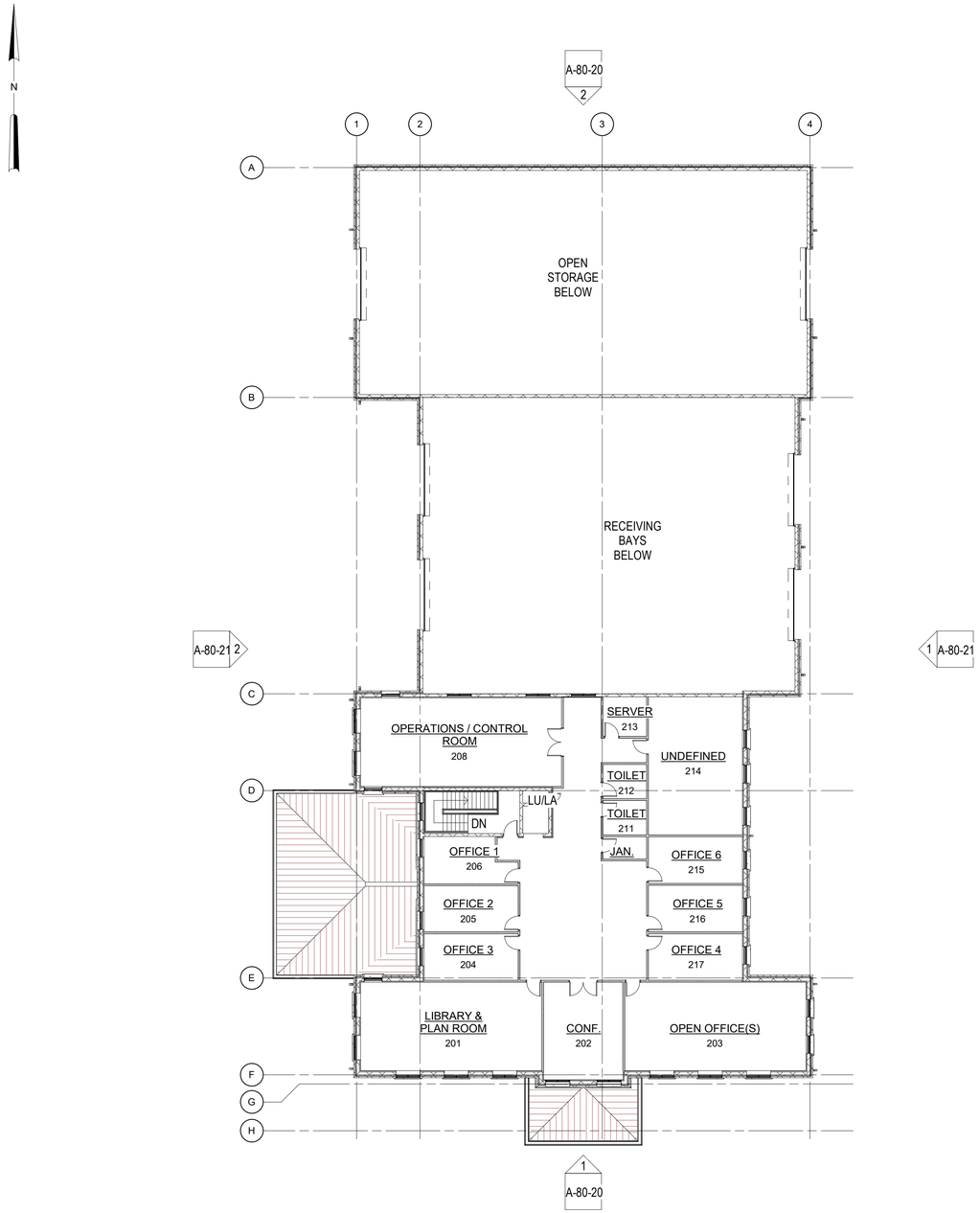
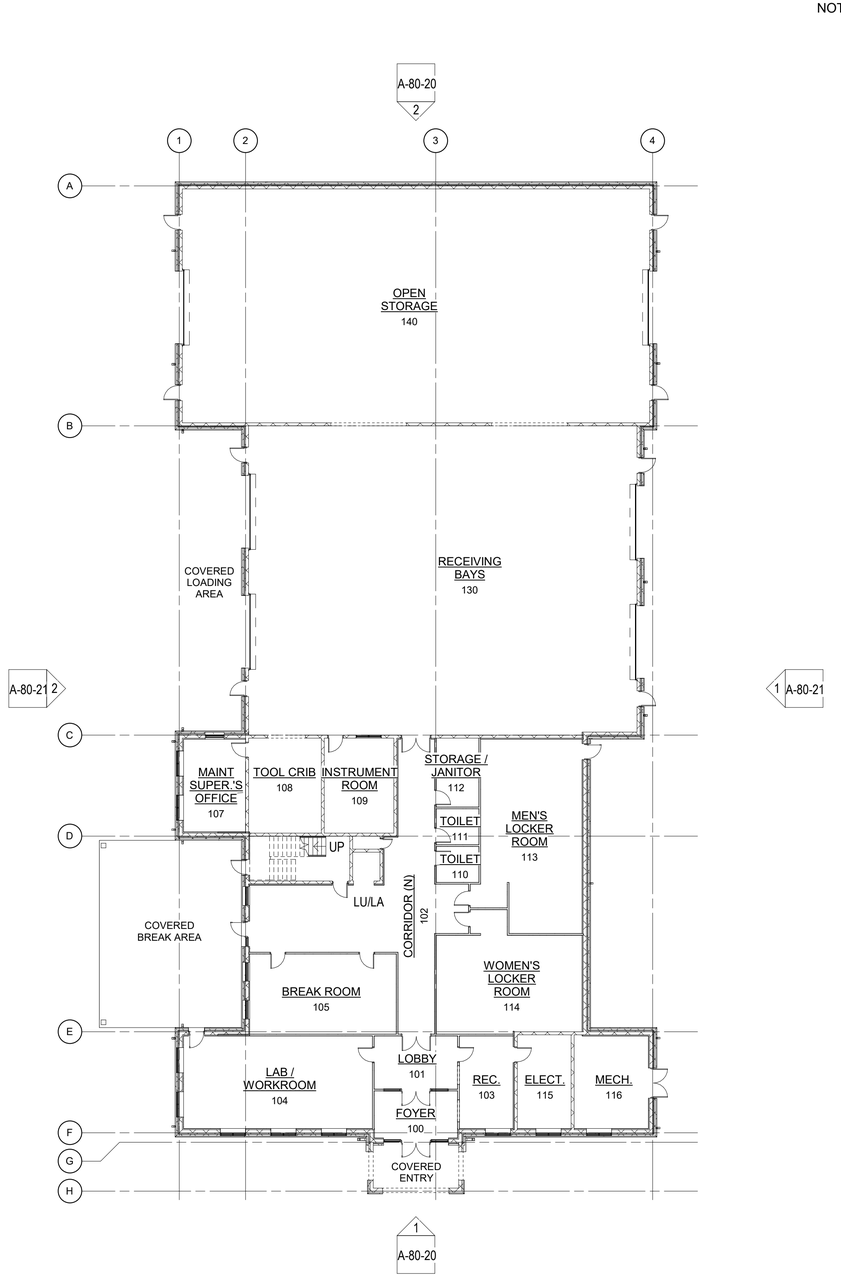
NOTES:

Dahlberg Comments
6/23/22



OVERALL FLOOR PLAN 2nd
1/16" = 1'-0"



OVERALL FLOOR PLAN 1st
1/16" = 1'-0"

7,193 GSF OPERATIONS 1st
7,193 GSF OPERATIONS 2nd
10,740 GSF MAINTENANCE
25,126 GSF TOTAL

1/16" = 1'-0"

16 8 0 16'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY
1	30% DESIGN - REVISED	6/23/22	

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	PZ
CHECKED BY:	MED

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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CONSTRUCTION

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WATER RECLAMATION FACILITY

ARCHITECTURAL
ADMINISTRATION & MAINTENANCE BUILDING
OVERALL FLOOR PLANS

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-10

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-AMB-A.rvt
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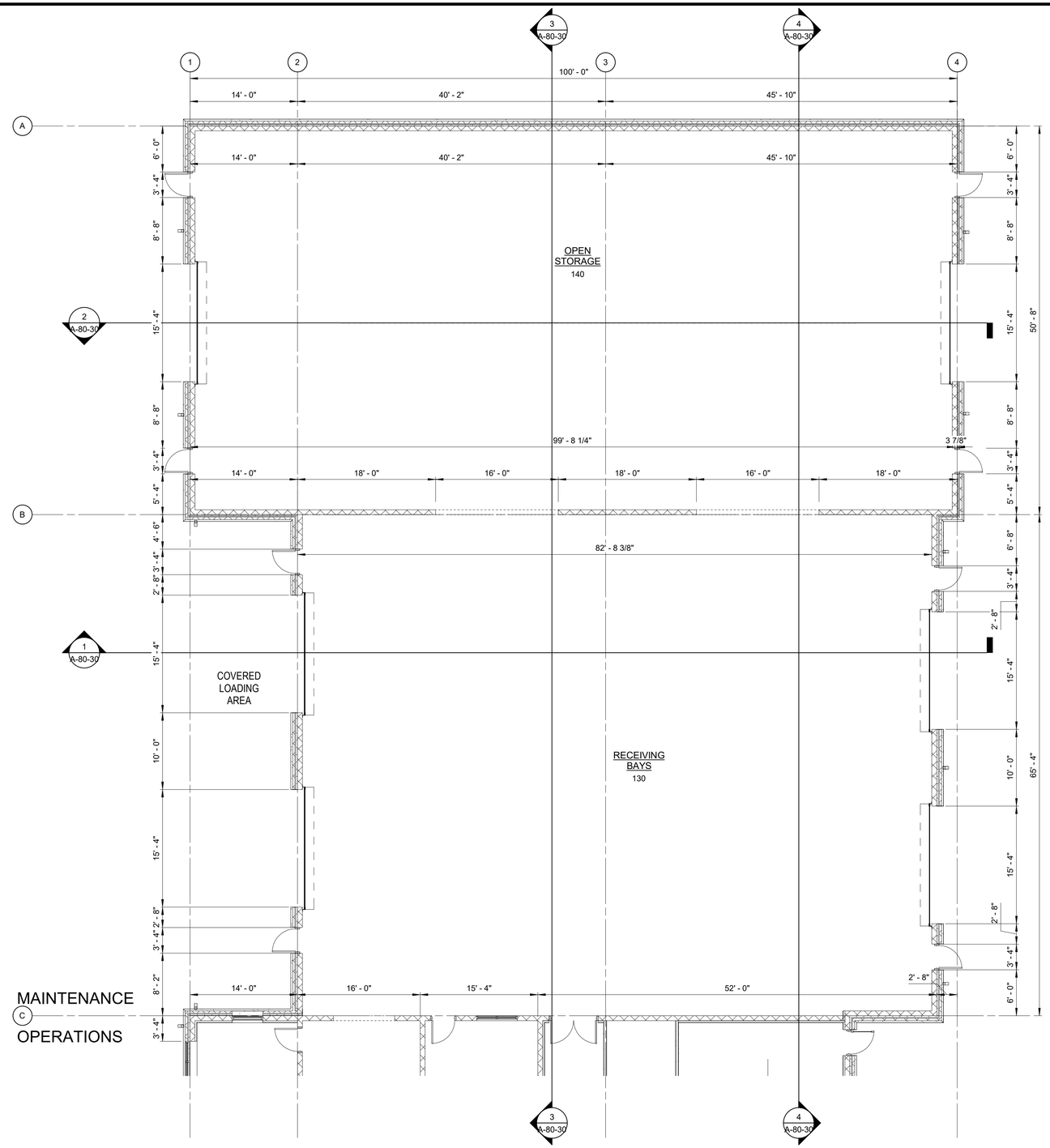

PARTIAL FLOOR PLAN MAINTENANCE 1st

1/8" = 1'-0"

10,740 GSF MAINTENANCE

1/8" = 1'-0"

8 6 4 2 0 8'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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ADMINISTRATION & MAINTENANCE BUILDING
PARTIAL FLOOR PLAN MAINTENANCE 1st

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-11

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-AMB-A.rvt
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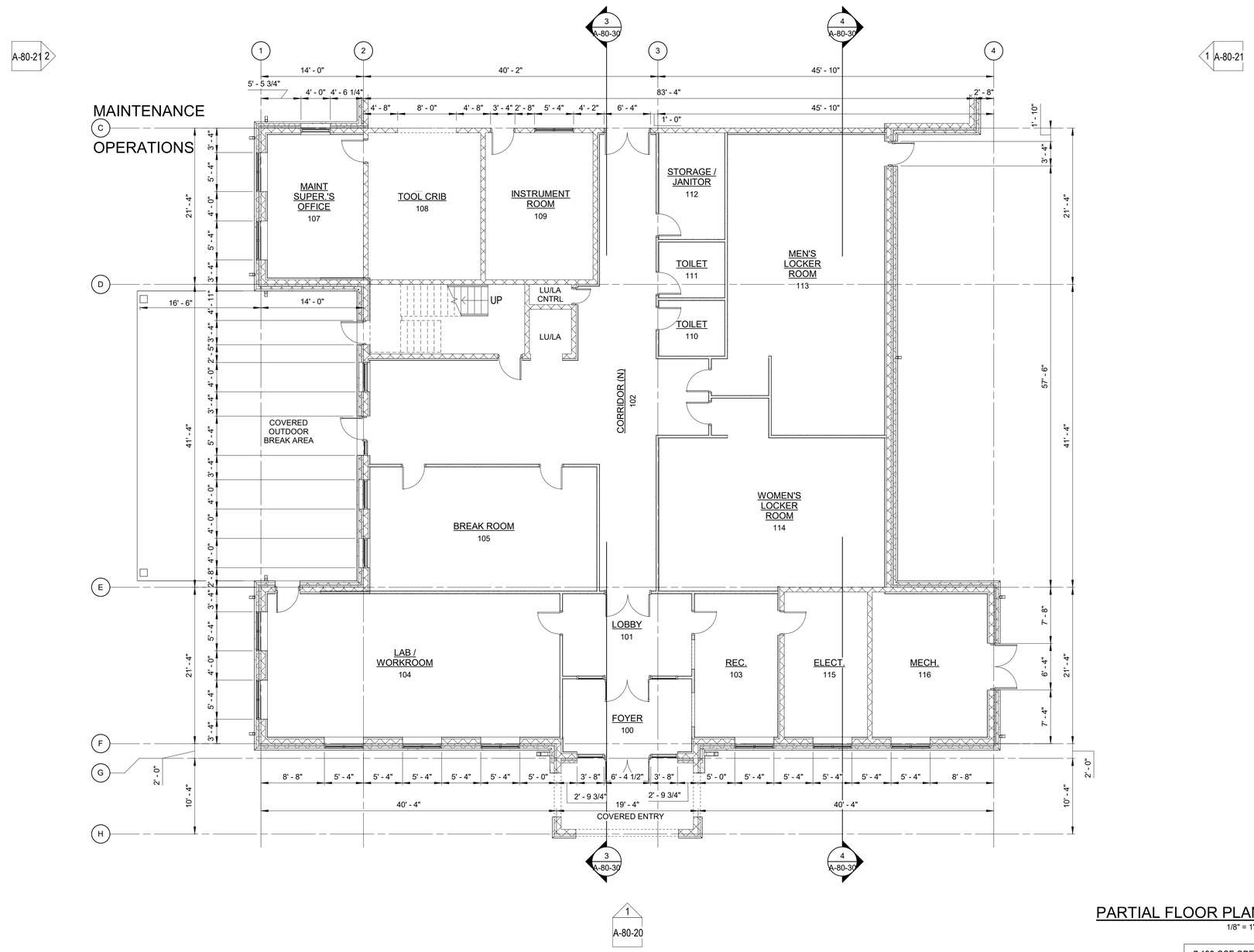

PARTIAL FLOOR PLAN OPERATIONS 1st

1/8" = 1'-0"

7,193 GSF OPERATIONS 1st

1/8" = 1'-0"

8 6 4 2 0 8'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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PARTIAL FLOOR PLAN OPERATIONS 1st

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-12

Autodesk Docs://41163-000_FPUA Mainland VRF Phase 1/41163-000-AMB-A.rvt
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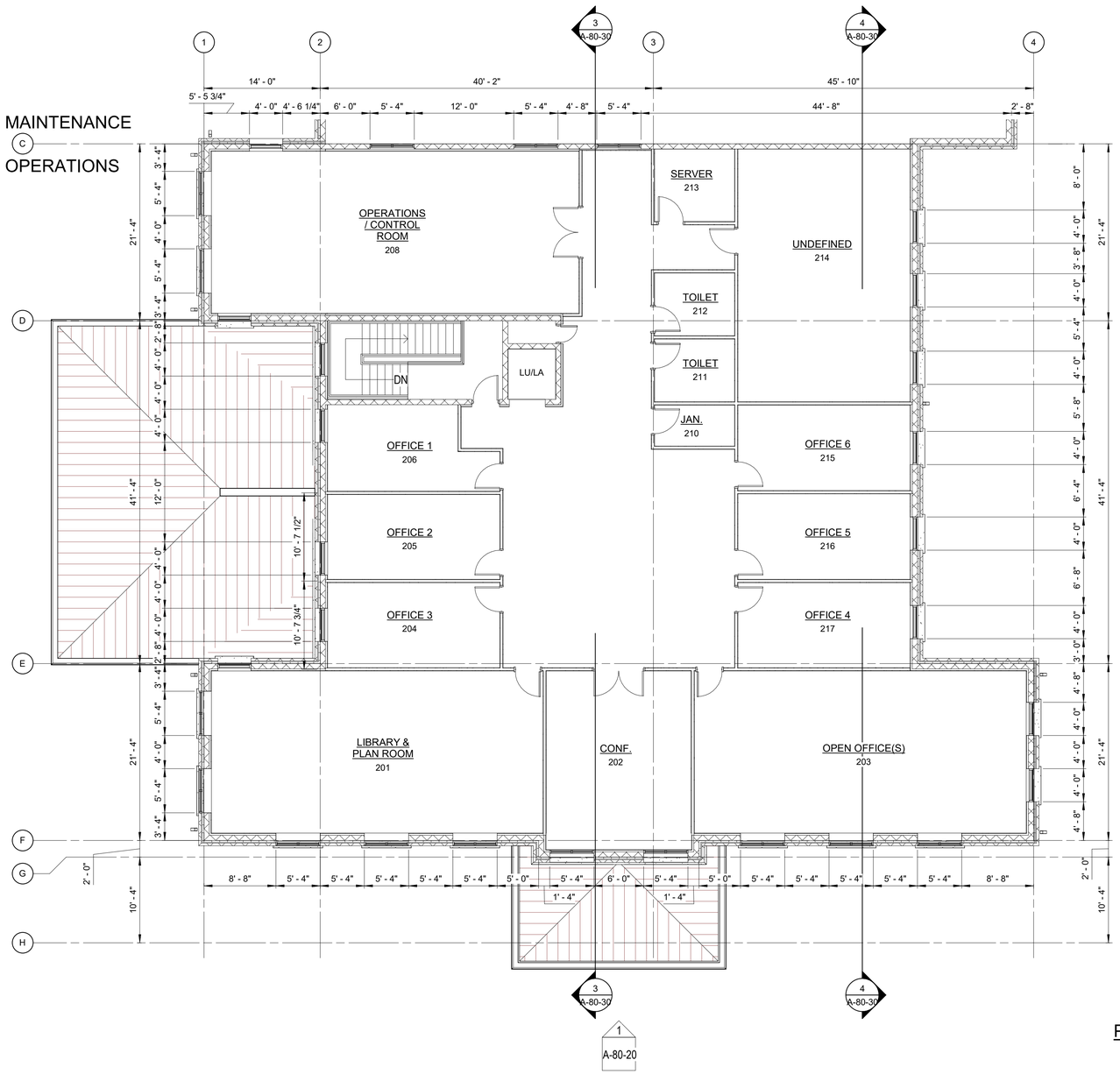

PARTIAL FLOOR PLAN OPERATIONS 2nd

1/8" = 1'-0"

7,193 GSF OPERATIONS 2nd

1/8" = 1'-0"

8 6 4 2 0 8'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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PARTIAL FLOOR PLAN OPERATIONS 2nd

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-13

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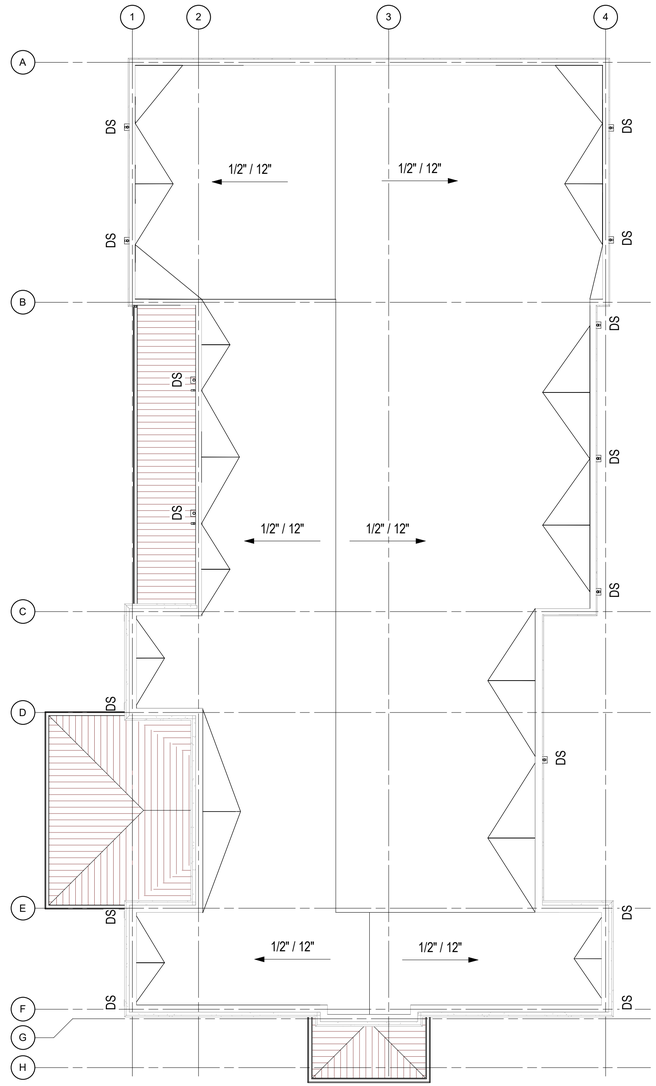

ROOF PLAN
1/16" = 1'-0"

1/16" = 1'-0"

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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ADMINISTRATION & MAINTENANCE BUILDING
ROOF PLAN

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-14

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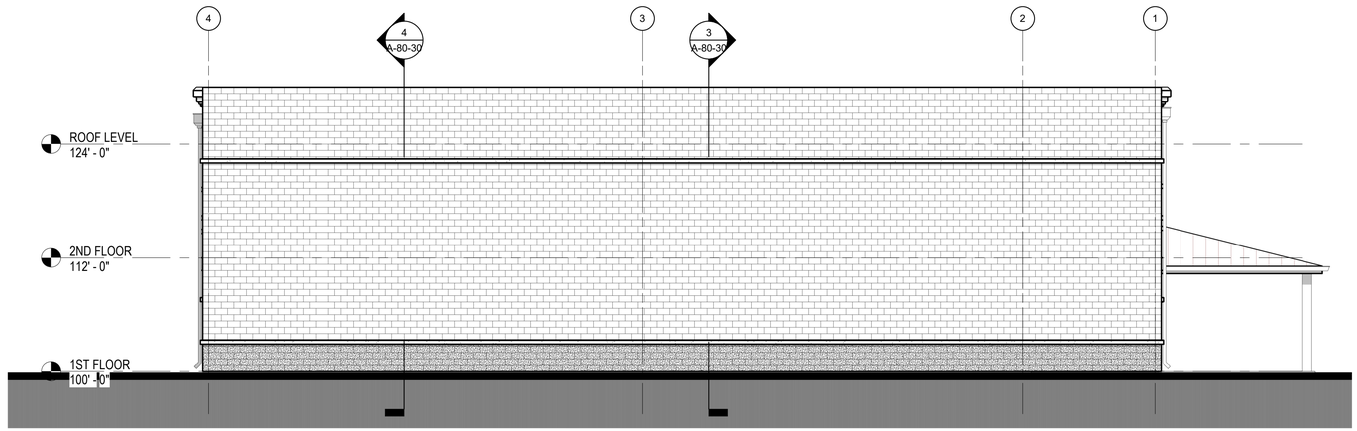
NOTES:



OVERALL BUILDING ELEVATION - SOUTH

1/8" = 1'-0"



OVERALL BUILDING ELEVATION - NORTH

1/8" = 1'-0"

1/8" = 1'-0" 8 6 4 2 0 8'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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ARCHITECTURAL
ADMINISTRATION AND MAINTENANCE BUILDING
BUILDING ELEVATIONS

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-20

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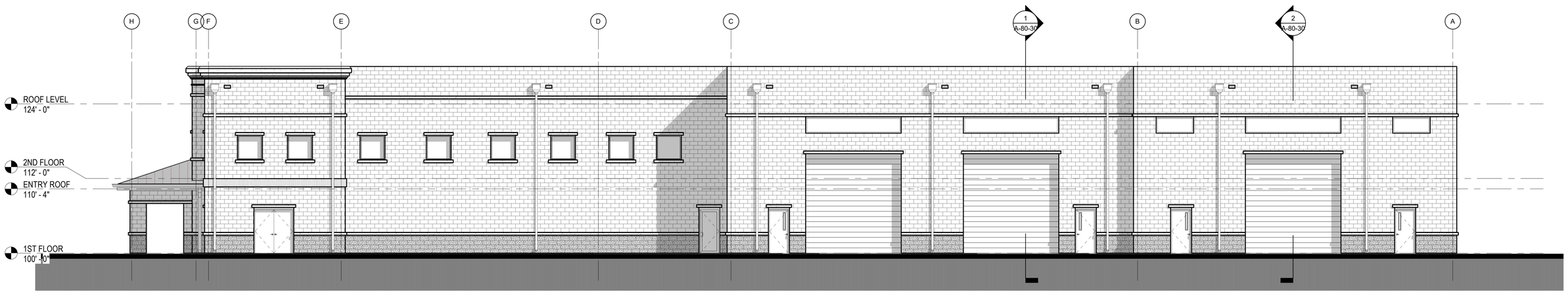
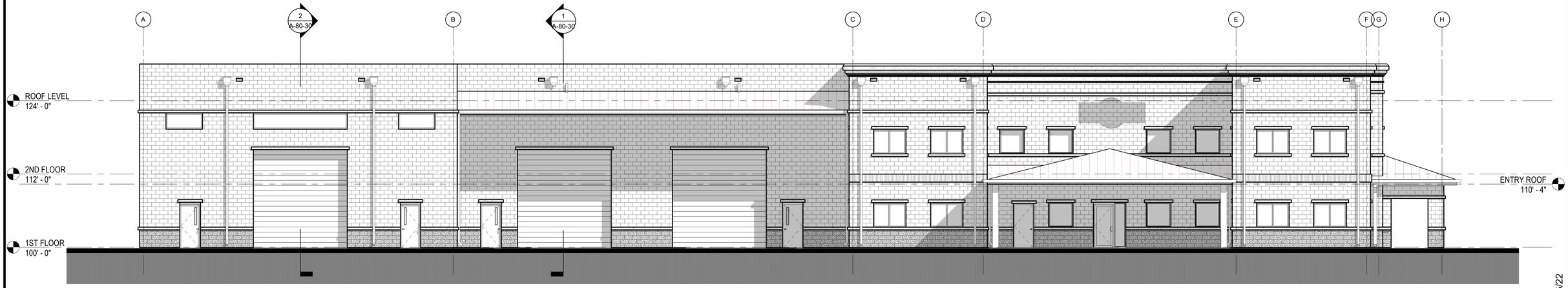


OVERALL BUILDING ELEVATION - EAST

1/8" = 1'-0"



OVERALL BUILDING ELEVATION - WEST

1/8" = 1'-0"

30% DESIGN - REVISED - 7/15/22

1/8" = 1'-0" 8 6 4 2 0 8'

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

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ADMINISTRATION AND MAINTENANCE BUILDING
BUILDING ELEVATIONS

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-21

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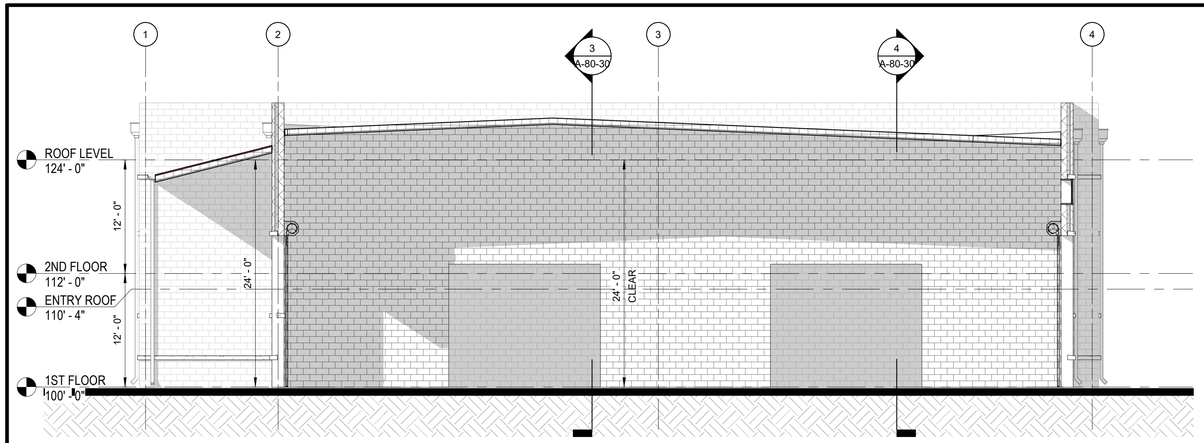
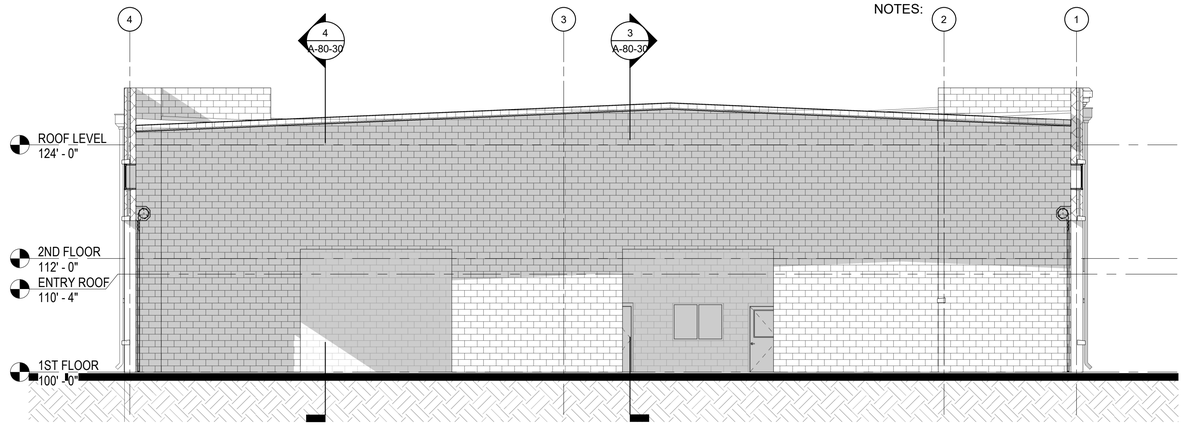


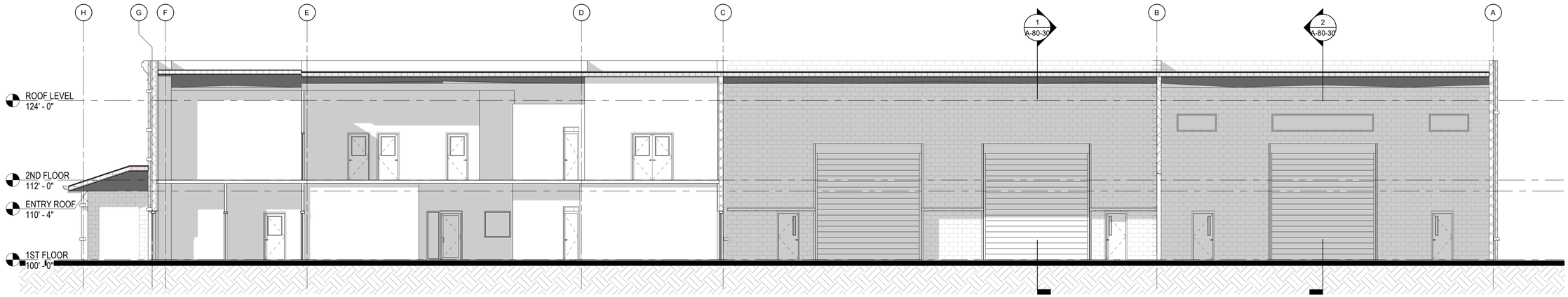
BUILDING SECTION 1 (E-W)

1/8" = 1'-0"



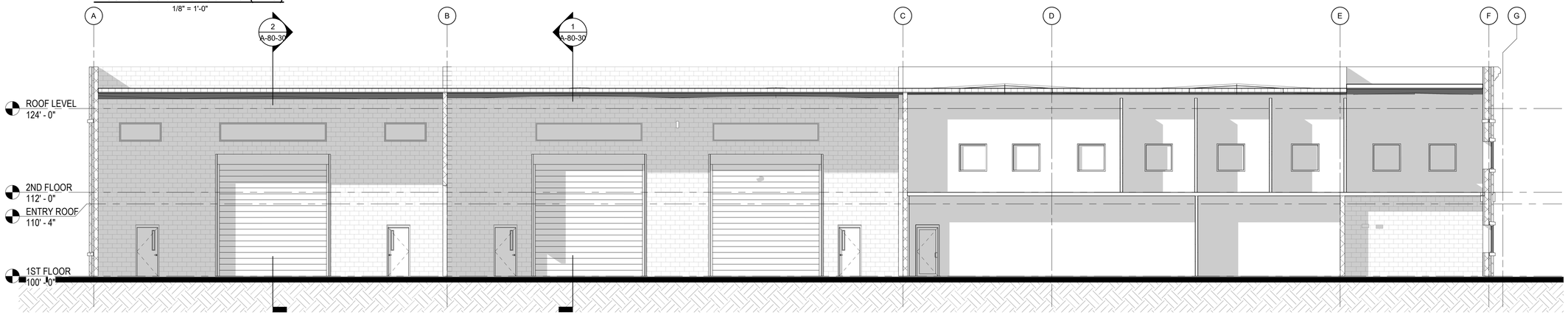
BUILDING SECTION 2 (E-W)

1/8" = 1'-0"



BUILDING SECTION 3 (N-S)

1/8" = 1'-0"



BUILDING SECTION 4 (N-S)

1/8" = 1'-0"

1/8" = 1'-0" 8 6 4 2 0 8'

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

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PRELIMINARY DRAWING
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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ARCHITECTURAL
ADMINISTRATION AND MAINTENANCE BUILDING
BUILDING SECTIONS

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-30

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-AMB-A.rvt
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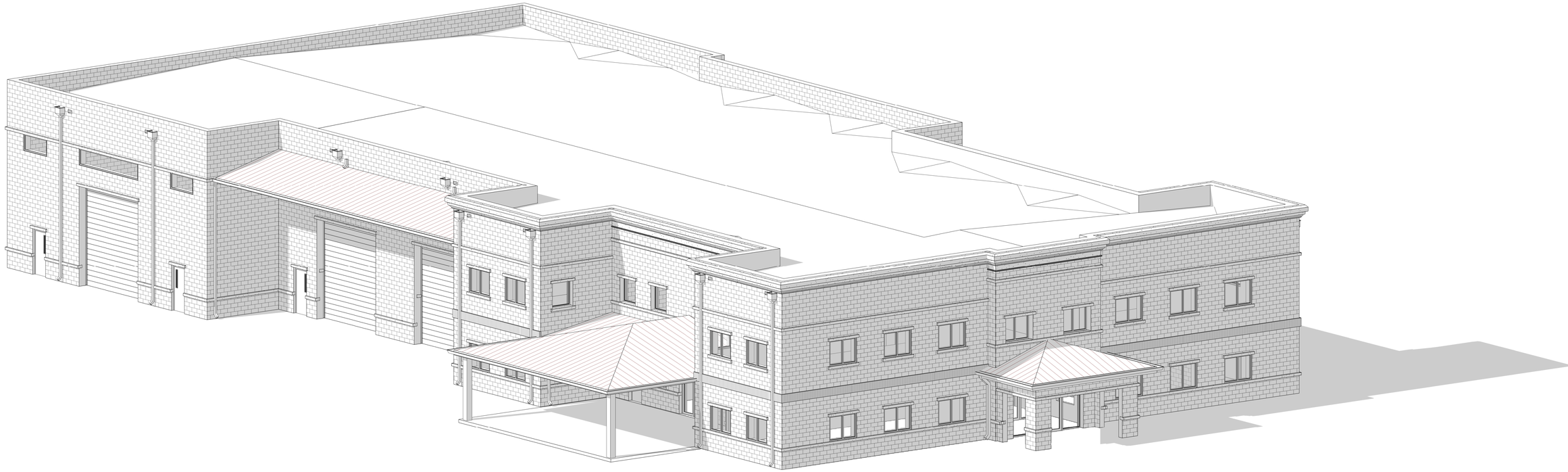

1 3D VIEW - SW CORNER

30% DESIGN - REVISED - 7/15/22

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
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FPUA MAINLAND
WATER RECLAMATION FACILITY

ARCHITECTURAL
3D VIEWS

DATE:	7/15/22
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	A-80-40

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-AMB-A.rvt
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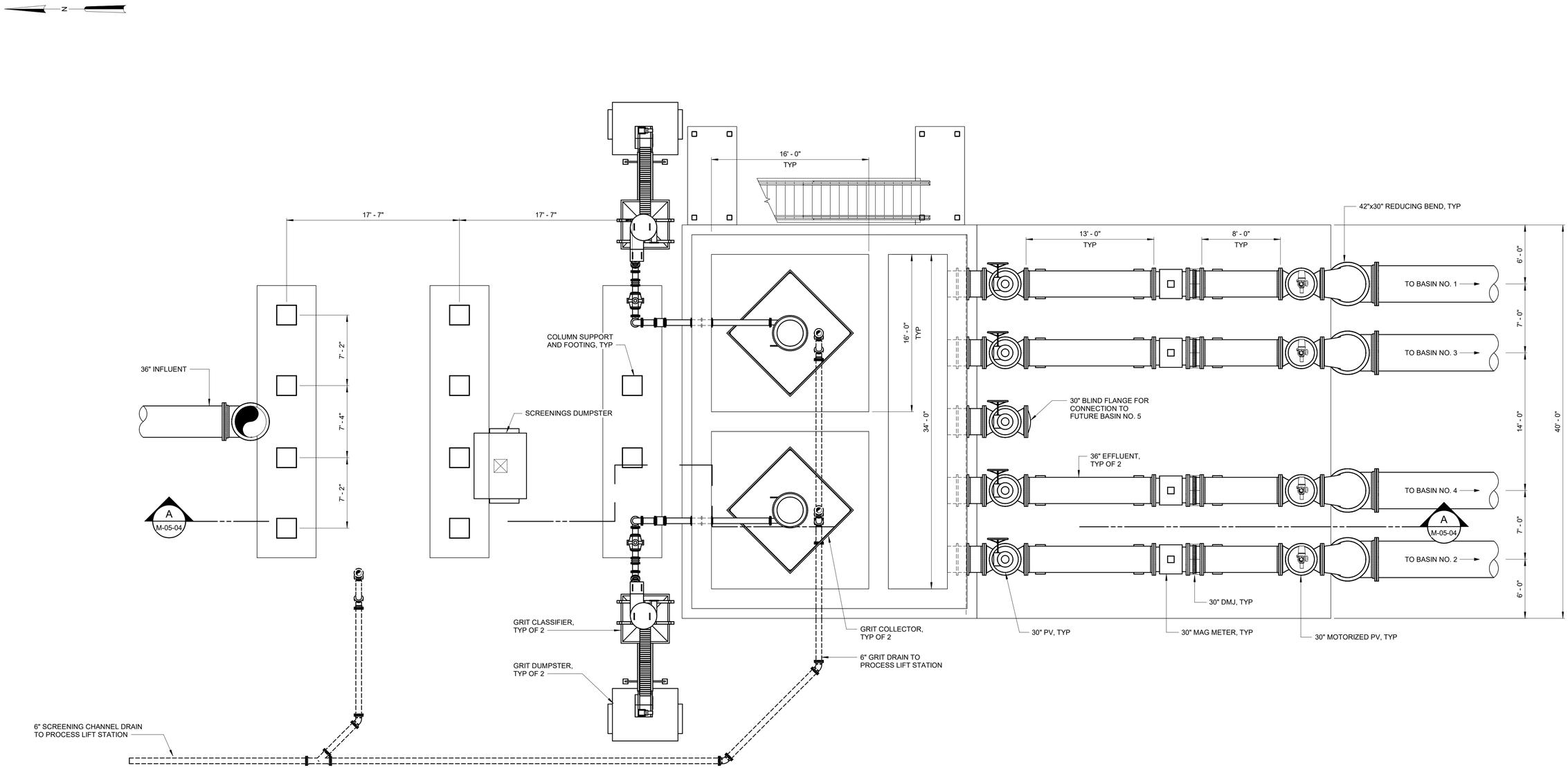

BOTTOM PLAN

3/16" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	J. JOHNSON
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
HEADWORKS/DISTRIBUTION BOX
BOTTOM PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-05-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-HWK-M.rvt
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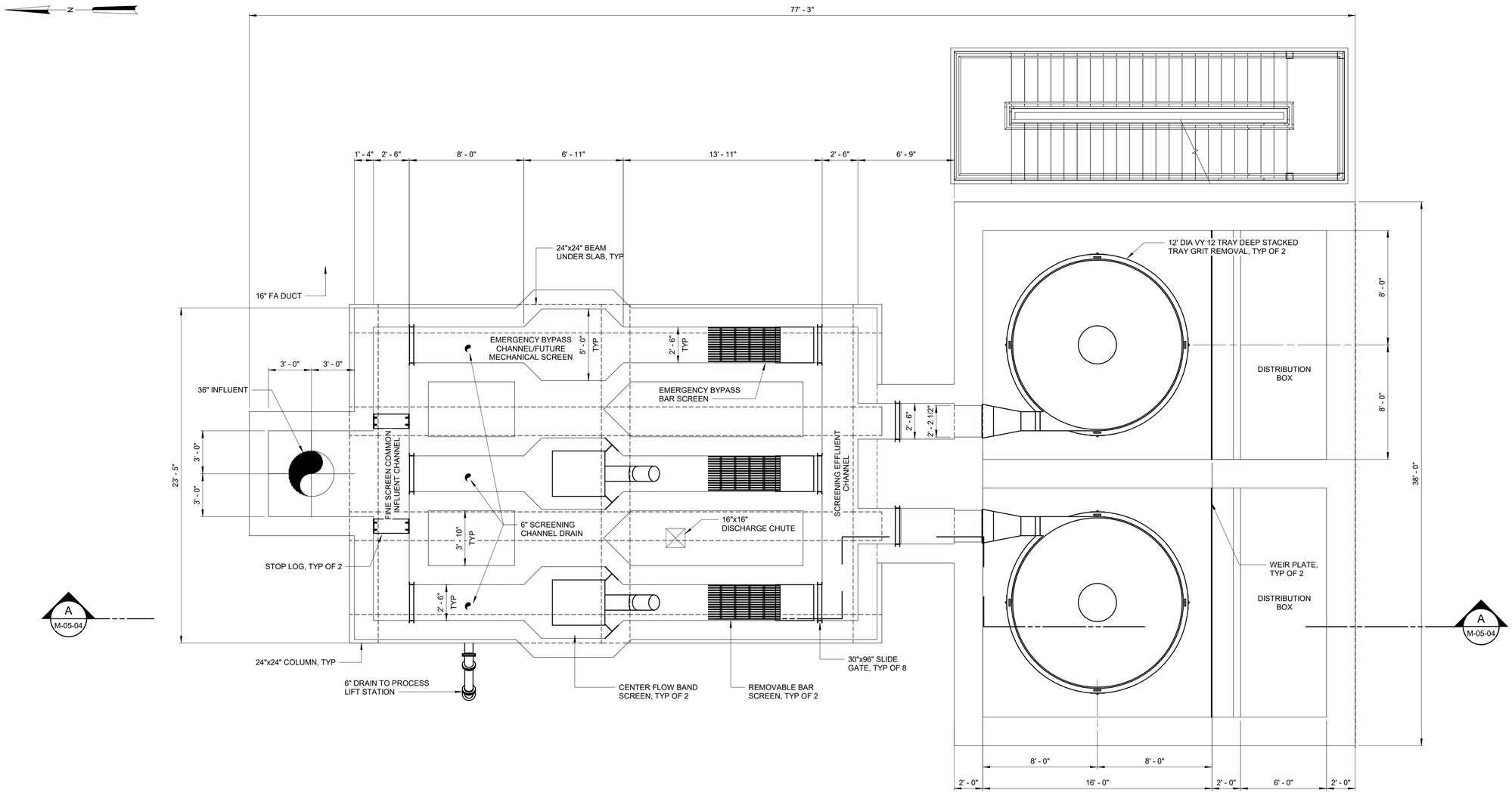

INTERMEDIATE PLAN

1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	J. JOHNSON
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 — 1/2" — 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
HEADWORKS/DISTRIBUTION BOX
INTERMEDIATE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-05-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-HWK-M.rvt
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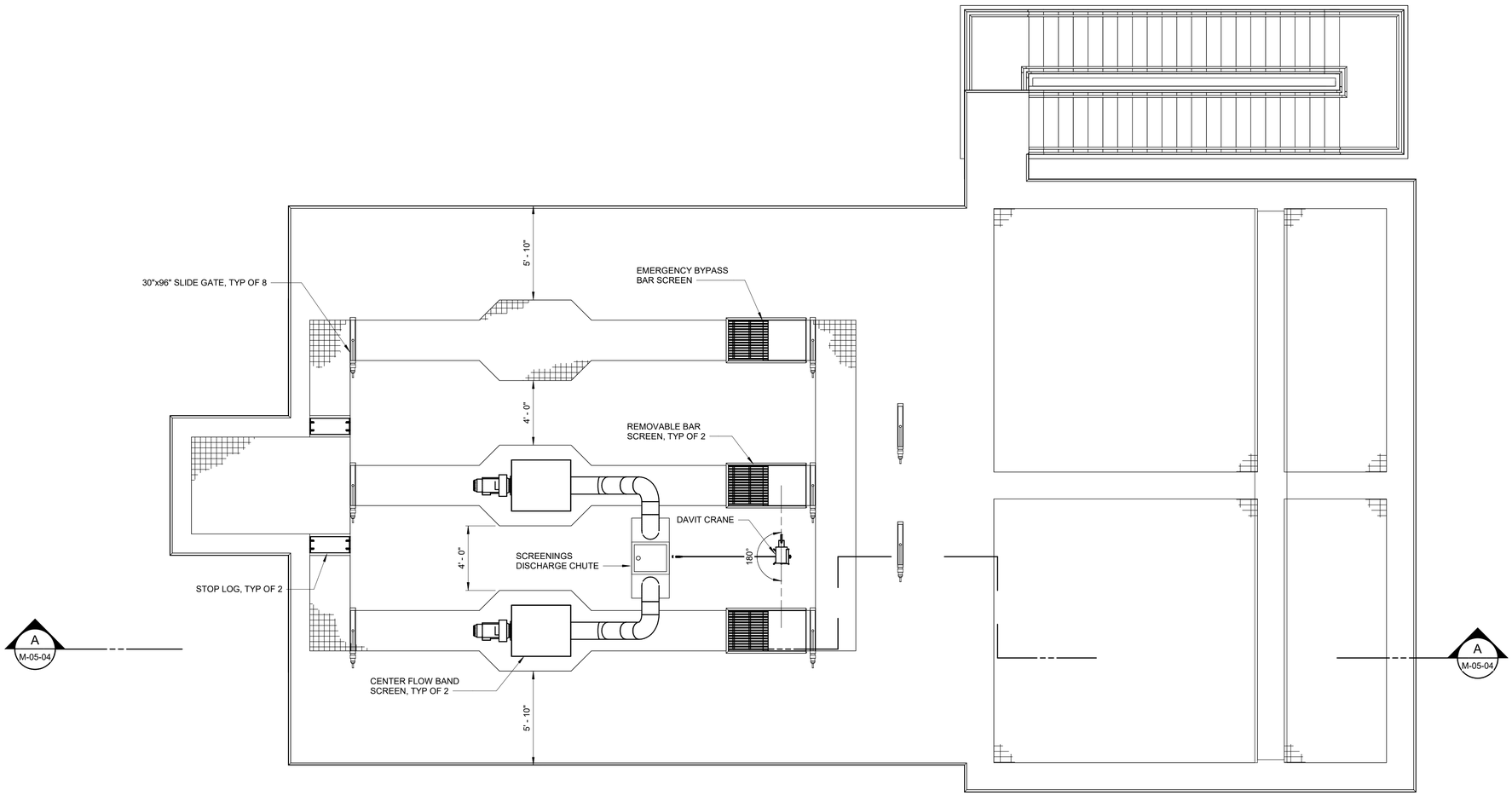

TOP PLAN
1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	J. JOHNSON
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
HEADWORKS/DISTRIBUTION BOX
TOP PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-05-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-HWK-M.rvt
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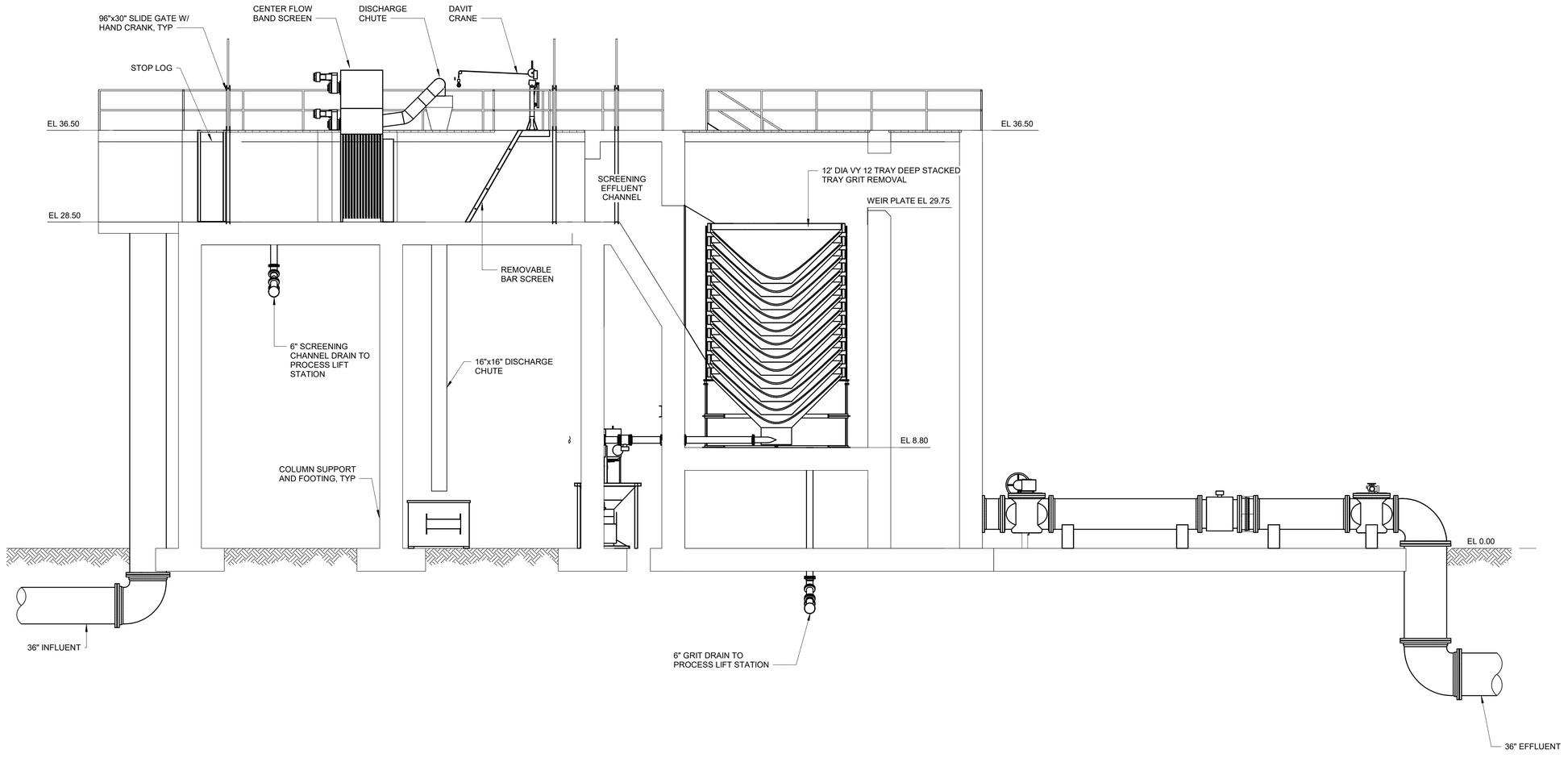
1. ELEVATIONS BASDED ON ASSUMPTION OF 0.00 AT GRADE.



SECTION A
3/16" = 1'-0"
M-05-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	J. JOHNSON
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
HEADWORKS/DISTRIBUTION BOX
SECTION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-05-04

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-HWK-M.rvt
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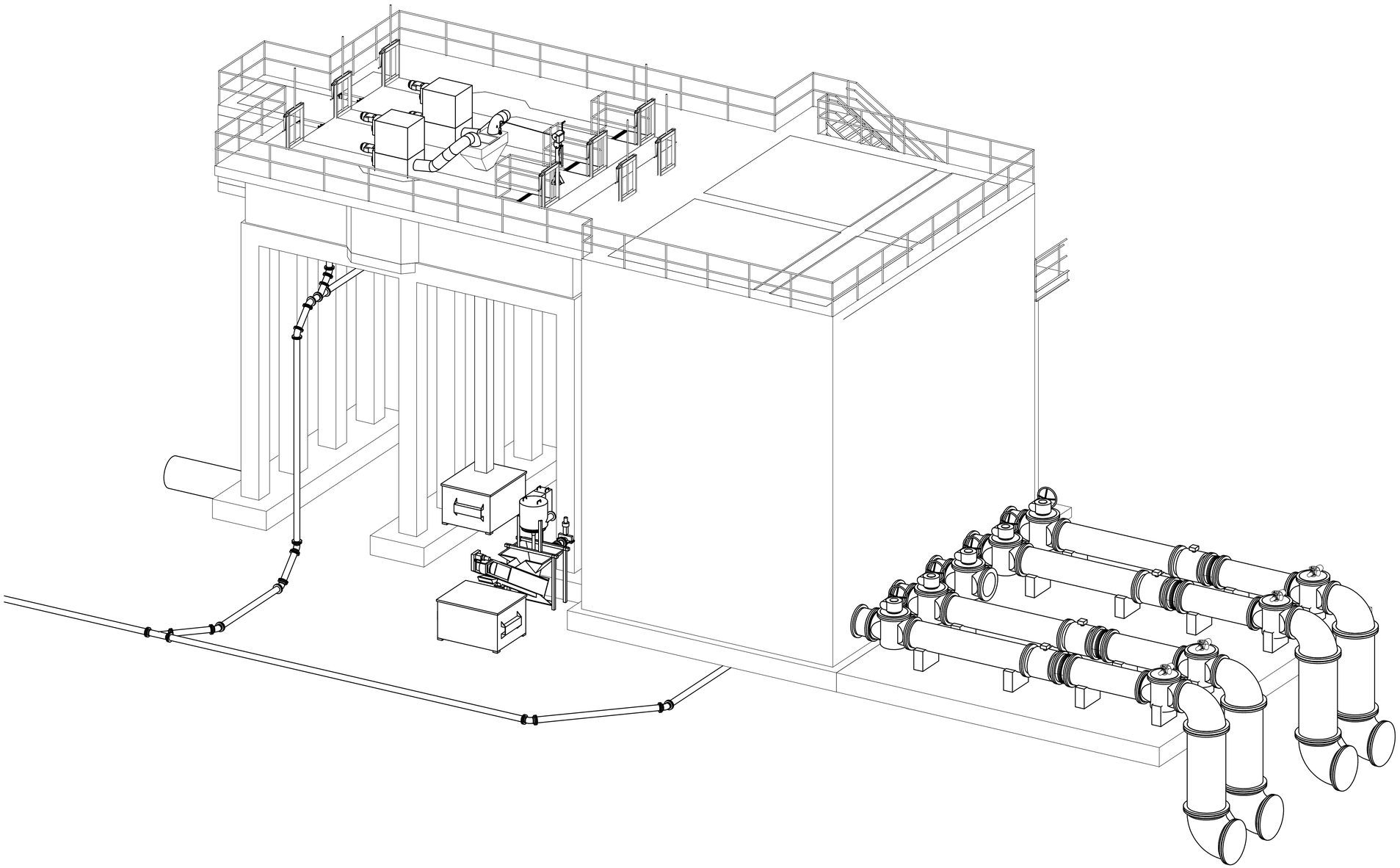

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J. FRANKO
DRAWN BY:	J. JOHNSON
CHECKED BY:	K. PFEFFER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
HEADWORKS/DISTRIBUTION BOX
ISOMETRIC VEW

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-05-05

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-HWK-M.rvt
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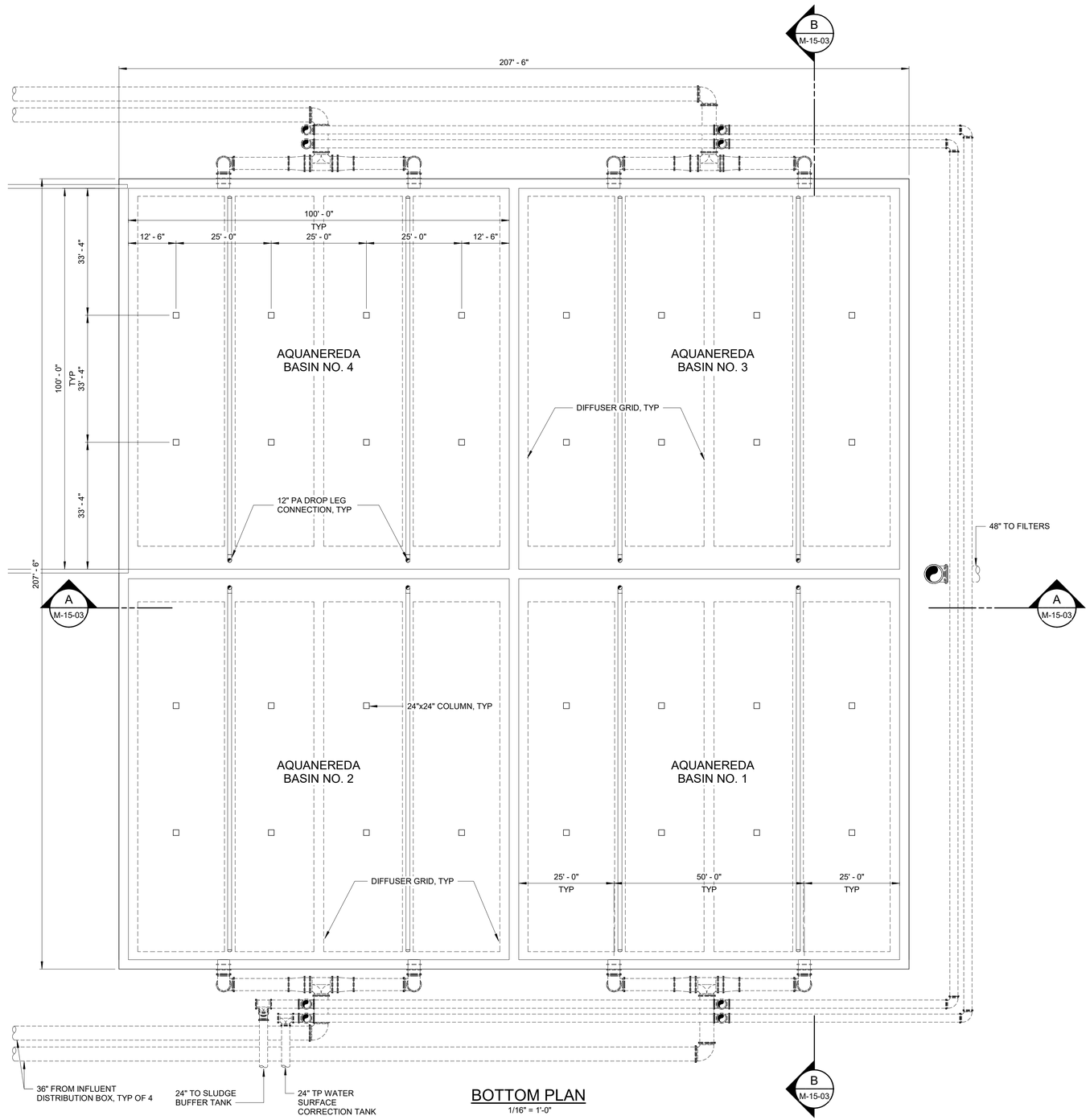

BOTTOM PLAN

1/16" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen

HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL

JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA BASINS
BOTTOM PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-15-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-ANR-M.rvt
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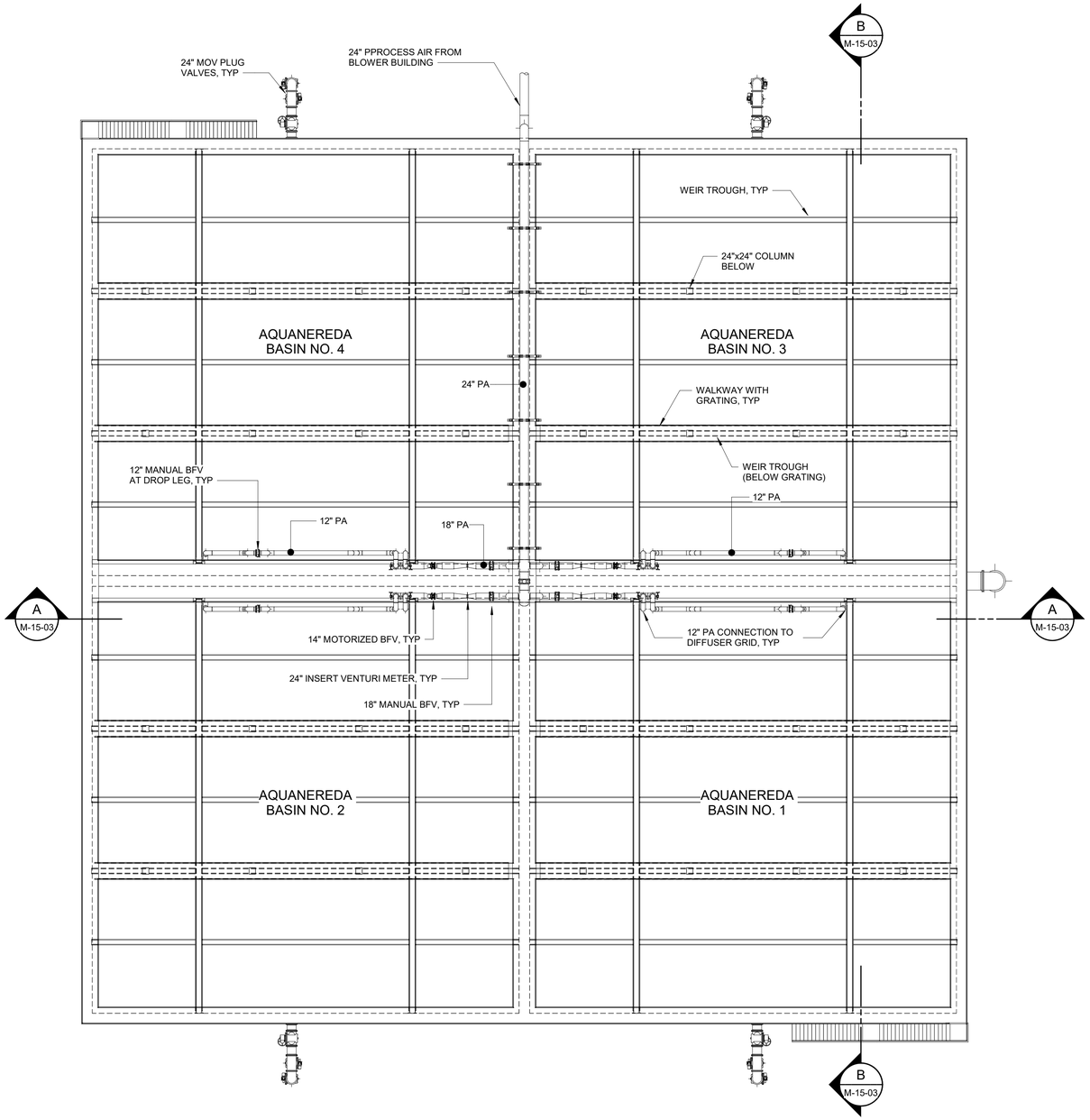

TOP PLAN
1/16" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA BASINS
TOP PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-15-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-ANR-M.rvt
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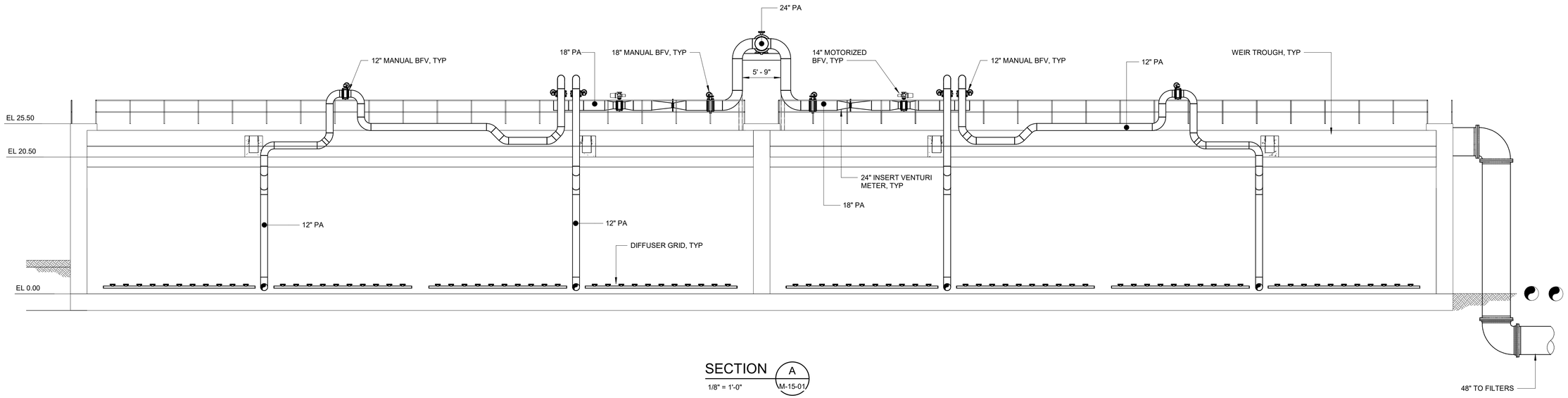
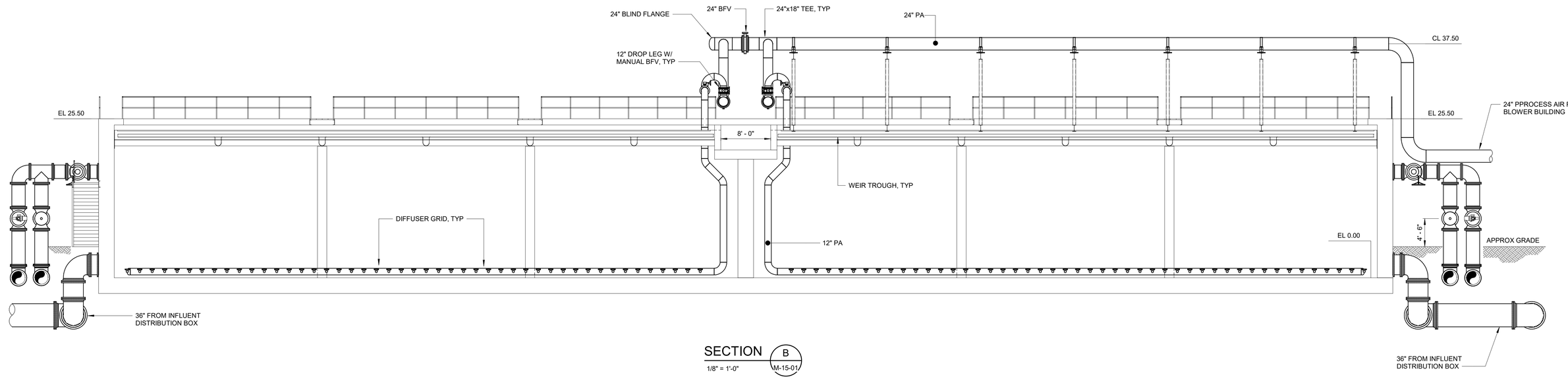


SECTION A
1/8" = 1'-0"
M-15-01



SECTION B
1/8" = 1'-0"
M-15-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA BASINS
SECTIONS I

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-15-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-ANR-M.rvt
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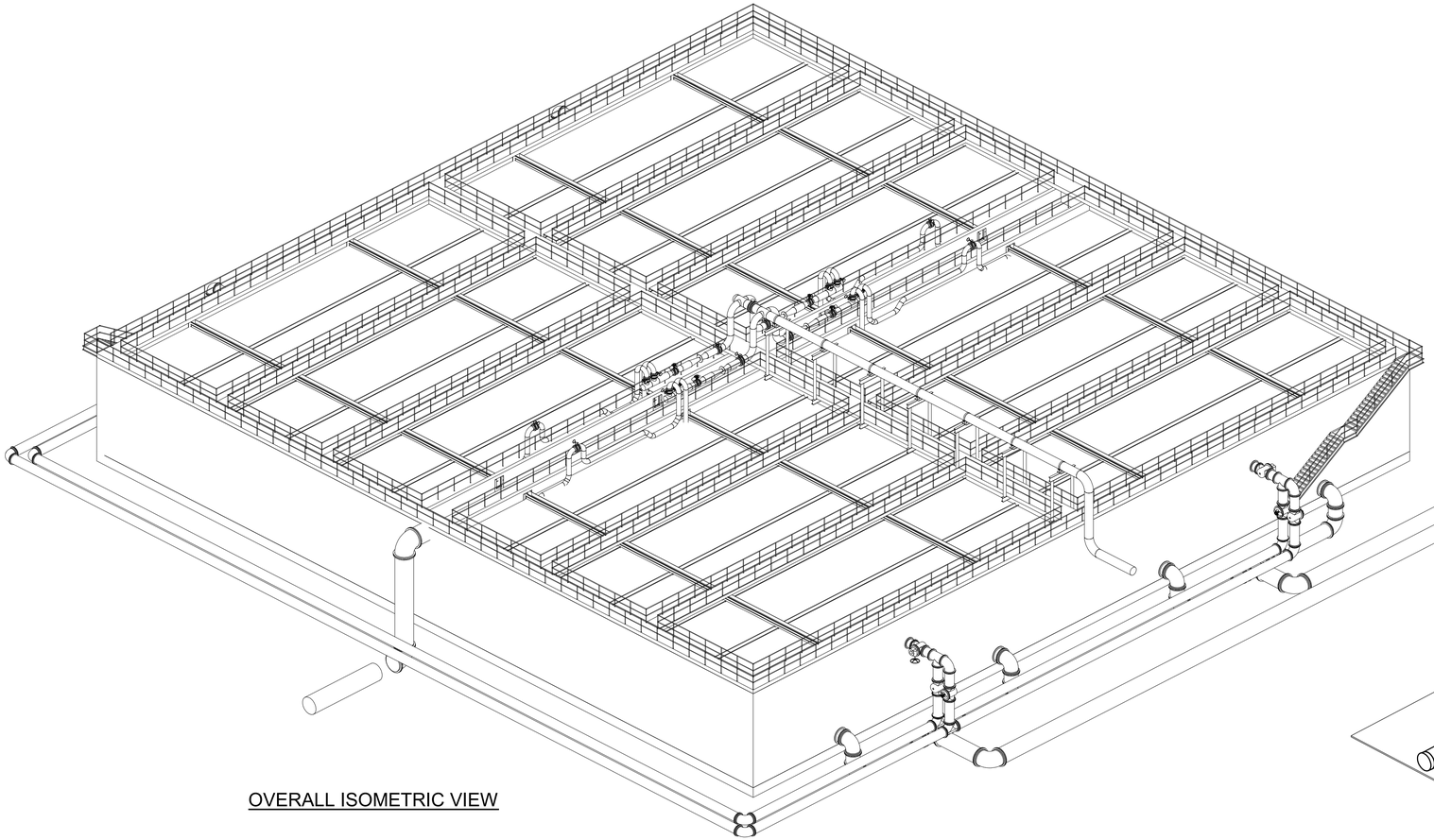
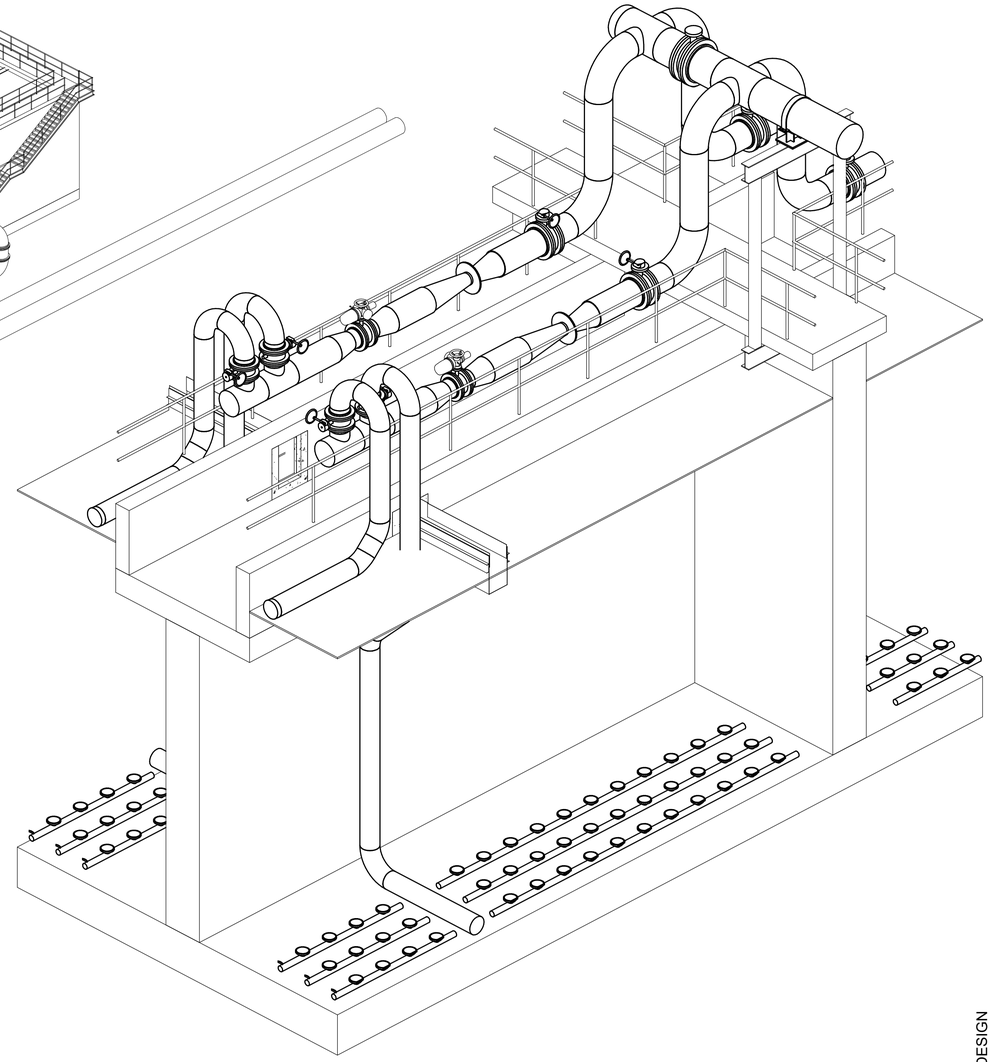


OVERALL ISOMETRIC VIEW



ENLARGED ISOMETRIC VIEW

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA BASINS
ISOMETRIC VIEW

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-15-04

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-ANR-M.rvt
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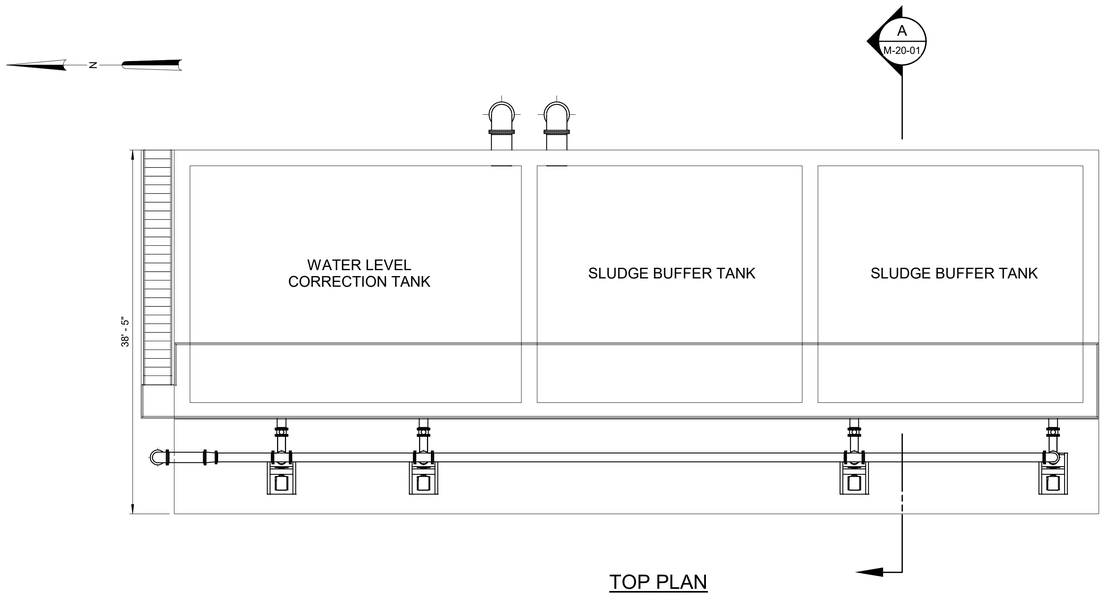
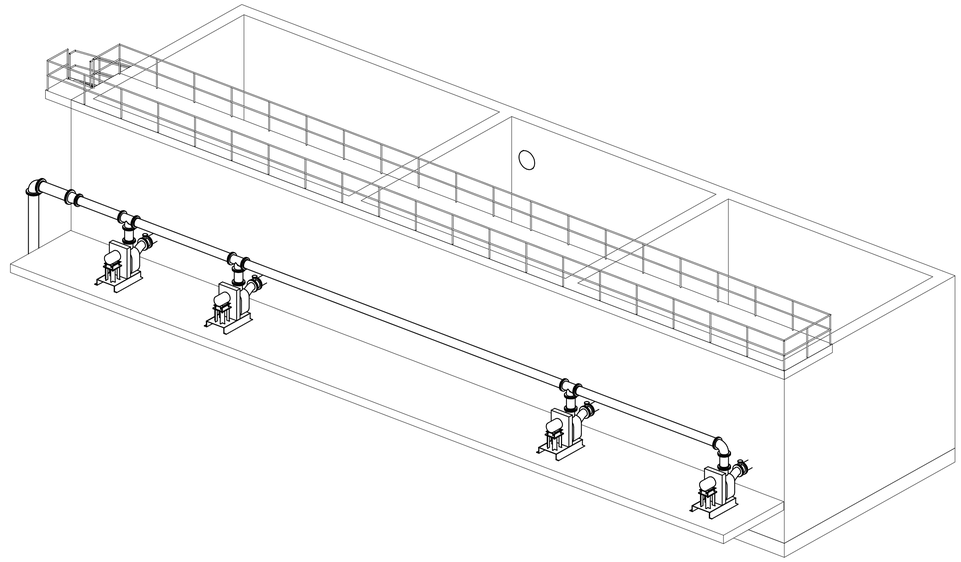
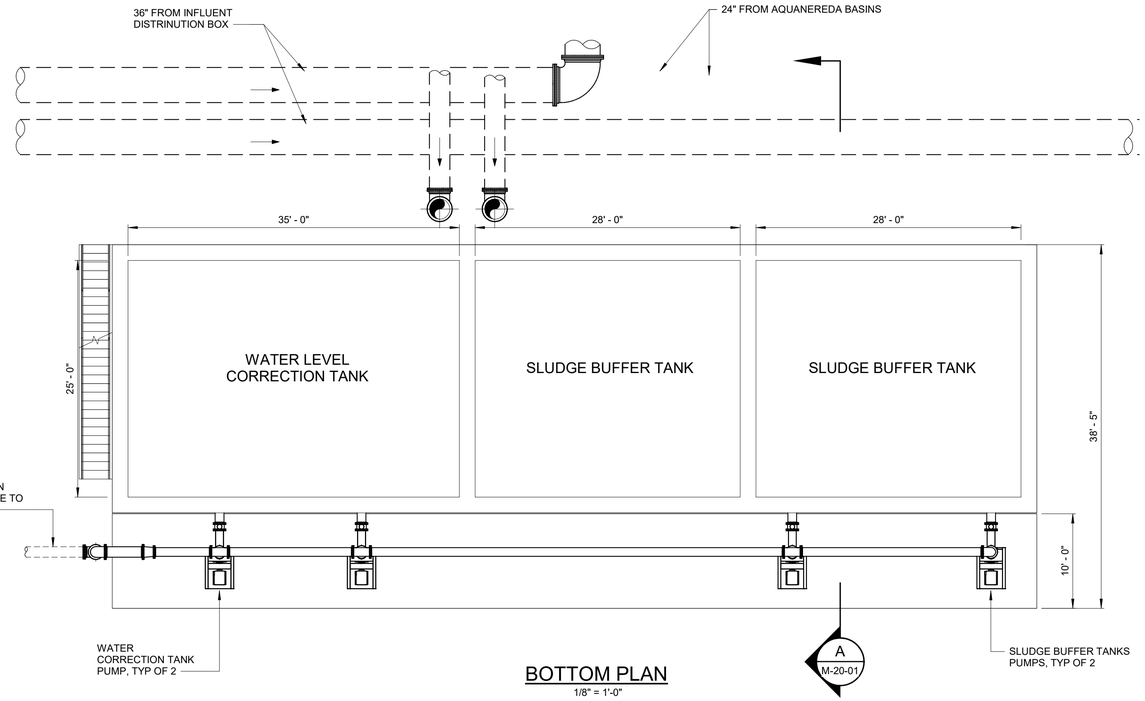


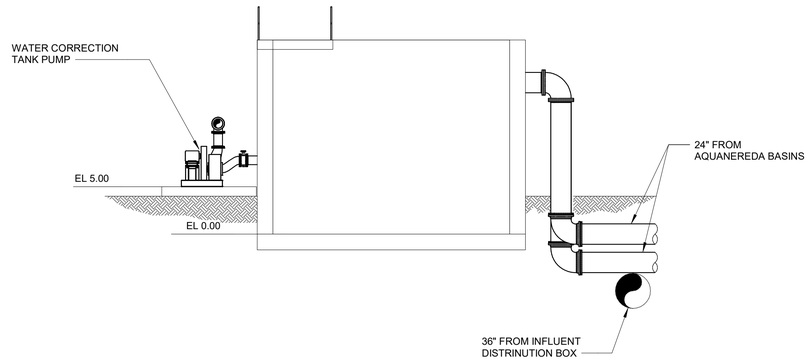
TOP PLAN
1/8" = 1'-0"



ISOMETRIC VIEW



BOTTOM PLAN
1/8" = 1'-0"



SECTION A
1/8" = 1'-0" M-20-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PACE
DRAWN BY:	J. JOHNSON
CHECKED BY:	D. BIEBER

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
WATER LEVEL CORRECTION/SLUDGE BUFFER TANKS
PLANS, SECTION AND ISOMETRIC VIEW

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-20-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-SBT-M.rvt
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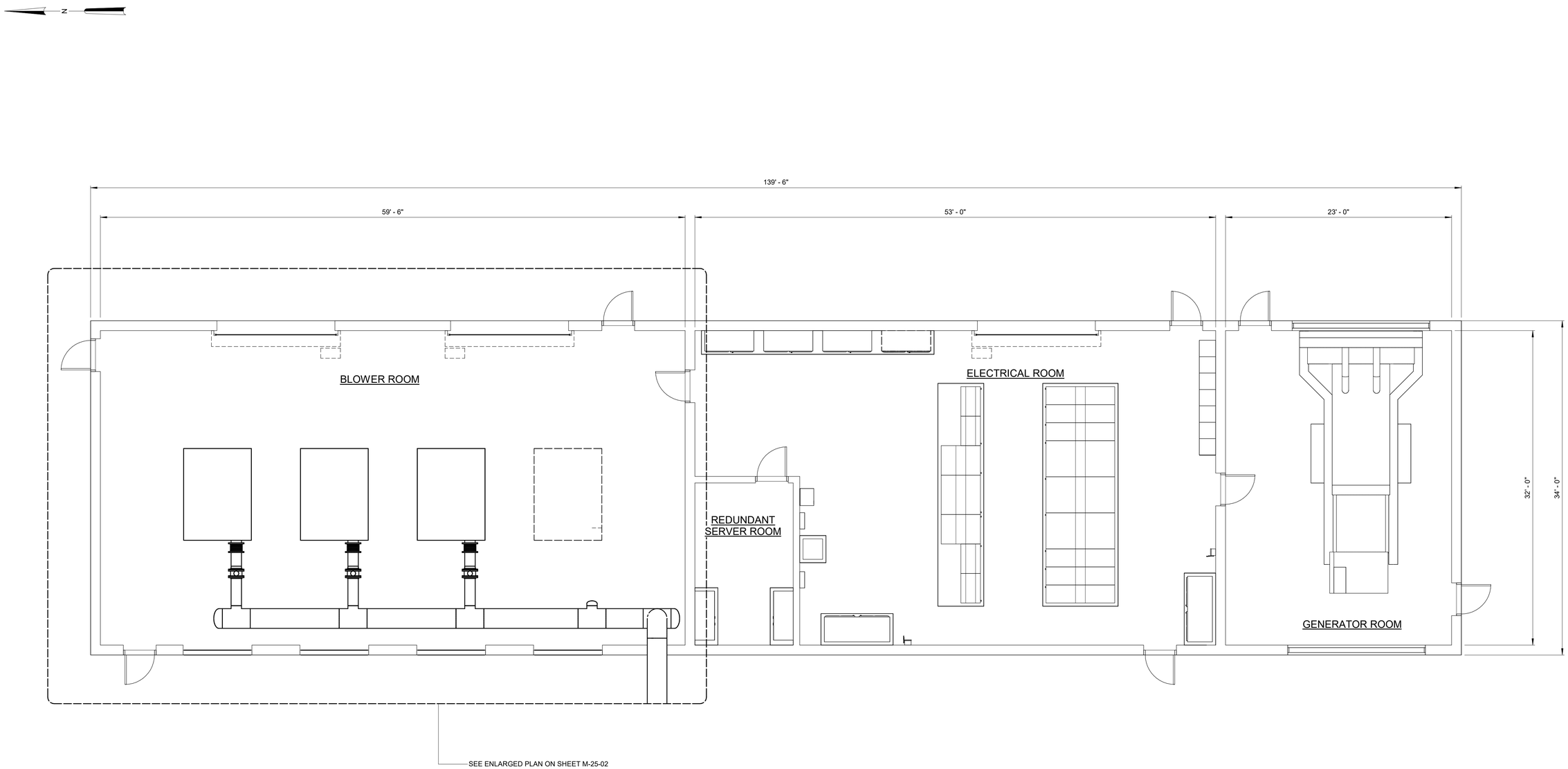

OVERALL PLAN

3/16" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PAGE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA PROCESS BLOWER BUILDING
OVERALL PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-25-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BLB-M.rvt
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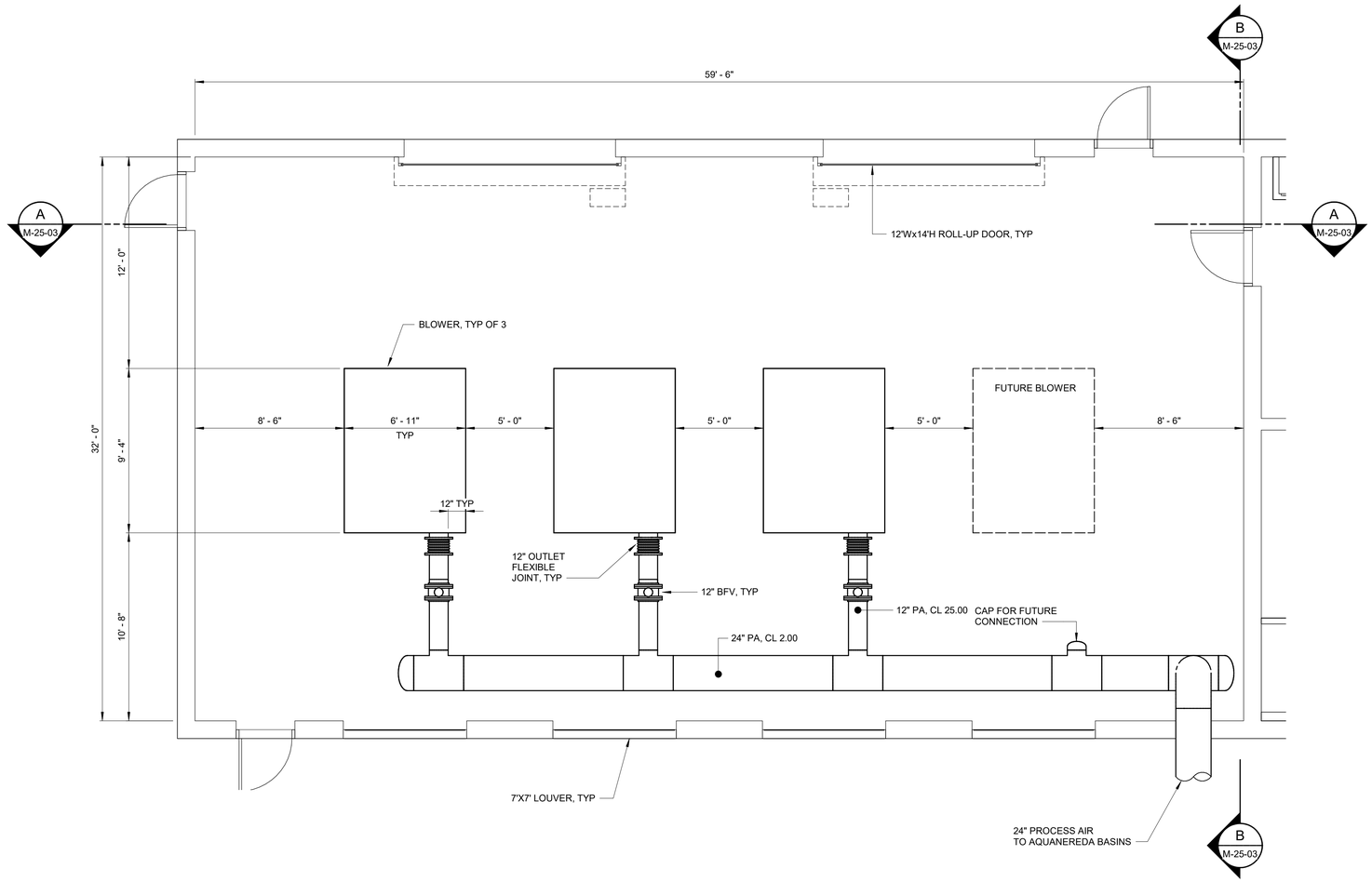

ENLARGED PLAN

1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PAGE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA PROCESS BLOWER BUILDING
BLOWER ROOM PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-25-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BLB-M.rvt
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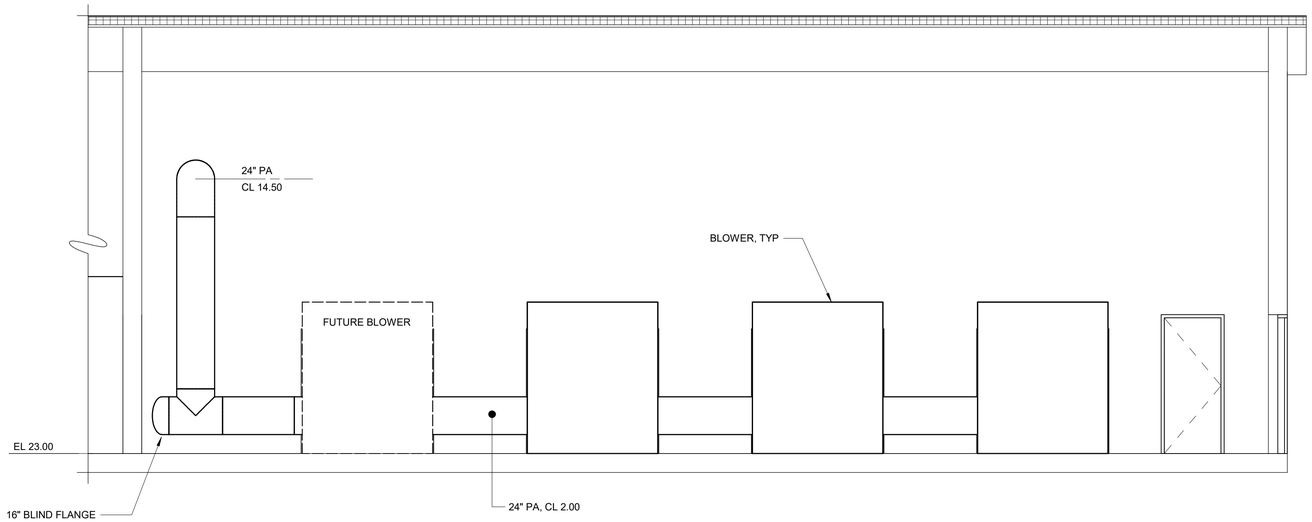
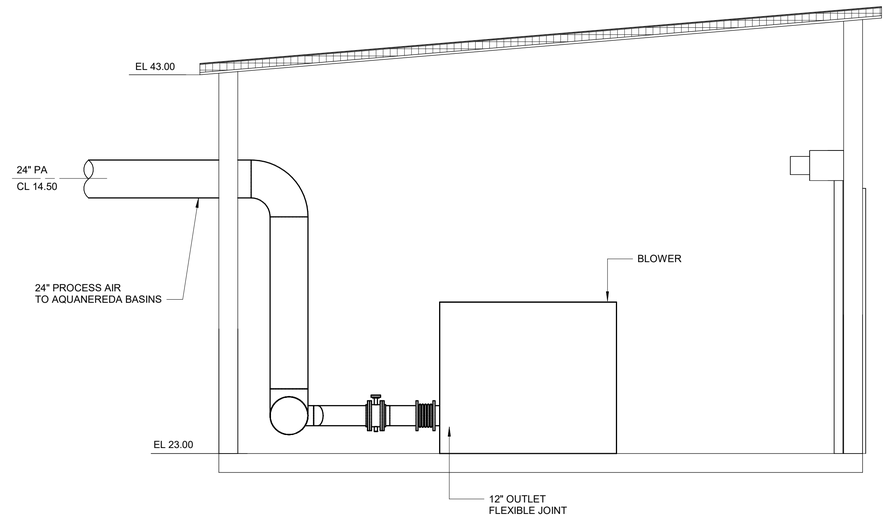


SECTION A
1/4" = 1'-0"
M-25-02



SECTION B
1/4" = 1'-0"
M-25-02

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PAGE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA PROCESS BLOWER BUILDING
SECTIONS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-25-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BLB-M.rvt
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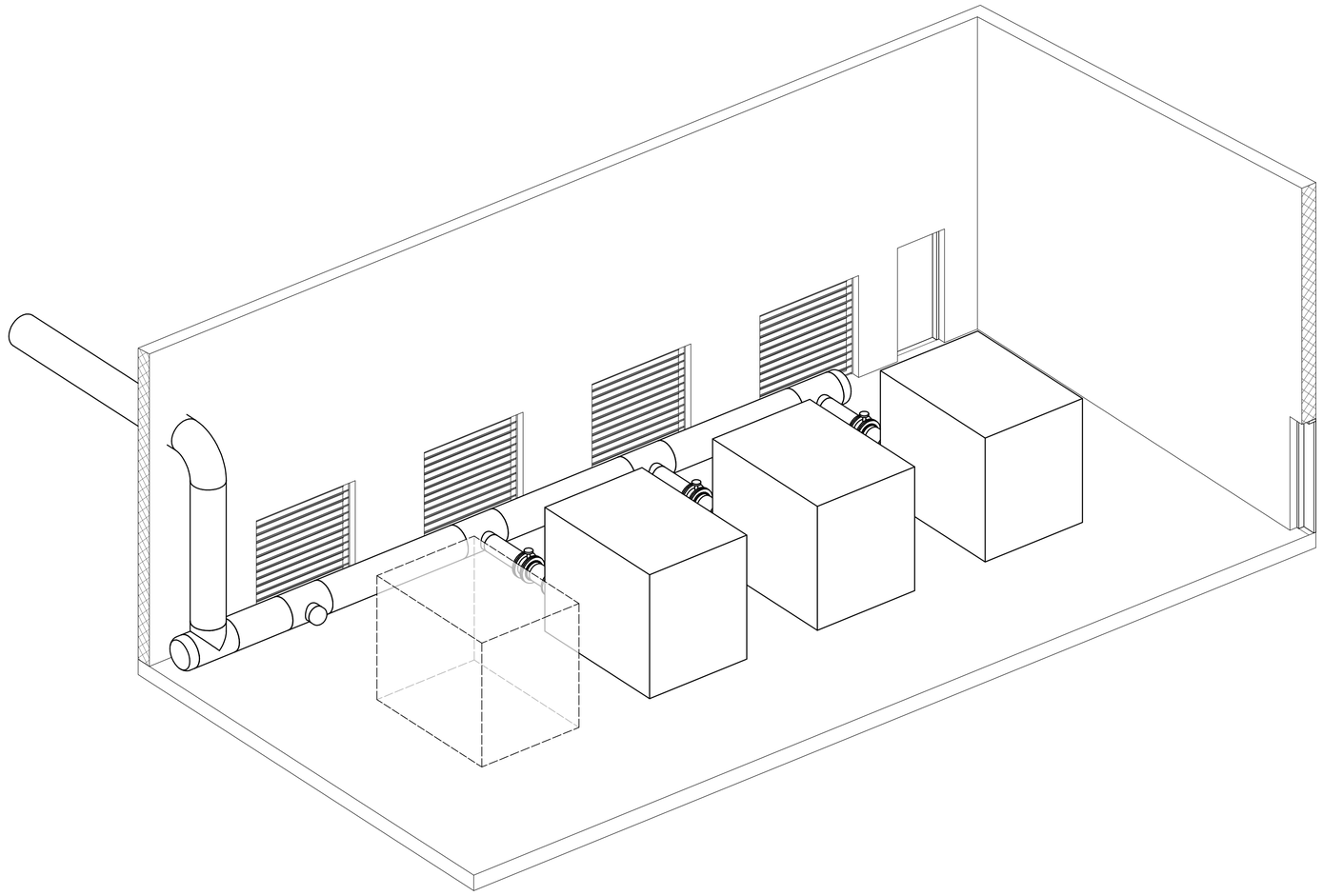

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	G. PAGE
DRAWN BY:	J. JOHNSON
CHECKED BY:	J. FRANKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AQUANEREDA PROCESS BLOWER BUILDING
ISOMETRIC VIEW

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-25-04

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BLB-M.rvt
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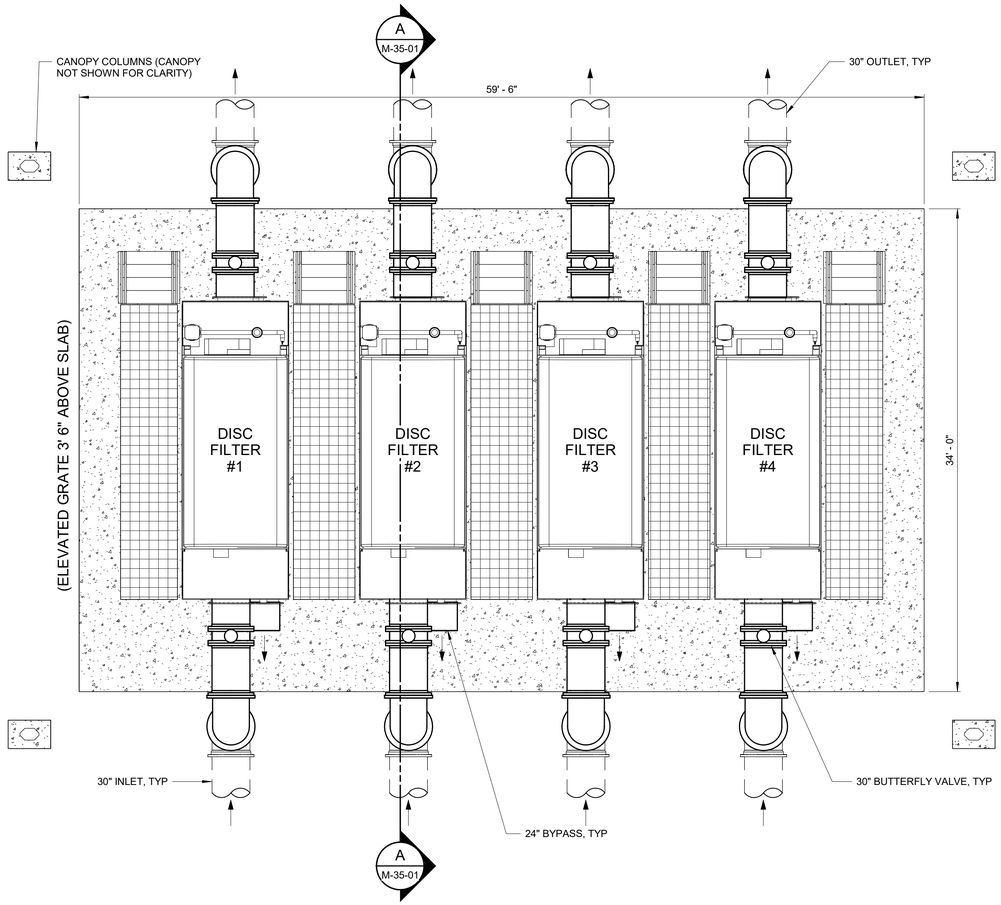
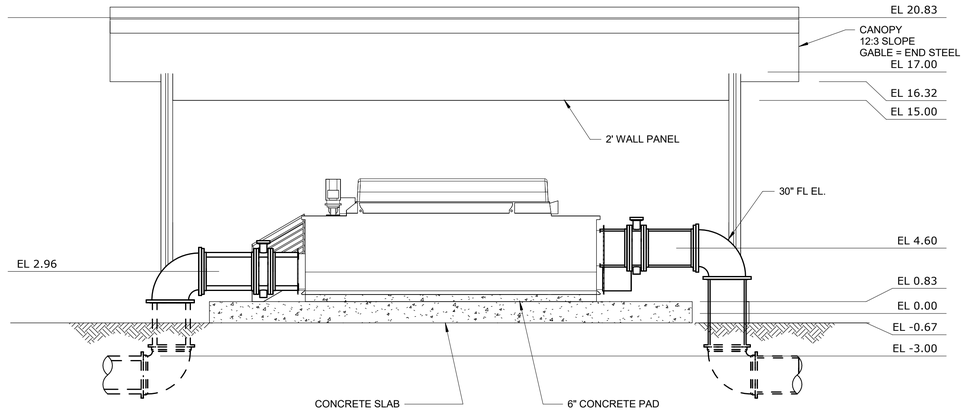


PLAN
3/16" = 1'-0"



SECTION
3/16" = 1'-0"
A
M-35-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
TERTIARY FILTERS
EFFLUENT DISC FILTERS PLAN AND SECTION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-35-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-TEF-M.rvt
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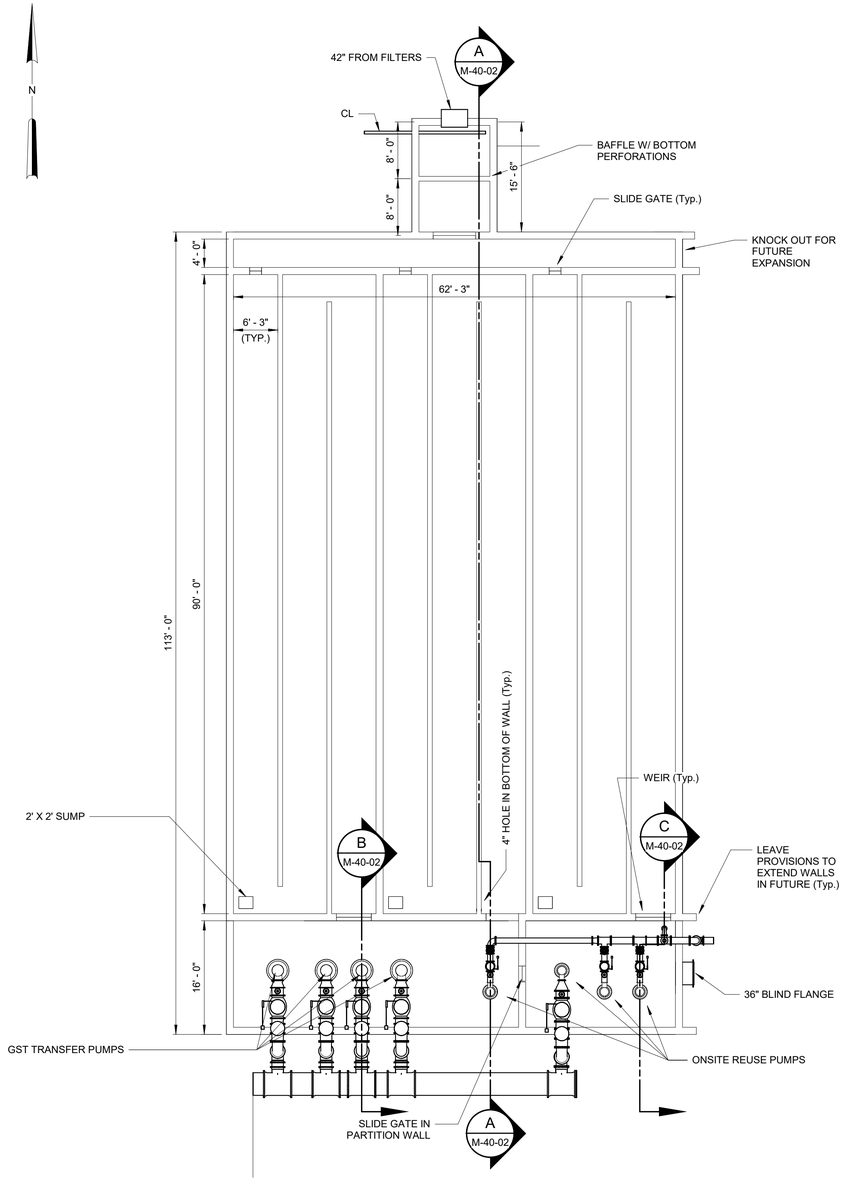
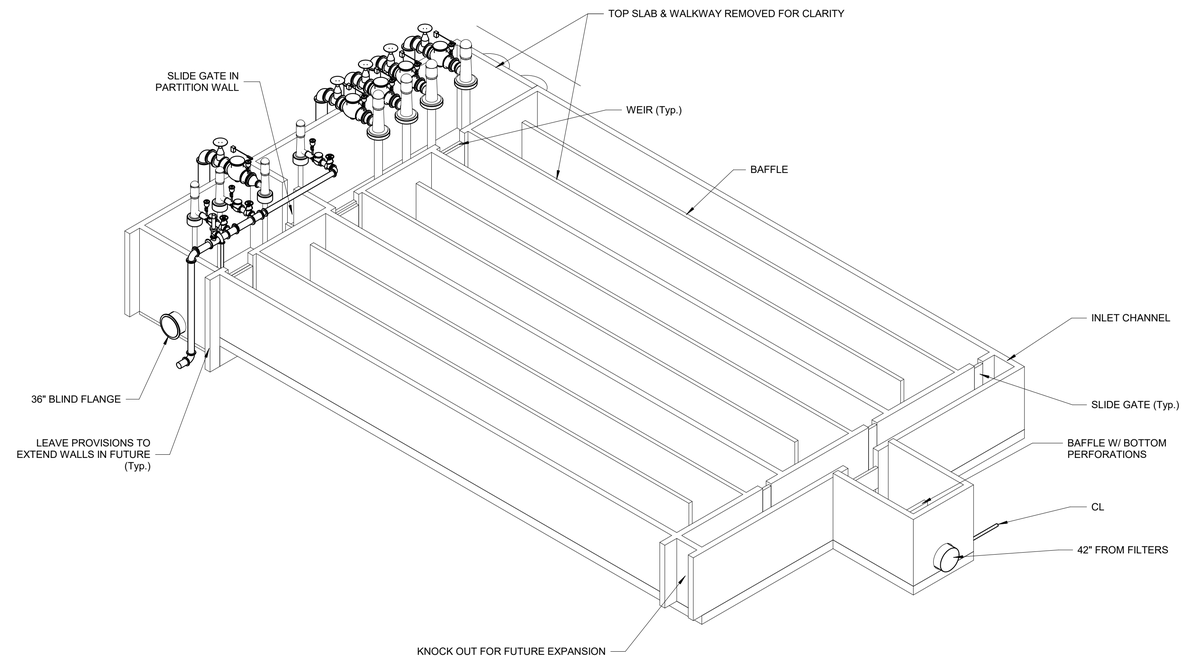


CHLORINE CONTACT CHAMBER PLAN

3/32" = 1'-0"



ISOMETRIC VIEW

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G.BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
CHLORINE CONTACT CHAMBER
PLAN AND ISOMETRIC

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-40-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1\41163-000-CCC-M.rvt
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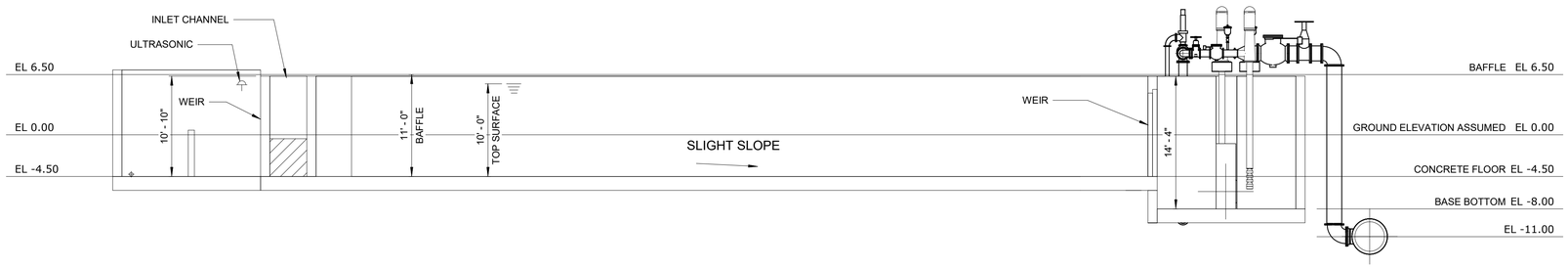
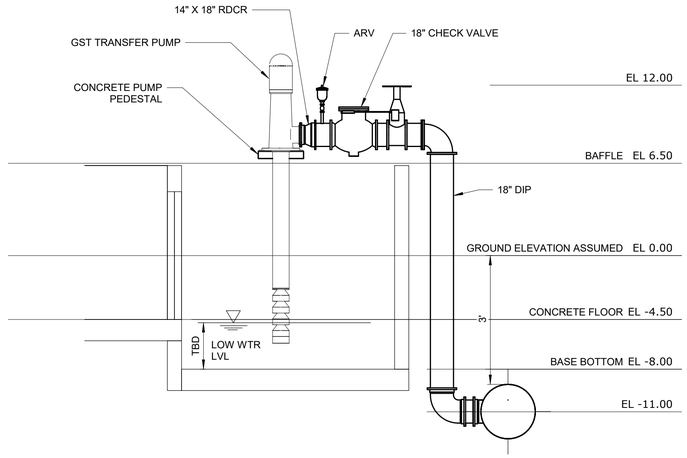


SECTION A
1/8" = 1'-0" M-40-01



SECTION B
3/16" = 1'-0" M-40-01

SECTION C
3/16" = 1'-0" M-40-01

30% DESIGN

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-CCC-M.rvt
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REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G.BISHOP
CHECKED BY:	P. KIKALE

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PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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A DESIGN BUILD COMPANY
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BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

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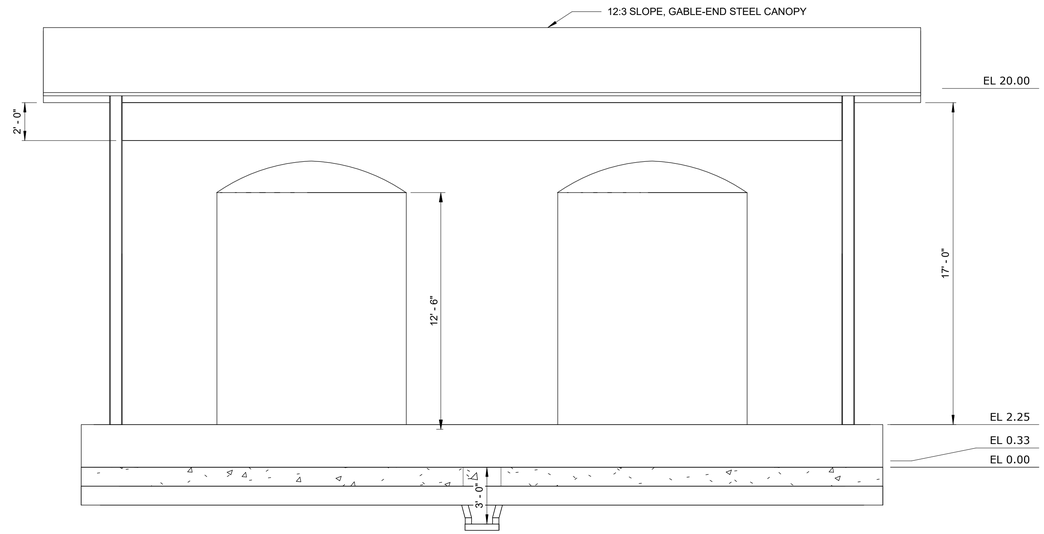
JOINT VENTURE

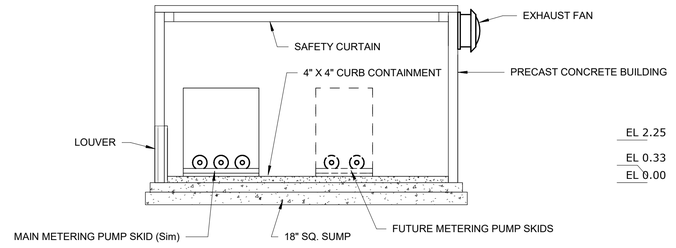
FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
CHLORINE CONTACT CHAMBER, ON-SITE REUSE & TRANSFER PUMPS
SECTIONS

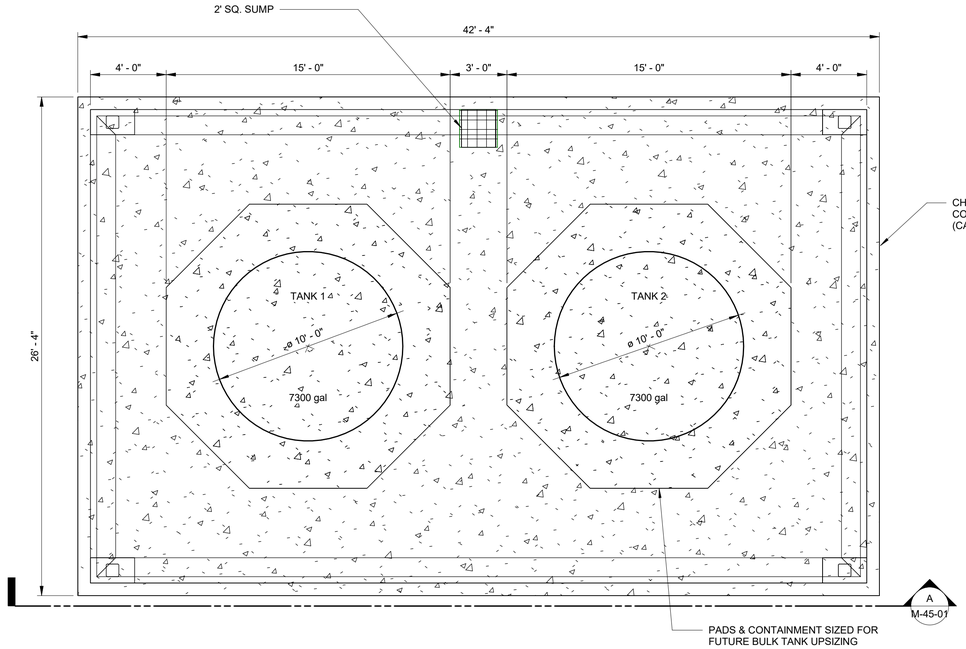
DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-40-02



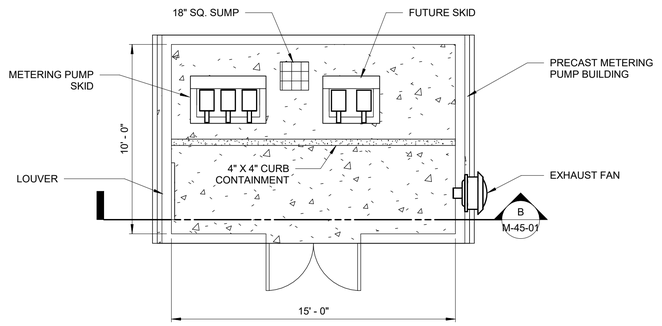
SECTION A
1/4" = 1'-0"
M-45-01



SECTION B
1/4" = 1'-0"
M-45-01



BULK CHLORINE TANKS PLAN
1/4" = 1'-0"



CHLORINE METERING PUMP BUILDING PLAN
1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
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BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DISINFECTION FACILITY
BULK CHLORINE TANKS, CHLORINE METERING PUMP BLDG
PLAN AND SECTIONS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-45-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-DIF-M.rvt
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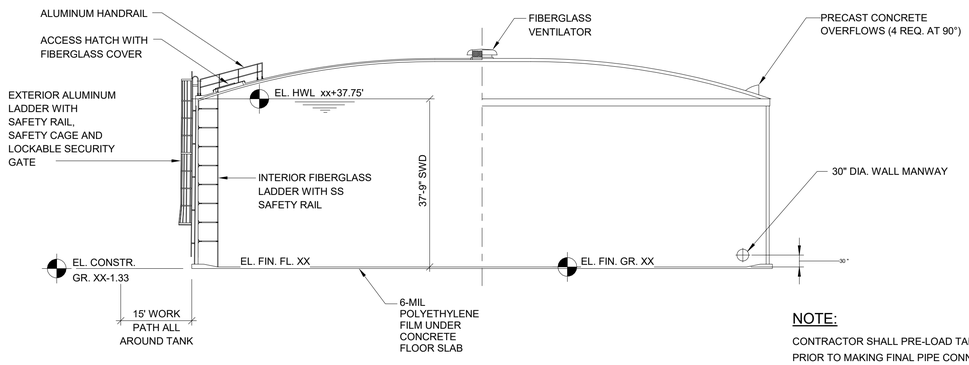
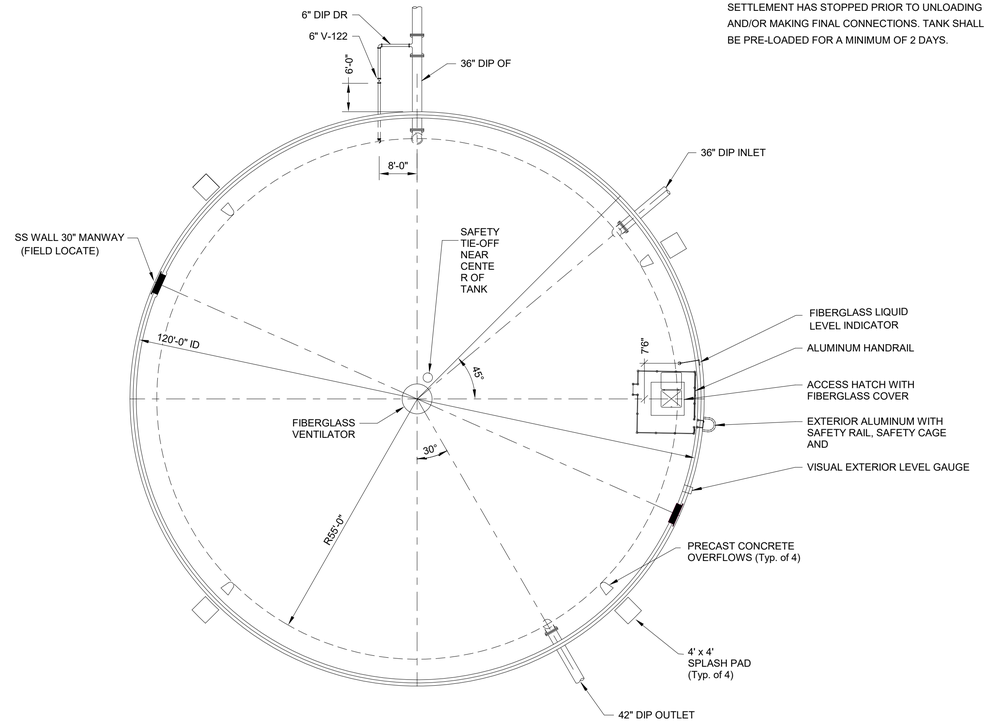


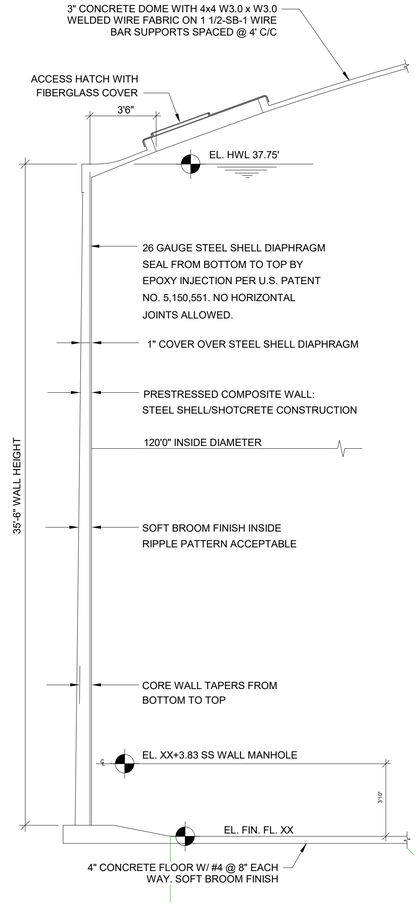
SECTION - ELEVATION

NOTE:

CONTRACTOR SHALL PRE-LOAD TANK WITH WATER PRIOR TO MAKING FINAL PIPE CONNECTIONS. CONTRACTOR SHALL MONITOR TANK SETTLEMENT USING SURVEY EQUIPMENT TO VERIFY SETTLEMENT HAS STOPPED PRIOR TO UNLOADING AND/OR MAKING FINAL CONNECTIONS. TANK SHALL BE PRE-LOADED FOR A MINIMUM OF 2 DAYS.



PLAN



TYPICAL WALL SECTION

NOTES:

1. SHOTCRETE SHALL BE APPLIED BY OR UNDER DIRECT SUPERVISION OF NOZZLEMEN CERTIFIED BY THE AMERICAN CONCRETE INSTITUTE AS OUTLINED IN ACI CERTIFICATION PUBLICATION CP-60.
2. TENSION IN PRESTRESSING WIRE SHALL BE MEASURED BY AN ELECTRONIC DIRECT-READING STRESSOMETER ACCURATE TO WITHIN 2%.

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: D. SCHUMAN
DRAWN BY: G. BISHOP
CHECKED BY: P. KIKALE
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PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
RECLAIMED WATER STORAGE & PUMPING
3.0 GROUND STORAGE TANK PLAN AND SECTION

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: M-50-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-RWSP-M.rvt
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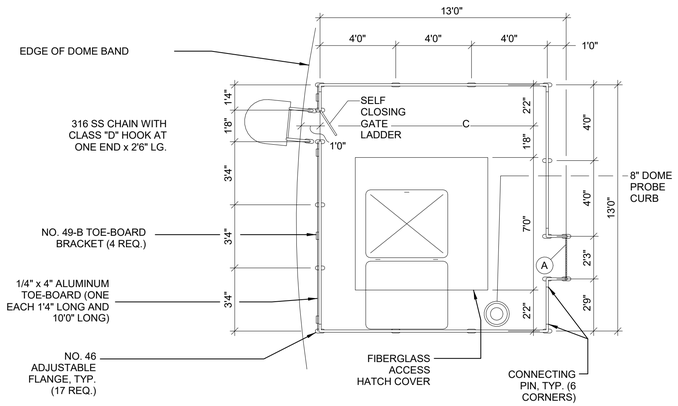
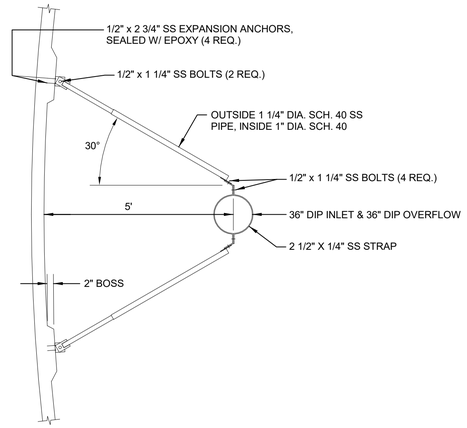


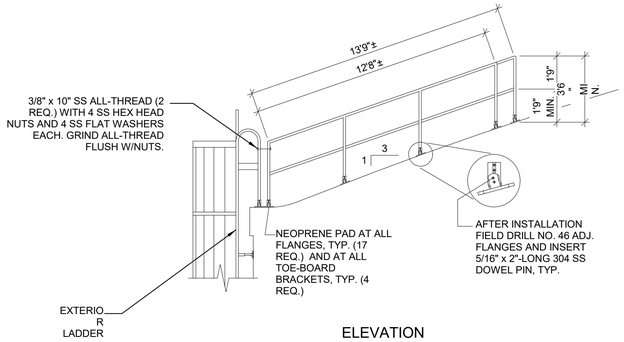
PLAN



PIPE BRACKET
NTS

NOTES :

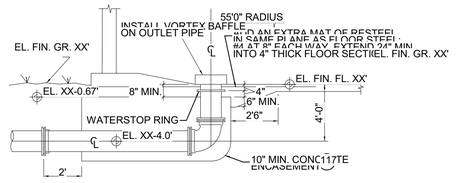
1. USE HOLLAENDER HIGH TENSILE ALUMINUM ALLOY FITTINGS
2. USE 1 1/2" SCHEDULE 40/6061-T6 ALUMINUM PIPE
3. TOE-BOARDS TO BE 6061-T6 ALUMINUM
4. USE SS EXPANSION ANCHORS



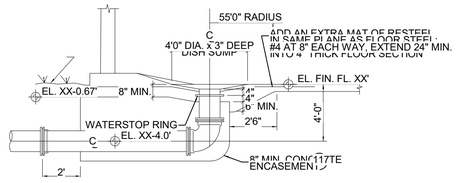
ELEVATION

ALUMINUM HANDRAIL
1/4"=1'0"

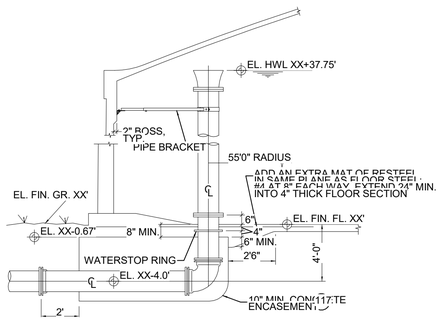
2' 0 2' 4'



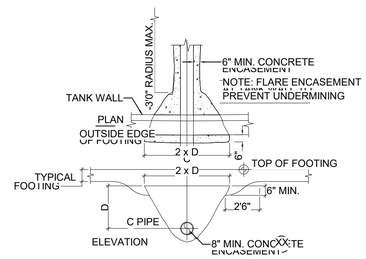
36" DIP OUTLET
N.T.S.



6" DIP DRAIN
N.T.S.



36" DIP INLET & 36" DIP OVERFLOW
N.T.S.



TYPICAL PIPE ENCASEMENT AT FOOTING
N.T.S
.

GROUND STORAGE TANK MISC DETAILS

1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH
A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
RECLAIMED WATER STORAGE & PUMPING
GROUND STORAGE TANK MISCELLANEOUS DETAILS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-50-02

Autodesk Docs://41163-000_ FPUA Mainland WRF Phase 1/41163-000-RWSP-M.rvt
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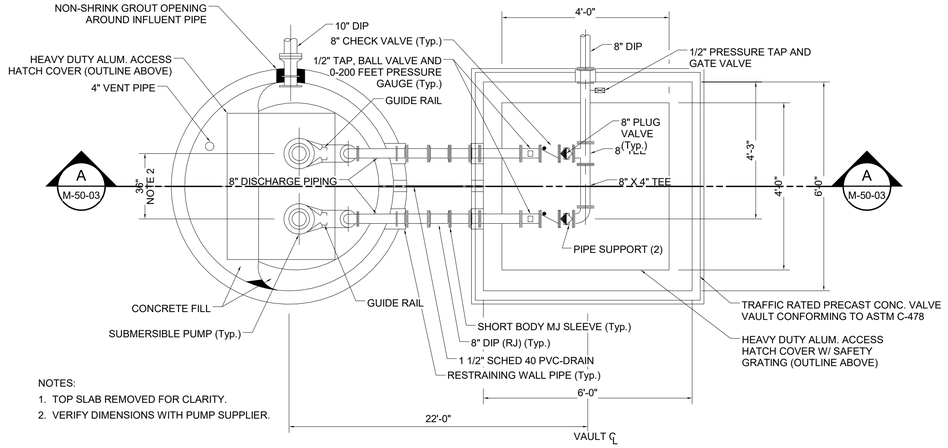
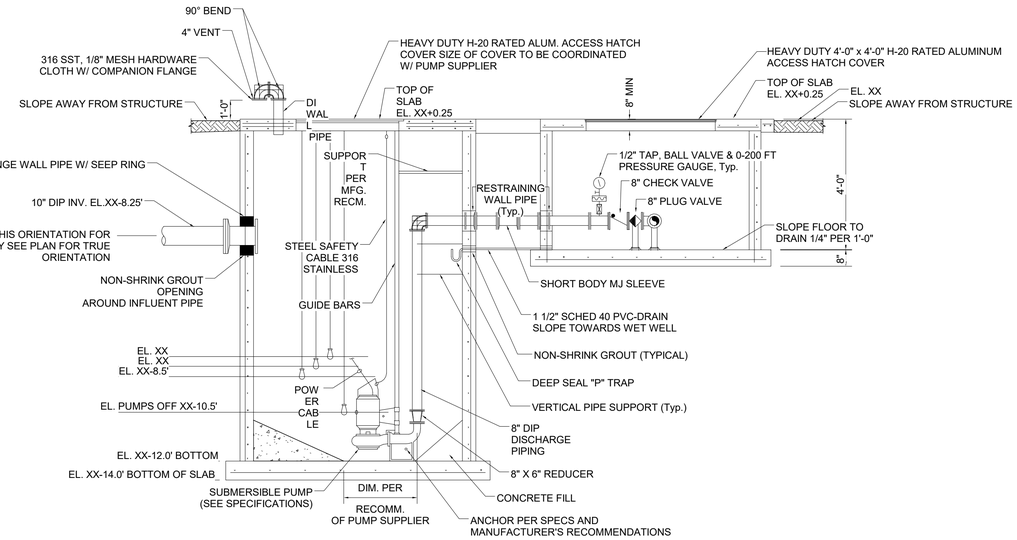


NOTES:
1. TOP SLAB REMOVED FOR CLARITY.
2. VERIFY DIMENSIONS WITH PUMP SUPPLIER.

PLAN



SECTION A / M-50-03
6" = 1'-0"

PUMP RETURN PUMP STATION PLAN AND SECTION

6" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 — 1/2" — 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
RECLAIMED WATER STORAGE & PUMPING
POND RETURN PUMP STATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-50-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-RWSP-M.rvt
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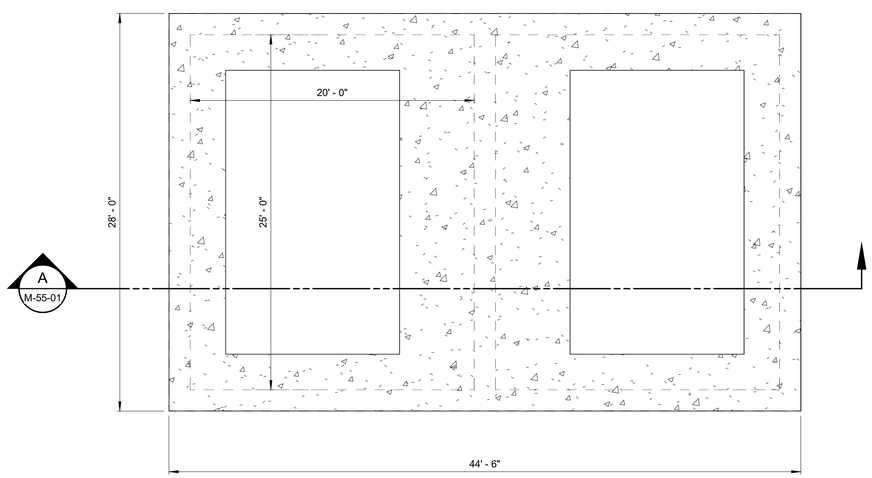
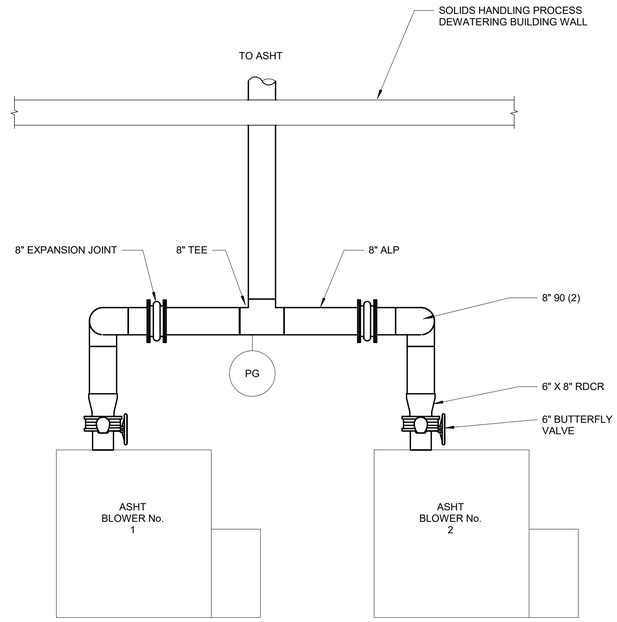
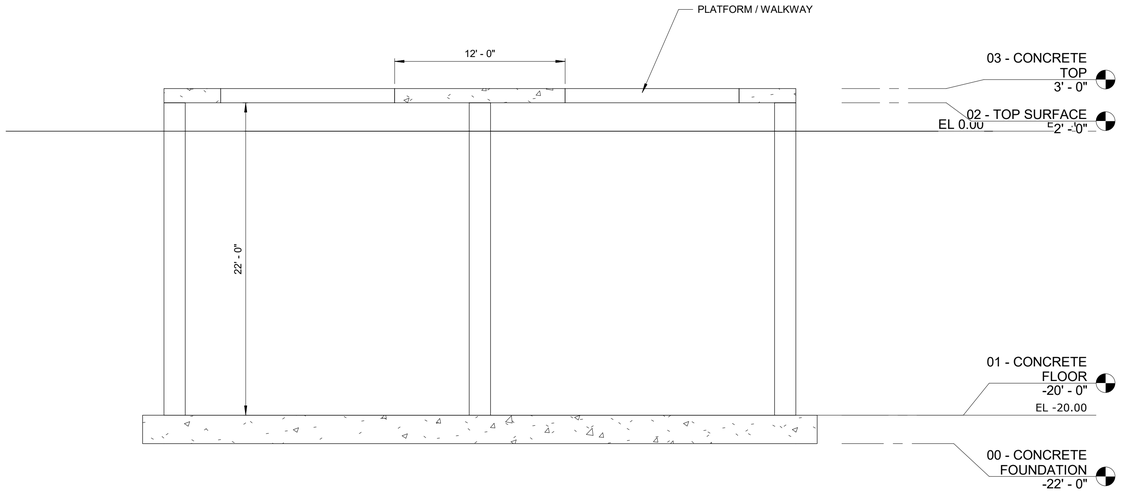


HOLDING TANK PLAN
3/16" = 1'-0"



BLOWER PLAN
1/2" = 1'-0"



SECTION A
3/16" = 1'-0" M-55-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
CHECKED BY:	D. SCHUMAN

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PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH A DESIGN BUILD COMPANY
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BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
AERATED SLUDGE HOLDING TANK
HOLDING TANK PLAN & SECTION AND BLOWER PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-55-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-AST-M.rvt
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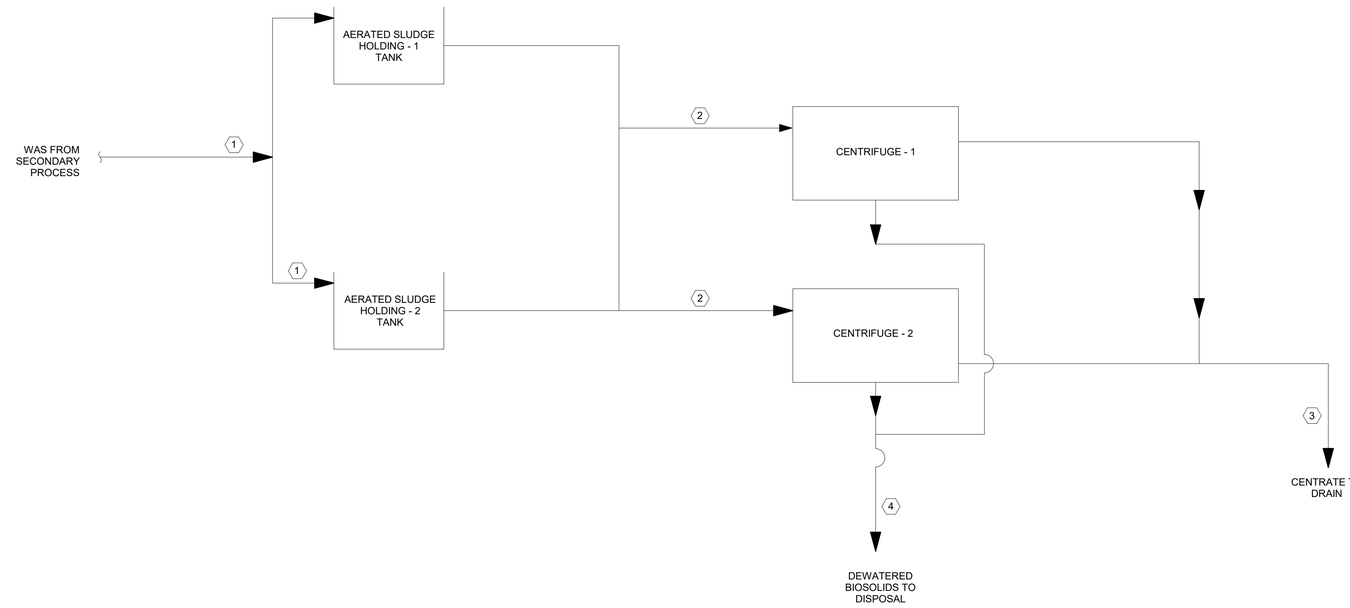
FLOW AND SOLIDS BALANCE						
FLOW STREAM IDENTIFICATION	AVG. DAY FLOW		MAX. MONTH FLOW		MAX. WEEK FLOW	
	FLOW (gd/d)	SOLIDS LOADING (LBS/DAY)	FLOW (gd/d)	SOLIDS LOADING (LBS/DAY)	FLOW (gd/d)	SOLIDS LOADING (LBS/DAY)
(1) WASTE ACTIVATED SLUDGE	144,380	12,410	202,749	17,427	228,321	19,625
(2) CENTRIFUGE FEED	144,380	12,410	202,749	17,427	228,321	19,625
(3) CENTRATE	139,671	620	196,136	871	220,874	981
(4) DEWATERED SOLIDS	4,709	11,790	6,613	16,556	7,447	18,644

** PUMP STATIONS NOT SHOWN

NOTE: ONE CENTRIFUGE WILL OPERATE AT AT TIME.



30% DESIGN

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GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
SLUDGE DEWATERING
SOLIDS DEWATERING PROCESS SOLIDS BALANCE

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-60-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-SDW-M.rvt
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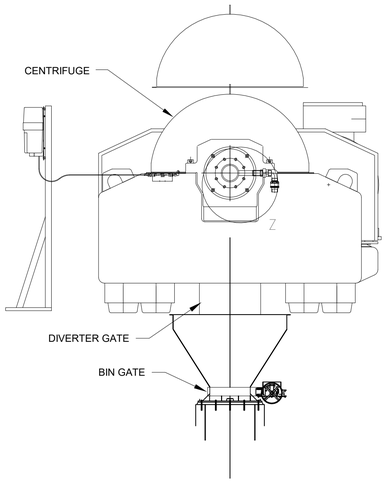
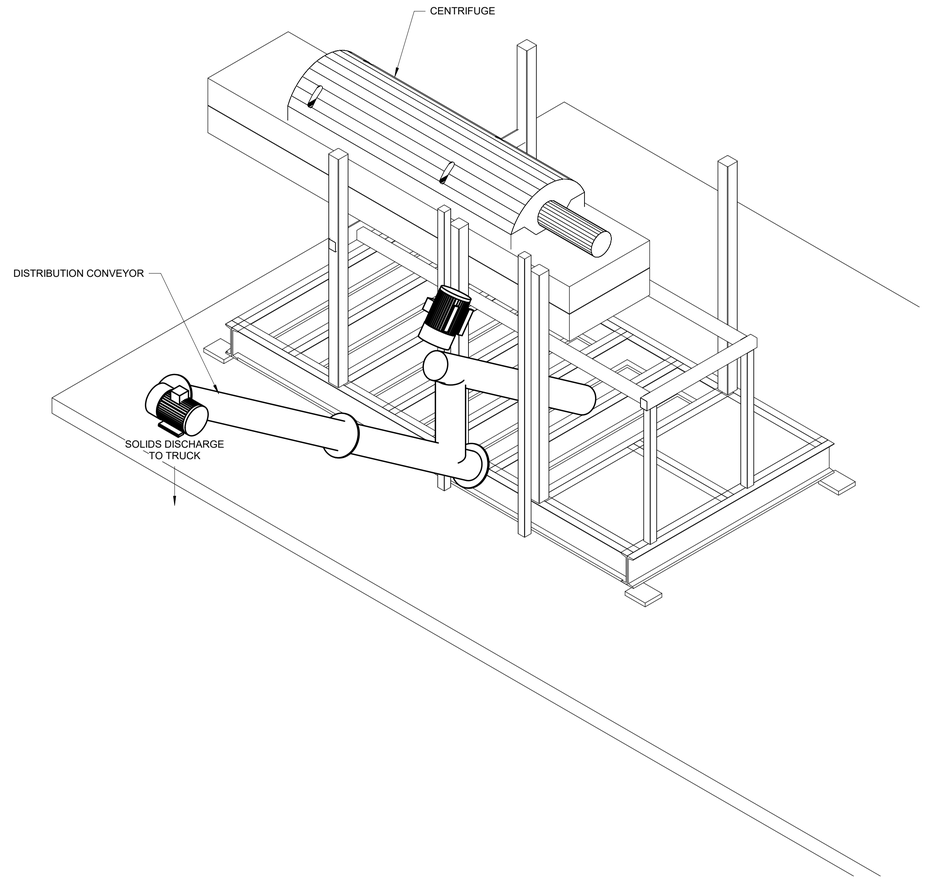


LONGITUDINAL VIEW
N.T.S



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A DESIGN BUILD COMPANY
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GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
SLUDGE DEWATERING
CENTRIFUGE AND CONVEYOR SYSTEM

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-60-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-SDW-M.rvt
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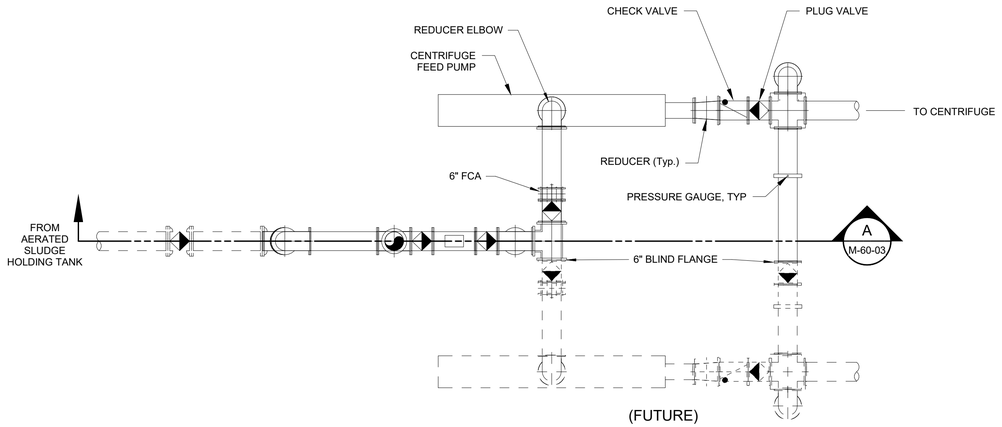
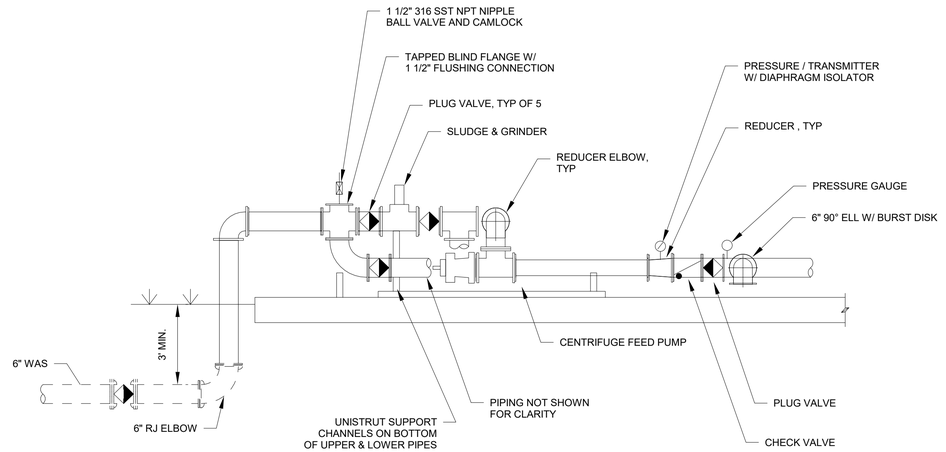


PLAN



SECTION A
1/2" = 1'-0" M-60-03

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
CHECKED BY:	D. SCHUMAN

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

GLOBALTECH A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
SLUDGE DEWATERING
CENTRIFUGE FEED PUMP STATION PLAN & SECTION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-60-03

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-SDVM.rvt
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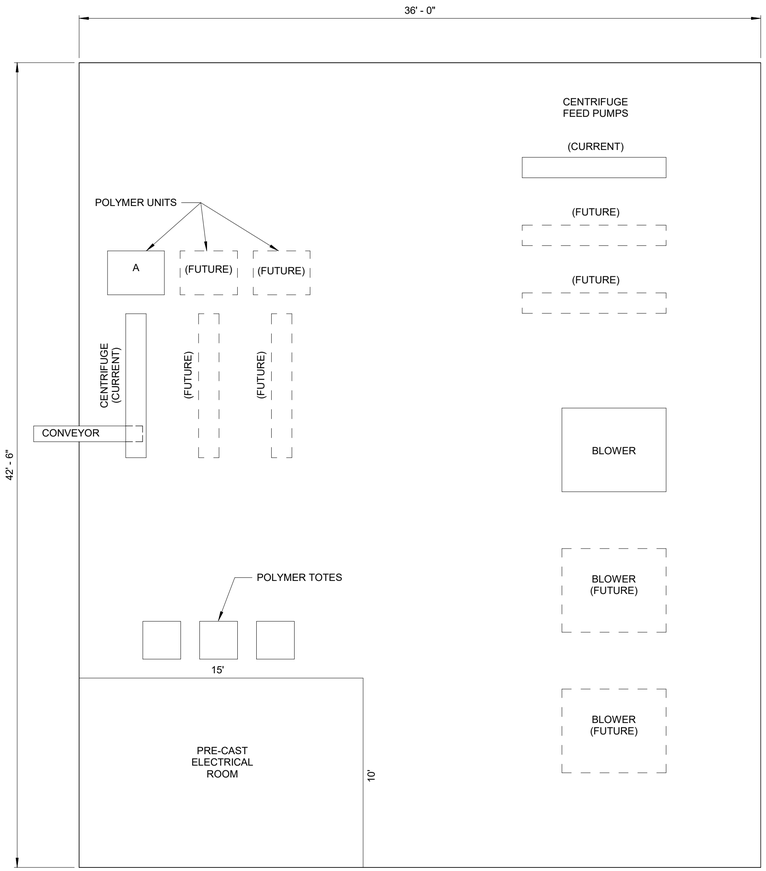

DEWATERING PROCESS PLAN

1/4" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	P. KIKALE
DRAWN BY:	G. BISHOP
CHECKED BY:	D. SCHUMAN

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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A DESIGN BUILD COMPANY
6001 BROKEN SOUND PKWY NM, SUITE 610
BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

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FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
SLUDGE DEWATERING
DEWATERING PROCESS PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-60-04

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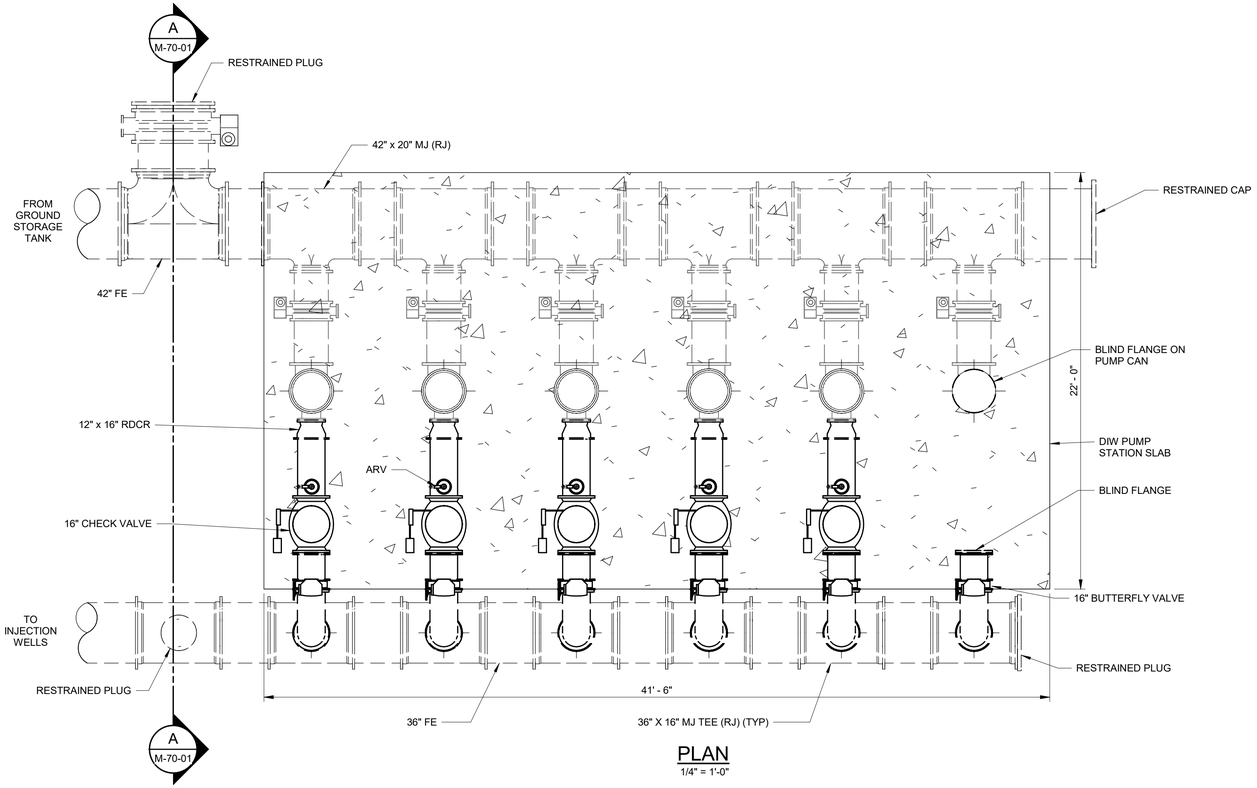
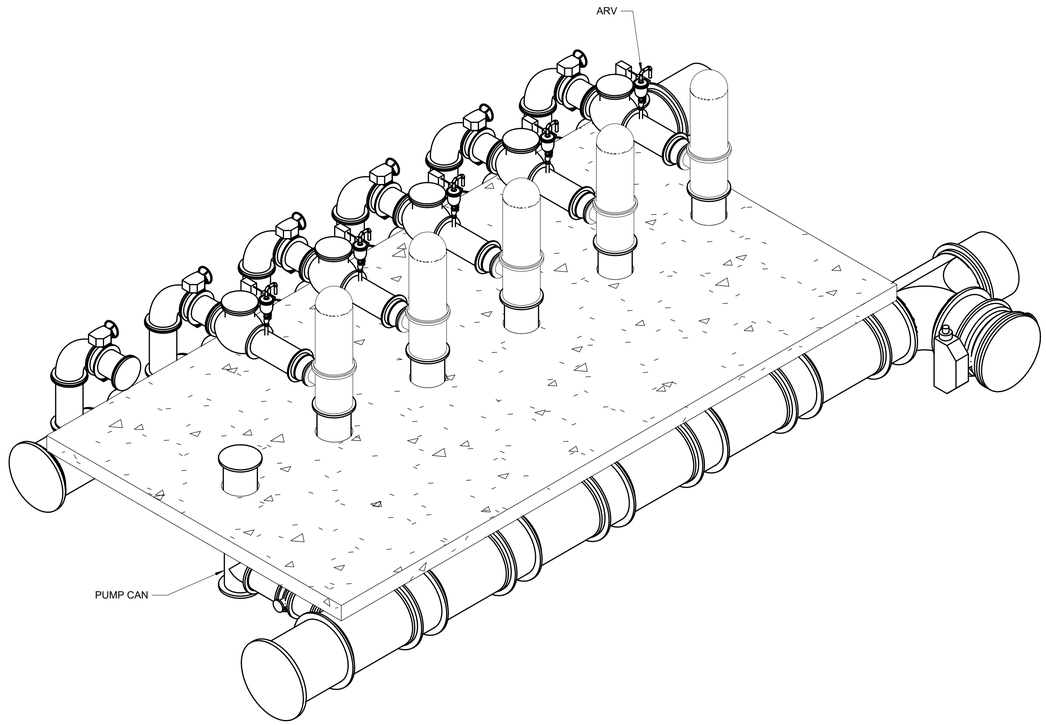
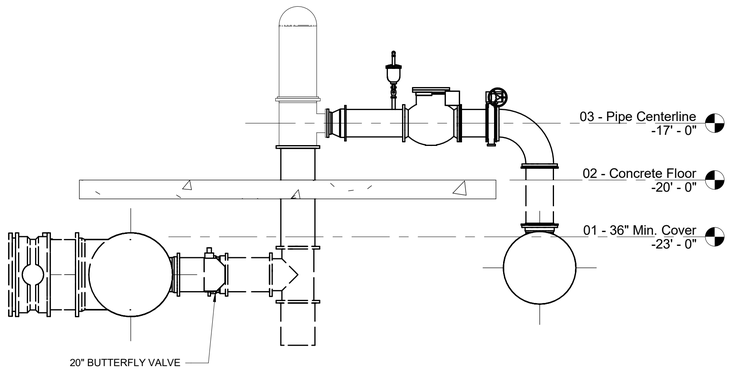


PLAN
1/4" = 1'-0"



ISOMETRIC VIEW



SECTION A
1/4" = 1'-0"
M-70-01

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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A DESIGN BUILD COMPANY
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BOCA RATON, FLORIDA 33487
PH: (561) 997-6433
LICENSE No. EB 0007225\CGC 1507230

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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DEEP INJECTION WELL PUMP STATION
INJECTION WELL PUMP STATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-70-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-W1-M.rvt
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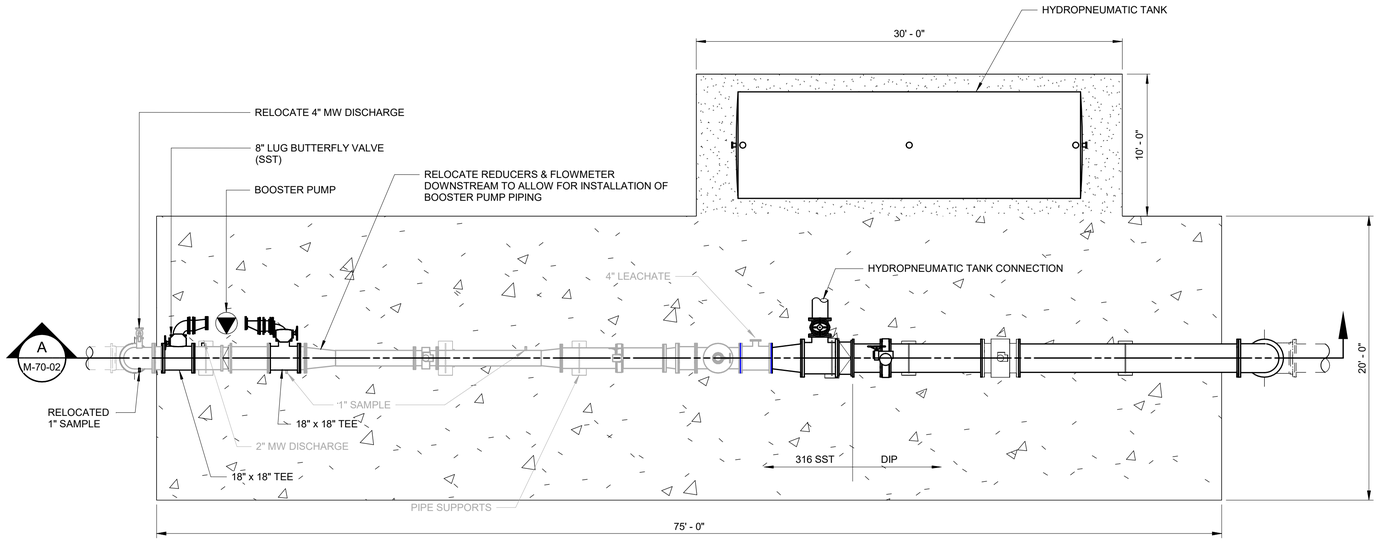
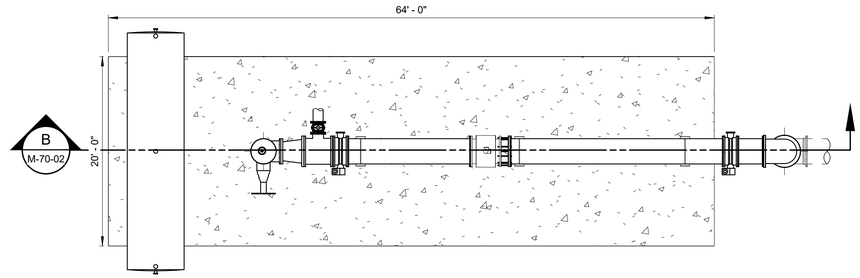


INJECTION WELL No. 1 MODIFICATIONS PLAN

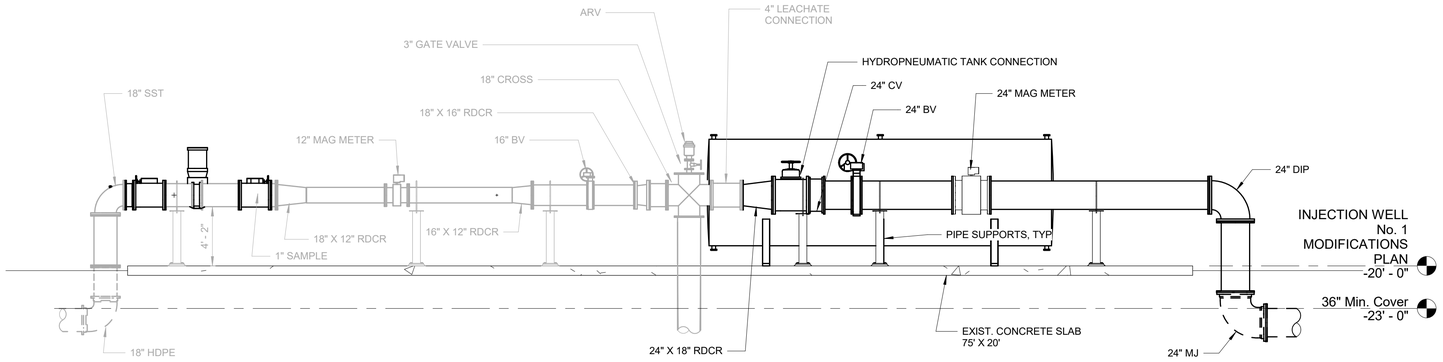
3/16" = 1'-0"

1. --



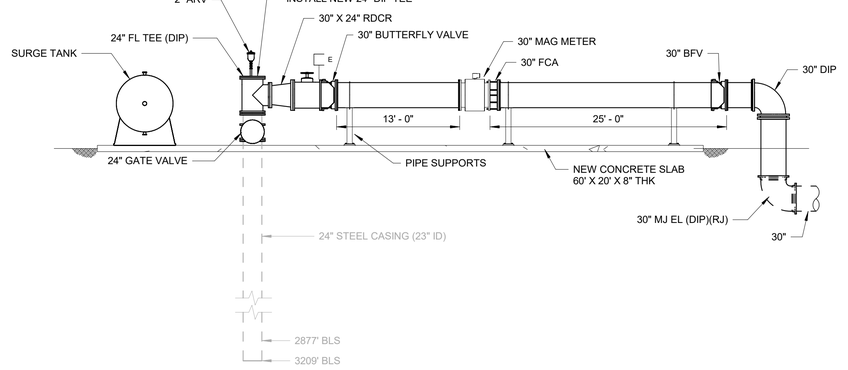
INJECTION WELL No. 1 MODIFICATIONS PLAN

1/8" = 1'-0"



SECTION A

3/16" = 1'-0" — A / M-70-02



SECTION B

1/8" = 1'-0" — B / M-70-02

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	D. SCHUMAN
DRAWN BY:	G. BISHOP
CHECKED BY:	P. KIKALE

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 — 1/2" — 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

MECHANICAL
DEEP INJECTION WELL PS
INJECTION WELL PIPING MODIFICATIONS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	M-70-02

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LIGHTING

X DENOTES FIXTURE TYPE (TYP.)
SEE SPECIFICATION 26 50 00/16500 FOR FIXTURE SCHEDULE
# DENOTES CIRCUIT NUMBER (TYP.)

RECTANGULAR FIXTURE

LEFT: CEILING MOUNTED FIXTURE
RIGHT: WALL MOUNTED FIXTURE

EMERGENCY WALL-MOUNTED FIXTURE:
LEFT: STANDARD
RIGHT: REMOTE-HEAD

LEFT: CEILING MOUNTED EXIT SIGN
RIGHT: WALL MOUNTED EXIT SIGN
SHADED PORTION DENOTES SIGN FACE

POLE-MOUNTED FIXTURE

PHOTOCELL

LEFT: CEILING MOUNTED OCCUPANCY SENSOR
RIGHT: WALL MOUNTED OCCUPANCY SENSOR
X DENOTES TYPE

RECEPTACLES

X DENOTES RECEPTACLE TYPE (TYP.):
GFCI DENOTES GROUND FAULT CIRCUIT INTERRUPT
UPS DENOTES UNINTERRUPTIBLE POWER SUPPLY
WPCR DENOTES WEATHERPROOF CORROSION RESISTANT
# DENOTES CIRCUIT NUMBER (TYP.)

RECEPTACLES:
LEFT: SIMPLEX
MIDDLE: DUPLEX
RIGHT: QUADRUPLEX

MULTI-OUTLET RECEPTACLE:
LEFT: SIMPLEX
RIGHT: DUPLEX

OTHER RECEPTACLES:
LEFT: 240 VOLT
RIGHT: SPECIAL PURPOSE

FLOOR-MOUNTED RECEPTACLES:
LEFT: SIMPLEX
MIDDLE: DUPLEX
RIGHT: QUADRUPLEX

HVAC AND FIRE ALARM

FIRE ALARM CONTROL PANEL

FIRE ALARM ANNUNCIATOR PANEL

FIRE ALARM PULL STATION

FIRE ALARM INDICATOR:
X DENOTES ALERT TYPE (TYP.):
A DENOTES AUDIBLE
V DENOTES VISIBLE (# DENOTES STROBE INTENSITY)

FIRE ALARM INDICATOR MOUNTED
ABOVE A FIRE ALARM PULL STATION

DUCT DETECTOR

SMOKE DETECTOR:
X DENOTES TYPE:
Z DENOTES IONIZATION
P DENOTES PHOTOELECTRIC
T DENOTES THERMAL

HEAT DETECTOR

THERMOSTAT

AMBIENT TEMPERATURE TRANSMITTER

SWITCHES

WALL SWITCH:
X DENOTES TYPE:
NO SUBSCRIPT DENOTES SINGLE-POLE SWITCH
3 DENOTES 3-WAY SWITCH
4 DENOTES 4-WAY SWITCH
M DENOTES MANUAL MOTOR STARTER
# DENOTES CIRCUIT NUMBER
WPCR DENOTES WEATHERPROOF CORROSION RESISTANT

COMBINATION MOTOR STARTER

DISCONNECT SWITCH

LOCAL CONTROL STATION

LOCAL CONTROL STATION WITH LOCKABLE COVER

SINGLE-LINE DIAGRAMS

ATS
480V, 800A
3Ø 4W 4P
65kA
OPEN TRANSITION
CONTACTOR-STYLE ATS OR MTS

ATS
480V, 800A
3Ø 4W 4P
65kA
OPEN TRANSITION
CONTACTOR-STYLE ATS OR MTS WITH OFF POSITION

100AF / 100AT
ATS
480V, 800A
3Ø 4W 4P
65kA
OPEN TRANSITION
CONTACTOR-STYLE ATS OR MTS, SERVICE-ENTRANCE RATED

ATS
480V, 800AF/800AT
3Ø 4W 4P
65kA
OPEN TRANSITION
MCCB-STYLE ATS OR MTS

ATS
480V, 800AF/800AT
3Ø 4W 4P
65kA
OPEN TRANSITION
DRAWOUT CB-STYLE ATS OR MTS

MISC PLAN VIEW SYMBOLS

EQUIPMENT CONNECTION

GROUND RODS:
LEFT: BURIED
RIGHT: IN TESTWELL

DUCTBANK SECTION CUT IDENTIFIER:
DBXX DENOTES DUCTBANK ID
EXX DENOTES DRAWING NUMBER WHERE SECTION CUT IS LOCATED

DUCTBANK TAG:
X DENOTES DUCTBANK ID

CABLE TRAY TAG:
X DENOTES CABLE TRAY ID
Y DENOTES SCHEDULE REFERENCE

INSTRUMENT TAG:
X DENOTES INSTRUMENT TYPE
# DENOTES INSTRUMENT NUMBER
SEE DRAWING I1 FOR INSTRUMENT ABBREVIATIONS

CONDUIT TAGS:
P DENOTES POWER
C DENOTES CONTROL
I DENOTES INSTRUMENTATION
XXXX DENOTES CONDUIT ID
XXX-XXX DENOTES CONDUIT ID

COMMUNICATIONS

TELEPHONE OR NETWORK DROP

FLOOR-MOUNTED TELEPHONE OR NETWORK DROP

PAGER RECEPTACLE

HORN/LIGHT DEVICE

PA UNIT

WIRING

FLEXIBLE CONDUIT

CONDUIT EXPOSED

CONDUIT CONCEALED

CONCRETE ENCASED DUCTBANK

CONCRETE ENCASED CONDUIT

DIRECT BURIED CONDUIT

LEFT: CONDUIT RISE (TURN UP)
RIGHT: CONDUIT DROP (TURN DOWN)

SINGLE-LINE DIAGRAMS, CONT'D.

500kW
480V,3Ø,4W
GENERATOR

XFMR
kVA
480-120/208V
3P/4W
DRY TRANS
TRANSFORMER

PROTECTIVE RELAY:
NUMBER DENOTES IEEE DEVICE FUNCTION

100A
FUSE

100A 3P / 100A
FUSED DISCONNECT SWITCH

30A 3P / 30A 3P
DISCONNECT SWITCH

30A 3P / 30A 3P
FUSED DISCONNECT SWITCH

LOW VOLTAGE POWER CIRCUIT BREAKER:
LEFT: FIXED-MOUNT
RIGHT: DRAWOUT
E.O. DENOTES ELECTRICALLY OPERATED
LSIG DENOTES INSTALLED TRIP FUNCTIONS:
L DENOTES LONG-TIME
S DENOTES SHORT-TIME
I DENOTES INSTANTANEOUS
G DENOTES GROUND FAULT
Z DENOTES ZONE-SELECTIVE INTERLOCKING
CTR DENOTES BREAKER-SPECIFIC CT AND RATIOS
N.C. 800AF 800AP 800AT LSIGZ CTR

MEDIUM VOLTAGE DRAWOUT POWER CIRCUIT BREAKER:
E.O. DENOTES ELECTRICALLY OPERATED
BATT. DENOTES BATTERY BACKUP POWER
52 1200A N.C. E.O. BATT.

100AF 100AT / ETU 800AF 800AP 800AT LSIG
LOW VOLTAGE MOLDED CASE CIRCUIT BREAKER
LEFT: THERMAL-MAGNETIC TRIP UNIT
RIGHT: ELECTRONIC TRIP UNIT

MCP
MOTOR CIRCUIT PROTECTOR

GROUND

600:5 (3)
CT:
NUMBERS DENOTE CT WINDING RATIO AND CT QUANTITY

50:5 (1)
GFCT:
NUMBERS DENOTE GFCT WINDING RATIO AND GFCT QUANTITY

480:120 (3)
PT:
NUMBERS DENOTE PT WINDING VOLTAGES AND PT QUANTITY

DRAW-OUT ELEMENT

X | X
LEFT: PANELBOARD
RIGHT: COMBINATION POWER UNIT
X DENOTES PANEL ID

SURGE ARRESTOR

SINGLE-LINE DIAGRAMS, CONT'D.

#%
LEFT: RESISTOR
RIGHT: LINE REACTOR
#% DENOTES IMPEDANCE

CAPACITOR

ST
SHUNT TRIP

SPD
XXXkA
SURGE PROTECTIVE DEVICE

K
KIRK-KEY INTERLOCK

TSH MSH CF HP RPM TE ME
MOTOR AND TYPICAL ADDITIONAL DEVICES:
TSH: TEMPERATURE SWITCH
MSH: MOTOR SPACE HEATER
CF: COOLING FAN
TE: TEMPERATURE ELEMENT
ME: MOISTURE DETECTOR

XXX-YYYY
INSTRUMENT TAG:
X DENOTES INSTRUMENT TYPE
Y DENOTES INSTRUMENT NUMBER
SEE DRAWING I1 FOR INSTRUMENT ABBREVIATIONS

MCP | MCP
X | M, F, R, X
LEFT: FVNR STARTER:
X DENOTES NEMA SIZE
DP DENOTES DEFINITE PURPOSE CONTACTOR
RIGHT: FVR STARTER

MCP | 100AF 100AT | ETU 400AF 400AP 400AT LSI
6P VFD | FILTER | 6P VFD | 18P VFD | RVSS
LEFT: VFD
MIDDLE: VFD WITH HARMONIC FILTER
RIGHT: VFD WITH RVSS BYPASS

MCP | MCP
RVSS | RVSS, 1
LEFT: RVSS
RIGHT: RVSS WITH FVNR BYPASS
X DENOTES NEMA SIZE

MCP
X, X, #%, X
RVAT STARTER:
X DENOTES NEMA SIZE
#% DENOTES TAP SETTING

400A | 400A
MEDIUM VOLTAGE VACUUM CONTACTOR
LEFT: FIXED
RIGHT: DRAWOUT

ELEMENTARY CONTROL SCHEMATICS

H O A, XOO, OOX
3-POSITION SELECTOR SWITCH:
HOA DENOTES HAND/OFF/AUTO
LOR DENOTES LOCAL/OFF/REMOTE
FOR DENOTES FORWARD/OFF/REVERSE

START STOP
PUSHBUTTON SWITCHES:
LEFT: N.O.
RIGHT: N.C.
TEXT DENOTES LEGEND PLATE

E-STOP
EMERGENCY STOP MUSHROOM HEAD PUSHBUTTON SWITCH (N.C.):
TEXT DENOTES LEGEND PLATE

STOP - L.O.
PUSHBUTTON SWITCH N.C. WITH LOCK-OUT:
TEXT DENOTES LEGEND PLATE

ON OFF | ON OFF
SELECTOR SWITCH:
LEFT: STANDARD
RIGHT: SPRING-RETURN
TEXT DENOTES LEGEND PLATE

SSOL
SOLID-STATE OVERLOAD RELAY

OL
THERMAL OVERLOAD RELAY

	NO	NC
DISCONNECT SWITCHES		
CONTACTS	X	X
TORQUE SWITCH	–	NS
LIMIT SWITCHES	LS	LS

NOTATION LEGEND:
NO/NC: NORMALLY OPEN/CLOSED
RO/RC: RISE-TO-OPEN/CLOSE
FO/FC: FALL-TO-OPEN/CLOSE
TO/TC: TIME-OPEN/CLOSE

CONTACTS:
TEXT DENOTES COIL ID

SWITCHES:
TEXT DENOTES TAG NUMBER

	NORC	NOFC	NCRO	NCFO
TEMPERATURE SWITCHES/ THERMOSTATS	TS	–	TS	–
PRESSURE SWITCHES	PS	PS	PS	PS
LEVEL SWITCHES	LS	LS	LS	LS
FLOW SWITCHES	FS	FS	FS	FS

	NOTC	NOTO	NCTO	NCTC
TIME DELAY CONTACTS	TD	TD	TD	TD

PTT, X, X
INDICATOR LIGHT:
LEFT: STANDARD/RIGHT: PUSH-TO-TEST
X DENOTES COLOR

ETM
RUN TIME METER

SV
SOLENOID VALVE

MPR
MOTOR PROTECTION RELAY

480VAC
120VAC
CONTROL POWER TRANSFORMER

MECHANICAL INTERLOCK CONNECTION

MSH
MOTOR SPACE HEATER

TR XX YYY TS
COIL:
X DENOTES TYPE:
M DENOTES MOTOR STARTER
CR DENOTES CONTROL RELAY
TD DENOTES TIME DELAY RELAY
TR DENOTES TIMER RANGE
TS DENOTES TIMER SETPOINT
PR DENOTES INTERPOSING PILOT RELAY
LC DENOTES LIGHTING CONTACTOR
Y DENOTES REFERENCE LINE NUMBER

EQUIPMENT/DEVICE LOCATION SYMBOLS

LOCATED IN MCC

LOCATED IN STAND-ALONE MOTOR STARTER/CONTROLLER

LOCATED IN FIELD

LOCATED AT PANEL:
X DENOTES PANEL ID:
L DENOTES LOCAL CONTROL STATION

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: M. ANDREWS
DRAWN BY: M. ANDREWS
CHECKED BY: B. PICKETT
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
LEGEND AND SYMBOLS

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: E-00-01

File: C:\USERS\MANDREW\SACCDOCS\HAZEN AND SAWYER\41163-000_FPUA MAINLAND WRF PHASE 1\CAD-BIM FILES\01-HAZEN\03-ELECTRICAL\FIGURES\E-00-01 Saved by MANDREWS Save date: 4/6/2022 9:57 AM
PLOT DATE: 7/14/2022 9:56 AM BY: MANDREWS

ABBREVIATIONS

AE	ANALYSIS ELEMENT
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AIT	ANALYSIS INDICATING TRANSMITTER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
AF	AMPERE FRAME
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
BC	BYPASS CONTACTOR
BKR	BREAKER
(L/V)CP	(LOCAL/VENDOR) CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
DB	DUCTBANK
DSW	DISCONNECT SWITCH
(*)HH	HAND HOLE*
(*)MH	MANHOLE*
EO	ELECTRICALLY OPERATED
ETM	ELAPSED TIME METER
ETU	ELECTRONIC TRIP UNIT
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FS	FLOW SWITCH
FSL	FLOW SWITCH LOW
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFCT	GROUND FAULT CURRENT TRANSFORMER
GNG	GO-NO GO
GND	GROUND
HOA	HAND-OFF-AUTO
HPU	HYDRAULIC POWER UNIT
IC	INPUT CONTACTOR
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
ISO	INTERNATIONAL ORGANIZATION FOR STANDARDIZATION
(*)JB	JUNCTION BOX*
LCS	LOCAL CONTROL STATION
LP	LIGHTING PANEL
LS	LEVEL SWITCH
LSL	LEVEL SWITCH LOW
LSLL	LEVEL SWITCH LOW-LOW
LSH	LEVEL SWITCH HIGH
LSHH	LEVEL SWITCH HIGH-HIGH
LT	LEVEL TRANSMITTER
MFR	MULTI-FUNCTION RELAY
MH	MANHOLE
MOD	MOTOR OPERATED DAMPER
MOG	MOTOR OPERATED GATE
MOL	MOTOR OPERATED LOUVER
MOV	MOTOR OPERATED VALVE
MPR	MOTOR PROTECTION RELAY
MTD	MOUNTED
MTS	MANUAL TRANSFER SWITCH
MWTS	MOTOR WINDING TEMPERATURE SWITCH
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSN
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	OUTPUT CONTACTOR
OL	OVERLOAD

ABBREVIATIONS, CONT.

(*)PB	PULLBOX*
PC	PHOTOCELL
PCC	POINT OF COMMON COUPLING
PE	PRESSURE ELEMENT
PIT	PRESSURE INDICATING TRANSMITTER
PLC	PROGRAMMABLE LOGIC CONTROLLER
PP	POWER PANEL
PST	PHASE SHIFTING TRANSFORMER
PT	POTENTIAL TRANSFORMER
PTT	PUSH TO TEST
RCS	REMOTE CONTROL STATION
RECP	RECEPTACLE
RIO	REMOTE I/O
RM	ROOM
RTD	RESISTANCE THERMAL DEVICE
RTU	REMOTE TELEMETRY UNIT
RVAT	REDUCED VOLTAGE AUTO TRANSFORMER
RVSS	REDUCED VOLTAGE SOLID STATE
SA	SUPPLY AIR
S.E.	SERVICE ENTRANCE
SP. C.	SPARE CONDUIT
SPD	SURGE PROTECTIVE DEVICE
SSOL	SOLID STATE OVERLOAD
SST	STAINLESS STEEL
TB	TEST BLOCK
TC	TIMED CLOSE
TO	TIMED OPEN
TSH	TWISTED SHIELDED
TX	TRANSFORMER
TYP	TYPICAL
UPS	UNINTERRUPTIBLE POWER SUPPLY
VFD	VARIABLE FREQUENCY DRIVE
WPCR	WEATHER PROOF CORROSION RESISTANT
WT	WALK THROUGH
XFMR	TRANSFORMER

*DESIGNATED ABBREVIATIONS CAN HAVE THE FOLLOWING PREFIXES:

E	ELECTRIC
P	POWER
C	CONTROL
I	INSTRUMENTATION
F	FIBER

NOTES:

1. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL UNDERGROUND CONCRETE ENCASED ELECTRICAL CONDUITS SHALL BE PER STANDARD DETAIL E-33-0101.
2. BOND ALL NEW CONCRETE ENCASED GROUND CONDUCTORS TO EXISTING GROUND CONDUCTORS IN ALL MANHOLES, PULL BOXES, CABLE TRAYS, AND SIMILAR LOCATIONS WHERE APPLICABLE.
3. UNLESS OTHERWISE SPECIFIED OR NOTED, ALL WALL MOUNTED ELECTRICAL PANELS, ENCLOSURES, AND SIMILAR EQUIPMENT SHALL BE MOUNTED 6'-6" (MAX) FROM THE TOP OF THE PANEL TO FINISHED FLOOR OR GRADE.
4. UNLESS OTHERWISE NOTED, ALL LIGHTING SWITCHES, CONTROL SWITCHES, AND SIMILAR EQUIPMENT SHALL BE MOUNTED WITH THEIR CENTERLINE APPROXIMATELY 4'-0" ABOVE FINISHED FLOOR, SLAB, OR GRADE.
5. A SEPARATE EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED FOR EACH CIRCUIT (SEPARATE CONDUCTOR IN THE CONDUIT). THE CONDUCTOR SHALL BE TERMINATED AT THE PROPER DEVICE, TERMINAL, OR LUG AT THE POWER SOURCE (MCC GROUND BUS, PANELBOARD GROUND BUS, ETC.). GROUND CONDUCTOR SIZE SHALL BE PER THE LATEST EDITION OF THE NEC.
6. ELECTRICAL SYSTEMS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5, ART. 500 OF THE LATEST EDITION OF THE NEC. CONTRACTOR SHALL SEAL ALL CONDUITS LEAVING HAZARDOUS AREAS. WALL AND FLOOR OPENINGS SHALL BE SEALED WITH FIREPROOF COMPOUND.
7. ALL EQUIPMENT LOCATED IN HAZARDOUS AREAS SHALL BE SUITABLE FOR THE CLASS, DIVISION, AND GROUP RATING OF THE LOCATION.
8. UNLESS SPECIFICALLY NOTED OTHERWISE, EXISTING PAVEMENT SHALL BE SAW CUT AND REMOVED TO ALLOW FOR THE INSTALLATION OF NEW ELECTRICAL DUCTBANKS. AFTER INSTALLATION, REPLACE PAVEMENT WITH NEW TO MATCH ORIGINAL CONDITIONS.
9. LIGHTNING PROTECTION SYSTEMS SHALL BE PROVIDED FOR THE STRUCTURES INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH SECTION 26 41 00.
10. FIRE ALARM SYSTEMS SHALL BE PROVIDED FOR THE STRUCTURES INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH SECTION 28 46 20.
11. REFERENCE SECTION 01 14 00 FOR CONSTRUCTION SEQUENCING REQUIREMENTS.
12. CONDUIT HOMERUNS ARE NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL REFER TO CONDUIT AND WIRE SCHEDULES, RISER DIAGRAMS, SINGLE LINE DIAGRAMS, AND OTHER DRAWINGS FOR CONDUIT AND WIRE REQUIREMENTS.

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: K. PFEFFER
DESIGNED BY: M. ANDREWS
DRAWN BY: M. ANDREWS
CHECKED BY: B. PICKETT
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
NOTES AND
ABBREVIATIONS

DATE: MAY 2022
PROJECT NO.: 41163-000
CONTRACT NO.: 1
DRAWING NUMBER: E-00-02

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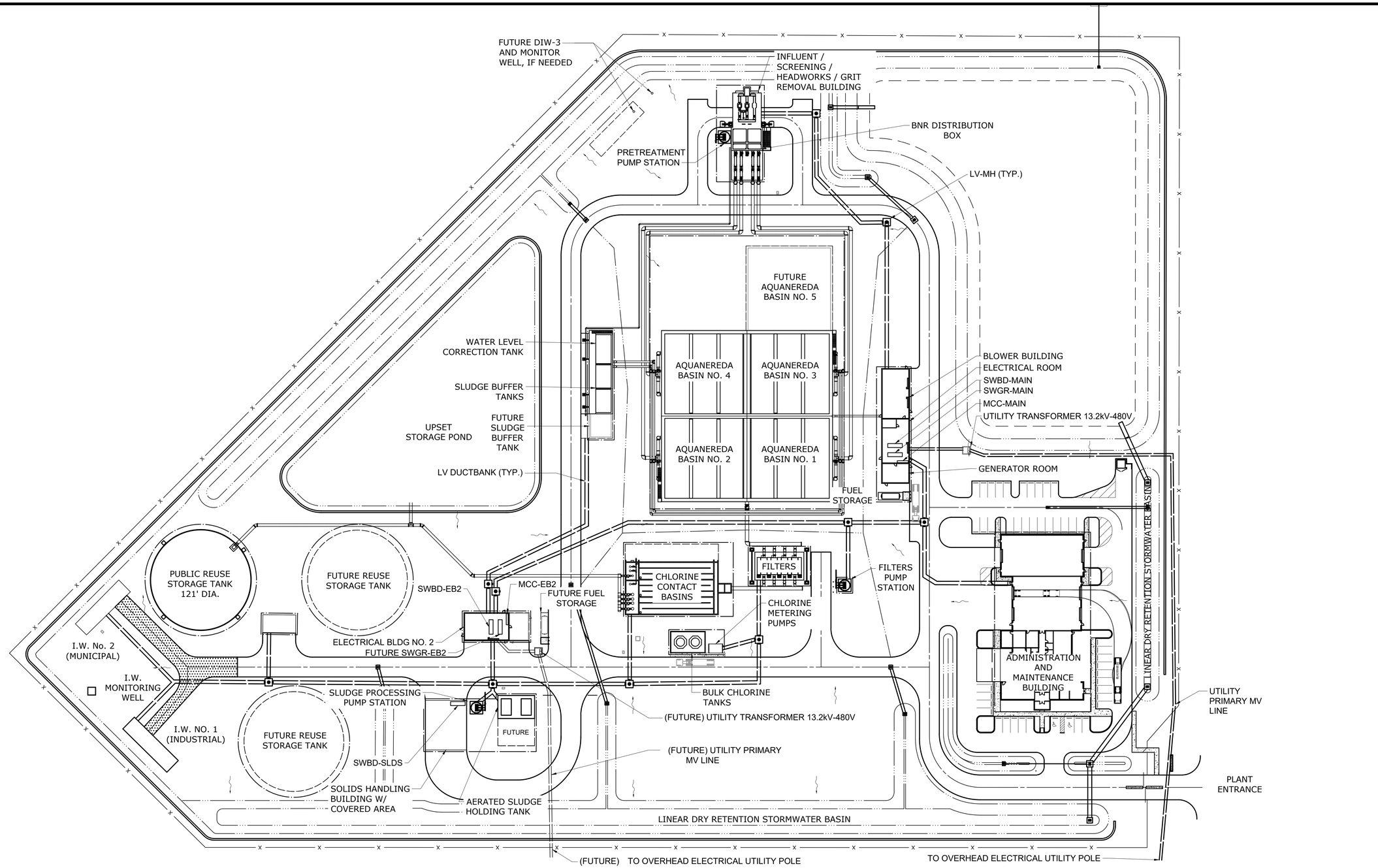
PLOT DATE: 7/14/2022 9:56 AM BY: MANDREWS



SITE LAYOUT
1" = 60'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

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ELECTRICAL
SITE LAYOUT

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-01-01

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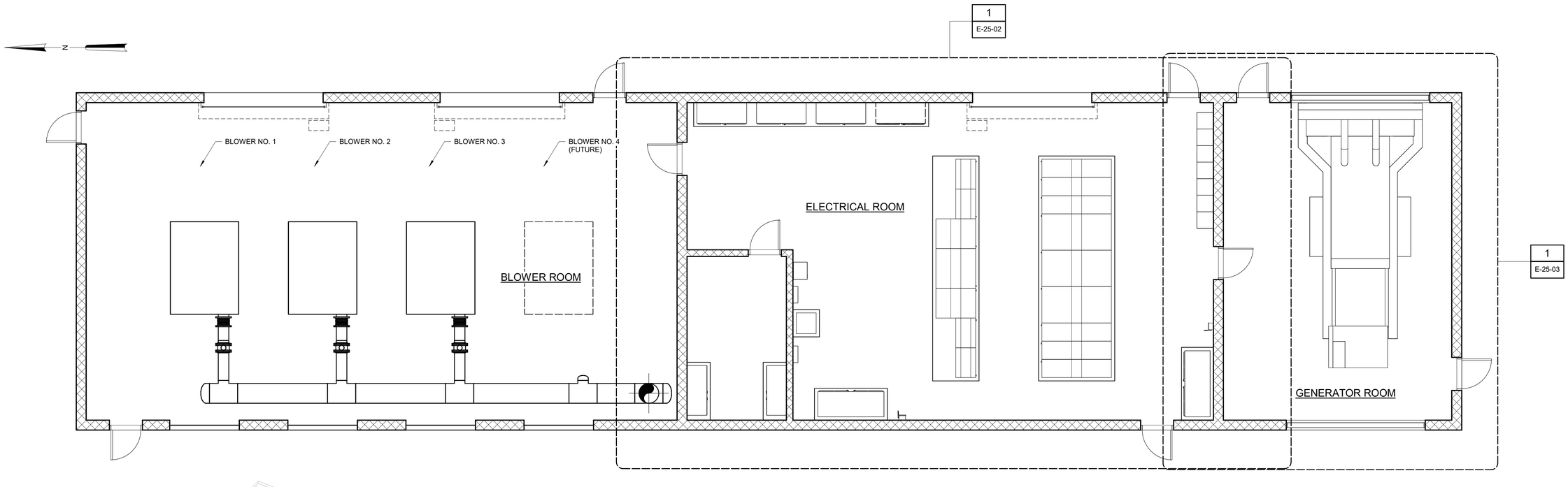
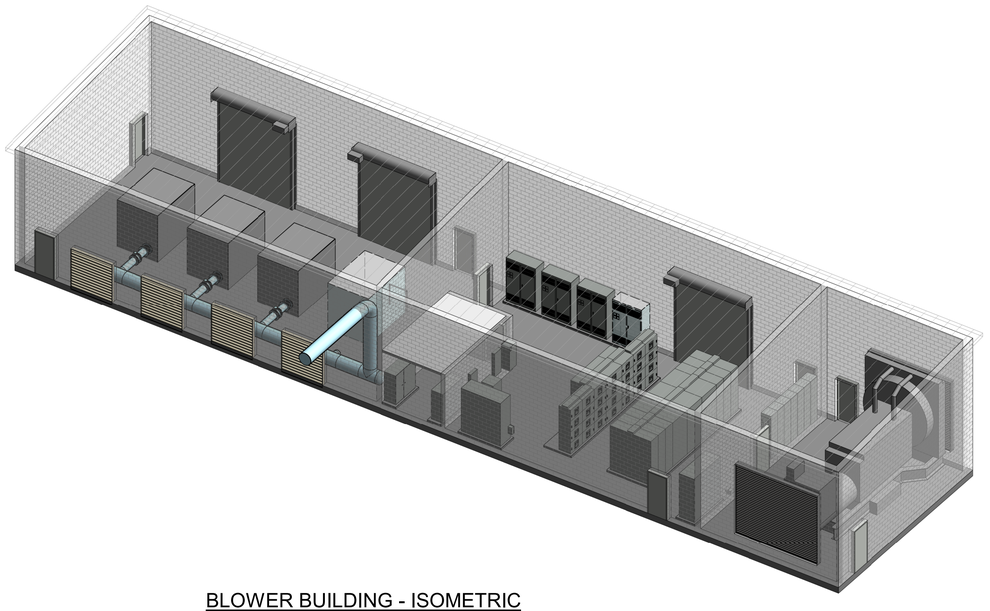


BLOWER BUILDING
3/16" = 1'-0"



BLOWER BUILDING - ISOMETRIC

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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WATER RECLAMATION FACILITY

ELECTRICAL
BLOWER BUILDING
OVERALL PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-01

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BEG1-E.rvt
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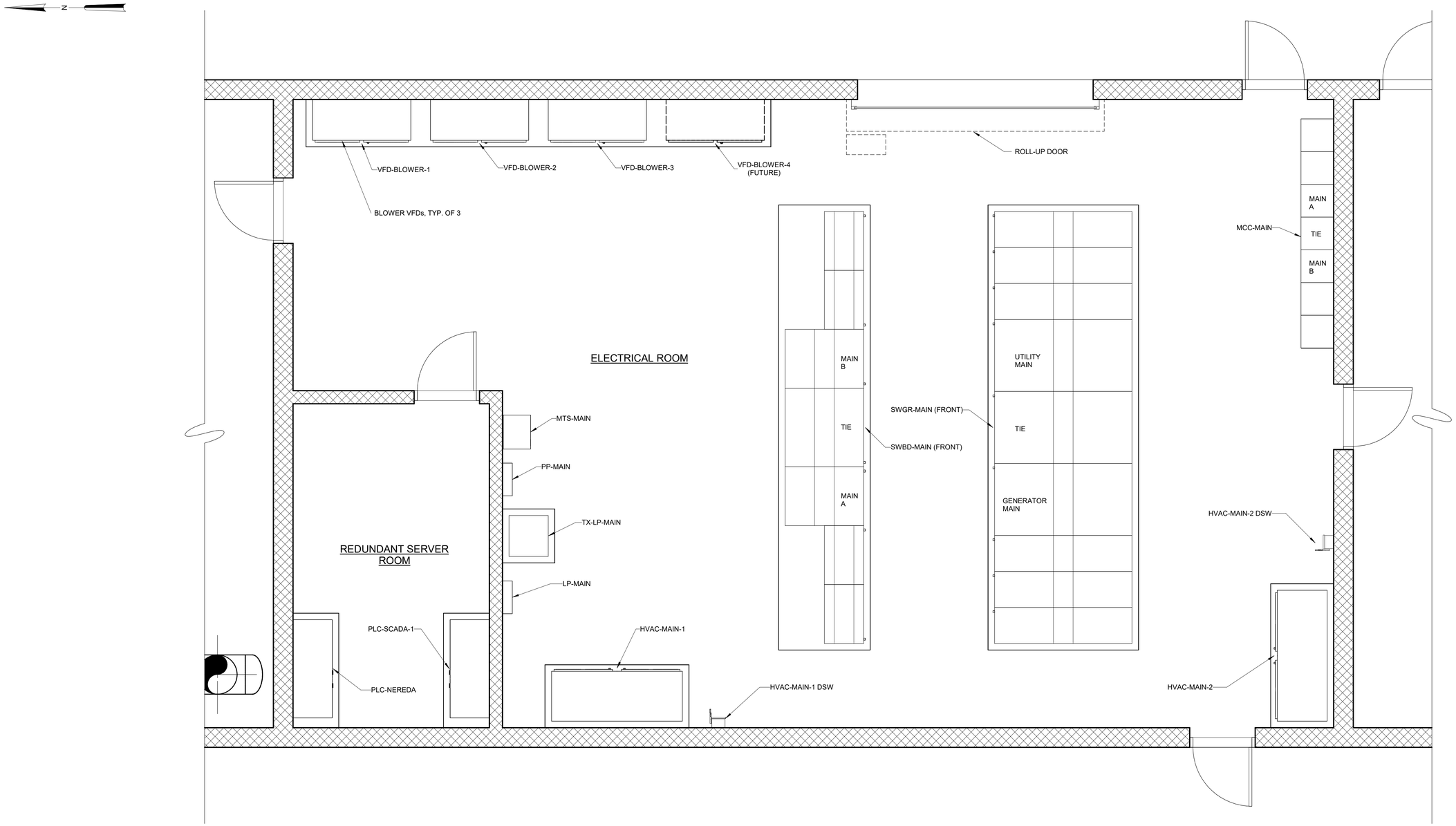

ELECTRICAL ROOM

3/8" = 1'-0"

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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WATER RECLAMATION FACILITY

ELECTRICAL
BLOWER BUILDING
ELECTRICAL ROOM PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-02

Autodesk Docs://41163-000_FPUA Mainland WRF Phase 1/41163-000-BEG1-E.rvt
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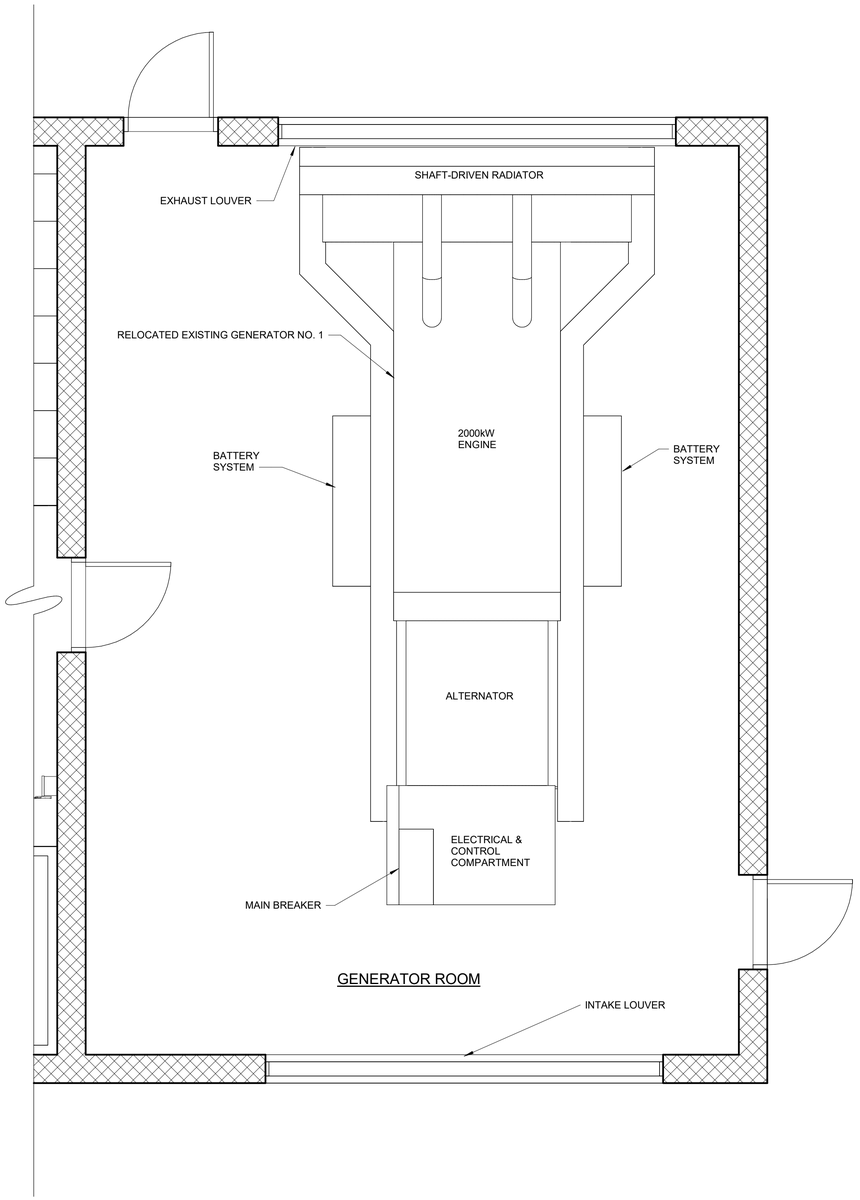
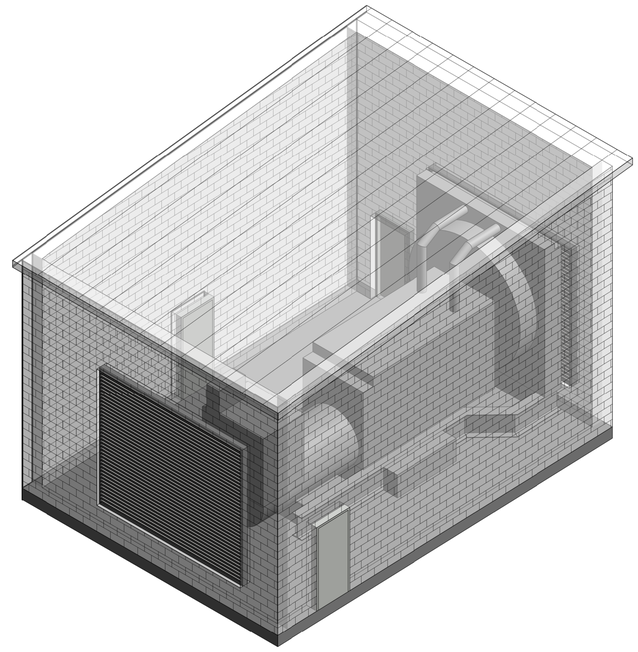


GENERATOR ROOM

BLOWER BUILDING - GENERATOR ROOM

3/8" = 1'-0"



BLOWER BUILDING - GENERATOR ROOM ISOMETRIC

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

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ELECTRICAL
BLOWER BUILDING
GENERATOR ROOM PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-03

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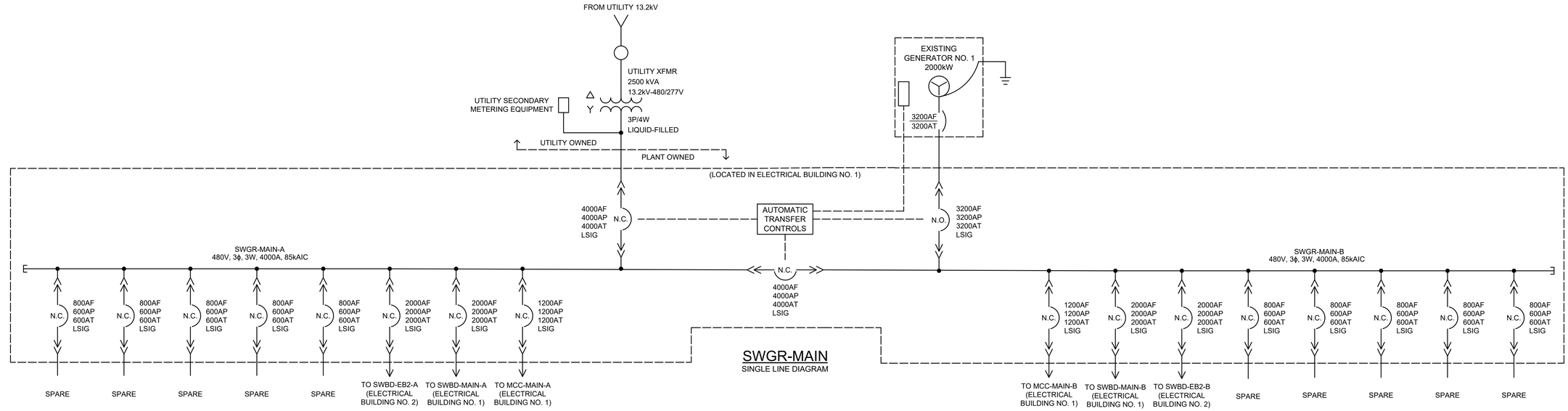
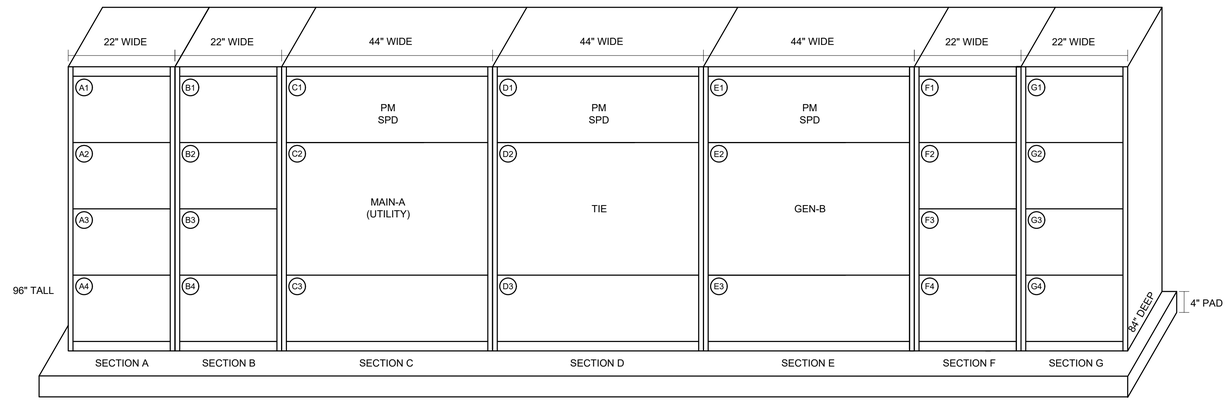


SWGR-MAIN
SINGLE LINE DIAGRAM



SWGR-MAIN
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

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PRELIMINARY DRAWING
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ELECTRICAL
SWGR-MAIN SINGLE LINE & ELEVATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-04

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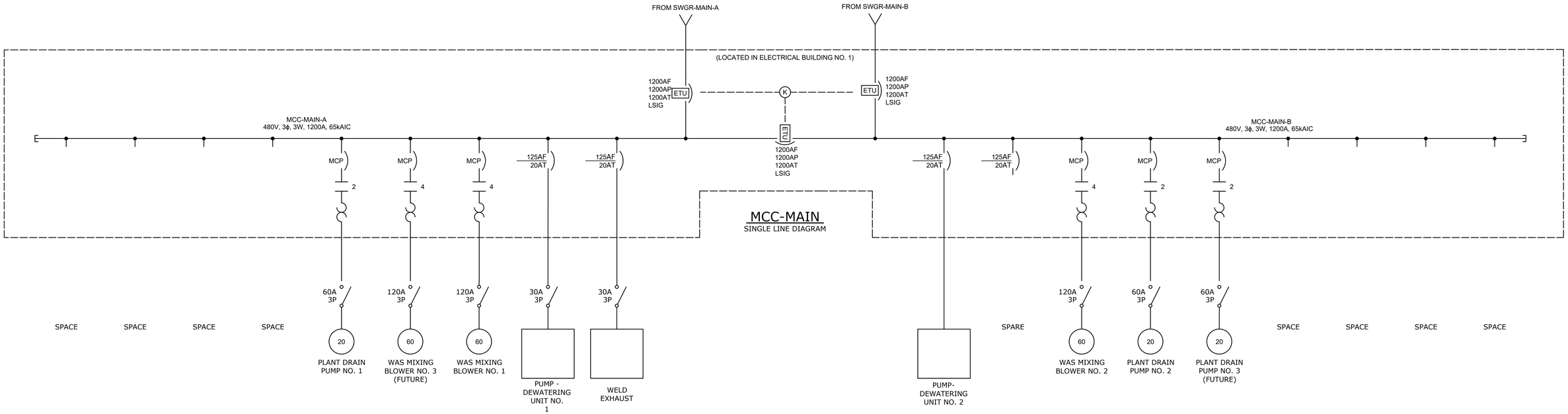
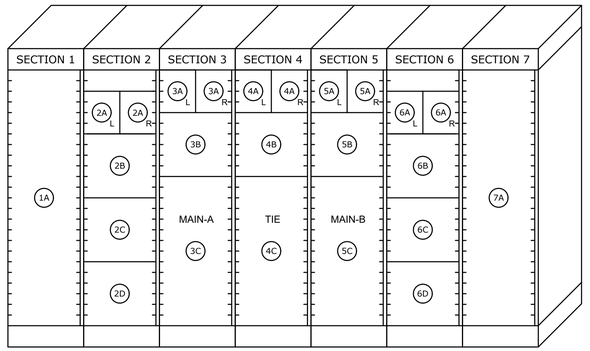


MCC-MAIN
SINGLE LINE DIAGRAM



MCC-MAIN
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

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PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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ELECTRICAL
MCC-MAIN SINGLE LINE & ELEVATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-05

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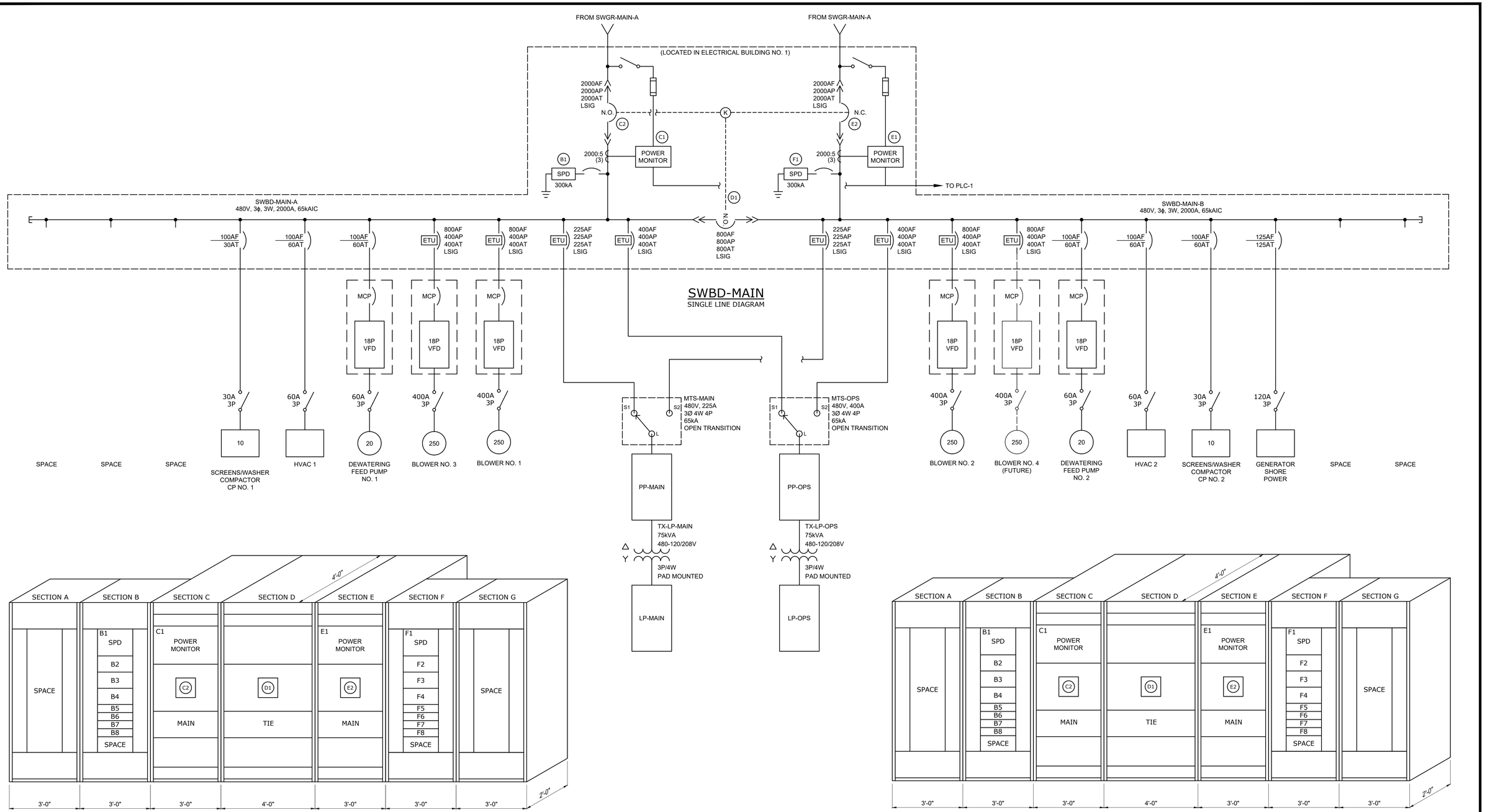

SWBD-MAIN
ELEVATION (NTS)

SWBD-EB2
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PRELIMINARY DRAWING
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JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
SWBD-MAIN SINGLE LINE & ELEVATIONS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-25-06

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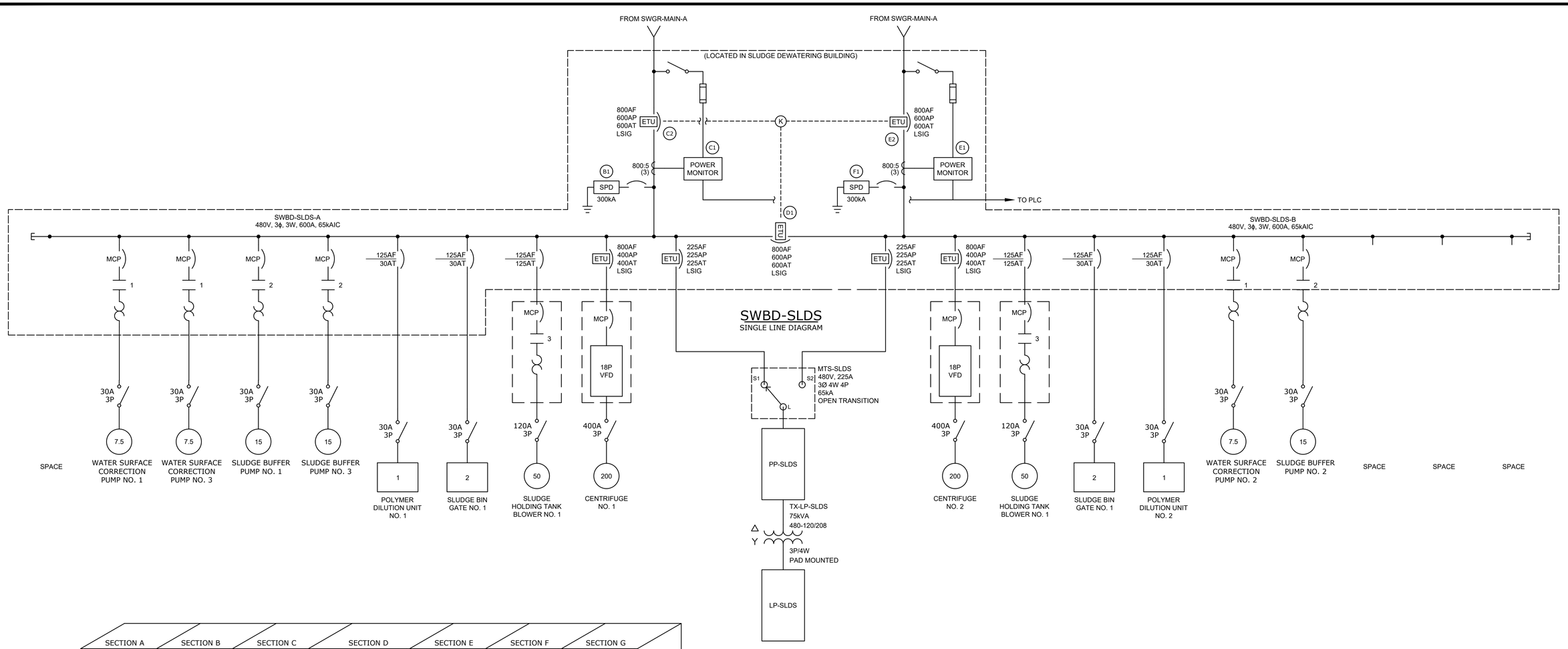
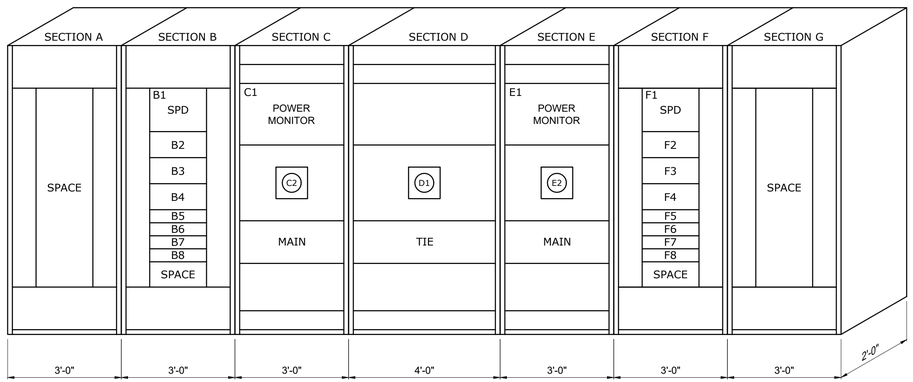


SWBD-SLDS
SINGLE LINE DIAGRAM



SWBD-SLDS
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

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WATER RECLAMATION FACILITY

ELECTRICAL
SWBD-SLDS SINGLE LINE & ELEVATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-60-01

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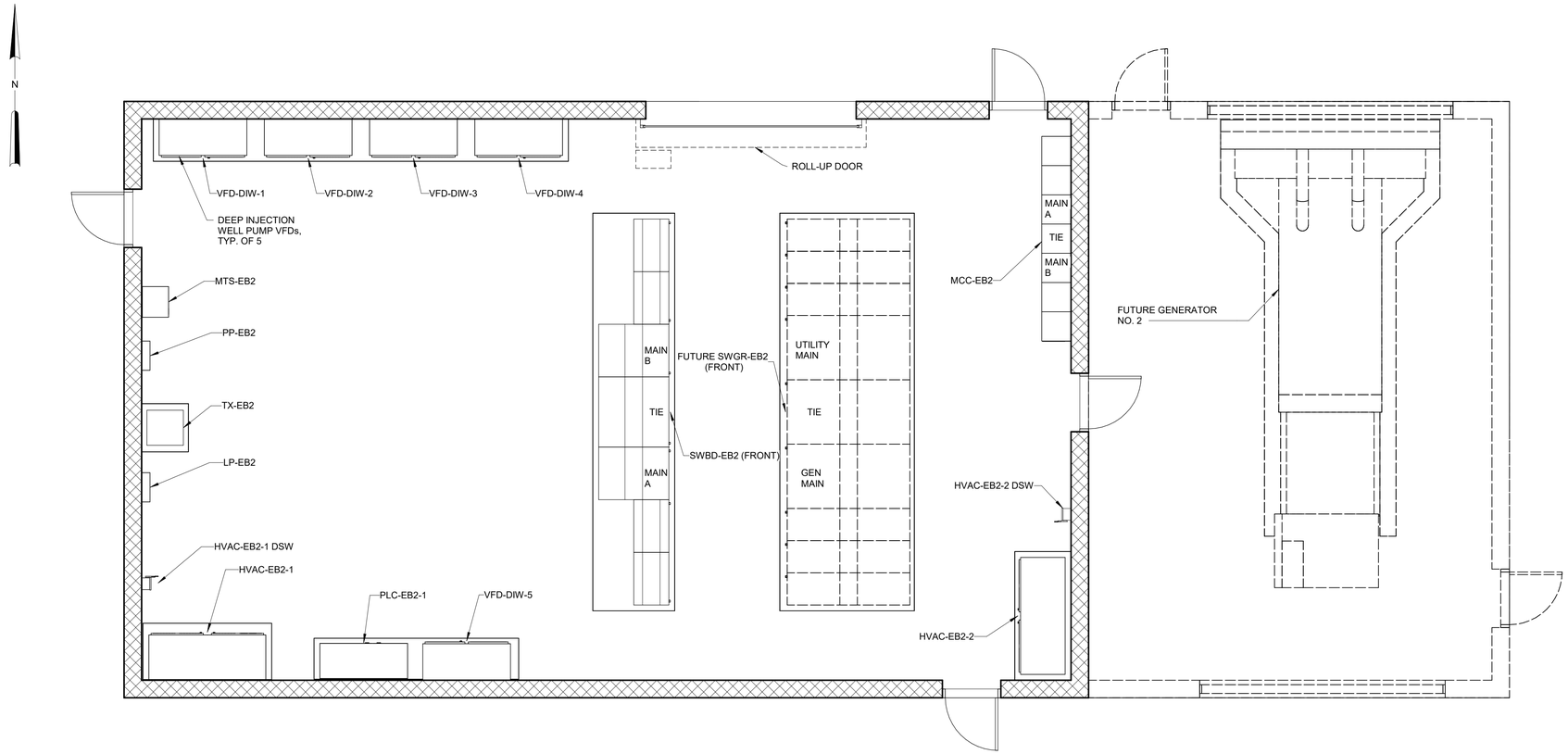
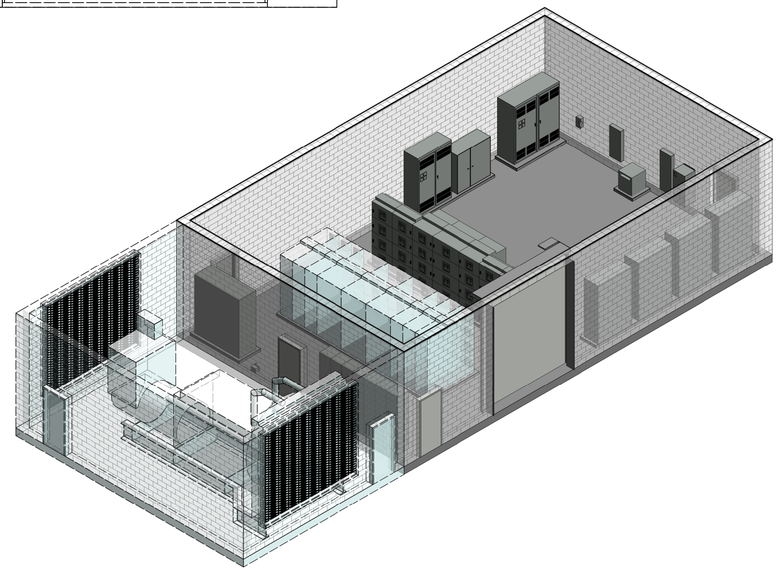


ELECTRICAL BUILDING NO. 2

1/4" = 1'-0"



ELECTRICAL BUILDING NO. 2 ISOMETRIC

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

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PRELIMINARY DRAWING
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FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
ELECTRICAL BUILDING NO. 2
OVERALL PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-75-01

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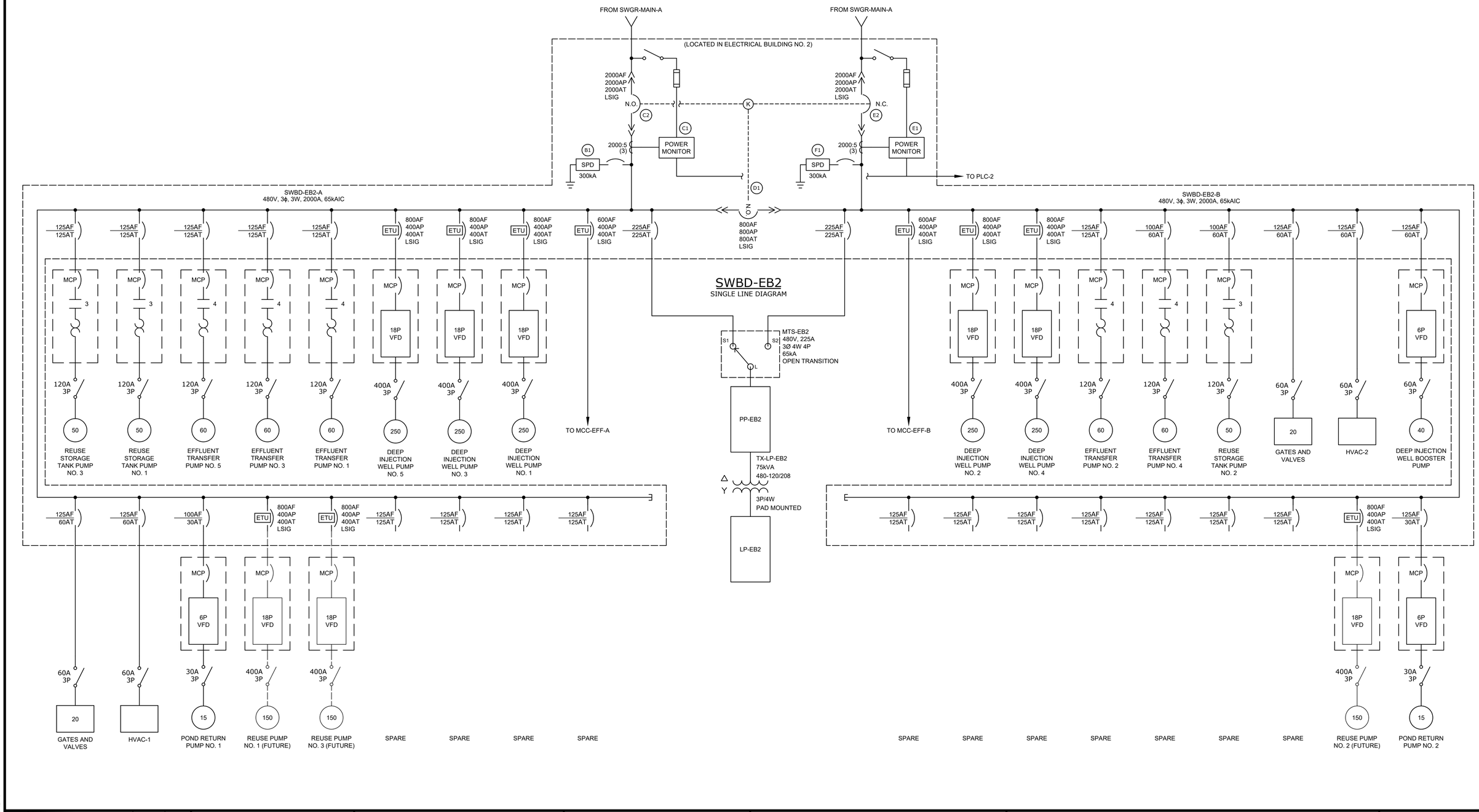

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

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PRELIMINARY DRAWING
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CONSTRUCTION

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FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
SWBD-EB2 SINGLE LINE

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-75-02

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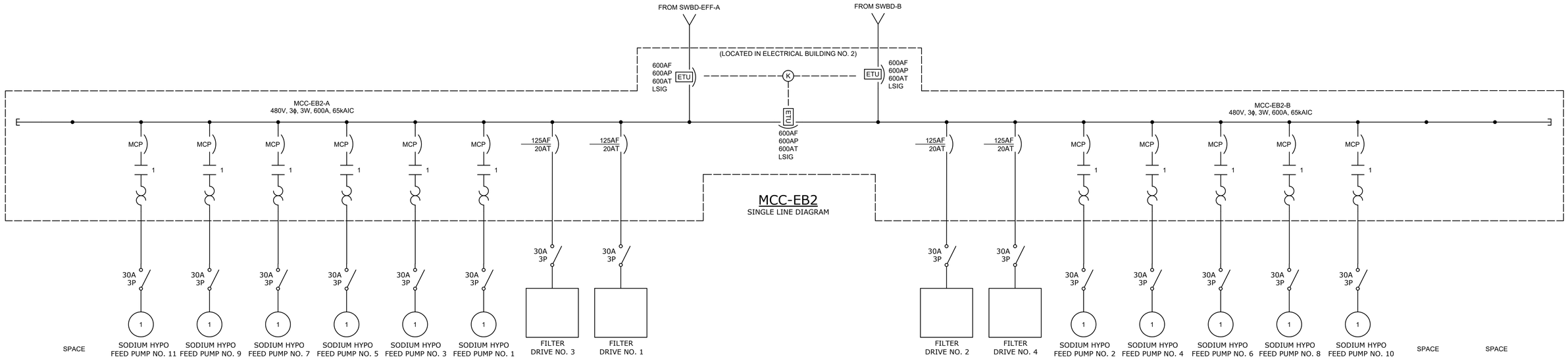
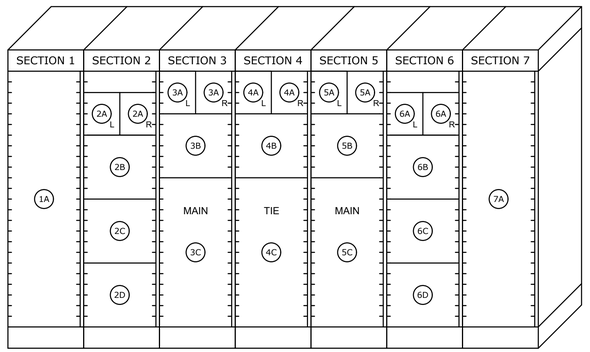
PLOT DATE: 7/14/2022 9:57 AM BY: MANDREWS



MCC-EB2
SINGLE LINE DIAGRAM



MCC-EB2
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	M. ANDREWS
DRAWN BY:	M. ANDREWS
CHECKED BY:	B. PICKETT

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PRELIMINARY DRAWING
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WATER RECLAMATION FACILITY

ELECTRICAL
MCC-EB2 SINGLE LINE & ELEVATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-75-03

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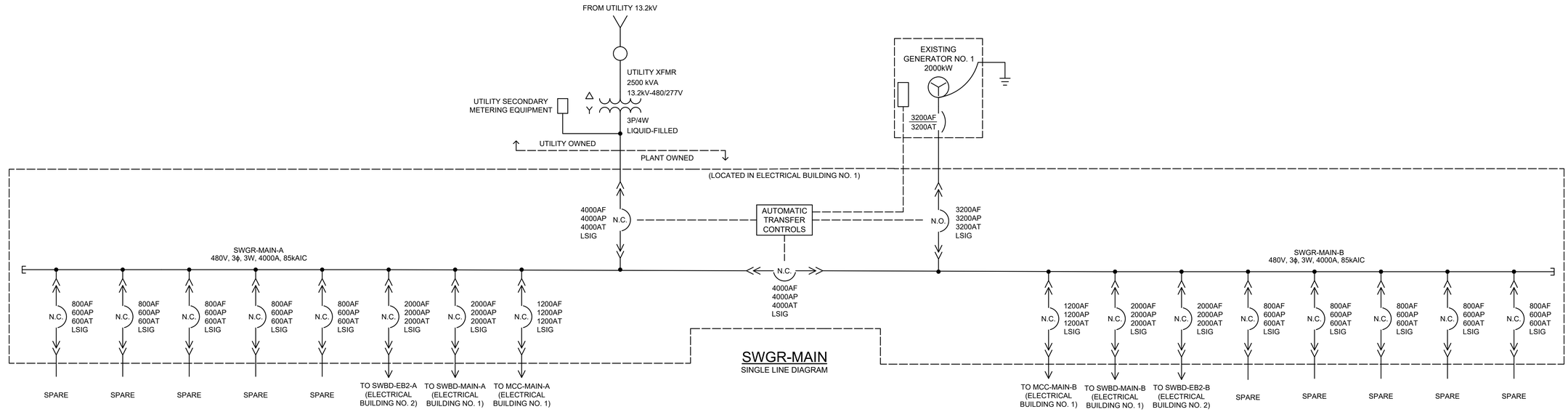
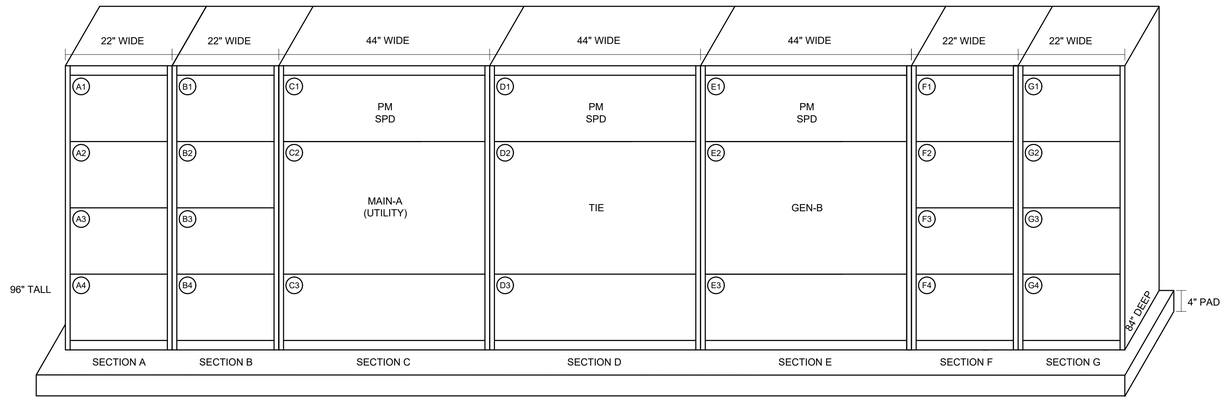


SWGR-MAIN
SINGLE LINE DIAGRAM



SWGR-MAIN
ELEVATION (NTS)

30% DESIGN

REV	ISSUED FOR	DATE	BY

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BOCA RATON, FL 33431

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FPUA MAINLAND
WATER RECLAMATION FACILITY

ELECTRICAL
SWGR-MAIN SINGLE LINE & ELEVATION

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	E-98-01

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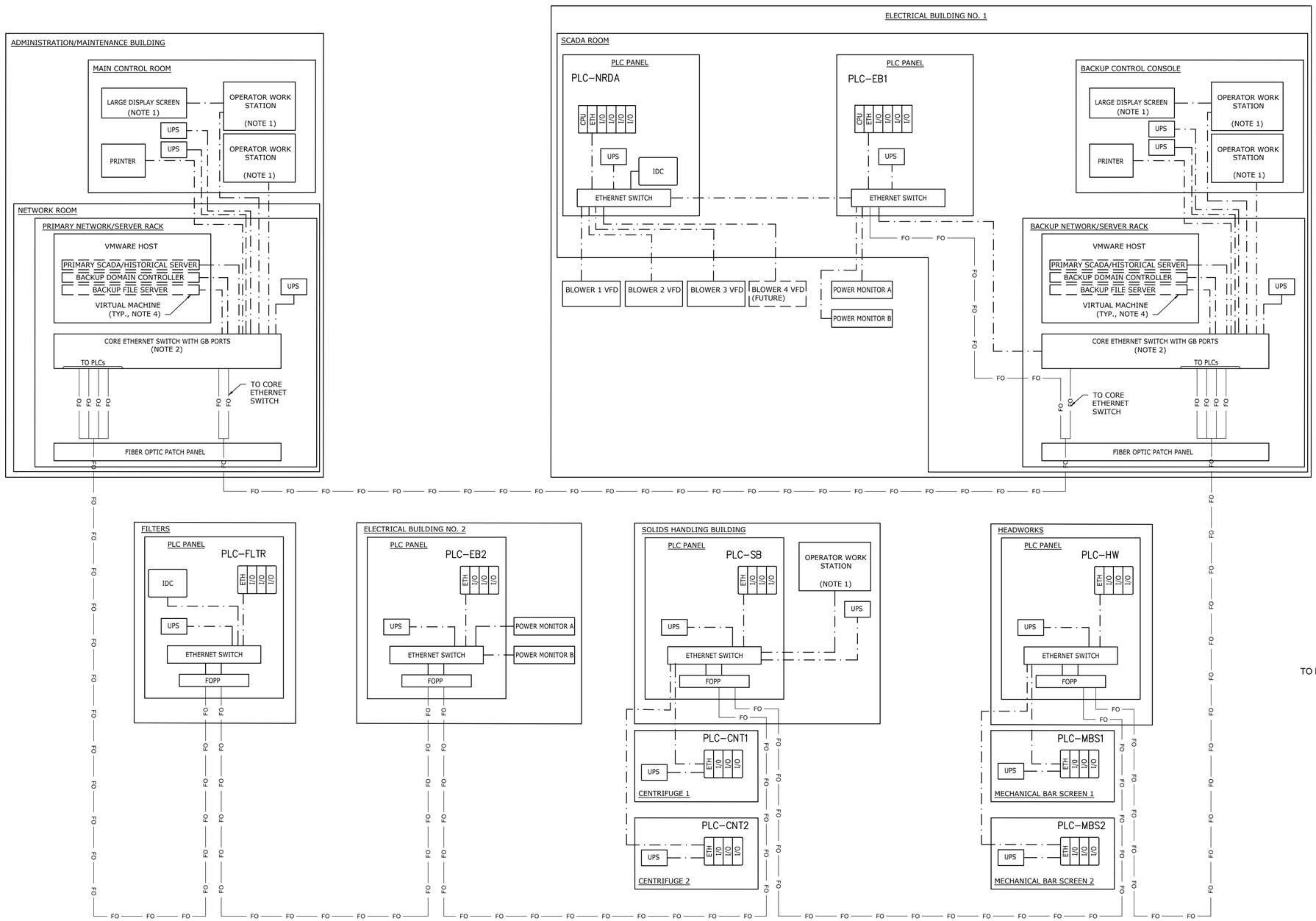
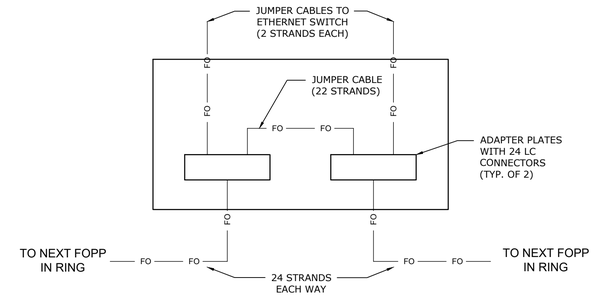


ABBREVIATIONS AND SYMBOLS		
IDC	-	INTEGRATED DISPLAY COMPUTER (TOUCH SCREEN)
PLC	-	PROGRAMMABLE LOGIC CONTROLLER
SCADA	-	SUPERVISORY CONTROL AND DATA ACQUISITION
UPS	-	UNINTERRUPTIBLE POWER SUPPLY
— · — · —		CAT6 CABLE
FO		SINGLE MODE FIBER OPTIC CABLE

NOTES:

1. EXACT QUANTITY OF WORKSTATIONS AND SCREENS TO BE DETERMINED.
2. ETHERNET SWITCHES SHALL CONSIST OF TWO STACKED SWITCHES WITH INDEPENDENT POWER SUPPLIES PER SWITCH. DEVICE CONNECTIONS PER SWITCH TO BE DETERMINED.
3. EACH PLC PANEL ETHERNET SWITCH SHALL CONNECT TO EACH CORE SWITCH IN A REDUNDANT DUAL-HOMED STAR TOPOLOGY. ALL FIELD SIDE FIBER OPTIC CABLE STRANDS SHALL BE TERMINATED AT EACH PANEL PANEL. UNUSED FIBER OPTIC CABLE STRANDS SHALL BE PASSIVELY PATCHED THROUGH TO THE NEXT PATCH PANEL.
4. VIRTUAL MACHINE OPERATING SYSTEMS SHALL BE MICROSOFT WINDOWS SERVER. PRIMARY AND BACKUP SCADA/HISTORICAL SERVERS SHALL BE CONFIGURED TO OPERATE AS A HOT-STANDBY REDUNDANT PAIR. ADDITIONAL VIRTUAL MACHINES AND APPLIANCES TO BE DETERMINED



PLC PANEL FIBER OPTIC PATCH PANEL DETAIL

30% DESIGN

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	E.P.C.
DRAWN BY:	K.C.R.
CHECKED BY:	K.A.P.

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
2101 N.W. CORPORATE BLVD. SUITE 301
BOCA RATON, FL 33431

GLOBALTECH A DESIGN BUILD COMPANY | HASKELL
JOINT VENTURE

FPUA MAINLAND
WATER RECLAMATION FACILITY

FIGURE 4-1: CONTROL SYSTEM ARCHITECTURE

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	I-00-01

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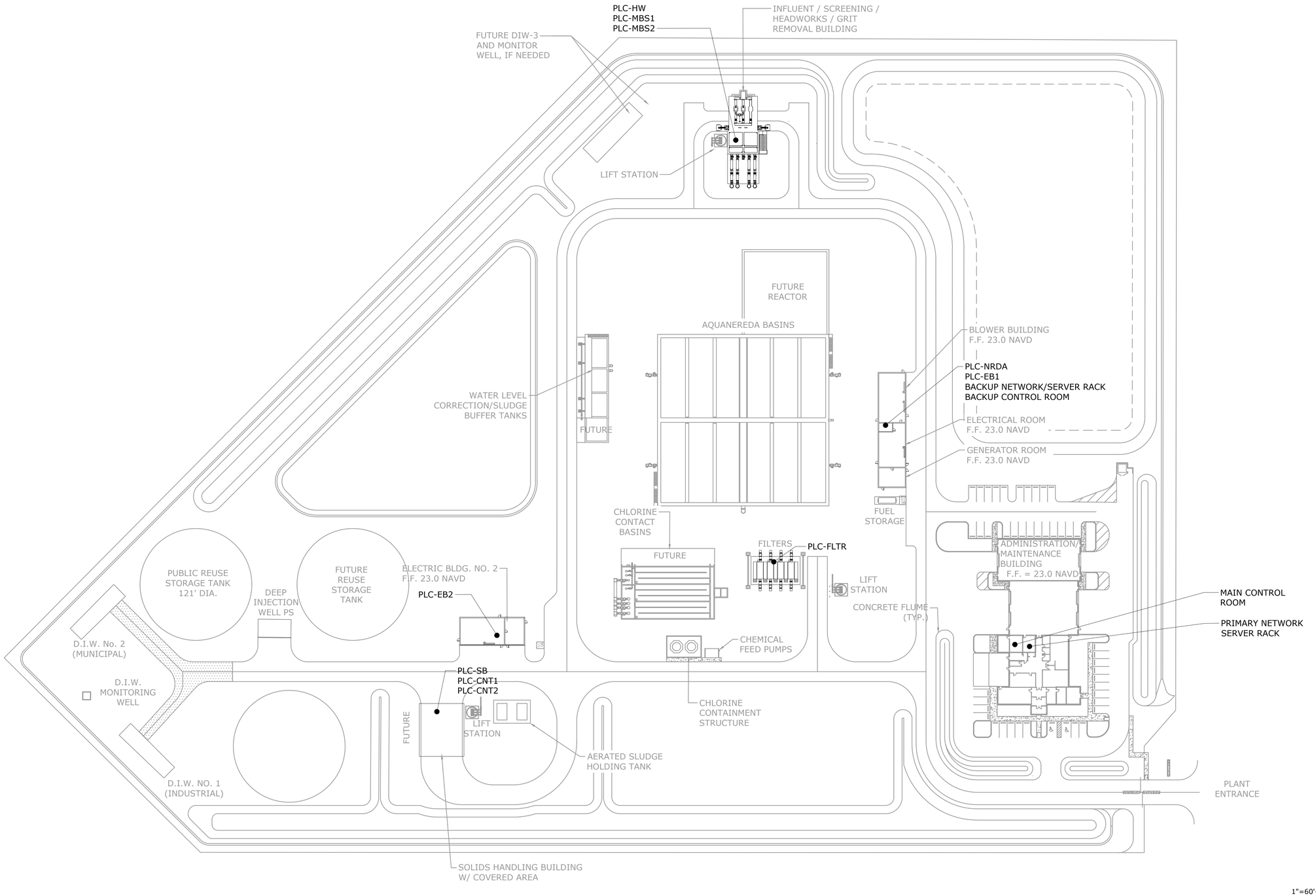

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	J.J.F.
DRAWN BY:	D.J.M.
CHECKED BY:	K.A.P.

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FIGURE 4-2: CONTROL SYSTEM SITE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	I-00-02

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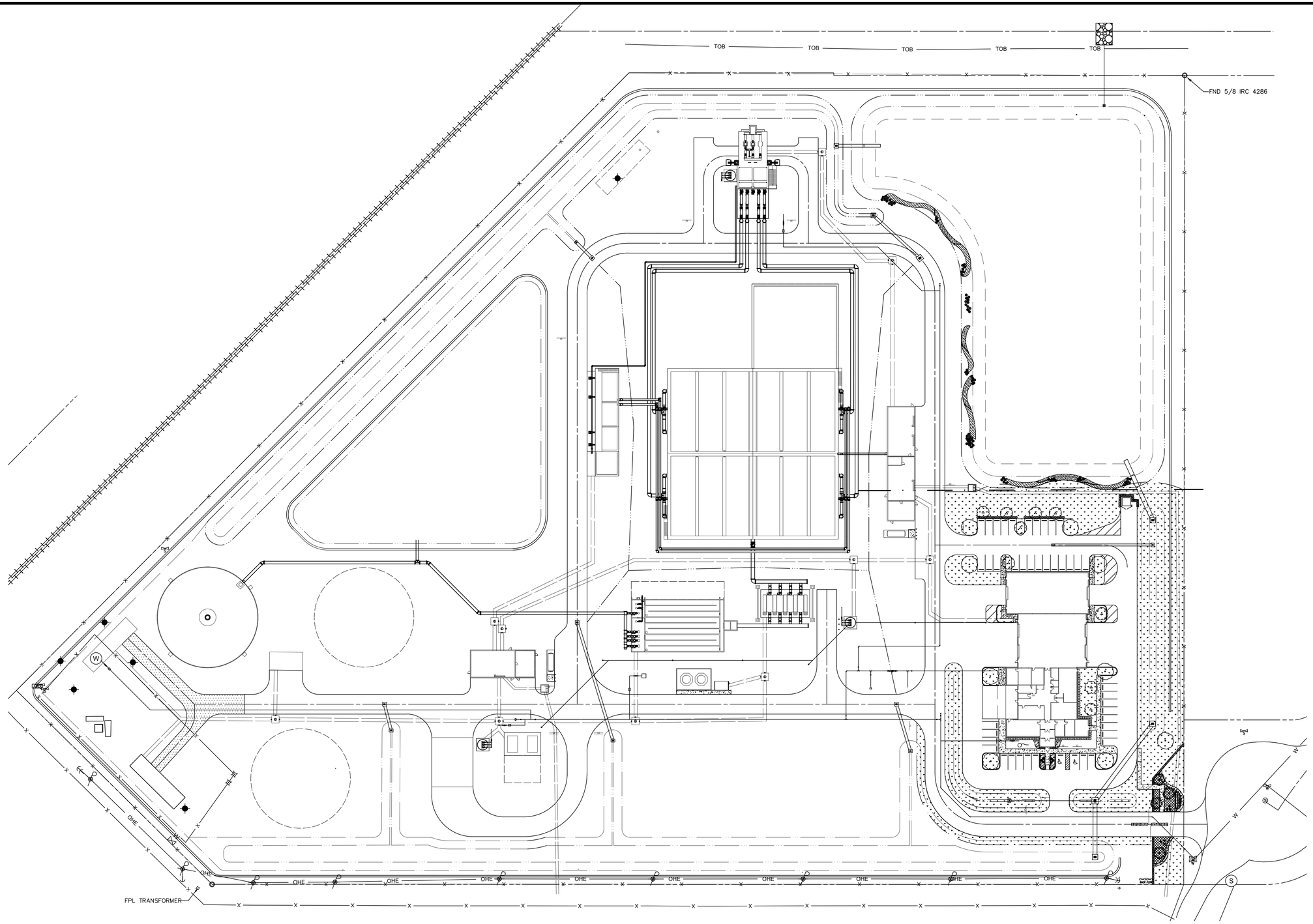

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	CJH
DRAWN BY:	CJH
CHECKED BY:	MD
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
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CONSTRUCTION

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FPUA MAINLAND
WATER RECLAMATION FACILITY

OVERALL
LANDSCAPE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	L-101

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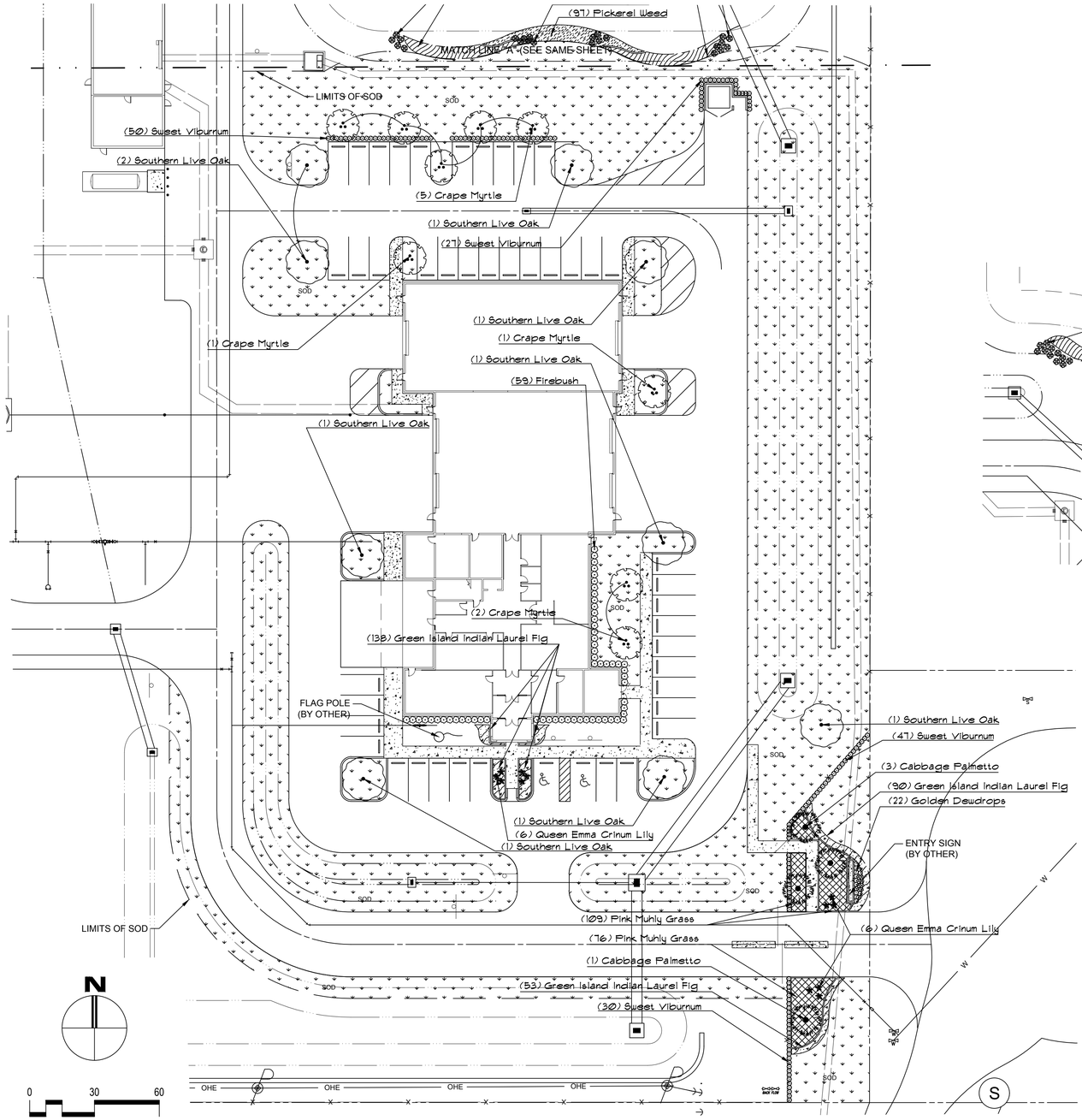

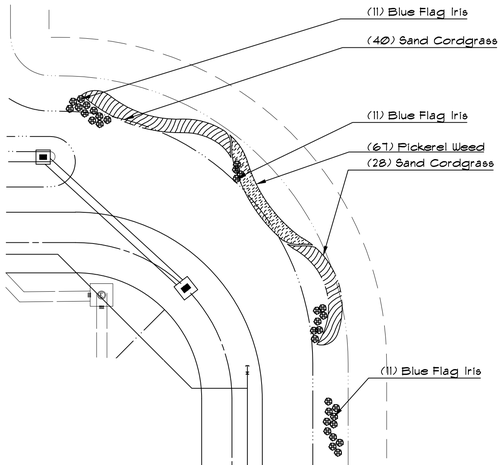

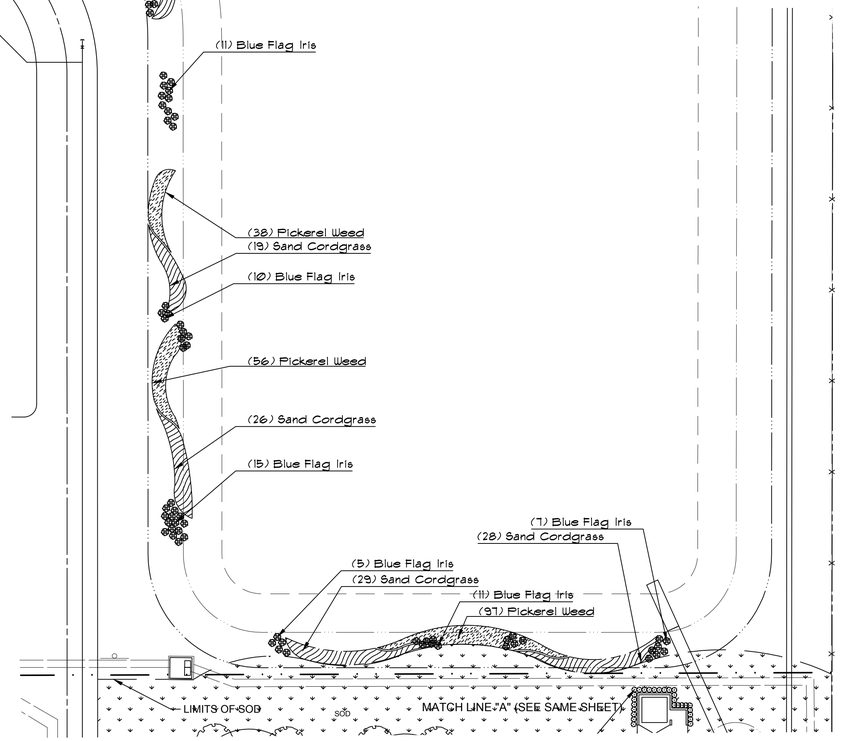

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	REMARKS	NATIVE		QTY
	LAG IND	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MIN. 12' HT. X 6' SPD	2" CAL	MULTI-TRUNK	NO		9
	QUE VIR	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	MIN. 12' HT. X 6' SPD	2" CAL	STRONG CENTRAL LEADER	YES		9
	SAB SAB	SABAL PALMETTO / CABBAGE PALMETTO	MIN. 18'-20' CT.		STRONG CENTRAL LEADER	YES		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	NATIVE	SPACING		QTY
★	CRI QUE	CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY	MIN. 24"HT X 24"SPD			PER PLAN		12
○	DUR GO2	DURANTA ERECTA / GOLDEN DEWDROPS	MIN. 24"HT X 24"SPD	3 GAL	NO	PER PLAN		22
⊙	HAM FIR	HAMELIA PATENS / FIREBUSH	MIN. 24"HT X 24"SPD	3 GAL	YES	PER PLAN		59
●	IRI PRI	IRIS PRISMATICA / BLUE FLAG IRIS	MIN. 24"HT X 24"SPD	3 GAL	YES	PER PLAN		81
○	VIB ODO	VIBURNUM ODORATISSIMUM / SWEET VIBURNUM	MIN. 24"HT X 24"SPD	3 GAL	NO	PER PLAN		154
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	NATIVE		SPACING	
	FIC GR6	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG	MIN. 15" HT X 18" SPD	3 GAL.	NO		18" o.c.	281
	MUH CA2	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	MIN. 24"HT X 24" SPD	3 GAL.	YES		30" o.c.	185
	PON COR	PONTEDERIA CORDATA / PICKEREL WEED	MIN. 24"HT X 24" SPD	3 GAL.	YES		24" o.c.	258
	SPA BAK	SPARTINA BAKERI / SAND CORDGRASS	MIN. 24"HT X 24" SPD	3 GAL.	YES		36" o.c.	170
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT					
	PAS ARG	PASPALUM NOTATUM 'ARGENTINE' / ARGENTINE BAHIAGRASS	SOD					49,845 SF

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	CJH
DRAWN BY:	CJH
CHECKED BY:	MD

PRELIMINARY DRAWING
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CONSTRUCTION

Hazen

HAZEN AND SAWYER
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ENLARGED
LANDSCAPE PLAN

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	L-102

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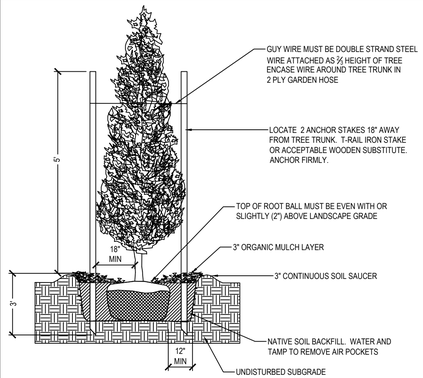
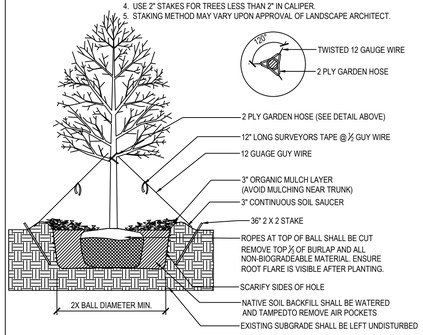
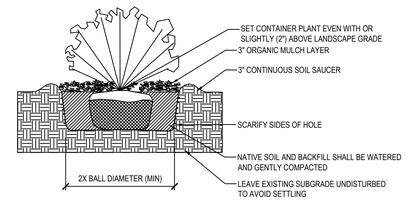


PLANTING DETAIL (EVERGREEN TREE) 1

NOTES:
1. PLACE THE ROOT BALL IN THE HOLE SO THE TOP MOST ROOT IS EVEN WITH OR SLIGHTLY (2") ABOVE THE LANDSCAPE GRADE.
2. APPLY WATER AND TAMP SOIL WHILE BACKFILLING.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING WATER TO INSTALLED PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
4. USE 2" STAKES FOR TREES LESS THAN 2" IN CALIPER.
5. STAKING METHOD MAY VARY UPON APPROVAL OF LANDSCAPE ARCHITECT.



PLANTING DETAIL (DECIDUOUS TREE) 2



PLANTING DETAIL (SHRUBS AND GRASSES) 3

LANDSCAPE NOTES:
1. FOR SITE GRADING AND EROSION CONTROL, SEE CIVIL PLANS.

2. ALL SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. ANY CHANGES OR MODIFICATIONS APPROVED BY L.A.
4. INITIAL REVIEW ON SITE WITH L.A. PRIOR TO PLANTING.

5. SHRUBS MUST BE SPACED AS SHOWN ON PLANT LIST. TREES MUST BE PROVIDED AS SHOWN ON DRAWINGS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. WHERE FIELD ADJUSTMENTS SEEM NECESSARY, THE LANDSCAPE ARCHITECT MUST BE CONTACTED FOR REVIEW.

6. WITHIN A PLANTING BED, A MINIMUM OF ONE PLANT PER TYPE MUST HAVE A DURABLE WATERPROOF LABEL WITH WATER RESISTANT INK LEGIBLE AT TIME OF FINAL INSPECTION. TAGS TO BE REMOVED BY SUBCONTRACTOR WITHIN TWO DAYS OF FINAL INSPECTION.

7. ALL BERMS AND EARTHWORK BY LANDSCAPE SUBCONTRACTOR MUST HAVE POSITIVE DRAINAGE AFTER LANDSCAPE INSTALLATION. BERMS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

8. PLANTING HOLES MUST BE TWICE THE DIAMETER OF THE ROOT BALL AND THE SAME DEPTH AS THE ROOT BALL. BACKFILL MUST OCCUPY THE VOIDS SURROUNDING AND ENCOMPASSING THE ROOT BALL. SUCH BACKFILL MUST BE COMPOSED OF EXISTING SOIL, AND COMPACTED THOROUGHLY AND FIRMLY TO REMOVE AIR POCKETS AND VACUOLES.

9. ALL PLANT BEDS MUST BE 'V' EDGED TO DEFINE BEDS AND GRASSED AREAS, ONE FOOT WIDER THAN THE REACH OF THE MOST ADJACENT SHRUBS, AND MULCHED TO A UNIFORM DEPTH OF 3" WITH MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

10. A BERM MUST BE CREATED AROUND THE ROOT BALL OF EACH SHRUB AND TREE TO FORM A SAUCER AREA FOR WATER RETENTION. TREE RINGS MUST BE A 4' DIAMETER FOR ALL TREES PLANTED IN SODDED AREAS WITH 3" OF SHREDDED HARDWOOD MULCH.

11. ALL DISTURBED AREAS NOT IN SOD ARE TO BE SEEDED WITH TALL BAHAIA BLEND.

12. ALL TREES AND SHRUBS MUST BE FREE OF INSECT AND DISEASE, FREE OF NUTRITIONAL DEFICIENCY, EXHIBIT GOOD COLOR AND CHARACTER, AND SIZED AT NO LESS THAN NOTED IN THE PLANT LIST ON DRAWINGS.

13. TREES MUST CONFORM TO STANDARDS AS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

14. SOD TO BE TALL FESCUE BLEND. WET GROUND SURFACE LIGHTLY BEFORE LAYING SOD . BUTT JOINTS TIGHT AND STAGGER ADJACENT JOINTS, ESPECIALLY ON SLOPES.

15. TOPSOIL MUST BE INDIGENOUS TO THE AREA, NATURALLY FERTILE AND OF A LOAMY SAND NATURE WITH GOOD PERCOLATION PROPERTIES.

16. PLANT FERTILIZER TO BE A COMPLETE COMMERCIAL MIXTURE: 10-10-10. 50% ORGANIC MICRO-ELEMENTS. FERTILIZE AFTER INSTALLATION:
2 LBS./100 SF BED AREAS.
1 LB./CALIPER INCH OF TREES WITHIN THE TREE DRIPLINE.

18. TURF GRASS FERTILIZER TO BE SLOW-RELEASE FORM TO PROVIDE 1 LBS. OF NITROGEN / 1000 SF OF TURF GRASS. FERTILIZER SHOULD BE APPLIED IN 1-3 APPLICATIONS FROM SPRING THROUGH FALL.

IRRIGATION NOTES:
1. 100% IRRIGATION COVERAGE TO BE PROVIDED TO ALL LANDSCAPE AREAS SURROUNDING THE ADMINISTRATION BUILDING AND ENTRY.

2. PROVIDE BUBBLER EMITTER FOR EACH TREE OR PALMS. SHRUBS, GROUNDCOVERS AND SOD TO RECEIVE SPRAY COVERAGE.

3. IRRIGATION SUBCONTRACTOR RESPONSIBLE FOR ALL IRRIGATION DESIGN AND PERMITTING. ALL DESIGN WORK SHALL BE REVIEWED BY HASKELL.

LANDSCAPE SUBCONTRACTOR'S RESPONSIBILITIES:
1. LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL AND SUB-SURFACE CONDITIONS.

2. LANDSCAPE SUBCONTRACTOR IS RESPONSIBLE TO VERIFY PLANT QUANTITIES ON PLANT LIST. SUBCONTRACTOR IS RESPONSIBLE FOR SQUARE FOOT ESTIMATE OF ALL SEED AND SOD AREAS.

3. SITE UTILITIES ARE SHOWN ON THE CIVIL PLANS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGES MADE TO EXISITING UTILITIES BY THE SUBCONTRACTOR IS THE SOLE RESPONSIBILITY OF THE SUBCONTRACTOR AND MUST BE REPAIRED AT NO EXPENSE TO THE OWNER.

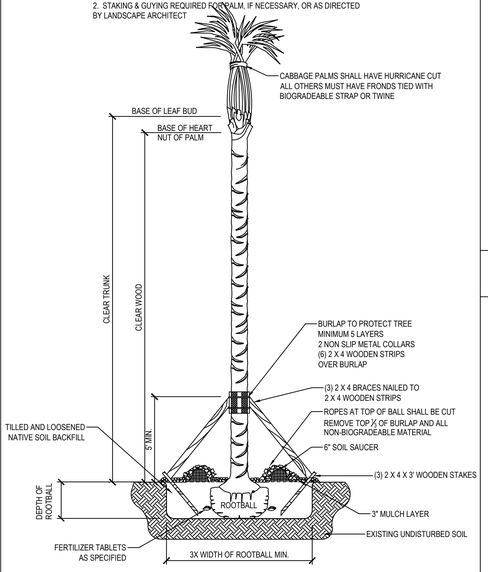
4. THE LANDSCAPE SUBCONTRACTOR MUST ADHERE TO THE WRITTEN SPECIFICATIONS AND PLANS FOR ALL PHASES OF LANDSCAPE INSTALLATION.

5. LANDSCAPE SUBCONTRACTOR MUST MAINTAIN NEW LANDSCAPE AND MONITOR ALL NECESSARY OPERATIONS UNTIL FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE SUBCONTRACTOR TO REPLACE DEAD OR DISEASED PLANT MATERIALS.

6. SUBCONTRACTOR MUST GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 365 DAYS.

7. GENERAL MAINTENANCE PERIOD WILL BE FOR 365 DAYS FOR FINAL ACCEPTANCE DATE.

NOTE:
1. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS
2. STAKING & GUYING REQUIRED FOR PALM, IF NECESSARY, OR AS DIRECTED BY LANDSCAPE ARCHITECT



PALM DETAIL 4



NOTES:
1. D=SPACING (O.C.) AS NOTED IN PLANT LIST OR ON PLAN
2. ALL GROUNDCOVERS MUST BE INSTALLED USING TRIANGULAR SPACING TO CREATE A MORE EVEN VISUAL APPEARANCE.

PLAN VIEW - TRIANGULAR SPACING

SECTION VIEW

PLANTING DETAILS (GROUND COVER) 5

FOR PERMITTING

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	K. PFEFFER
DESIGNED BY:	CJH
DRAWN BY:	CJH
CHECKED BY:	MD

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

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BOCA RATON, FL 33431

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WATER RECLAMATION FACILITY

LANDSCAPE DETAILS

DATE:	MAY 2022
PROJECT NO.:	41163-000
CONTRACT NO.:	1
DRAWING NUMBER:	L-501

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Technical Review Committee **2. c.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Major Amendment to Planned Development Site Plan – Red Hawk Rebar - 4280 Bandy Boulevard

LOCATION

4280 Bandy Boulevard

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

Memo

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 08/04/2022 04:50 PM

Final Approval Date: 08/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-41100002 (Major Amendment to a PD Site Plan (Development and Design Review))
BOARD DATE	:	August 18, 2022

Major Amendment to PD Site Plan – Red Hawk Rebar

Attached is an Application for a Major Amendment to a Planned Development Site Plan (Development & Design Review) for the subject property located at or near 4280 Bandy Boulevard. The applicant is requesting the review and approval of the proposed 31,206sf metal rebar fabrication facility with rail access associated site improvements.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4280 Bandy Boulevard, Ft. Pierce, Florida 34981

Parcel ID #(s): 2431-505-0008-000-6

Project description: Metal Rebar Fabrication Facility, with Rail Access

Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 31,206 sf Site Acreage: 3.565 ac

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

Red Hawk Rebar LLC	Culpepper & Terpening, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
255 Alhambra CIR., Ste 500	2980 South 25th Street
Street Address	Street Address
Miami Fl 33134	Ft. Pierce Fl 34981
City State Zip	City State Zip
	772-464-3537
Phone Number	Phone Number
	dmurphy@ct-eng.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

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.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 4280 BANDY Blvd.

Parcel ID #(s) 2431-505-0008-000-6

Project description DESIGN REVIEW FOR NEW INDUSTRIAL BLDG - RED HAWK REBAR FT. PIERCE INDUSTRIAL PARK

RED HAWK REBAR LLC	DENNIS MURPHY - CULPEPPER & TERPENING INC
Property Owner(s)	**Applicant/Representative, Title, Company**
255 ALHAMBRA CIR, STE 500	2960 SO. 25TH STREET
Street Address	Street Address
CORAL GABLES FL 33134	FT. PIERCE FLA 34981
City State Zip	City State Zip
305-924-4715	772-216-5056
Phone Number	Phone Number
HZANABRIA@REDHAWKREBAR.COM	DMURPHY@CT-ENG.COM
Email Address	Email Address

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

Hza A. Zanabria

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.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant - FEC K branch rail line	HI (Heavy Ind.)	PD Planned Development
South	Industrial	HI (Heavy Ind.)	L-1 (Light Industrial)
East	Industrial	HI (Heavy Ind.)	L-1 (Light Industrial)
West	Industrial	HI (Heavy Ind.)	L-1 (Light Industrial)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	II (Heavy Ind	nned Develc	32,000 sf (+/-)	2.92	X
****Proposed**	II (Heavy Ind	nned Develc	32,000 sf (+/-)	2.92	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 0 gpd (.125 x 0 sf)
**Proposed Zoning/FLU	Total gallons per day 4000 gpd (.125 x 32000)
**Change in Demand	Total gallons per day 4000 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 0 gpd (.1 x 0 sf)
**Proposed Zoning/FLU	Total gallons per day 3,200 gpd (.1 x 32000)
**Change in Demand	Total gallons per day 3,200 gpd (.1 x 32000)

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

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

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

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

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

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	152.8	31.6/ 30.0
****Proposed Zoning/FLU**	152.8	31.6/ 30.0
***Change in Demand**	Trips 152.8	Trips 31.6/30.0
Impact to Capacity	none. all roads in area are within acceptable level of se	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily:	
Non-residential (square footage): 32,000 SF			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Industrial	1	32000	2.92	fall 2022	mmer 20

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 4280 BANDY BLVD	Parcel ID: 2431-505-0008-000-6	Account #: 127256	Sec/Town/Range: 31/35S/40E
Use Type: 4000	Jurisdiction: Fort Pierce	Map ID: 24/31N	Zoning: Planned De

Ownership

Red Hawk Rebar LLC

255 Alhambra CIR Ste 500
Coral Gables, FL 33134

Legal Description

FT PIERCE BUSINESS PARK LOT 8 (3.57 AC)

Current Values

Just/Market:	$388,300	Assessed:	$388,300
Exemptions:	$0	Taxable:	$388,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$388,300	$388,300	$0	$388,300
2020	$388,300	$388,300	$0	$388,300
2019	$388,300	$388,300	$0	$388,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-19-2018	4159 / 1852	0001	WD	A & D Investments of the Treasure Coast LLC	$466,600
01-06-2015	3706 / 2228	0002	WD	Dickerson Realty FL Inc	$225,000
10-12-2006	2678 / 1635	XX00	WD	Cross River Properties Inc	$947,500

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	3.57
Land Size (SF):	155,509.2
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

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CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

CT File No.: 18-110.101
Writers email: dmurphy@ct-eng.com

July 8, 2022

Mr. Vennis Gilmore, Sr. Planner
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

Subject: Red Hawk Rebar – Site Plan Submission

Dear Mr. Gilmore:

Per your officer recent request, enclosed please find an application for design review to accompany the application that we previously submitted for site plan review for the proposed Red Hawk Rebar Fabrication Facility in the Fort Pierce Business Park Area of the community. As you know, this project was previously approved by the City in 2018 and we are relying, in part, upon the information previously submitted. We have however, supplemented our application with updated building elevations and site photos. Architecturally, our building essentially remains the same as it was before. It is to be a prefabricated metal industrial building designed to provide for the fabrication of rebar products following the delivery of the raw rebar materials to the site. As far as compatibility with our surrounding areas, as you know the Fort Pierce Business Park is a heavy industrial zone activity area. Our use is considered to be compatible with the current uses in the immediate area.

We appreciate any comments you may have on our proposed plan and look forward to the successful conclusion of our application. If you have any questions, please let me know.

Sincerely;
CULPEPPER & TERPENING, INC.

Dennis J. Murphy
Principal Planner

DJM/
18-110.101_220708_ftp plan, 001, gilmore, design review submission.docx

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

CT File No.: 18-110.101
Writers email: dmurphy@ct-eng.com

May 31, 2022

Mr. Vennis Gilmore, Sr. Planner
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

Subject: Red Hawk Rebar – Site Plan Submission

Dear Mr. Gilmore:

Enclosed, please find our application for site plan approval for the industrial development project referred to as Red Hawk Rebar Fabrication Plant (Ft. Pierce). Red Hawk Rebar is a metal fabrication facility that will be located at 4280 Bandy Boulevard in the Fort Pierce Industrial Park, just west of Selvitz Road in Southwest Ft. Pierce. This project originally received *Site Plan Approval* from the City of Ft. Pierce in September 2018, along with a change in zoning to Planned Development. These approvals were granted/ recognized through City Ordinance 18-027. However, due to unforeseen circumstances, construction was never commenced on this site, and we now find that it is necessary for us to resubmit the site plan application associated with this project. This application is essentially identical to the application submitted previously, and we believe that the information contained therein is still considered valid for review purposes.

Red Hawk Rebar is metal fabrication facility/use that will receive raw rebar materials, and then reshape and fabricate them into specific fixtures to be used for site and building and construction purposes. Delivery of the raw materials to the site will be via truck or rail. The site does contemplate a future rail spur option. This facility will not produce the raw rebar used the fabrication process. There are no foundry operations at this location. All we are doing here is reshaping the raw metal into client requested shapes and that material will then be shipped to the clients site of choice via truck or by the future rail connection.

As noted this project was previously reviewed by the City and deemed compliant with all applicable code and standards. To the best of our understanding, these resubmitted plans have not materially changed since our original approval. If during the site plan review process, any additional information is deemed necessary or required, please let me know and we will see about getting you the materials requested.

Thank you for your attention to this matter. If you have any questions, please let me know.

Sincerely;
CULPEPPER & TERPENING, INC.



Dennis J. Murphy
Principal Planner

DJM/
e:_djm\+2022\red hawk rebar (22)\18-110.101_220601_1505_ftp plan, 001, gilmore, site plan submission.docx



T R A U T M A N A R C H I T E C T S

1533 Sunset Drive Suite 101
Coral Gables, Florida 33143
Ph. 305 669-5160

DESIGN INTENT NARRATIVE

March 27, 2018

Goals and Objectives:

> *Design a pre-fabricated metal Light-Industrial Building with attached administrative offices, storage areas and rail access. Using natural oolitic stone, bright earthy colors, and decorative metal venting to blend with the existing site. Integrating eco-friendly aspects such as solar panels, natural cooling systems and on site nature preservation areas.*

The following design elements have been integrated into the project to address the site environment, function as a working building and give curb appeal from the street as well as the rail line.

- Local trees and additional flora for landscaping
- Decorative stone walls on both industrial and office buildings
- Modern ventilation panels for passive cooling
- Solar Panels
- Fence with columns along street sides
- Clearstory windows for natural/diffused lighting
- Gopher Tortoise Preservation area to maintain existing fauna on site
- Rail access to cut down on street traffic and truck emissions
- Earth tone accent colors to blend with natural surrounding
- Fountain for retention pond aeration and appearance
- Industrial Style building to match, but enhance surrounding area

Sincerely,
David Scott Trautman,

Architect



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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4460985 OR BOOK 4159 PAGE 1852, Recorded 07/20/2018 03:26:40 PM Doc Tax: $3266.20

Return to:
Ponce De Leon Title Services, Inc.
2600 Douglas Road Suite 400
Coral Gables, FL 33134

Prepared by:
WALTER G. WOODS, P.A.
2081 SE Ocean Blvd., Suite 2-B
Stuart, FL 34996
772-210-5518
File Number: **98-18**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of **July, 2018** between **A&D INVESTMENTS OF THE TREASURE COAST LLC, a Florida limited liability company** whose post office address is **656 NW BUCK HENDRY WAY, Stuart, FL 34994**, grantor, and **Red Hawk Rebar LLC., a Florida limited liability company** whose post office address is **255 Alhambra Circle, Suite 500, Coral Gables, FL 33134**, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lot 8, FORT PIERCE BUSINESS PARK, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 6, 6A through 6B, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2431-505-0008-0006

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

A&D INVESTMENTS OF THE TREASURE COAST LLC,
a Florida limited liability company

Witness Name: WALTER G. WOODS

David H. Satur (Seal)
David H. Satur, Authorized Member

Witness Name: Teri Tilton Woolley

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 19th day of July, 2018 by David H. Satur, Authorized Member of A&D INVESTMENTS OF THE TREASURE COAST LLC, a Florida limited liability company, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: WALTER G. WOODS

My Commission Expires: _____

WALTER G. WOODS
MY COMMISSION # GG 230029
EXPIRES: June 27, 2022
Bonded Thru Notary Public Underwriters

DoubleTime®

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4460985 OR BOOK 4159 PAGE 1852, Recorded 07/20/2018 03:26:40 PM Doc Tax: $3266.20

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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A&D INVESTMENTS OF THE TREASURE COAST LLC,
a Florida limited liability company

Witness Name: WALTER G. WOODS

David H. Satur (Seal)
David H. Satur, Authorized Member

Witness Name: Teri Tilton Woolley

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 19th day of July, 2018 by David H. Satur, Authorized Member of A&D INVESTMENTS OF THE TREASURE COAST LLC, a Florida limited liability company, who [X] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public

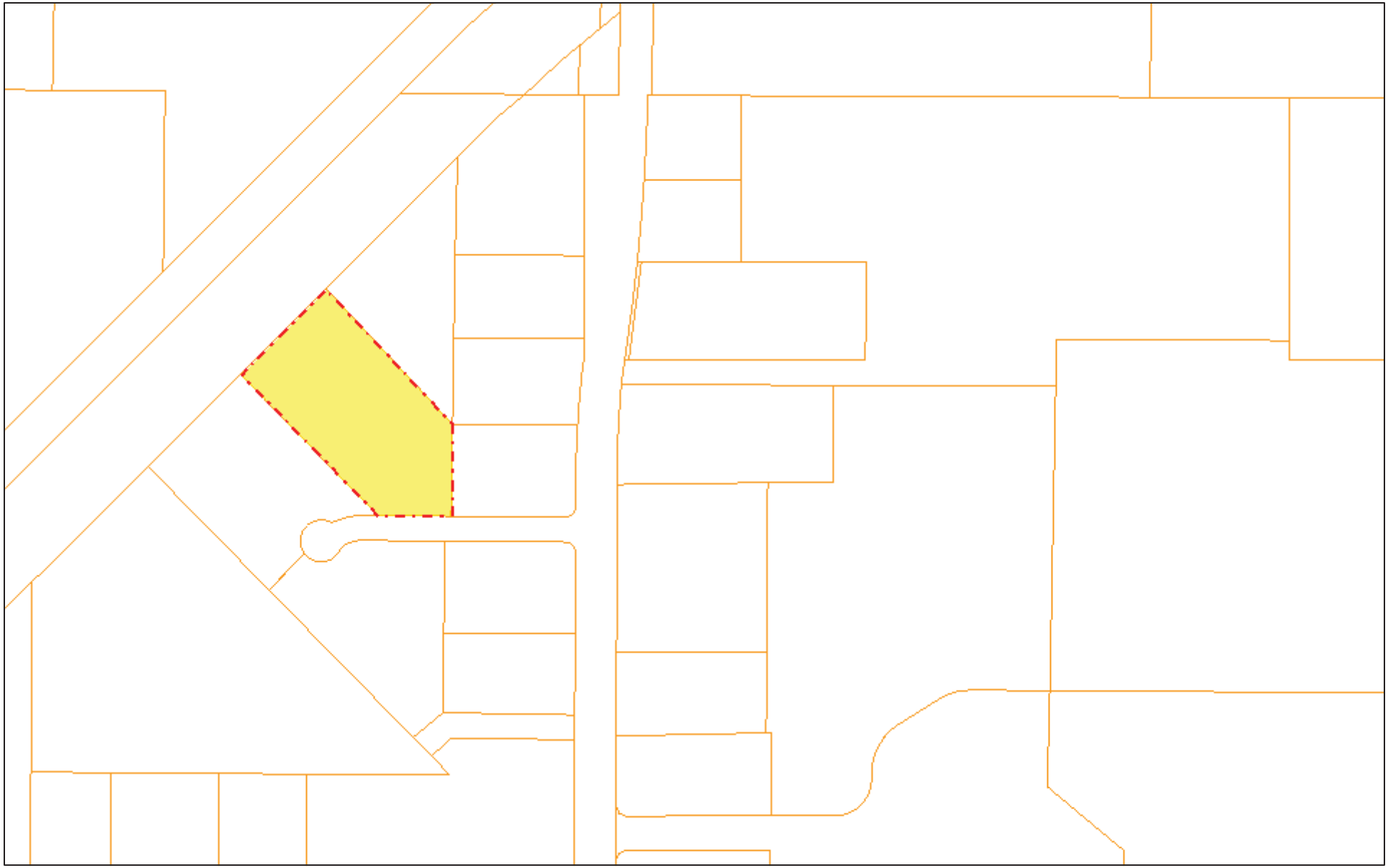
Printed Name: WALTER G. WOODS

My Commission Expires: _____

WALTER G. WOODS
MY COMMISSION # GG 230029
EXPIRES: June 27, 2022
Bonded Thru Notary Public Underwriters

DoubleTime®

Michelle Franklin, CFA - Saint Lucie County Property Appraiser



June 4, 2018

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

This information is deemed to be correct at this time but it is subject to change and is not warranted.
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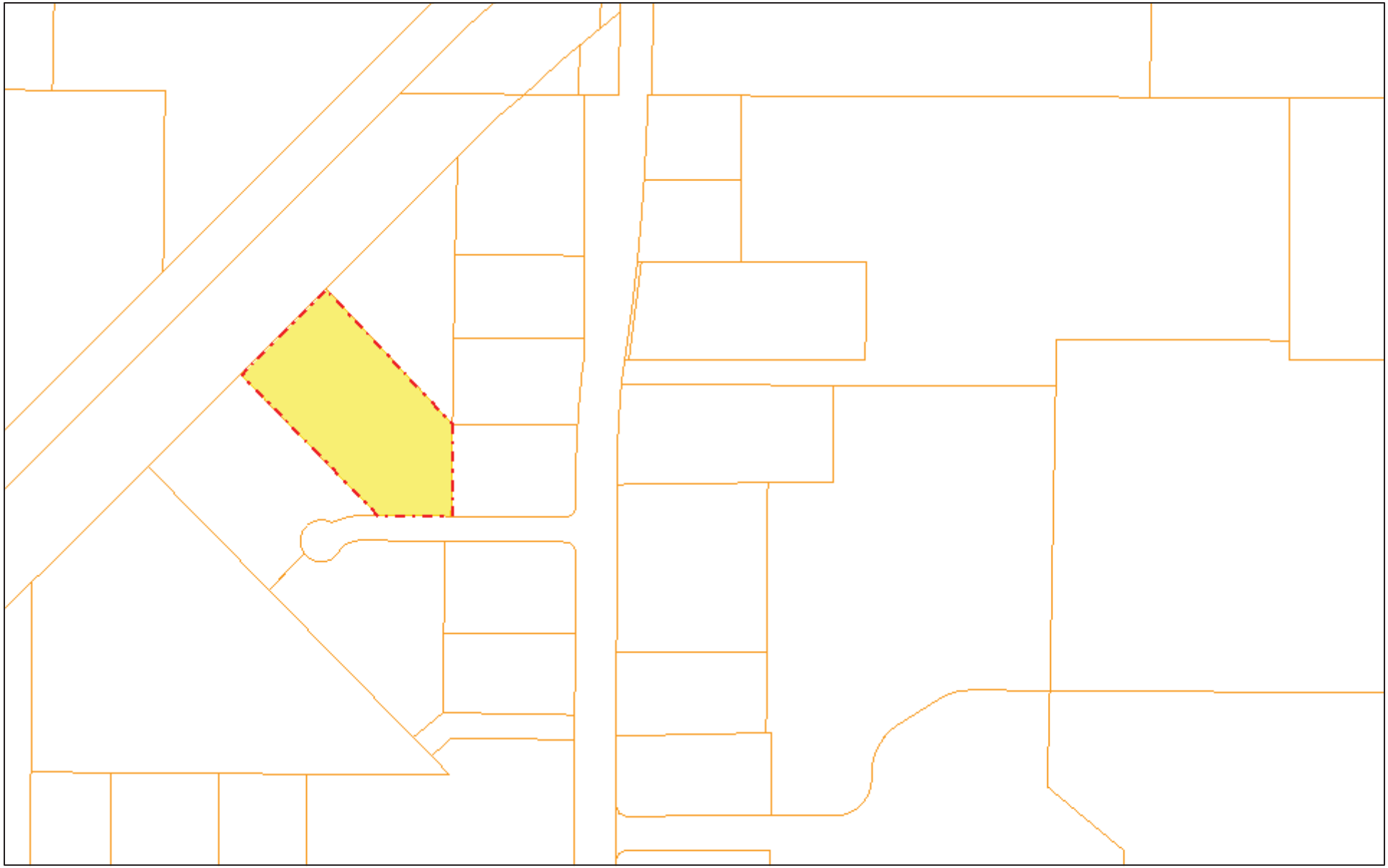
Michelle Franklin, CFA - Saint Lucie County Property Appraiser



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RETENTION POND



4240 BANDY BLVD



4240 BANDY BLVD



4240 BANDY BLVD



SITE CONTEXT PLAN
N.T.S.



LOT 8 SUBJECT PROPERY



3965 SELVITZ RD



4201 BANDY BLVD



4201 BANDY BLVD

TRAUTMANARCHITECTS

DAVID SCOTT TRAUTMAN
ARCHITECT
AR15045

1533 SUNSET DRIVE SUITE101
CORAL GABLES, FL 33143
305-669-5160

REBAR FABRICATION PLANT
LOT 8 BANDY AVENUE
FORT PIERCE, FL

SITE CONTEXT PLAN

SEAL
DAVID SCOTT TRAUTMAN
ARCHITECT
AR 15045

A-2





LOOKING SOUTH OF PROJECT SITE – JUNE 2022



LOOKING SOUTHWEST OF PROJECT SITE – JUNE 2022



LOOKING SOUTHEAST OF PROJECT SITE – JUNE 2022



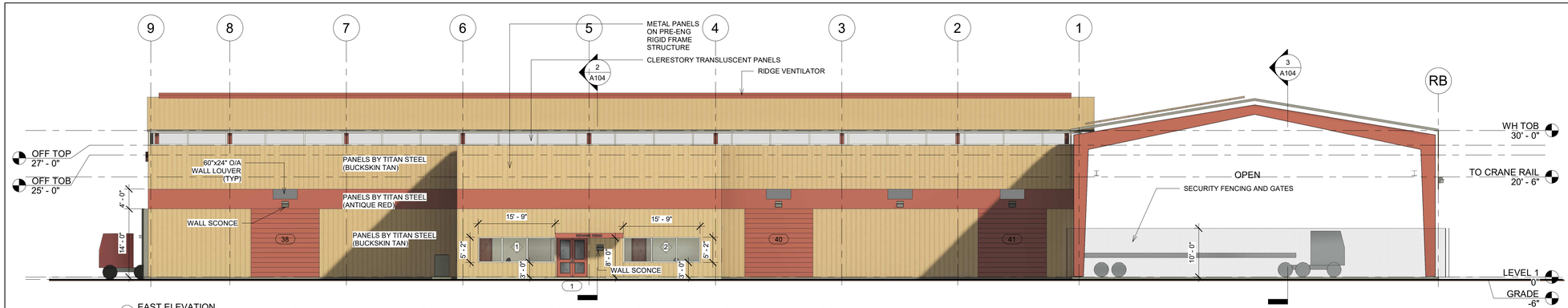
LOOKING WEST/ NORTH WEST OF PROJECT SITE – JUNE 2022



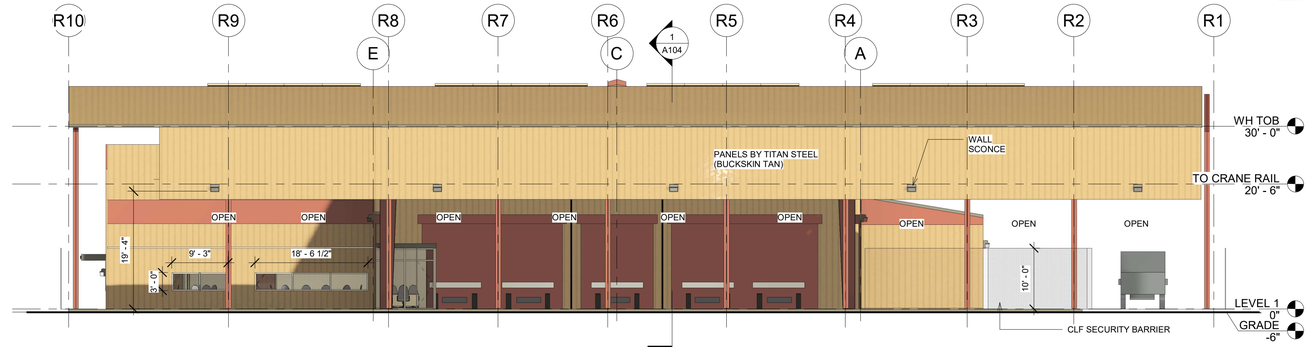
LOOKING WEST OF PROJECT SITE - JUNE 2022



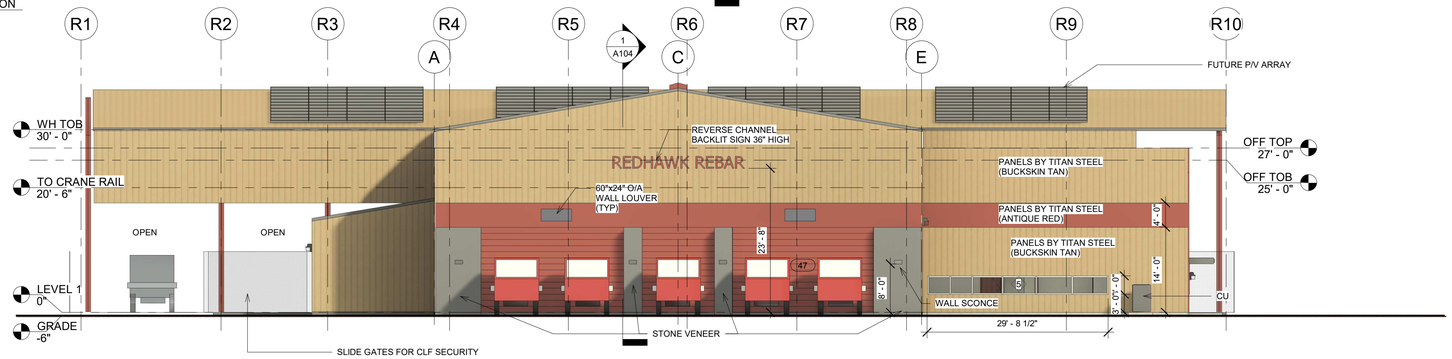
LOOKING NORTHWEST TOWARDS PROJECT SITE – JUNE 2022



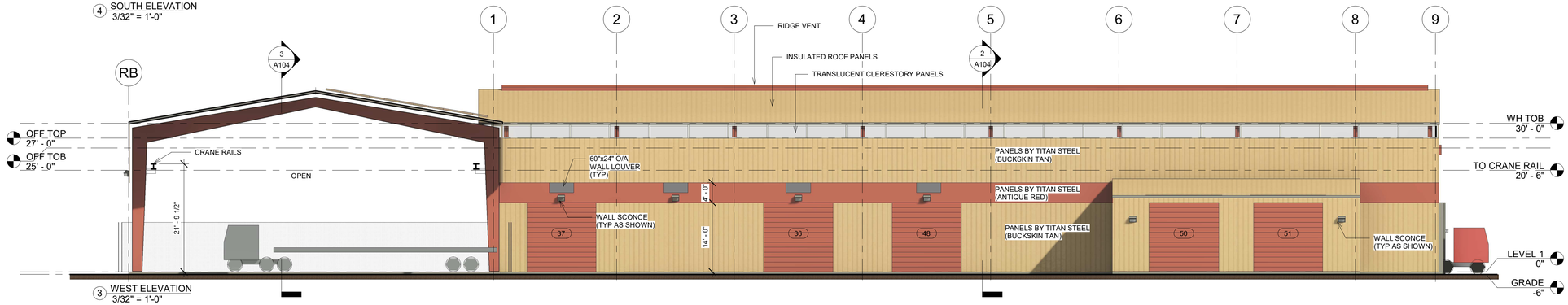
1 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"

TRAUTMAN ARCHITECTS

TRAUTMAN ARCHITECTS

DAVID SCOTT TRAUTMAN, ARCHITECT
AR 15045

6431 SW 82 TERRACE
MIAMI, FLORIDA 33143
TRAUTMANARCHITECTS.COM
305.663.0102
S.TRAUTMAN@MIAMI.EDU

RED HAWK REBAR
4280 BANDY BLVD
FT PIERCE, FLORIDA

PROJECT:

REVISIONS:

NO.	DESC	DATE

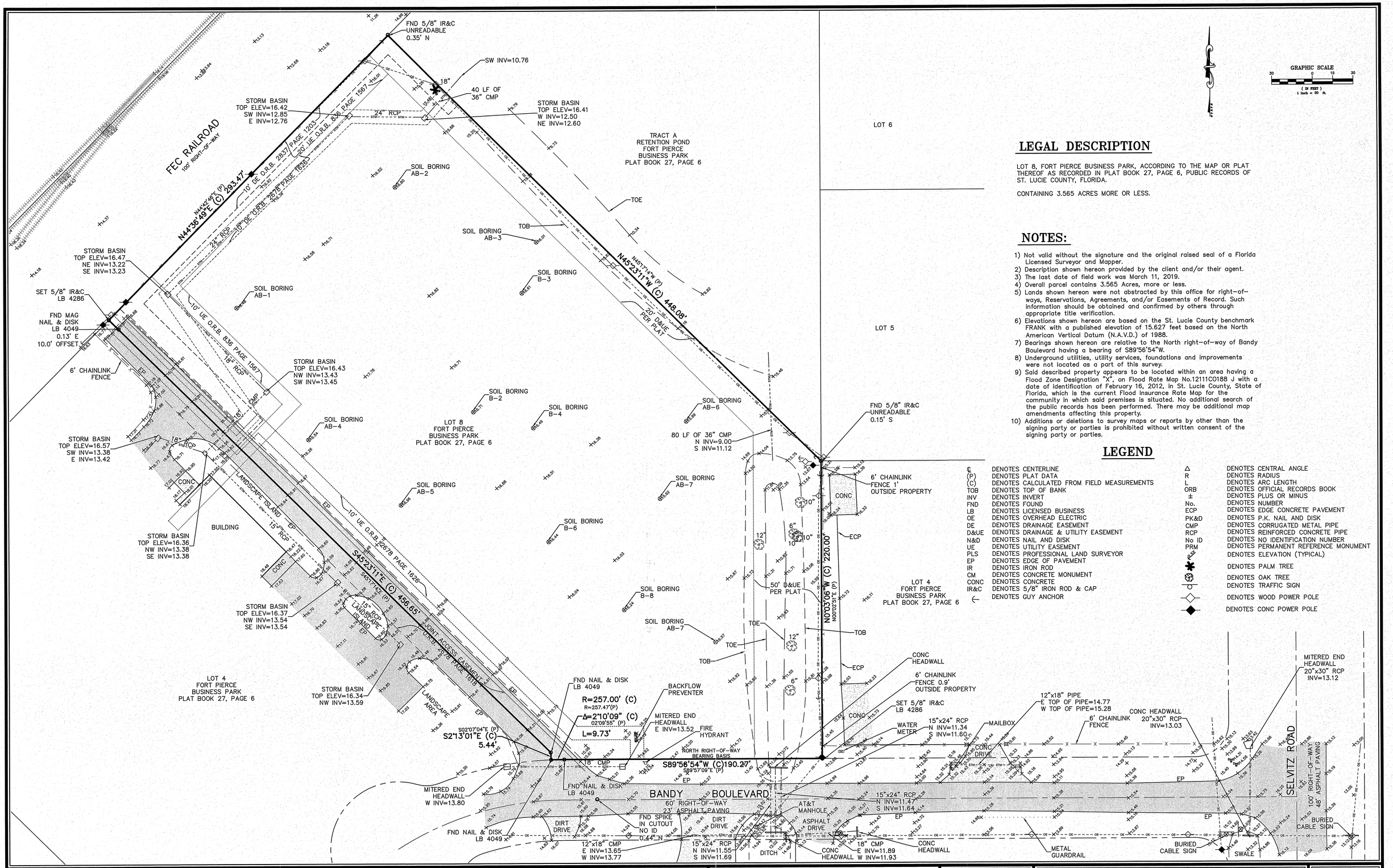
ELEVATIONS

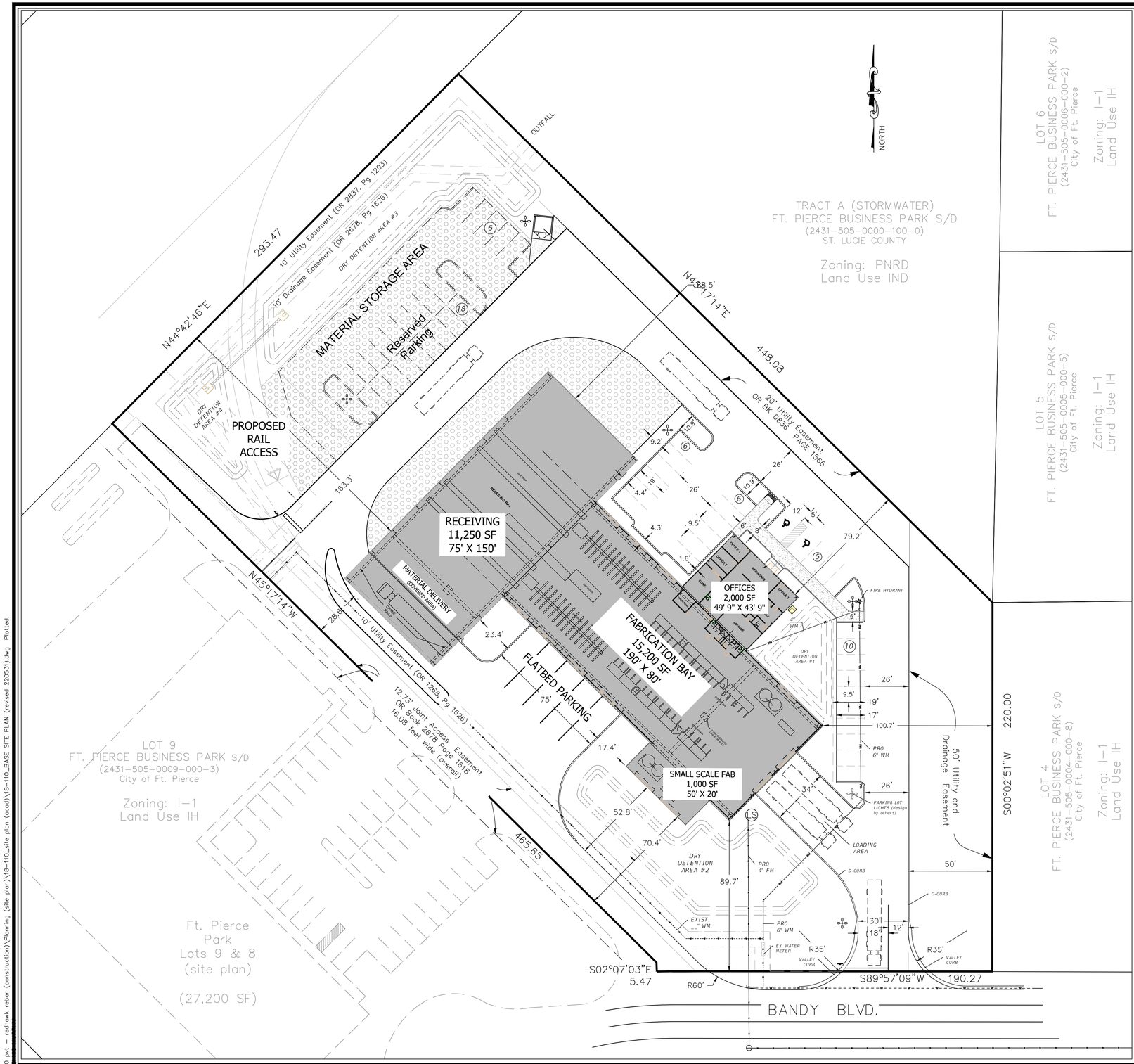
DATE	JOB NUMBER	DRAWN BY
	10009	
		CHECK BY

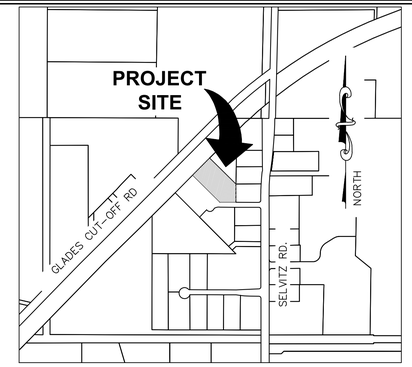
STAMP/SEAL

DAVID SCOTT TRAUTMAN
REGISTERED ARCHITECT
AR15045

A103


FND 5/8" IR&C
UNREADABLE
0.35' N
SW INV=10.76
18"
40 LF OF
36" CMP
STORM BASIN
TOP ELEV=16.42
SW INV=12.85
E INV=12.76
24" RCP
STORM BASIN
TOP ELEV=16.41
W INV=12.50
NE INV=12.60
FEC RAILROAD
100' RIGHT-OF-WAY
N44°36'49"E (P)
N44°42'46"E (C) 293.47'
10' DE O.R.B. 2837 PAGE 1203
20' UE O.R.B. 836 PAGE 1567
10' UE O.R.B. 2878 PAGE 1625
TRACT A
RETENTION POND
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
SOIL BORING
AB-2
TOE
TOB
SOIL BORING
AB-3
SOIL BORING
B-3
N45°17'14"W (P)
N45°23'11"W (C) 448.08'
20' D&UE
PER PLAT
STORM BASIN
TOP ELEV=16.47
NE INV=13.22
SE INV=13.23
SET 5/8" IR&C
LB 4286
SOIL BORING
AB-1
FND MAG
NAIL & DISK
LB 4049
0.13' E
10.0' OFFSET
10' UE O.R.B. 836 PAGE 1567
6' CHAINLINK
FENCE
STORM BASIN
TOP ELEV=16.43
NW INV=13.43
SW INV=13.45
15" RCP
CMP
SOIL BORING
AB-4
SOIL BORING
B-2
SOIL BORING
B-4
LOT 8
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
SOIL BORING
AB-6
80 LF OF 36" CMP
N INV=9.00
S INV=11.12
FND 5/8" IR&C
UNREADABLE
0.15' S
LOT 6
LOT 5
STORM BASIN
TOP ELEV=16.57
SW INV=13.38
E INV=13.42
CONC
18"
12" RCP
BUILDING
SOIL BORING
AB-5
SOIL BORING
AB-7
SOIL BORING
B-6
SOIL BORING
B-8
STORM BASIN
TOP ELEV=16.36
NW INV=13.38
SE INV=13.38
10' UE O.R.B. 2878 PAGE 1626
S45°23'11"E (C) 456.65'
S45°17'14"E (P)
JOINT ACCESS EASEMENT
O.R.B. 2878 PAGE 1618
15" RCP
LANDSCAPE ISLAND
EP
STORM BASIN
TOP ELEV=16.37
NW INV=13.54
SE INV=13.54
LOT 4
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
STORM BASIN
TOP ELEV=16.34
NW INV=13.59
LANDSCAPE
AREA
FND NAIL & DISK
LB 4049
R=257.00' (C)
R=257.47'(P)
Δ=2°10'09" (C)
02°09'55" (P)
L=9.73'
BACKFLOW
PREVENTER
MITERED END
HEADWALL
E INV=13.52
FIRE
HYDRANT
S02°07'04"E (P)
S2°13'01"E (C)
5.44'
NORTH RIGHT-OF-WAY
BEARING BASIS
S89°56'54"W (C)190.27'
S89°57'09"E (P)
18" CMP
FND NAIL & DISK
LB 4049
MITERED END
HEADWALL
W INV=13.80
BANDY BOULEVARD
60' RIGHT-OF-WAY
23' ASPHALT PAVING
AT&T
MANHOLE
15"x24" RCP
N INV=11.47
S INV=11.64
FND SPIKE
IN CUTOUT
NO ID
0.44' N
DIRT
DRIVE
ASPHALT
DRIVE
12"x18" CMP
E INV=13.65
W INV=13.77
15"x24" RCP
N INV=11.55
S INV=11.69
DITCH
18" CMP
E INV=11.89
W INV=11.93
CONC
HEADWALL
METAL
GUARDRAIL
N0°03'06"W (C) 220.00'
N0°02'51"E (P)
50' D&UE
PER PLAT
LOT 4
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
6' CHAINLINK
FENCE 1'
OUTSIDE PROPERTY
CONC
10"
ECP
6"
12"
10"
12"
TOE
TOB
CONC
HEADWALL
6' CHAINLINK
FENCE 0.9'
OUTSIDE PROPERTY
SET 5/8" IR&C
LB 4286
WATER
METER
CONC
DRIVE
15"x24" RCP
N INV=11.34
S INV=11.60
MAILBOX
12"x18" PIPE
E TOP OF PIPE=14.77
W TOP OF PIPE=15.28
6' CHAINLINK
FENCE
CONC HEADWALL
20"x30" RCP
INV=13.03
MITERED END
HEADWALL
20"x30" RCP
INV=13.12
SELVITZ ROAD
100' RIGHT-OF-WAY
48' ASPHALT PAVING
BURIED
CABLE SIGN
BURIED
CABLE SIGN
SWALE
EP
CONC
CONC
CONC





LOCATION MAP
(NTS)

SITE DATA TABLE

Owner/Applicant:
Transamerica Construction Co
234 NE 34th Street
Miami, FL 33137
Phone: (305) 572-9551
Fax: (305) 572-9552

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Landscape Architect:
Boggs Landscape Architectue
Suite 2E, 100 Avenue
Fort Pierce, FL 34951
Phone 772-577-6473

Architect:
Trautman Architects
1533 Sunset Drive Suite 101
Coral Gables, FL 33143
Phone: (305) 669-5160
Fax: (305) 898-9098

Environmental:
EW Consultants
1000 SE Monterey Commons, Ste 208
Stuart, Fl 3499
Phone: 772-287-8771

1.) Project Name:
Redhawk Rebar Fabrication Plant (Ft. Pierce)

2.) Location:
4280 Bandy Boulevard, Ft. Pierce, Florida 34981

3.) Project Description:
Metal Rebar Fabrication Facility, with Rail Access

4.) Sec/Town/Range:
Section 27/ Range 35S/ Township 40E

5.) Tax Map 24-31n

6.) Parcel ID Numbers: 2431-505-0008-000-6

7.) Gross Site Area:
3.565 — 155,291 sq feet

8.) Zoning:
PD (Planned Development (Industrial)) — 3.565 acres

9.) Land Use:
IH (Industrial Heavy) — 3.565 acres

10.) Site Density/Intensity:
Maximum FAR (Nonresidential) - 1.0 (Maximum Coverage by Buildings (60%))

11.) Development Schedule:
Start: 4th Qtr 2022
Complete: 4th Qtr 2023

12.) Flood Zone:
The project site is located in Flood Zone X (Area of Minimal Flood Hazard), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0188K, Feb 2, 2020.

13.) Site Coverage[1]:

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.7	31,206	20%	0.20
Roadways/Parking	1.7	74,500	48%	n/a
Other Impervious	0.5	21,500	14%	n/a
Open Space/ Landscape	0.6	28,100	18%	n/a
Lakes	0.0	-	0%	n/a
Totals	3.6	155,306	100%	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) FAR coverage based on total bldg sq ft (30,000)/ gross lot area.

14.) Parking:
required parking - 1.18 space/ 1000 sq feet building area

Building Area (000's)	SP/1,000 sf	=	req'd	provid
31.21	1.18		36.82	46

handicapped parking required (based on Code required parking)

code req'd pkg	HC pkg req'd	HC Pkg
36.82	2 (public	2

15.) Building Hgt.:
Maximum Bldg. Hgt. 65 feet

16.) Utility Service:

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	n/a	Cable Service (primary)	Comcast

All utility services will be placed underground.

17.) Refuse
Trash and Solid Waste is collected by Ft. Pierce approved waste haulers.

18.) Site Lighting:
Site lighting of the parking and site storage areas will be provided through a combination of wall-mounted fixtures on the side of the buildings or through the placement of several independent poles located along the perimeter of the travel way and site storage area. All on-site lighting will comply with the City footcandle requirement.

18.) Site Drainage (preliminary):
The existing drainage system shall be utilized and a new dry detention system will be constructed to provide for the additional construction. Storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission February 13, 1978.

19.) City of Ft. Pierce General Notes:
A. Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.
B. Parking space striping shall conform to Section 22-60(C)(8) of the Ft. Pierce City Code.

City Ft. Pierce Project Number:
18-00000000

E:_DJM\+2018\18-110\100 pv4 - redhawk rebar (construction)\Planning (site plan)\18-110_site plan (acad)\18-110_BASE SITE PLAN (revised 220531).dwg Plotted:

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 FAX 772-464-9497 www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

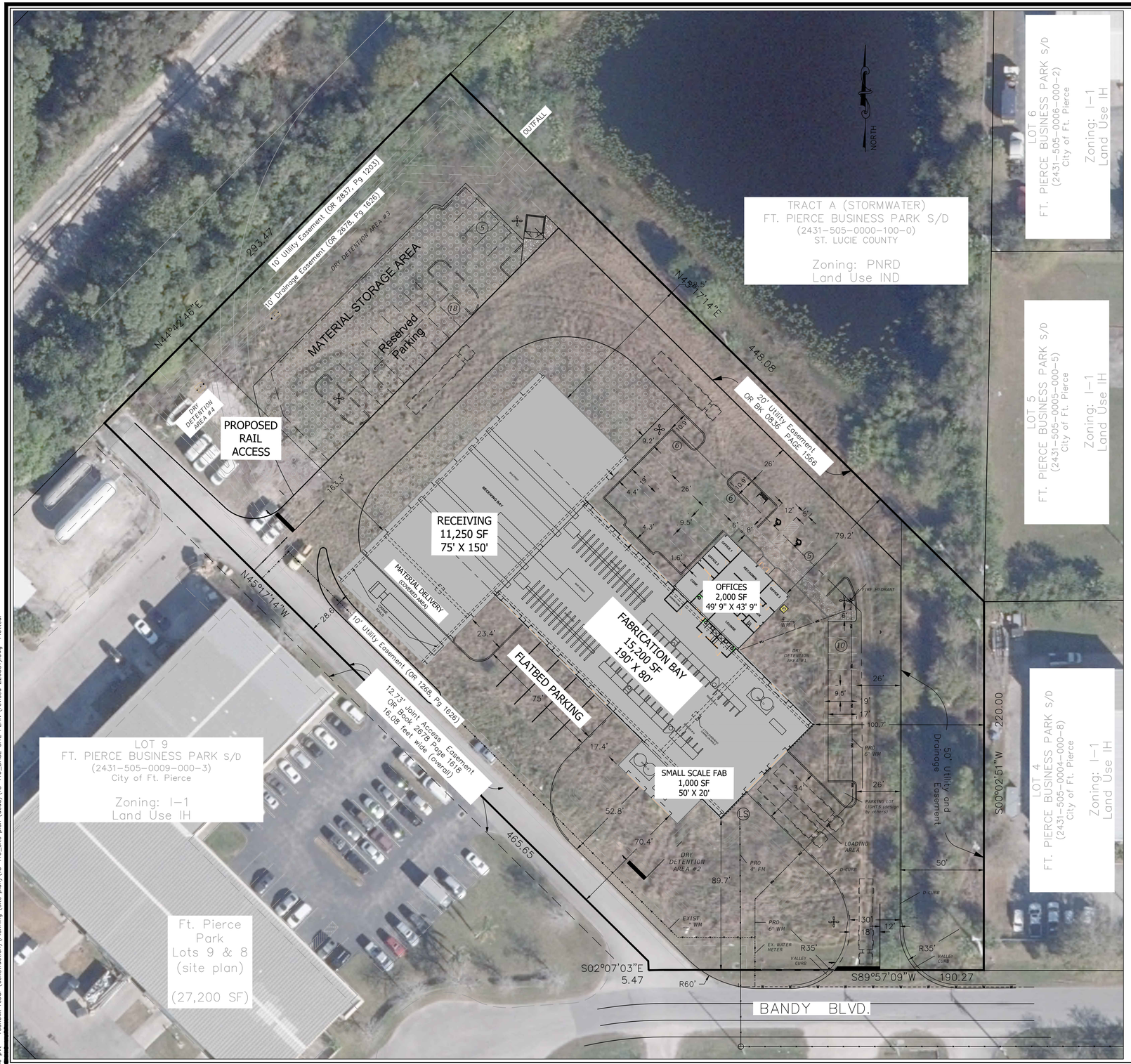
– REVISIONS –	BY	DATE
SITE PLAN UPDATES FOR RESUBMISSION	DJM	05/31/22

	BY	DATE
DESIGNED	##	########
CALCS.	##	########
DRAWN	##	########
DETAILED	##	########
CHECKED	##	########
APPROVED	##	########

REDHAWK REBAR

SITE PLAN

DATE: 06/01/18
HORIZ. SCALE: 1:30
VERT. SCALE: #####
JOB No. 18-110
SHEET 1 of 2



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Complete: Winter 2020

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City Ft. Pierce Project Number:
18-00000000

E:_DMV\-2018\18-110.100 pvt - redhawk rebar (construction)\Planning (site plan)\18-110_site plan (acad)\18-110_BASE SITE PLAN (revised 220531).dwg Plotted:

COMPUTER FILE REF.	FIELD BK./PG.

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SITE PLAN UPDATES FOR RESUBMISSION	DJM	05/31/22

	BY	DATE
DESIGNED	##	########
CALCS.	##	########
DRAWN	##	########
DETAILED	##	########
CHECKED	##	########
APPROVED	##	########

REDHAWK REBAR
SITE AERIAL

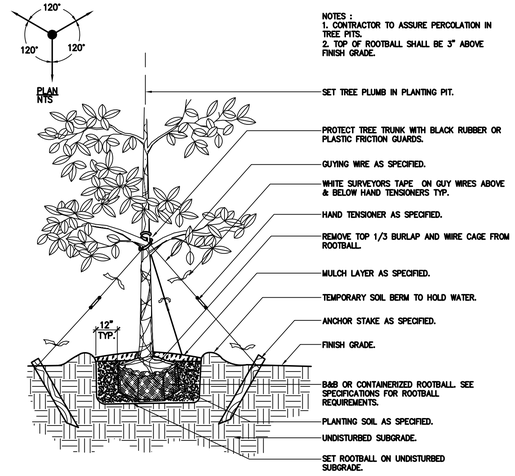
DATE: 06/01/18
HORIZ. SCALE: 1:30
VERT. SCALE: #####
JOB No. 18-110
SHEET 2 of 2

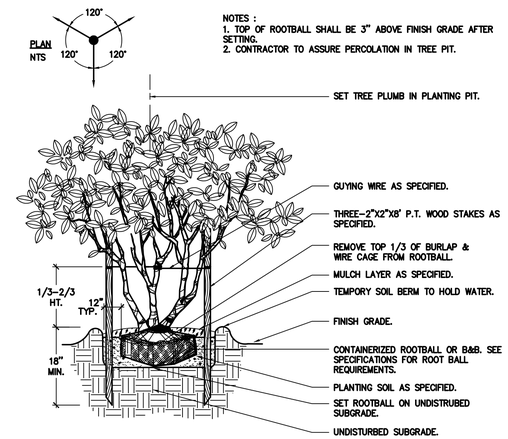
GENERAL LANDSCAPE NOTES

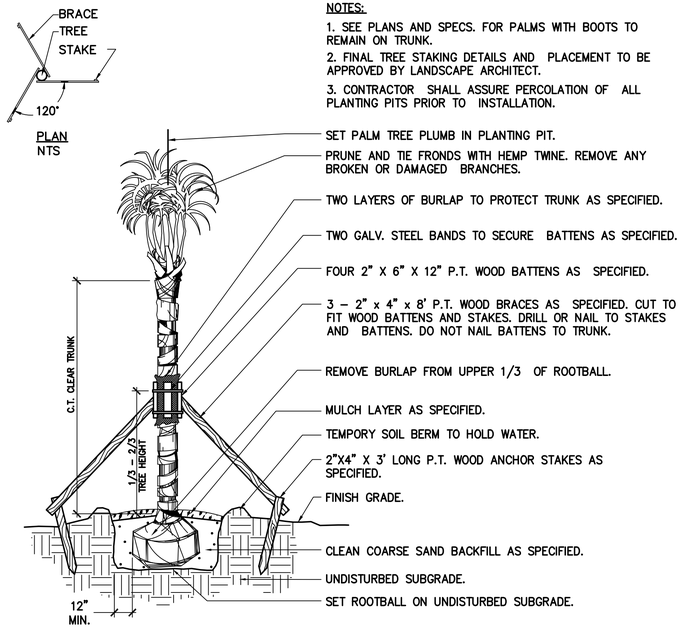
- THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS AND WORK AS CALLED FOR ON THE LANDSCAPE PLANS, SPECIFICATIONS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT, WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED FOR AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION. FURTHER, THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER AND FULFILLING ALL GUARANTEE PROVISIONS. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
- ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH HIS WORK.
- ALL ON-SITE EXISTING CONDITIONS INCLUDING SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THE LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PLANS PREPARED BY OTHERS THAT AFFECT THE LANDSCAPE AND IRRIGATION WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE CONTRACTOR'S WORK.
- THE CONTRACTOR SHALL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO REVIEW AND MUTUALLY FIELD TAG AGREED UPON PLANT MATERIALS AT LEAST 2 WEEKS PRIOR TO PROCUREMENT AND DELIVERY TO THE JOB SITE. REPRESENTATIVE THE LANDSCAPE ARCHITECT MAY ALLOW SAMPLES OF SHRUBS AND GROUNDCOVER TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR IN LIEU OF FIELD VISITS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE REQUIREMENTS FOR FLORIDA NO. 1 QUALITY IN ACCORDANCE WITH THE GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, CURRENT EDITION.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ANY SPECIFIED B&B TREES FROM A 'ROOTS-PLUS' NURSERY SOURCE. CONTACT 'ROOTS PLUS' GROWERS ASSOCIATION AT (800) 837-4011 FOR NAMES OF NURSERIES. ALL OTHER TREES TO BE CONTAINER GROWN OR AS SPECIFIED.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE LANDSCAPE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. THE LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
- NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. IF SPECIFIED PLANT MATERIALS ARE NOT AVAILABLE, IDENTIFY THE EXTENT AND QUANTITY IN WRITING TOGETHER WITH A RECOMMENDED SUBSTITUTION THAT MEETS OR EXCEEDS THE INITIAL REQUIREMENT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH HARDPAN AND COMPACTED FILL SHALL BE ACCOMPLISHED TO INSURE DRAINAGE.
- ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. THE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT BED OUTLINES AND INDIVIDUAL TREES AND OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO DELIVERY AND INSTALLATION OF THE PLANT MATERIAL. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAYED OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
- THE PLANT QUANTITIES SHOWED ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GRASS SOD IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL SOD REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.

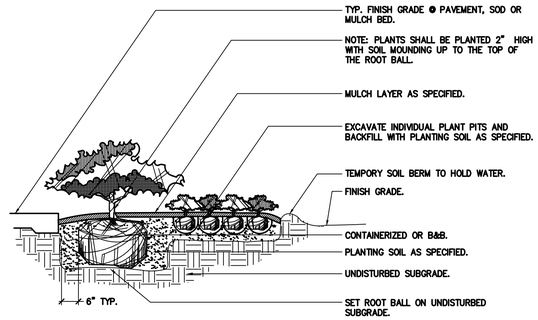
GENERAL LANDSCAPE NOTES (CONT.)

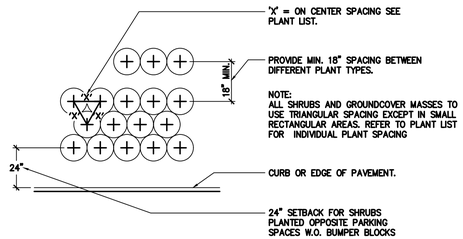
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS, SPACED AS SPECIFIED ON THE PLANT LIST. WHEN INSTALLING SHRUBS IN PLANTING BEDS, SPACING OF MATERIAL SHALL TAKE PRECEDENCE OVER QUANTITY OF MATERIALS INDICATED FOR PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SUCH SITUATIONS ARISE. SHRUB AND GROUNDCOVER SPACING IS GENERALLY INDICATED ON THE PLANT LIST FOR ALL 'MASS PLANTINGS'. ACCENT SHRUBS AND TREES THAT ARE NOT PART OF MASS PLANTINGS SHALL BE SPACED AS SHOWN ON THE PLANS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
- ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK MULCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART THE PROJECT AND NOT AS A SEPARATE COST OR WORKS ITEM.
- ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LANDSCAPE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
- ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP LINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
- NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.
- SEE LANDSCAPE SPECIFICATIONS FOR FURTHER REQUIREMENTS.











COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

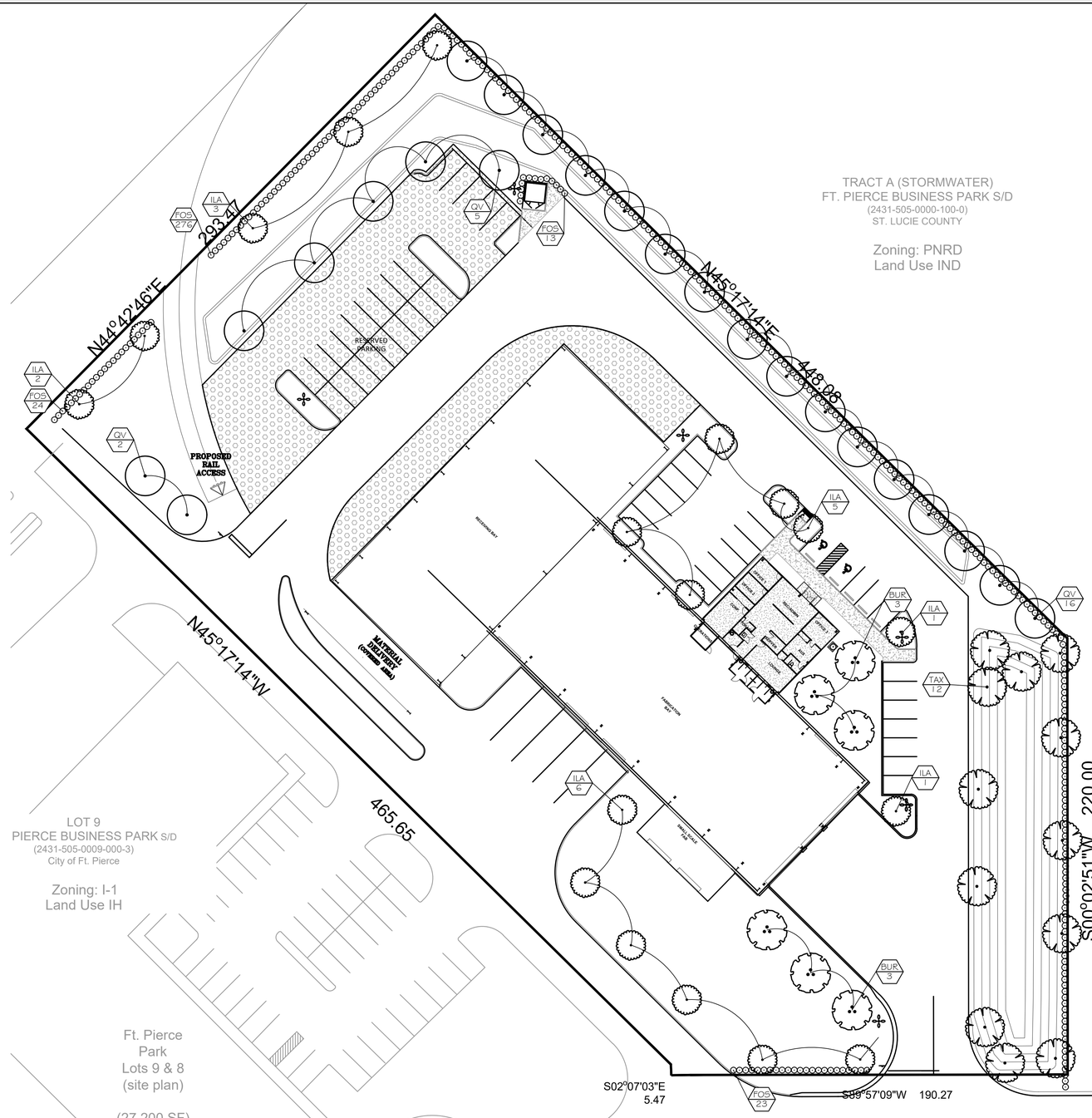
– REVISIONS –	BY	DATE

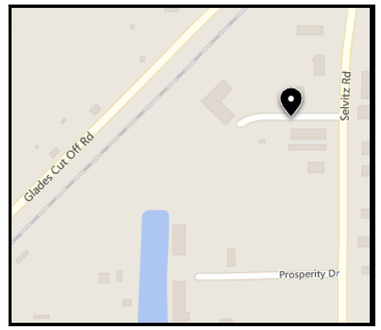
	BY	DATE
DRAWN		
CHECKED		
APPROVED		

REDHAWK REBAR

LANDSCAPE NOTES AND DETAILS

DATE: 05-21-19
HORIZ. SCALE: NTS
VERT. SCALE: N\A
JOB No.
SHEET 2 of 2





LOCATION MAP NOT TO SCALE

Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free ofdisease sand insects at the time of installation.
2. Trees shall be a minimum of (12) feet in height and have a caliper of two and one-half (2 ½) inches at four and one half (4 ½) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting. 25% of all shrubs shall be Florida native.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All landscaping within vehicular use areas shall be protected by a six inch non-mountable curb
10. All existing native vegetation found on the site and is not in direct conflict with the proposed building or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material will be placed around the staked out locations of existing native vegetation.
11. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
12. Existing understory shall be maintained in areas of undisturbed native vegetation.
13. All Category 1 exotic plant species will be eradicated from the site.
14. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
15. All landscape will be irrigated with an in-ground irrigation system.

City of Fort Pierce Landscape Requirements:

Vehicular Use Area along Right of Way

120 linear feet x 10 = 1,200 square feet of required landscape area

1,200/300 = 4 trees required

Vehicular Use Area along Property Lines

367' (north) + 220 (south)+ 340' (west) linear feet x 10 =9,270square feet of required landscape area

9,720/200 = 46 trees required

Interior Vehicular Use Area

60, 252 square feet of Vehicular Use Area

60,252/30 = 2,008.4square feet of required landscape area

2008.4/100 = 20 trees required

Total Trees Required = 70Trees @ 2.5"D.B.H. (175" total D.B.H.)

Total Trees Provided = 59 Trees @ 3" D.B.H. (177" total D.B.H.)

Total Landscape Area Provided =12,500 +square feet

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
BUR	Bursera simaruba / Gumbo Limbo Multi Trunk	45 gal		12`- 14` Ht	6
ILA	Ilex x attenuata `Eagleston` / Eagleston Holly	45 gal	3" DBH	12-15` H	18
QV	Quercus virginiana / Live Oak	65 gal	3" DBH	12-15` H	23
TAX	Taxodium distichum / Bald Cypress	45 gal	3" DBH	12-15` H	12
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE			QTY
FOS	Forestiera segregata / Florida Privet 30" OA, FULL	3 gal			336

SOD TO BE ARGENTINE BAHIA. LANDSCAPE CONTRACTOR TO VERIFY QUANTITY.

GRAPHIC SCALE: 1" = 30'

NORTH

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

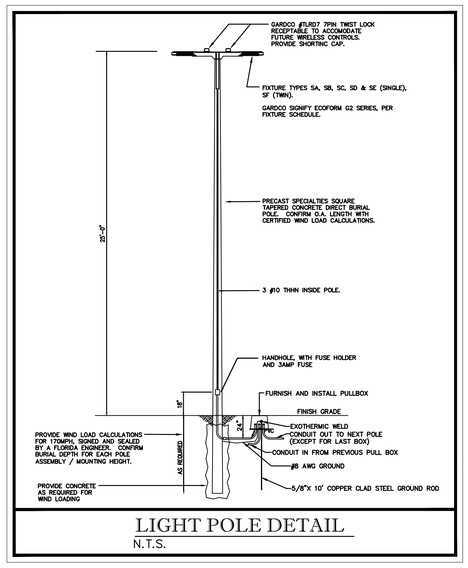
– REVISIONS –	BY	DATE

	BY	DATE
DRAWN	DH	7-26-18
CHECKED	GB	7-26-18
APPROVED	GB	7-26-18

REDHAWK REBAR

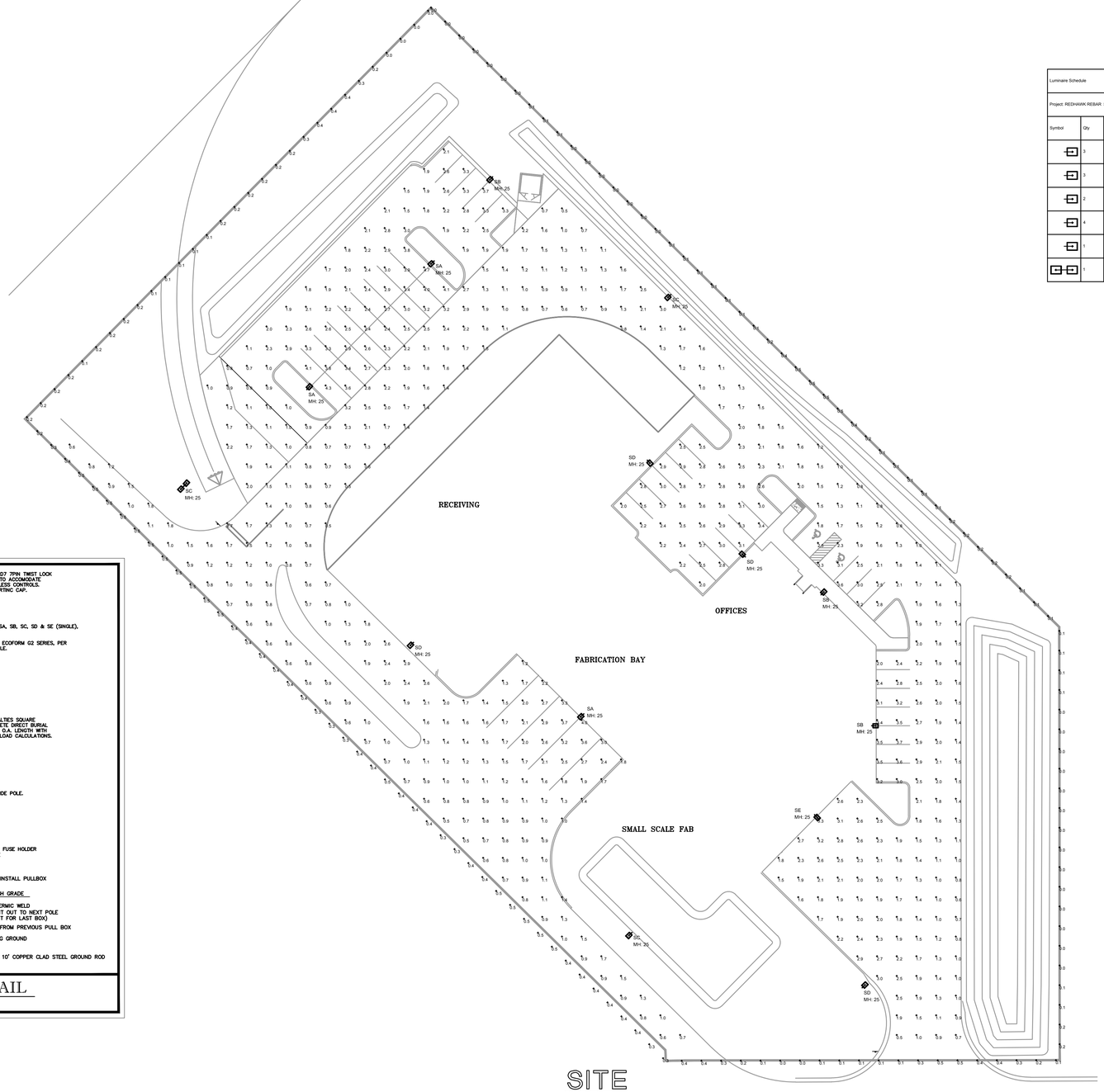
LANDSCAPE PLAN

DATE: 05-21-19
HORIZ. SCALE: 1"=30'
VERT. SCALE: N\A
JOB No.
SHEET 1 of 2



LIGHT POLE DETAIL

N.T.S.



SITE PHOTOMETRIC PLAN

1"=30'-0"

Luminaire Schedule

Project: REDHAWK REBAR SITE 05-17-2019

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	3	SA	GARDCO ECF-S-64L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	211.6286	634.8858
	3	SB	GARDCO ECF-S-64L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	211.6286	634.8858
	2	SC	GARDCO ECF-S-32L-1A-NW-G2-2-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	110.7	221.4
	4	SD	GARDCO ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	161	644
	1	SE	GARDCO ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	161	161
	1	SF	GARDCO ECF-S-32L-1A-NW-G2-2-HIS & ECF-S-64L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	322.3286	322.3286

Calculation Summary

Project: REDHAWK REBAR SITE 05-17-2019

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.22	0.5	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	1.48	3.30	0.50	2.96	6.60
PARKING	Illuminance	Fc	2.73	4.70	1.20	2.28	3.92

ISSUED FOR REVIEW	-
NOT FOR PRICING OR CONSTRUCTION	

KAMM CONSULTING PROJECT #: 2019-0290
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
jmayr@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradly L Brown Florida License #58232

- date

signed

SITE PHOTOMETRIC PLAN

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

	BY	DATE
DESIGNED	##	########
CALCS.	##	########
DRAWN	##	########
DETAILED	##	########
CHECKED	##	########
APPROVED	##	########

REDHAWK REBAR SITE LIGHTING

Bandy Blvd/Selitz Rd. Fort Pierce, FL

DATE: ########
HORIZ. SCALE: #####
VERT. SCALE: #####
JOB No. ######
SHEET E1.1



MAP OF FT. PIERCE
N.T.S.

LOCATION MAP
1/128" = 1'

TRAUTMANARCHITECTS

DAVID SCOTT TRAUTMAN,
ARCHITECT
AR 15045

1533 Sunset Drive Suite 101
Coral Gables, FL 33143
305-669-5160
DAVID@BALLITRAUTMAN.COM

PROJECT:

REBAR FABRICATION PLANT

LOT 8 BANDY BLVD, FORT PIERCE, FL

REVISIONS

SYMBOL	DATE	BY	DESCRIPTION

DRAWING:

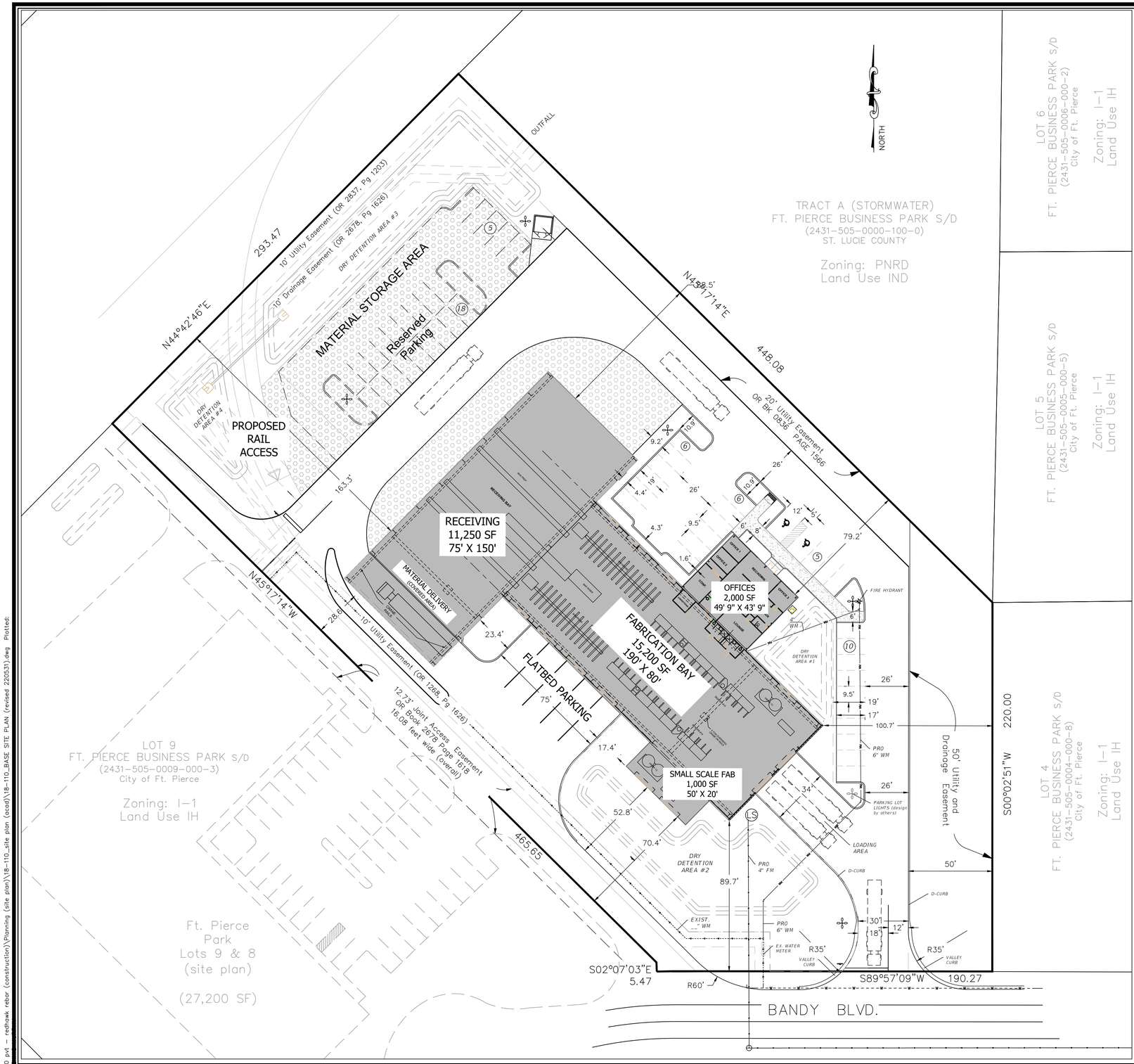
CONTEXT MAP

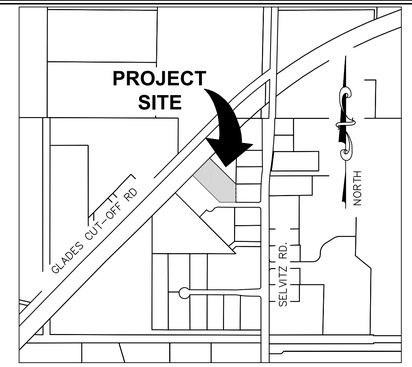
DATE	JOB NUMBER	DRAWN BY
		CHECK BY

STAMP/SEAL

DAVID SCOTT TRAUTMAN
ARCHITECT
AR15045

A-1





LOCATION MAP
(NTS)

SITE DATA TABLE

Owner/Applicant:
Transamerica Construction Co
234 NE 34th Street
Miami, FL 33137
Phone: (305) 572-9551
Fax: (305) 572-9552

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Landscape Architect:
Boggs Landscape Architectue
Suite 2E, 100 Avenue
Fort Pierce, FL 34951
Phone 772-577-6473

Architect:
Trautman Architects
1533 Sunset Drive Suite 101
Coral Gables, FL 33143
Phone: (305) 669-5160
Fax: (305) 898-9098

Environmental:
EW Consultants
1000 SE Monterey Commons, Ste 208
Stuart, Fl 3499
Phone: 772-287-8771

1.) Project Name:
Redhawk Rebar Fabrication Plant (Ft. Pierce)

2.) Location:
4280 Bandy Boulevard, Ft. Pierce, Florida 34981

3.) Project Description:
Metal Rebar Fabrication Facility, with Rail Access

4.) Sec/Town/Range:
Section 27/ Range 35S/ Township 40E

5.) Tax Map 24-31n

6.) Parcel ID Numbers: 2431-505-0008-000-6

7.) Gross Site Area:
3.565 — 155,291 sq feet

8.) Zoning:
PD (Planned Development (Industrial)) — 3.565 acres

9.) Land Use:
IH (Industrial Heavy) — 3.565 acres

10.) Site Density/Intensity:
Maximum FAR (Nonresidential) - 1.0 (Maximum Coverage by Buildings (60%))

11.) Development Schedule:
Start: 4th Qtr 2022
Complete: 4th Qtr 2023

12.) Flood Zone:
The project site is located in Flood Zone X (Area of Minimal Flood Hazard), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0188K, Feb 2, 2020.

13.) Site Coverage[1]:

	acreage	sq feet	% of site	FAR[2]
Buildings (all types)	0.7	31,206	20%	0.20
Roadways/Parking	1.7	74,500	48%	n/a
Other Impervious	0.5	21,500	14%	n/a
Open Space/ Landscape	0.6	28,100	18%	n/a
Lakes	0.0	-	0%	n/a
Totals	3.6	155,306	100%	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) FAR coverage based on total bldg sq ft (30,000)/ gross lot area.

14.) Parking:
required parking - 1.18 space/ 1000 sq feet building area

Building Area (000's)	SP/1,000 sf	=	req'd	provid
31.21	1.18		36.82	46

handicapped parking required (based on Code required parking)

code req'd pkg	HC pkg req'd	HC Pkg
36.82	2 (public	2

15.) Building Hgt.:
Maximum Bldg. Hgt. 65 feet

16.) Utility Service:

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	n/a	Cable Service (primary)	Comcast

All utility services will be placed underground.

17.) Refuse
Trash and Solid Waste is collected by Ft. Pierce approved waste haulers.

18.) Site Lighting:
Site lighting of the parking and site storage areas will be provided through a combination of wall-mounted fixtures on the side of the buildings or through the placement of several independent poles located along the perimeter of the travel way and site storage area. All on-site lighting will comply with the City footcandle requirement.

18.) Site Drainage (preliminary):
The existing drainage system shall be utilized and a new dry detention system will be constructed to provide for the additional construction. Storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission February 13, 1978.

19.) City of Ft. Pierce General Notes:
A. Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.
B. Parking space striping shall conform to Section 22-60(C)(8) of the Ft. Pierce City Code.

City Ft. Pierce Project Number:
18-00000000

E:_DJM\+2018\18-110\100 pv4 - redhawk rebar (construction)\Planning (site plan)\18-110_site plan (acad)\18-110_BASE SITE PLAN (revised 220531).dwg Plotted:

COMPUTER FILE REF.	FIELD BK./PG.

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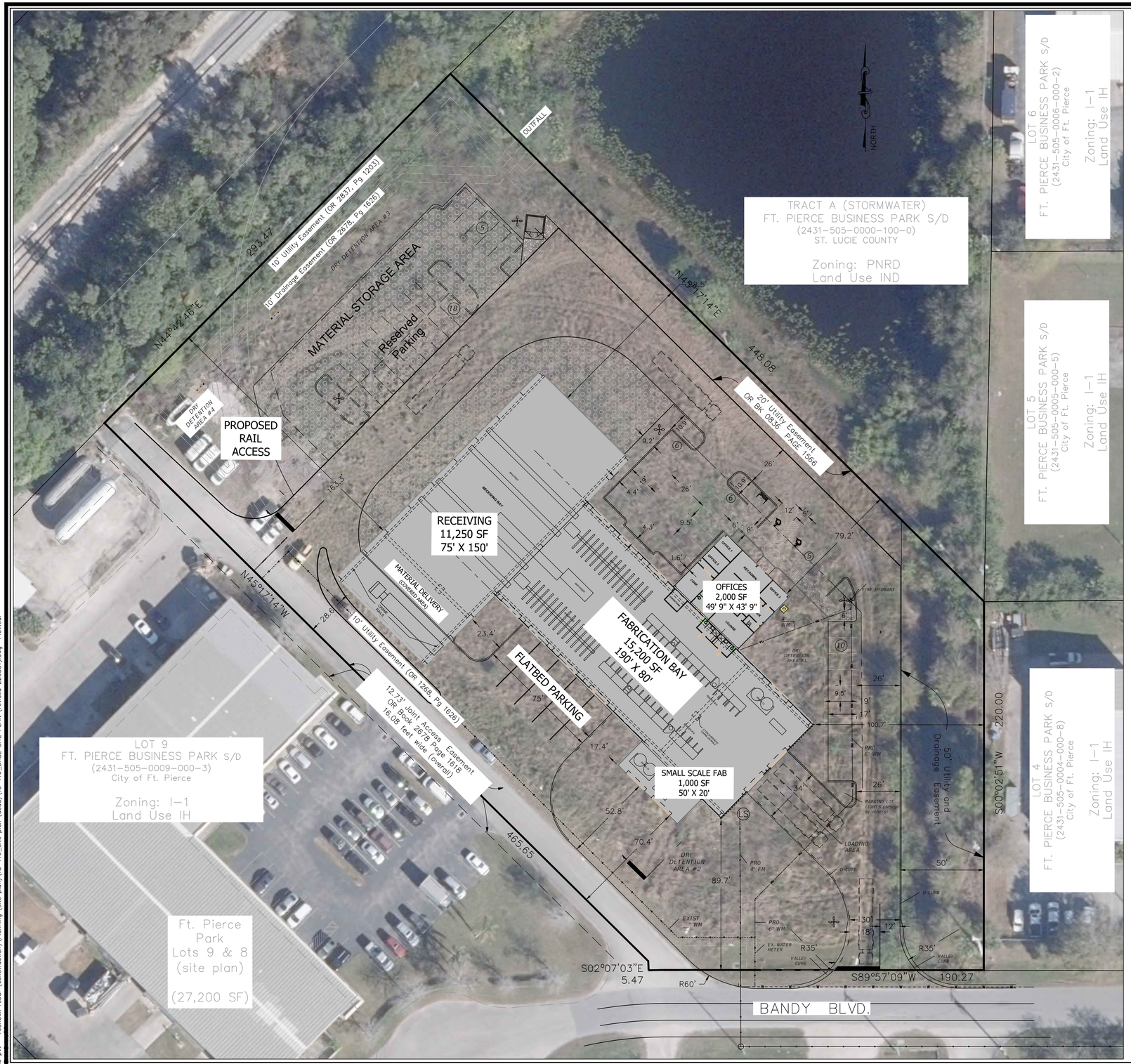
– REVISIONS –	BY	DATE
SITE PLAN UPDATES FOR RESUBMISSION	DJM	05/31/22

	BY	DATE
DESIGNED	##	########
CALCS.	##	########
DRAWN	##	########
DETAILED	##	########
CHECKED	##	########
APPROVED	##	########

REDHAWK REBAR

SITE PLAN

DATE: 06/01/18
HORIZ. SCALE: 1:30
VERT. SCALE: #####
JOB No. 18-110
SHEET 1 of 2



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Complete: Winter 2020

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The existing drainage system shall be utilized and a new dry detention system will be constructed to provide for the additional construction. Storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission February 13, 1978.

19.) City of Ft. Pierce General Notes:
A. Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.
B. Parking space striping shall conform to Section 22-60(C)(8) of the Ft. Pierce City Code.

City Ft. Pierce Project Number:
18-00000000

E:_DMV\-2018\18-110.100 pvt - redhawk rebar (construction)\Planning (site plan)\18-110_site plan (acad)\18-110_BASE SITE PLAN (revised 220531).dwg Plotted:

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 FAX 772-464-9497 www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE
SITE PLAN UPDATES FOR RESUBMISSION	DJM	05/31/22

	BY	DATE
DESIGNED	##	########
CALCS.	##	########
DRAWN	##	########
DETAILED	##	########
CHECKED	##	########
APPROVED	##	########

REDHAWK REBAR
SITE AERIAL

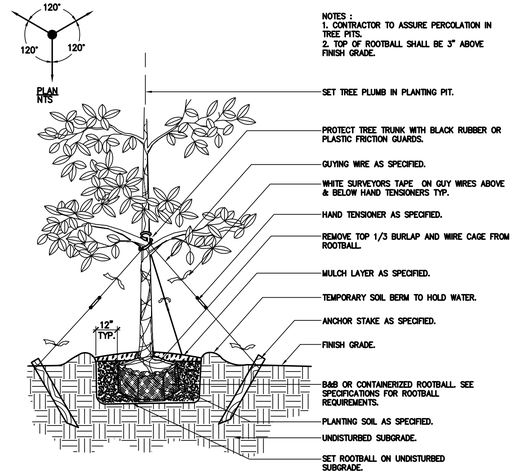
DATE: 06/01/18
HORIZ. SCALE: 1:30
VERT. SCALE: #####
JOB No. 18-110
SHEET 2 of 2

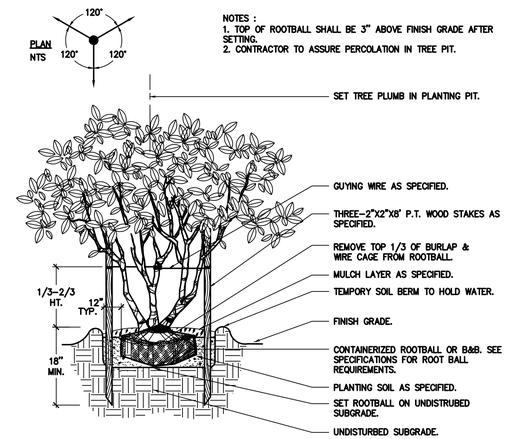
GENERAL LANDSCAPE NOTES

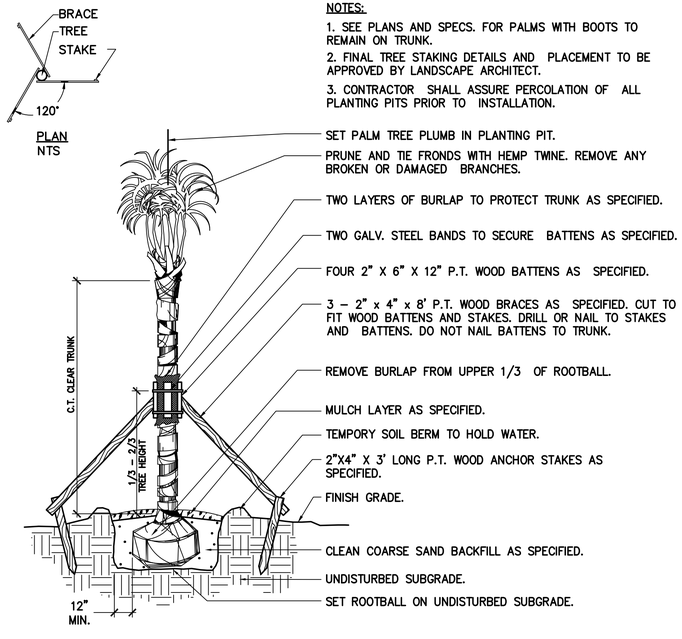
- THE WORK CONSISTS OF THE PROVISION OF ALL MATERIALS AND WORK AS CALLED FOR ON THE LANDSCAPE PLANS, SPECIFICATIONS AND AS HEREIN SPECIFIED. THIS WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, THE SUPPLYING OF ALL PLANT MATERIALS SPECIFIED, THE FURNISHING OF ALL LABOR, EQUIPMENT, WATER, ELECTRICITY, EQUIPMENT AND ALL MATERIALS CALLED FOR AND IN PERFORMING ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION. FURTHER, THE WORK SHALL INCLUDE MAINTAINING OF ALL PLANTS AND PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER AND FULFILLING ALL GUARANTEE PROVISIONS. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE.
- ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH HIS WORK.
- ALL ON-SITE EXISTING CONDITIONS INCLUDING SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THE LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PLANS PREPARED BY OTHERS THAT AFFECT THE LANDSCAPE AND IRRIGATION WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE CONTRACTOR'S WORK.
- THE CONTRACTOR SHALL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO REVIEW AND MUTUALLY FIELD TAG AGREED UPON PLANT MATERIALS AT LEAST 2 WEEKS PRIOR TO PROCUREMENT AND DELIVERY TO THE JOB SITE. REPRESENTATIVE THE LANDSCAPE ARCHITECT MAY ALLOW SAMPLES OF SHRUBS AND GROUNDCOVER TO BE PROVIDED BY THE LANDSCAPE CONTRACTOR IN LIEU OF FIELD VISITS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE REQUIREMENTS FOR FLORIDA NO. 1 QUALITY IN ACCORDANCE WITH THE GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, CURRENT EDITION.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ANY SPECIFIED B&B TREES FROM A 'ROOTS-PLUS' NURSERY SOURCE. CONTACT 'ROOTS PLUS' GROWERS ASSOCIATION AT (800) 837-4011 FOR NAMES OF NURSERIES. ALL OTHER TREES TO BE CONTAINER GROWN OR AS SPECIFIED.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE LANDSCAPE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE. THE LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED PLANTS AND MATERIALS FROM THE PLANTING SITE WITHIN 48 HOURS AND REPLACE WITH ACCEPTABLE MATERIALS.
- NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. IF SPECIFIED PLANT MATERIALS ARE NOT AVAILABLE, IDENTIFY THE EXTENT AND QUANTITY IN WRITING TOGETHER WITH A RECOMMENDED SUBSTITUTION THAT MEETS OR EXCEEDS THE INITIAL REQUIREMENT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH HARDPAN AND COMPACTED FILL SHALL BE ACCOMPLISHED TO INSURE DRAINAGE.
- ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. THE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT BED OUTLINES AND INDIVIDUAL TREES AND OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO DELIVERY AND INSTALLATION OF THE PLANT MATERIAL. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAYED OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
- THE PLANT QUANTITIES SHOWED ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GRASS SOD IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL SOD REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.

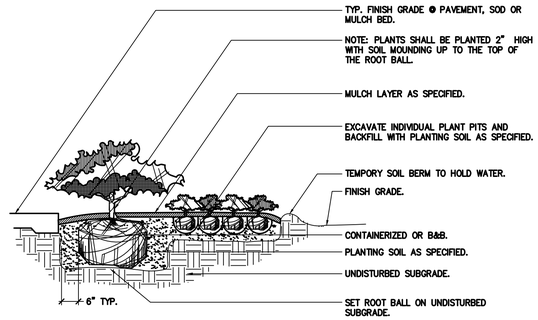
GENERAL LANDSCAPE NOTES (CONT.)

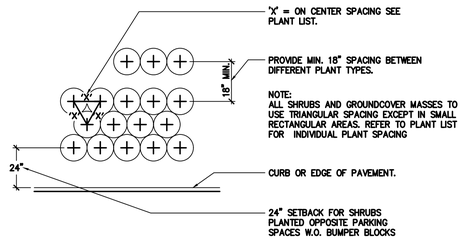
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS, SPACED AS SPECIFIED ON THE PLANT LIST. WHEN INSTALLING SHRUBS IN PLANTING BEDS, SPACING OF MATERIAL SHALL TAKE PRECEDENCE OVER QUANTITY OF MATERIALS INDICATED FOR PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SUCH SITUATIONS ARISE. SHRUB AND GROUNDCOVER SPACING IS GENERALLY INDICATED ON THE PLANT LIST FOR ALL 'MASS PLANTINGS'. ACCENT SHRUBS AND TREES THAT ARE NOT PART OF MASS PLANTINGS SHALL BE SPACED AS SHOWN ON THE PLANS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. NO CHAINS OR CABLES SHALL BE USED WHEN INSTALLING PLANT MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER, AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED DUE TO INADEQUATE GUYING OR STAKING, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
- ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK MULCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART THE PROJECT AND NOT AS A SEPARATE COST OR WORKS ITEM.
- ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LANDSCAPE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
- ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP LINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
- NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY (WITHOUT RIGHT OF WAY UTILIZATION PERMIT) NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EFFECTIVE TRAFFIC CONTROL AND REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.
- SEE LANDSCAPE SPECIFICATIONS FOR FURTHER REQUIREMENTS.











COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

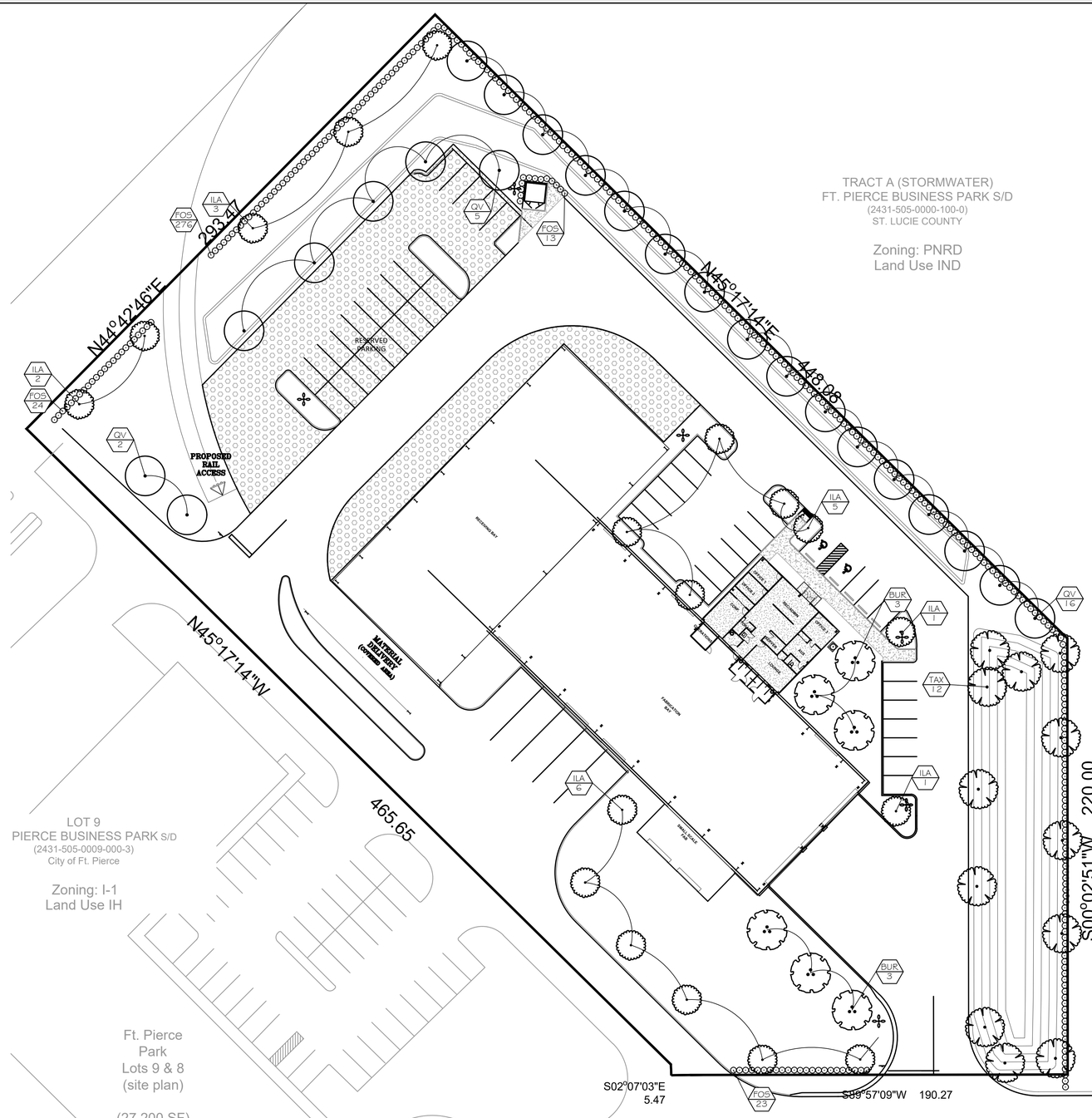
– REVISIONS –	BY	DATE

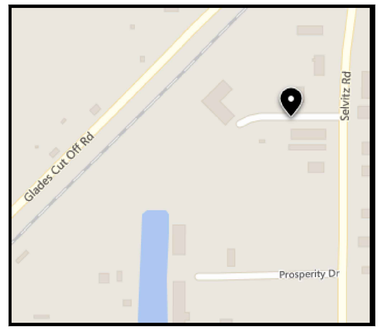
	BY	DATE
DRAWN		
CHECKED		
APPROVED		

REDHAWK REBAR

LANDSCAPE NOTES AND DETAILS

DATE: 05-21-19
HORIZ. SCALE: NTS
VERT. SCALE: N\A
JOB No.
SHEET 2 of 2





LOCATION MAP NOT TO SCALE

Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free ofdisease sand insects at the time of installation.
2. Trees shall be a minimum of (12) feet in height and have a caliper of two and one-half (2 ½) inches at four and one half (4 ½) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting. 25% of all shrubs shall be Florida native.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All landscaping within vehicular use areas shall be protected by a six inch non-mountable curb
10. All existing native vegetation found on the site and is not in direct conflict with the proposed building or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material will be placed around the staked out locations of existing native vegetation.
11. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
12. Existing understory shall be maintained in areas of undisturbed native vegetation.
13. All Category 1 exotic plant species will be eradicated from the site.
14. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
15. All landscape will be irrigated with an in-ground irrigation system.

City of Fort Pierce Landscape Requirements:

Vehicular Use Area along Right of Way

120 linear feet x 10 = 1,200 square feet of required landscape area

1,200/300 = 4 trees required

Vehicular Use Area along Property Lines

367' (north) + 220 (south)+ 340' (west) linear feet x 10 =9,270square feet of required landscape area

9,720/200 = 46 trees required

Interior Vehicular Use Area

60, 252 square feet of Vehicular Use Area

60,252/30 = 2,008.4square feet of required landscape area

2008.4/100 = 20 trees required

Total Trees Required = 70Trees @ 2.5"D.B.H. (175" total D.B.H.)

Total Trees Provided = 59 Trees @ 3" D.B.H. (177" total D.B.H.)

Total Landscape Area Provided =12,500 +square feet

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
BUR	Bursera simaruba / Gumbo Limbo Multi Trunk	45 gal		12`- 14` Ht	6
ILA	Ilex x attenuata `Eagleston` / Eagleston Holly	45 gal	3" DBH	12-15` H	18
QV	Quercus virginiana / Live Oak	65 gal	3" DBH	12-15` H	23
TAX	Taxodium distichum / Bald Cypress	45 gal	3" DBH	12-15` H	12
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE			QTY
FOS	Forestiera segregata / Florida Privet 30" OA, FULL	3 gal			336

SOD TO BE ARGENTINE BAHIA. LANDSCAPE CONTRACTOR TO VERIFY QUANTITY.

GRAPHIC SCALE: 1" = 30'

NORTH

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

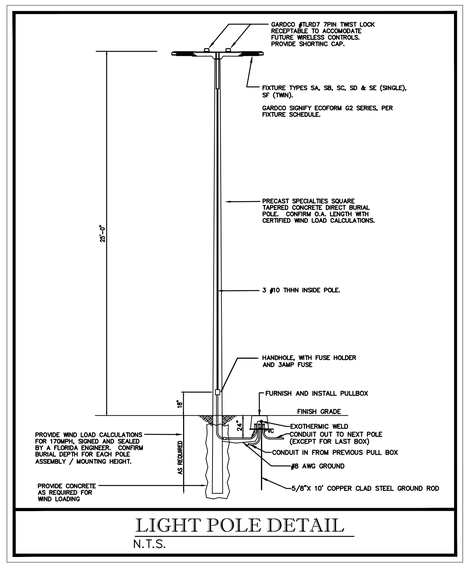
– REVISIONS –	BY	DATE

	BY	DATE
DRAWN	DH	7-26-18
CHECKED	GB	7-26-18
APPROVED	GB	7-26-18

REDHAWK REBAR

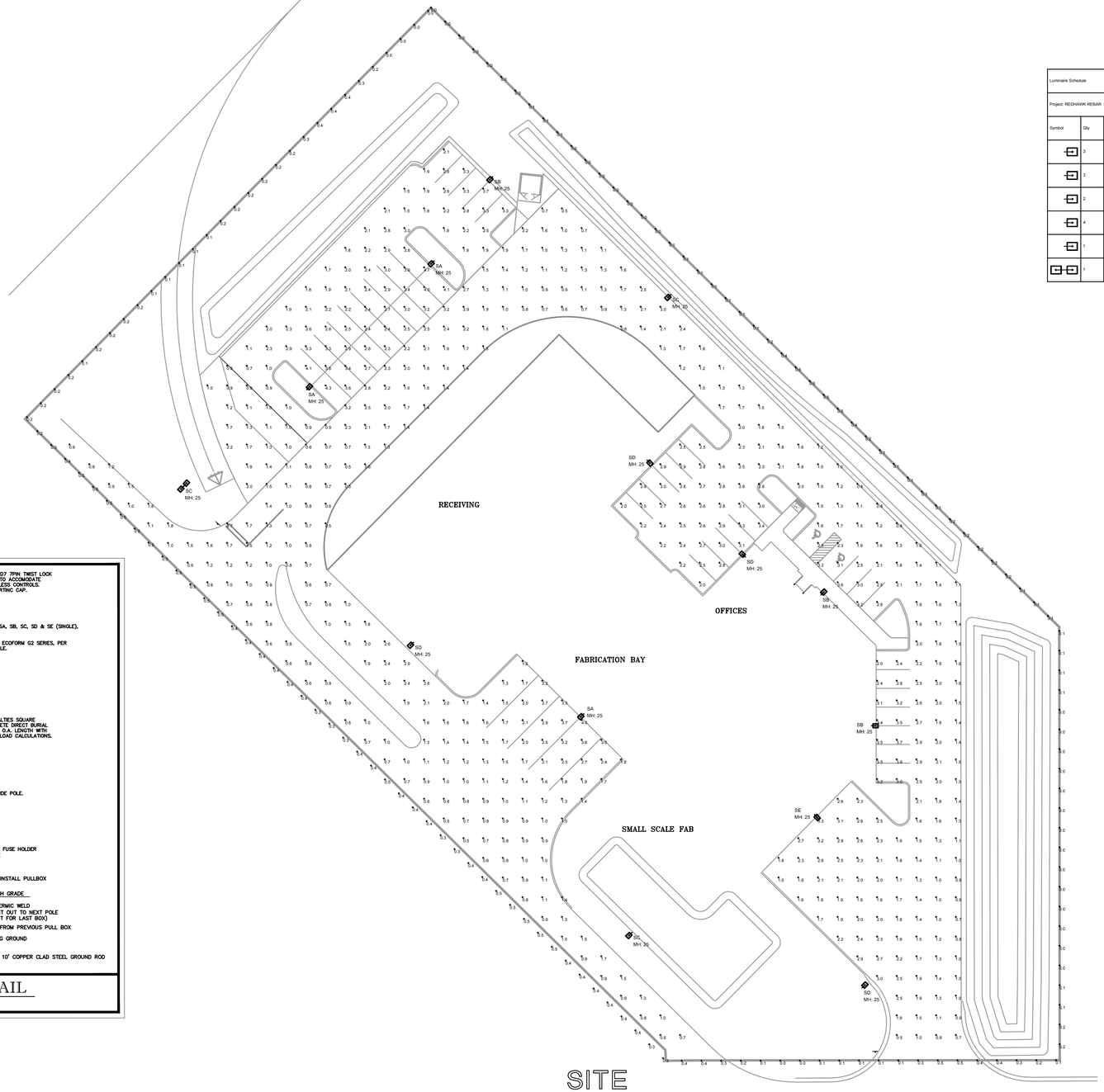
LANDSCAPE PLAN

DATE: 05-21-19
HORIZ. SCALE: 1"=30'
VERT. SCALE: N\A
JOB No.
SHEET 1 of 2



LIGHT POLE DETAIL

N.T.S.



SITE PHOTOMETRIC PLAN

1"=30'-0"

Luminaire Schedule

Project: REDHAWK REBAR SITE 05-17-2019

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	3	SA	GARDCO ECF-S-64L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	211.6286	634.8858
	3	SB	GARDCO ECF-S-64L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	211.6286	634.8858
	2	SC	GARDCO ECF-S-32L-1A-NW-G2-2-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	110.7	221.4
	4	SD	GARDCO ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	161	644
	1	SE	GARDCO ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	161	161
	1	SF	GARDCO ECF-S-32L-1A-NW-G2-2-HIS & ECF-S-64L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	0.900	1.000	0.810	322.3286	322.3286

Calculation Summary

Project: REDHAWK REBAR SITE 05-17-2019

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.22	0.5	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	1.48	3.30	0.50	2.96	6.60
PARKING	Illuminance	Fc	2.73	4.70	1.20	2.28	3.92

ISSUED FOR REVIEW	-
NOT FOR PRICING OR CONSTRUCTION	

KAMM CONSULTING PROJECT #: 2019-0290
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
jmayr@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Bradly L Brown Florida License #58232

- date

signed

SITE PHOTOMETRIC PLAN

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE
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	BY	DATE
DESIGNED	##	########
CALCS.	##	########
DRAWN	##	########
DETAILED	##	########
CHECKED	##	########
APPROVED	##	########

REDHAWK REBAR SITE LIGHTING

Bandy Blvd/Selitz Rd. Fort Pierce, FL

DATE: ########
HORIZ. SCALE: #####
VERT. SCALE: #####
JOB No. ######
SHEET E1.1

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

TRAFFIC IMPACT STATMENT

REDHAWK REBAR MANUFACTURING FACILITY
FORT PIERCE

Prepared By:

Culpepper and Terpening, Inc.
2980 S. 25th Street, Fort Pierce, FL
Authorization # 4286

Introduction:

Redhawk Rebar (Redhawk) is proposing to construct a new 40,000 square-foot, manufacturing facility on a 1.3 acre parcel of land, located west of CR 611B/Selvitz Road, approximately 1 mile south of CR 611/Edwards Road and 1.2 miles north of Midway Road in St. Lucie County, Florida. This facility will be constructed in two (2) phases, each approximately 20,000 square feet in area. Phase 1 construction is projected to begin in late 2018, and Phase two is projected to begin no sooner than 2021.

The particular property under Site Plan review is referenced as Lot 8 of the Ft. Pierce Business Park PNRD Subdivision, and was the subject of a previous Site Plan approval granted by St. Lucie County in 1990 for the commercial/industrial project referred to as Ft. Pierce Business Park, Lot 8 & 9. That particular project, included the adjoining Lot 9 of this subdivision, where the first 27,200 square feet of the project was constructed. Under St. Lucie County development guidelines, since a principal portion of this previously approved site plan was completed, the balance of the site plan project (the Ft. Pierce Business Park, Lot 8 & 9) and its associated impacts are considered to be 'vested' for future permitting purpose. The previously approved building on Lot 8 (totaling 32,000 sf) was never built.

This traffic statement addresses the net change in anticipated trip impacts to be generated by the operation of the Redhawk facility, after buildout, onto the local area transportation network.

Trip Generation:

Trip generation rates for the Redhawk facility are based on the ITE (Institute of Transportation Engineers) Trip Generation Manual (10th Edition), using the land use code #140, Manufacturing Use. Applying the rates under this heading to the proposed Redhawk site results in a project impact summary as follows:

TRIP RATES/ PER 1,000 SQ FEET (BY PHASE)

	TRIP RATE/1,000 SF			ADT	AM PEAK HR	PM PEAK HR
RATE/ SQ FT	3.82	PH 1	20,000	76.4		
AM PEAK	0.79		20,000		15.8	
PM PEAK	0.75		20,000			15.0
RATE/ SQ FT	2.13	PH 2	20,000	76.4		
AM PEAK	0.39		20,000		15.8	
PM PEAK	0.4		20,000			15.0
				152.8	31.6	30.0

Based on the application of these trip rates, the Average Daily Trip (ADT) generation for this particular land use category, at buildout, results in an estimated 152.8 trip impacts onto the local area network. Noting that the subject site has already received a prior site plan approval from St. Lucie County (1990) for development of up to 32,000 square feet of industrial/commercial uses, and as an existing approved development project, the trip impacts from this property are presumably already factored as part of the existing plus committed (E+C) impacts onto the area network, it may be concluded that there are no 'new impacts' from the *first phase and approximately half of the second phase of* development on this location onto the area network. In the case of the second phase of the proposed, since 12,000 square feet can be seen as being 'vested', only 6,000 square feet needs to be addressed.

Applying these same rates as shown in the above Trip Generation Table, the projected impacts from this remaining 6,000 square feet onto the local area network are estimated to be:

TRIP RATES/ PER 1,000 SQ FEET (Net New Area)

	TRIP RATE/1,000 SF			ADT	AM PEAK HR	PM PEAK HR
RATE/ SQ FT	2.13	PH 2	6,000	22.92		
AM PEAK	0.39		6,000		4.7	
PM PEAK	0.4		6,000			4.5
				22.92	4.7	4.5

Background Traffic:

Existing background traffic within the radius of impact from the project site includes CR 611/Edwards Road; CR 611B/Selvitz Road; CR 709/Glades Cutoff Road and CR 712/West Midway Road.

The existing traffic volumes provided in the Fall 2017 St. Lucie County TPO Traffic Counts and Level of Service (LOS) Report show that CR 611B/Selvitz Road has an AADT of 11,000 from CR 712/W. Midway Road to CR 611/Edwards Road. In addition, the PM peak hour directional volume of this roadway north of CR 712/W. Midway Road is 883, and south of CR 611/Edwards Road is 764.

CR 611/Edwards Road has an AADT of 10,500 west of CR 611B/Selvitz Road and 14,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 549 and east to SR 615/South 25th Street is 781.

CR 709/Glades Cutoff Road has an AADT of 9,100 from CR 712/Midway Road to Jenkins Road and 6,176 from Jenkins Road to CR 611B/Selvitz Road. The PM peak hour directional volume north of CR 712/W. Midway Road is 545 and south of CR 611B/Selvitz Road is 377.

CR 712/W. Midway Road has an AADT of 20,500 west of CR 611B/Selvitz Road and 17,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 1,085 and east to CR 615/South 25th Street is 896.

Trip Distribution:

It is conservatively estimated that the project distribution of trips on CR 611B/Selvitz Road are such that approximately 80% of the overall trips will come from the north and 20% from the south. The distribution is based upon the assumption that the majority of employees and deliveries will be from the Fort Pierce

area. Trip distribution is the basis for determining the estimated NET NEW trips coming from this project site onto the roadway network.

Trip distribution is anticipated to be as follows:

- CR 611/Edwards Road North of Site: 75%
- CR 709/Glades Cutoff Road North of Site: 5%
- CR 712/Midway Road South of Site: 20%

Trip Assignment:

Based on the trip distribution assignments outlined above, the ***net new trip*** assignments are as follows:

Roadway Link	%	ADT	PM Peak Hr. Dir.
Selvitz Road			
North of Midway	20%	4.6 vpd	1.0 vph
South of Edwards	75%	17.3 vpd	3.8 vph
Edwards Road			
East of Selvitz	70%	16.1 vpd	3.5 vph
West of Selvitz	5%	1.2 vpd	.3 vph
Glades Cutoff			
East of Midway	5%	1.2 vpd	.3 vph
West of Selvitz	5%	1.2 vpd	.3 vph
Midway Road			
East of Selvitz	10%	2.3 vpd	.5 vph
West of Selvitz	10%	2.3 vpd	.5 vph

Roadway Network Capacity/LOS:

Based on the trip distribution and traffic assignment to the local roadway network, as well as both the ADT LOS and Peak Hour Service Capacity thresholds provided from the Florida FDOT 2018 Quality/Level of Service Handbook and TPO Level of Service Report, the roadway links within the radius of impact are anticipated to operate as follows:

Roadway	ADT Existing/Build-out at Horizon Year*		ADT LOS D Capacity	ADT Post-Development /LOS		Change From Existing Condition	PM Peak Hr/LOS Capacity	PM PK Hr Directional Volumes/LOS		Change From Existing Condition
	2018	2023								
Selvitz Road										
N. of Midway Rd	11,110	11,700	12,510	11,700	D	No	700	942	F	No
S. of Edwards Rd	11,413	12,018	12,510	12,018	F	No	790	816	E	No
Edwards Road										
West of Selvitz	10,605	11,169	12,510	11,169	D	No	700	587	C	No
East of Selvitz	14,645	15,415	12,510	15,415	F	No	880	834	D	No
Glades Cutoff Road										

Roadway	ADT Existing/Build-out at Horizon Year*		ADT LOS D Capacity	ADT Post-Development /LOS		Change From Existing Condition	PM Peak Hr/LOS Capacity	PM PK Hr Directional Volumes/LOS		Change From Existing Condition
	2018	2023								
East of Midway Rd	9,191	9,683	12,510	9,683	D	No	790	583	D	No
West of Selvitz Rd	6,238	6,579	12,510	6,579	C	No	830	405	C	No
W. Midway Road										
East of Selvitz Rd	17,675	18,600	30,770	18,600	C	No	1,610	956	C	No
West of Selvitz Rd	20,705	21,784	12,510	21,784	F	No	920	1,156	F	No

*Based on applying a 1.0% growth rate factor. Project trips are based on impact change.

De Minimis Impacts:

A development which meets the following 'de minimis' impact threshold may be looked at as being exempt from the requirements of Sec. 22-218 – Concurrency Assessment, City of Ft. Pierce Code of Ordinances, if:

a. An impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of transportation.

b. An impact for which the sum of the existing roadway volumes and the projected volumes from approved projects on a transportation facility does not exceed one hundred ten (110) per cent of the maximum volume at the adopted level of service of the affected transportation facility.

c. An impact that would not exceed the adopted level of service standard of any affected designated hurricane evacuation routes.

The proposed Redhawk Rebar facility will add a total of 24 new ADT trips to the local area transportation network. The impacts of the distribution of these trips onto this network results in a net effect of less than one (1) percent of the maximum service volume at the adopted Level of Service (LOS) for both the daily and PM peak hour traffic conditions on CR 611B/Selvitz Road, south of CR 611/Edwards Road and CR 611/Edwards Road, east of CR 61B/Selvitz Road.

Conclusions:

The development of the Redhawk Rebar facility will result in an average of 24 *net new trips* per day, at buildout. Based on the LOS D capacity for Average Daily Traffic and the adopted peak hour service capacity, there are no mitigation impacts required from this project onto the surrounding roadway network.

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

RED HAWK REBAR

Environmental Assessment

Prepared For:
Culpepper & Terpening, Inc.

Prepared By:
EW Consultants, Inc.

July 2018
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1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
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I. INTRODUCTION -

This Environmental Assessment documents and summarizes the various natural resources and man-made alterations present on a property referred to as the Red Hawk Rebar site. The project site, as shown on Figure 1 in Appendix A, is ±3.6 acres, and is located on the north side of Bandy Boulevard, west of Selvitz Road, and east of Glades Cut-Off Road. It lies within Section 31, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida (see Figure 2, USGS Quadrangle Map in Appendix A).

II. GENERAL PROPERTY DESCRIPTION –

The property is bounded to the northeast by a man-made excavated lake, to the east by commercial development, to the south by Bandy Boulevard, to the southwest by commercial development, and to the northwest by a drainage ditch and the FEC railroad and Glades Cut-Off Road (please refer to Figure 3, 2017 Aerial Photograph, in Appendix A for surrounding conditions). The property is undeveloped and is mostly comprised of mowed pasture grasses with scattered native and exotic vegetation and a man-made ditch. Detailed discussions of land cover types are described in subsequent sections of this report.

III. SOIL TYPES –

A Soils Report generated by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based soils throughout the project site, all of which are considered poorly drained.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities.

There are several different FLUCCS classifications currently present on the site based on fieldwork conducted by EW Consultants, Inc. in July, 2018. They include: Undeveloped Land Within Urban Areas (191); Brazilian Pepper (422); Ditches (510), and Roads (814). A land cover

map of the observed vegetative community types is included as Figure 4 in the Appendix A of this report. The land cover types observed on the property are described as follows:

Upland Inventory

191 Undeveloped Land Within Urban Areas

This is a sub-category of the FLUCCS Open Land classification and includes areas where undeveloped lands within urban areas have street patters but no structures or indication of intended use. The undeveloped land is the dominant land cover type and is found across the full extent of the property. This area has previously been cleared and consists of exotic grasses and ruderal weeds that are maintained by routine mowing. Some portions of the edges of this upland habitat, especially at the eastern portion of the property contain some larger woody vegetation and trees. The grass dominated portions of this land cover type contain Bahia grass, smut grass, cogon grass, guinea grass, beggars ticks, sand spur grass, ragweed, jack-in-the-bush, and dog fennel. Trees and other woody vegetation include native laurel oak, wax myrtle, and cabbage palm, and exotic Brazilian pepper and earleaf acacia. Listed species such as gopher tortoises frequently use open grassy habitats for burrowing and foraging. Their presence has been confirmed within this habitat based on the July, 2018 site investigation.

422 Brazilian Pepper

Thickets of the exotic Brazilian pepper tree exist off-site to the northwest of the property and have become established and extend into the northwestern portion of the property. These trees typically dominate a landscape and prevent desirable native plant species from establishing by shading the forest floor. This land cover type provides minimal wildlife habitat, although the state listed gopher tortoise may use the trees' root system for burrowing. No such burrows were identified within the Brazilian pepper area during the July 2018 site investigation.

814 Roads

Located along the southwestern portion of the site is a portion of a paved driveway used for accessing the parking lot of the existing adjacent industrial building.

Other Surface Waters

510 Ditches

One man-made drainage ditch occurs on the property and is located in the eastern portion of the project site. Although some emergent vegetation is present, the ditch is in poor ecological condition and offers minimal foraging opportunities for wildlife. Emergent vegetation includes Carolina willow, Mexican primrose willow, smartweed, and lanceleaf arrowhead.

V. WILDLIFE AND LISTED SPECIES EVALUATION -

Preliminary field observations made during the July, 2018 site visit indicate that the property does not support a significant variety of wildlife species. The table below lists the species that were directly observed, or evidence of their presence was noted through indirect means, such as scat, tracks, or burrows. In general, the entire property is dominated by non-native invasive vegetation and when coupled with routine maintenance (mowing) this property provides poor suitability for wildlife except for gopher tortoises, marsh rabbits, doves, and feral hogs (also exotic). Given the anthropogenic disturbances and its setting within an industrial and commercial landscape, the site does not provide the habitat suitable to host a large variety of listed species. Below is a table of observed listed and non-listed wildlife on-site:

Common Name	Scientific Name	On-Site Locations	Status	Occurrence
Raccoon	*Procyon lotor*	Throughout site	Not listed	Directly observed
Hog	*Sus scrofa*	Throughout site	Not listed	Indirectly observed (rooting)
Mourning Dove	*Zanaida macroura*	Throughout site	Not listed	Directly observed
Marsh rabbit	*Sylvilagus palustris*	Throughout site	Not listed	Directly observed
Gopher Tortoise	*Gopherus polyphemus*	Undeveloped lands	Threatened – State	Indirectly observed (burrows)

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

While their presence was not detected either directly or indirectly, a number of other species may occur due to the site's habitats and habitats adjacent to the site. In particular, the open grassy area, the ditch, and the adjacent lake may provide habitat and foraging opportunities for a number of listed species, which are outlined in the below table.

Common Name	Latin Name	Likely Location	Legal Status	Occurrence
Roseate Spoonbill	*Ajaia ajaja*	In/around the ditch and offsite lake	Threatened – State	Not directly observed, but suitable habitat is present
Reddish Egret	*Egretta rufescens*	In/around the ditch and offsite lake	Threatened – State	Not directly observed, but suitable habitat is present
Little Blue Heron	*Egretta caerulea*	In/around the ditch and offsite lake	Threatened – State	Not directly observed, but suitable habitat is present
Tricolored Heron	*Egretta tricolor*	In/around the ditch and offsite lake	Threatened – State	Not directly observed, but suitable habitat is present
Wood Stork	*Mycteria amricana*	In/around the ditch and offsite lake	Threatened – State and Federal	Not directly observed, but suitable habitat is present
Florida Sandhill Crane	*Grus canadensis pratensis*	In/around the open areas	Threatened - State	Not directly observed, but suitable habitat is present
Florida burrowing owl	*Athene cunicularia floridana*	In/around the open grassy areas	Threatened – State	Not directly observed, but suitable habitat is present
Eastern Indigo Snake	*Drymarchon corais couperi*	In the open grassy areas; gopher tortoise commensal	Threatened – State and Federal	Not directly observed, but suitable habitat is present
American Alligator	*Alligator mississippiensis*	In/around the ditch and offsite lake	State and Federal – Threatened (similarity of appearance to American crocodile)	Not directly observed, but suitable habitat is present

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

The confirmed presence of potentially occupied gopher tortoise burrows represents the only listed species identified on-site during the July 2018 site visit. Gopher tortoises are listed as a state-designated threatened species and are protected by state law, Chapter 68A-27, Florida Administrative Code. Within 90 days prior to any clearing activities, a complete gopher tortoise survey covering 100% of the area slated for clearing on-site must be conducted. If impacts to gopher tortoise burrows as a result of land alterations cannot be avoided, a permit must be obtained from Florida Fish and Wildlife Conservation Commission (FFWCC) to relocate gopher tortoises to a permitted recipient site.

The FFWCC's database was searched in order to identify wading bird colonies near the project site. The foraging range for the state and federally-listed listed wood stork is 18.6 miles. Since several wading bird colonies exist within that distance of the project site (mainly along the Indian River Lagoon), it would be considered within the wood stork's foraging range (see Figure 5 in Appendix A).

Although the bald eagle has been de-listed, the birds and their nests are still protected under the federal Bald and Golden Eagle Protection Act. Although no such nests or individuals were observed during the site visit, this area of St. Lucie County contains sufficient mature pine trees and waterways to support bald eagle populations. This is evident by Figure 6 in Appendix A, which shows recorded eagle nests locations within 10 miles of the project site. The closest recorded nest is SL006 just east of I-95 by the Wal-Mart Distribution center, approximately one mile from the project site.

No state or federally listed plant species were observed on-site.

APPENDIX A

Figure 1: Location Map

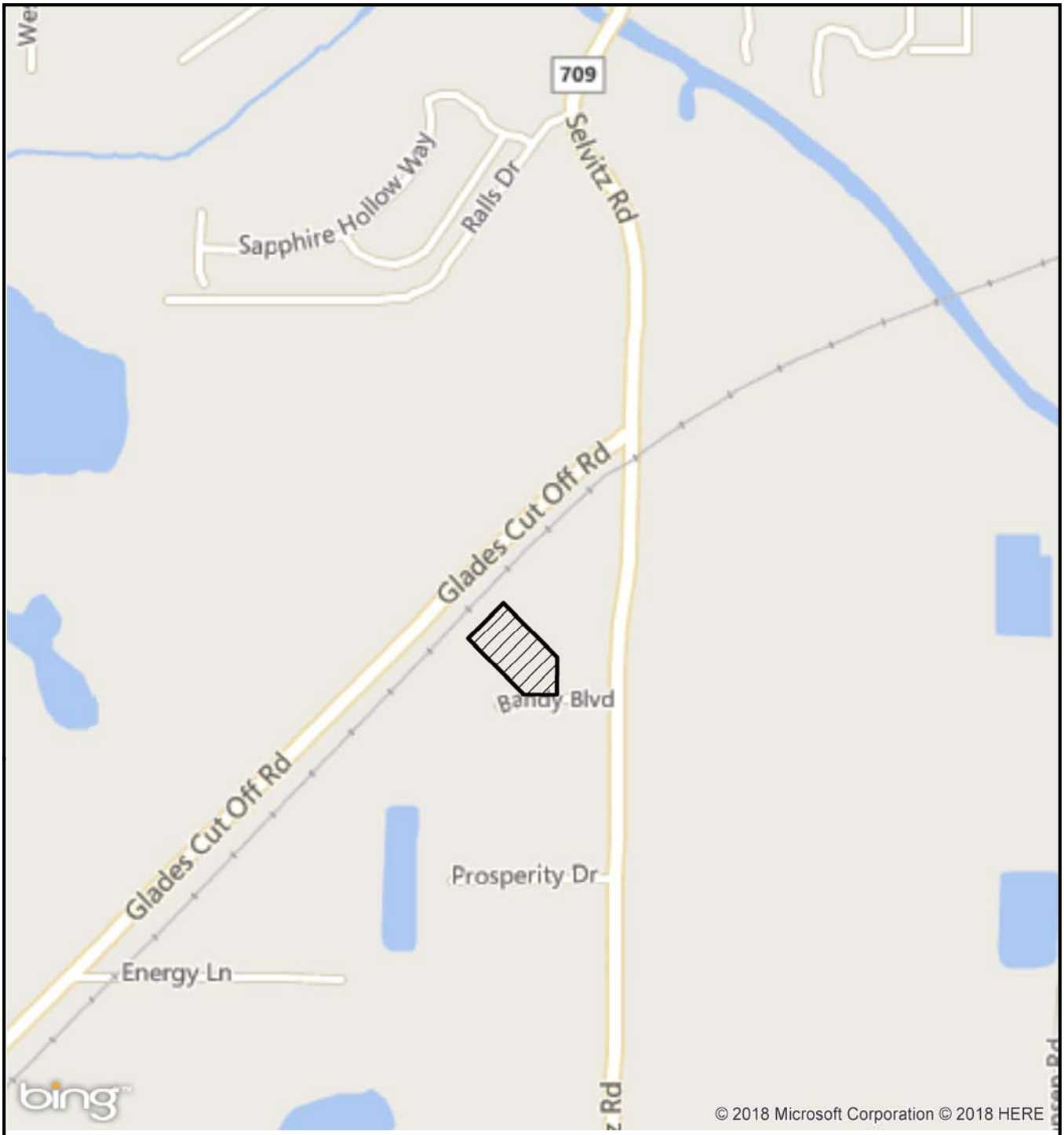
Figure 2: USGS Quadrangle Map

Figure 3: 2016 Aerial Photograph

Figure 4: FLUCCS MAP

Figure 5: Wading Bird Colonies

Figure 6: Bald Eagle Nests



LEGEND

▨ - SITE (3.6+/- AC)

0 1,000 Feet

N

REDHAWK REBAR
LOCATION MAP

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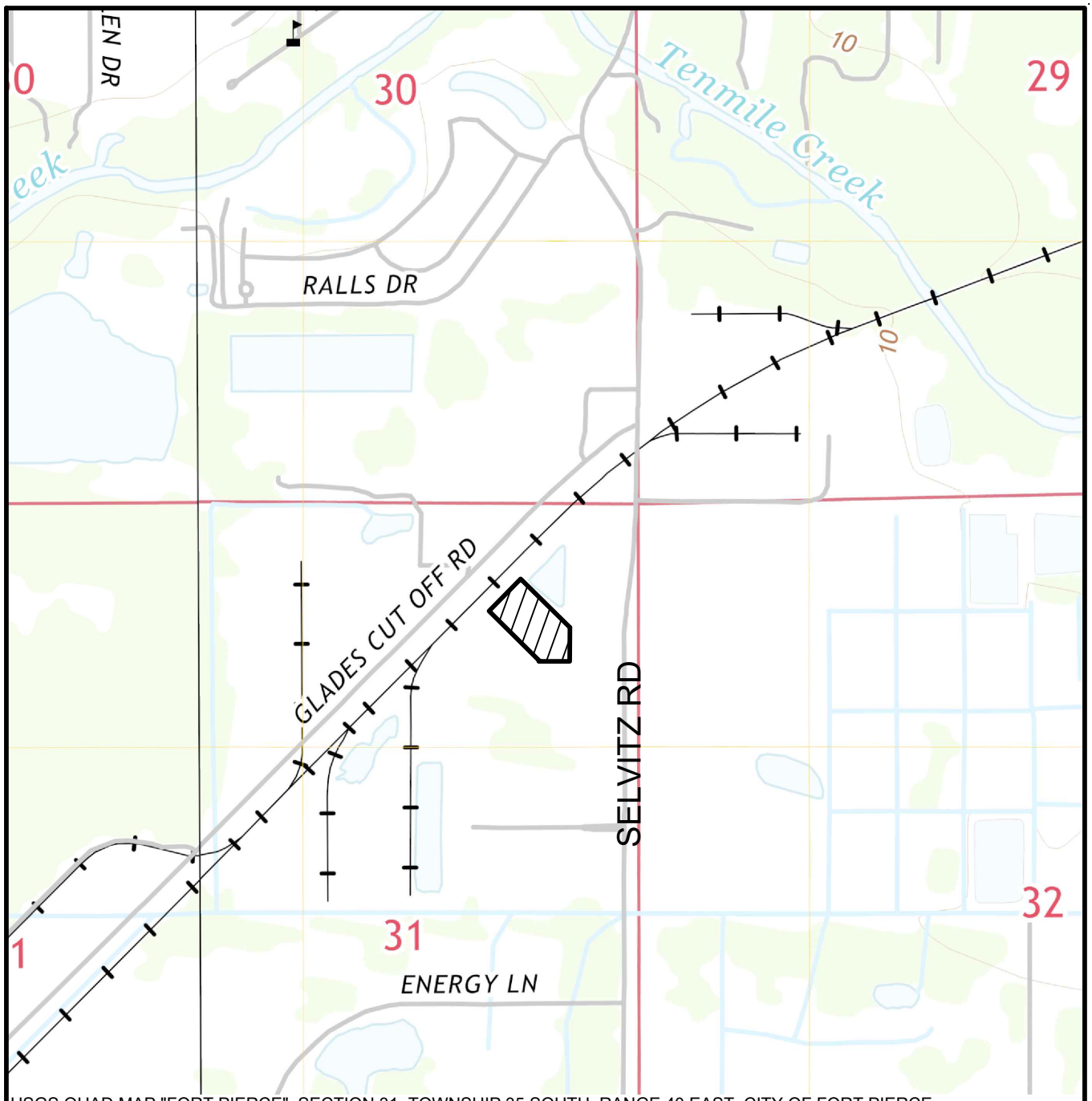
JULY 2018

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUTNY, FLORIDA, LATITUDE 27°23'38.80" LONGITUDE -80°22'06.33"

LEGEND

- SITE (3.6± AC)

0 1000

SCALE IN FEET

C&T REDHAWK REBAR

QUAD

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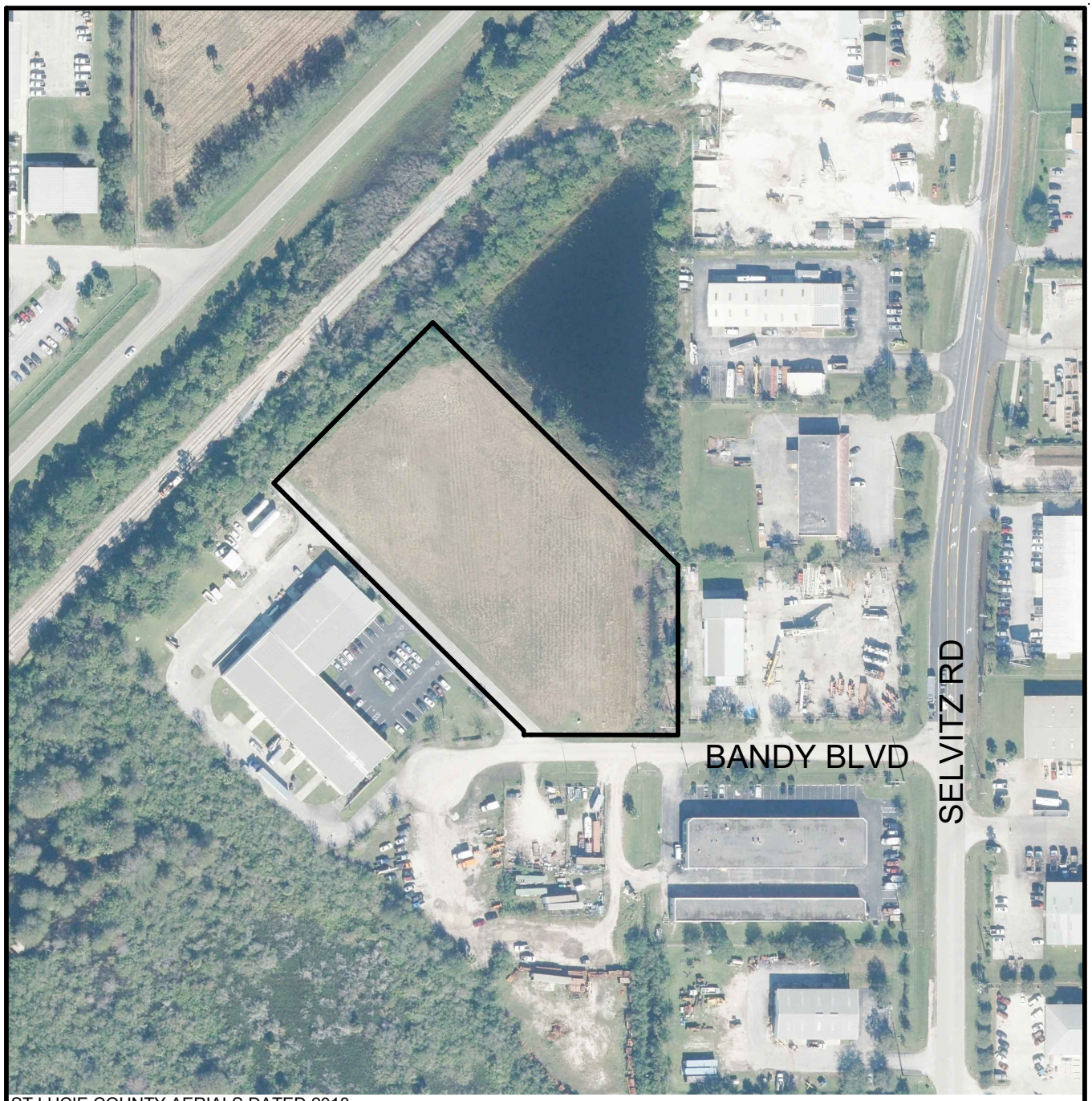
FIGURE

2

Redhawk Rebar.dwg QUAD



ST LUCIE COUNTY AERIALS DATED 2018

0 200
SCALE IN FEET

C&T REDHAWK REBAR

AERIAL

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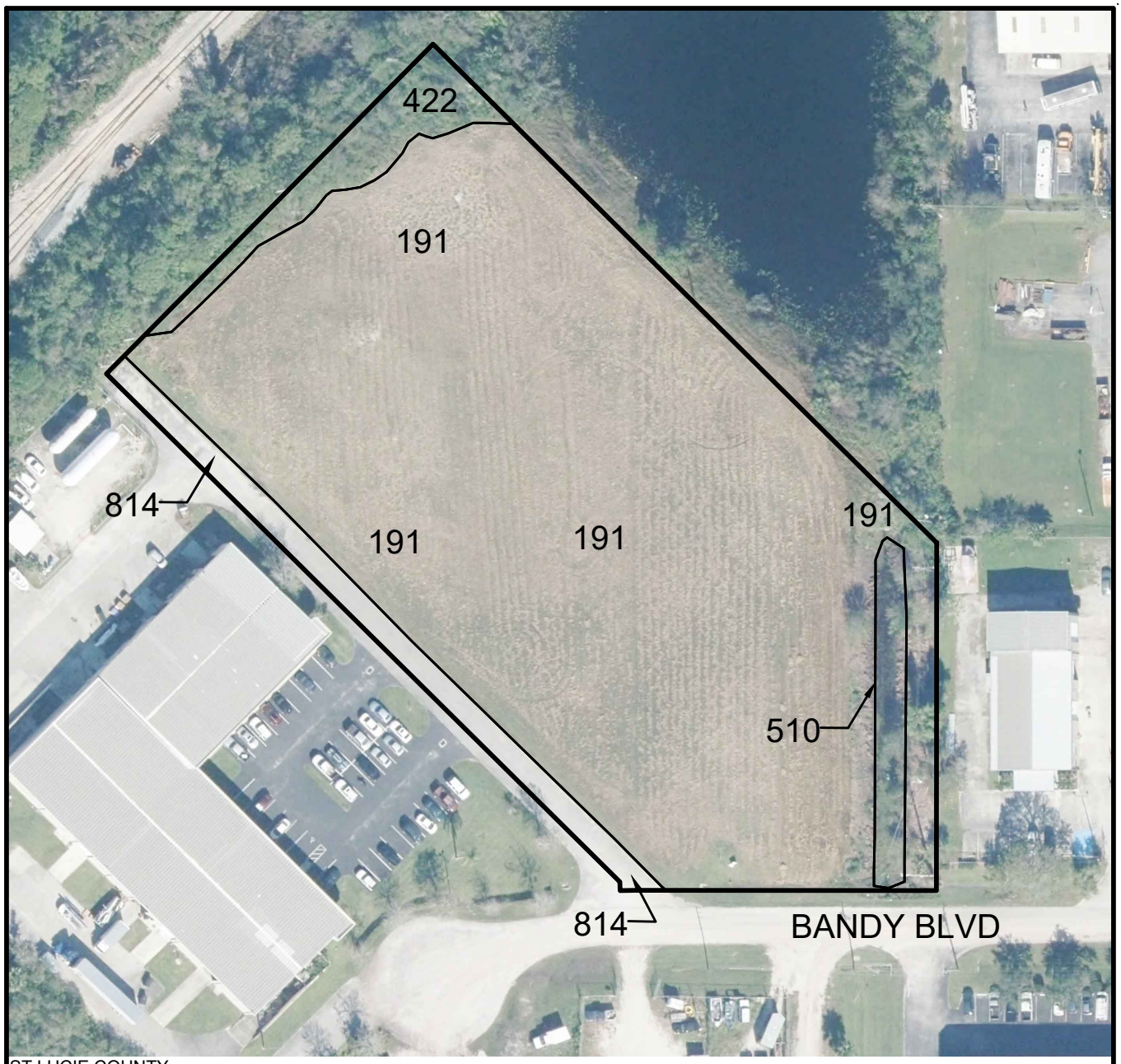
JULY 2018

FIGURE
3

Redhawk Rebar.dwg AERIAL



ST LUCIE COUNTY
AERIALS DATED 2018

LEGEND
191 - UNDEVELOPED LANDS
WITHIN URBAN AREAS (3.1± AC)
422 - BRAZILIAN PEPPER (0.2± AC)
510 - DITCHES (0.1± AC)
814 - ROADS (0.2± AC)
TOTAL 3.6± AC

0 100
SCALE IN FEET

C&T REDHAWK REBAR

FLUCCS

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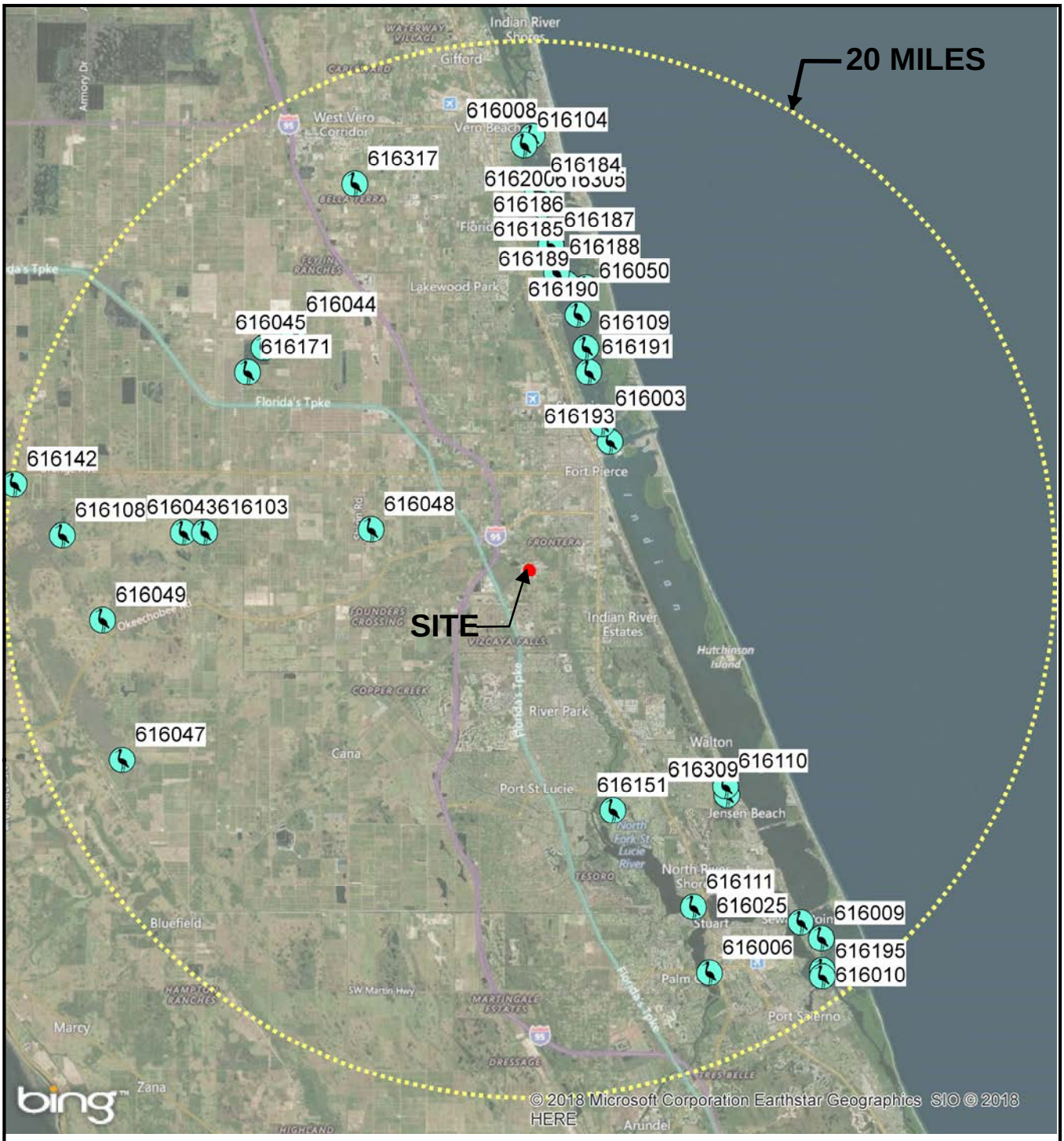
FIGURE
4

Redhawk Rebar.dwg FLUCCS



LEGEND

FFWCC 1999 WOODSTORK NESTING COLONIES & WADING BIRD ROOKERY

0 7 Miles

N

REDHAWK REBAR

WADING BIRD COLONIES

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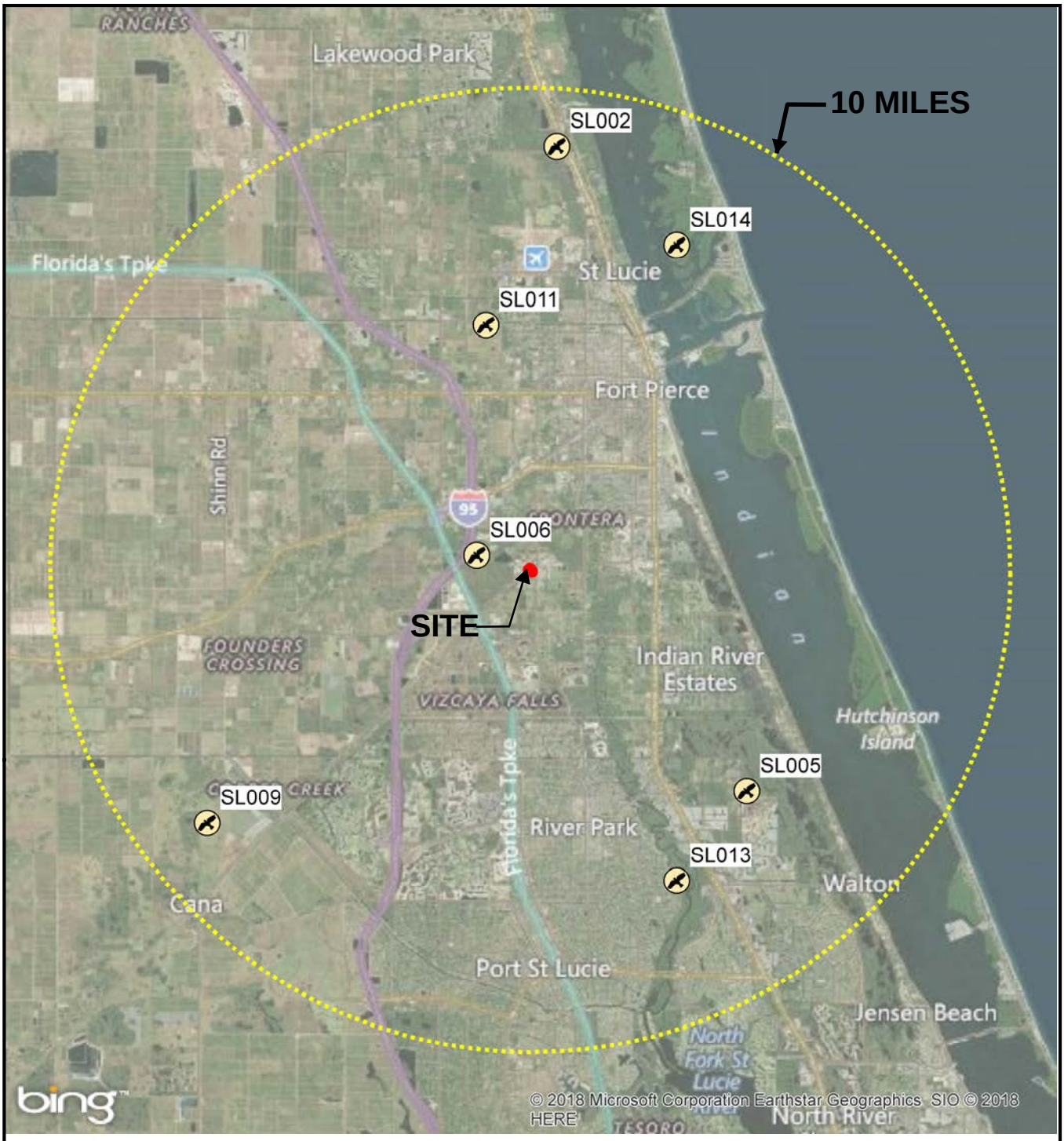
FIGURE

5



0 4 Miles

N

LEGEND

FFWCC EAGLE NESTING 2015

REDHAWK REBAR
BALD EAGLE NESTS

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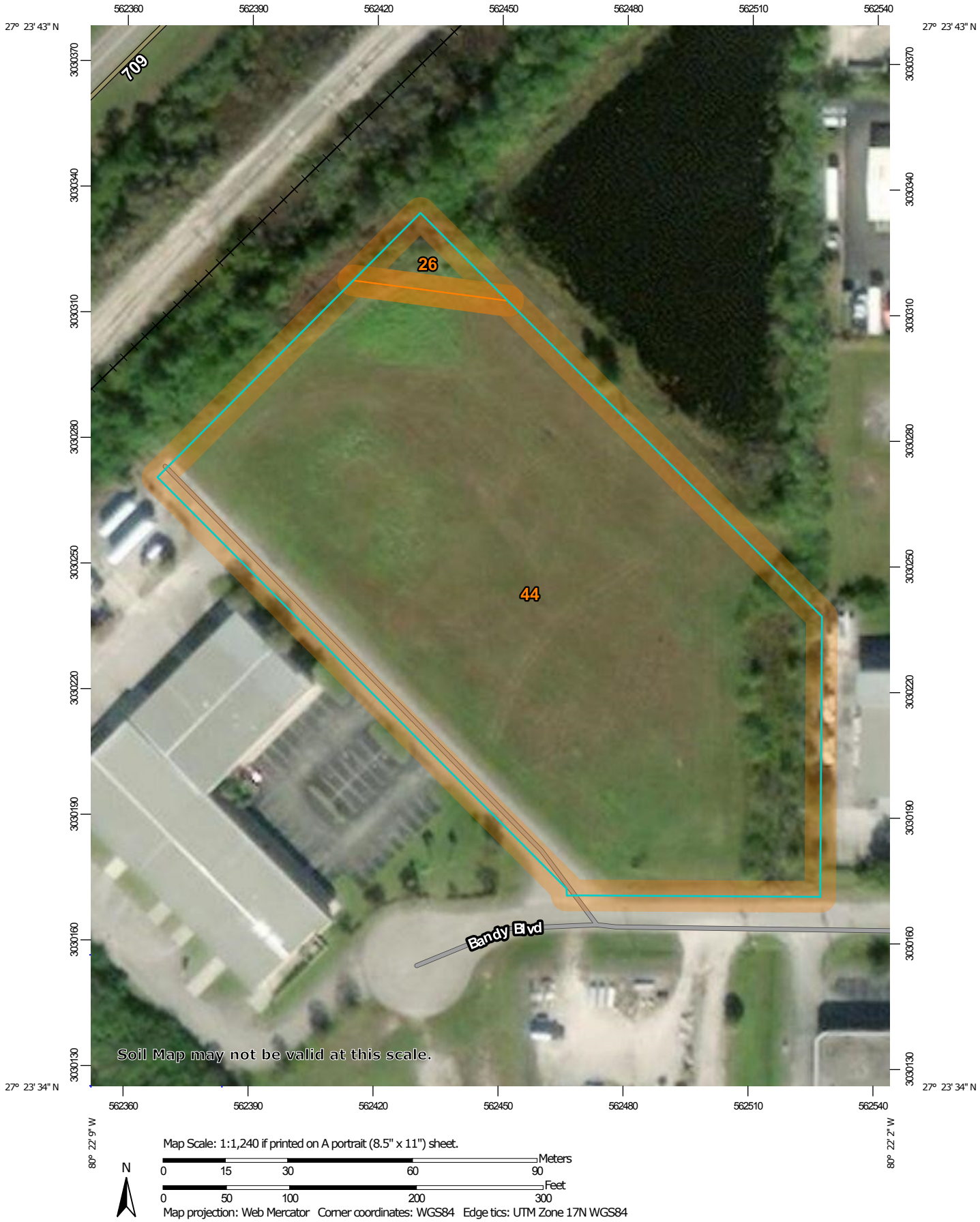
FIGURE

6

APPENDIX B

USDA Soils Report

Soil Map—St. Lucie County, Florida
(REDHAWK REBAR)



Map Scale: 1:1,240 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 10, Oct 6, 2017

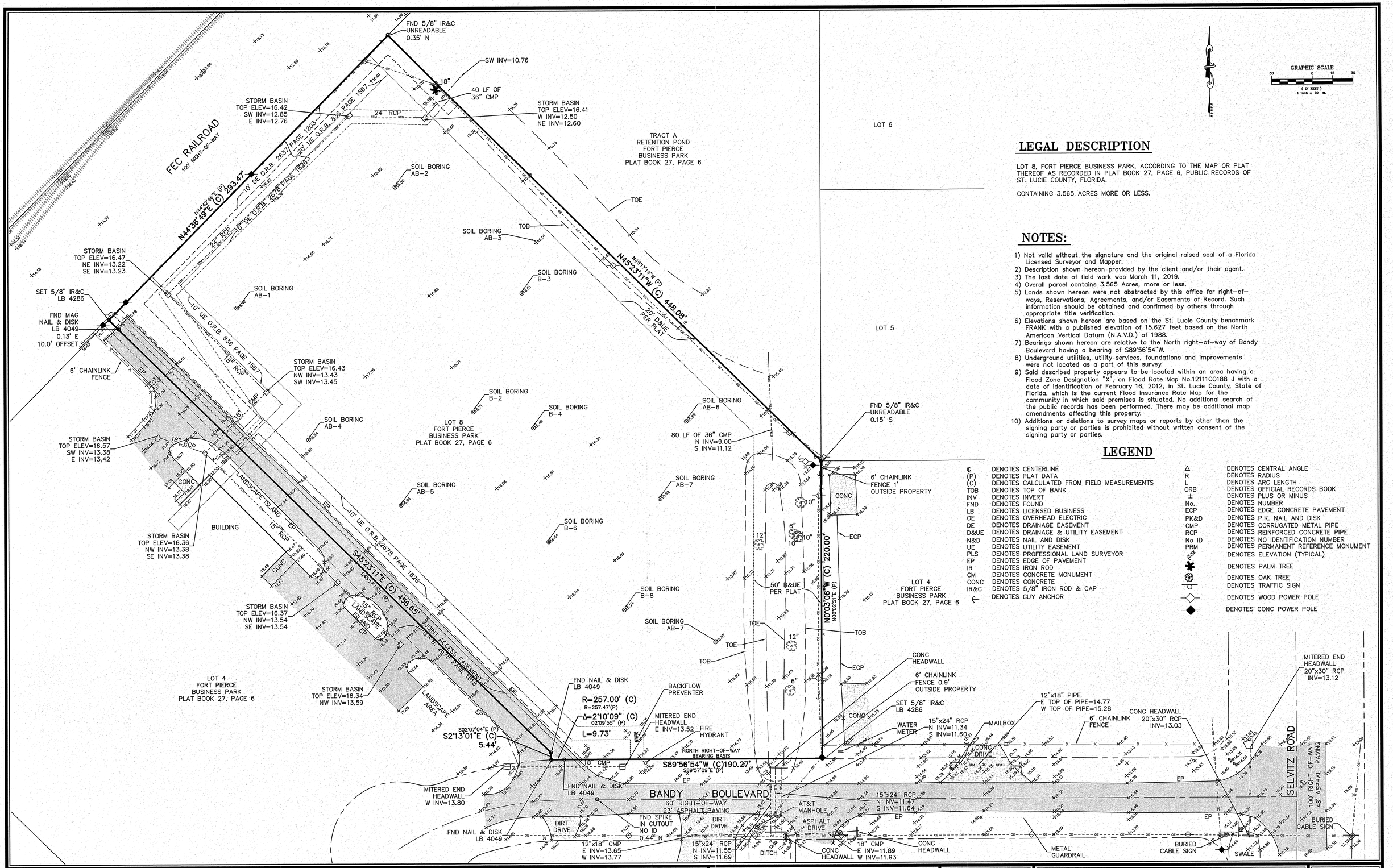
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Dec 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

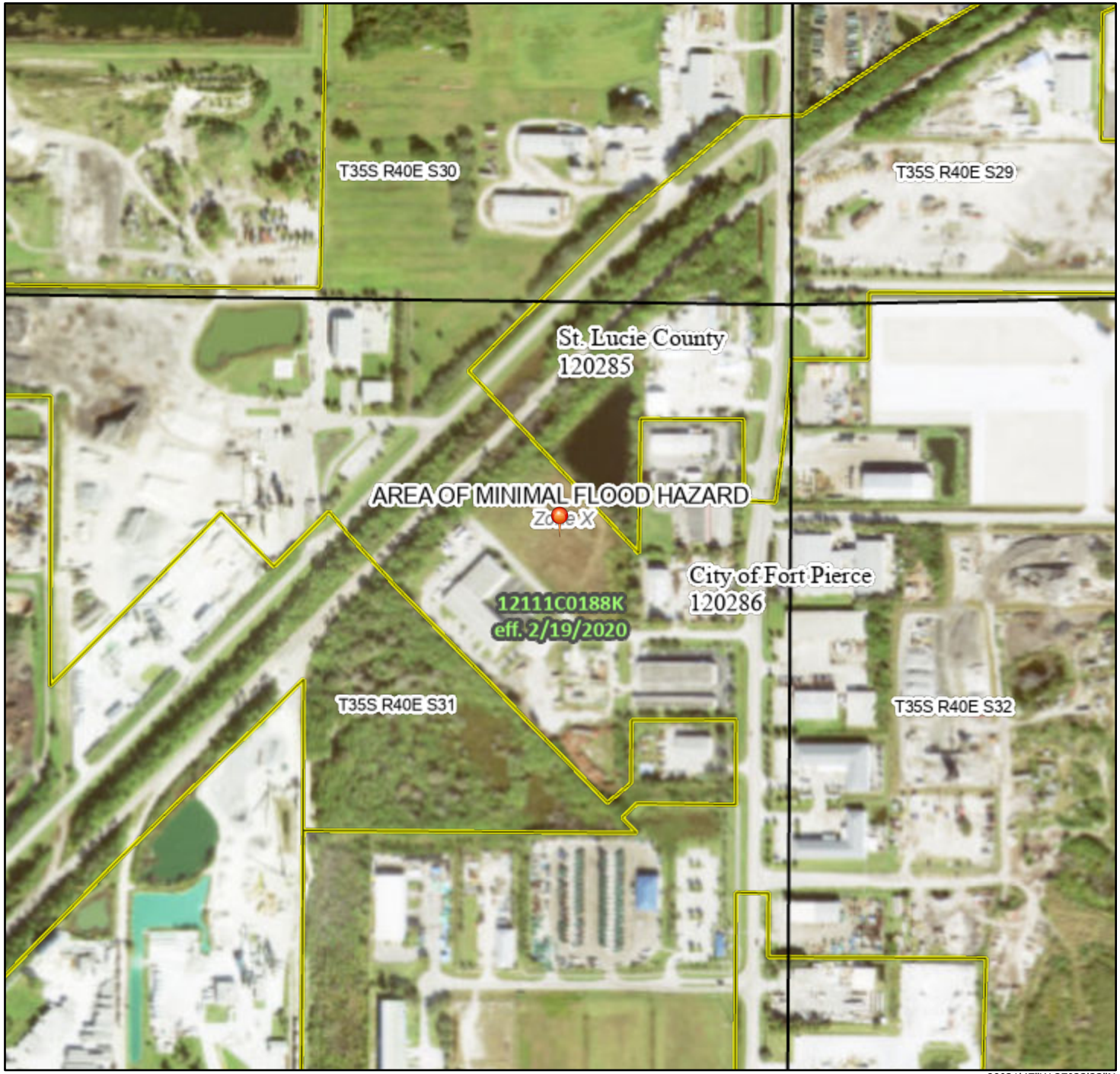
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Oldsmar sand, depressional	0.1	2.4%
44	Tantile and Pomona sands	3.5	97.6%
Totals for Area of Interest		**3.6**	**100.0%**


FND 5/8" IR&C
UNREADABLE
0.35' N
SW INV=10.76
18"
40 LF OF
36" CMP
STORM BASIN
TOP ELEV=16.42
SW INV=12.85
E INV=12.76
24" RCP
STORM BASIN
TOP ELEV=16.41
W INV=12.50
NE INV=12.60
FEC RAILROAD
100' RIGHT-OF-WAY
N44°36'49"E (P)
N44°42'46"E (C) 293.47'
10' DE O.R.B. 2837 PAGE 1203
20' UE O.R.B. 836 PAGE 1567
10' UE O.R.B. 2878 PAGE 1625
TRACT A
RETENTION POND
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
SOIL BORING
AB-2
TOE
TOB
SOIL BORING
AB-3
SOIL BORING
B-3
N45°17'14"W (P)
N45°23'11"W (C) 448.08'
20' D&UE
PER PLAT
STORM BASIN
TOP ELEV=16.47
NE INV=13.22
SE INV=13.23
SET 5/8" IR&C
LB 4286
SOIL BORING
AB-1
FND MAG
NAIL & DISK
LB 4049
0.13' E
10.0' OFFSET
10' UE O.R.B. 836 PAGE 1567
6' CHAINLINK
FENCE
STORM BASIN
TOP ELEV=16.43
NW INV=13.43
SW INV=13.45
15" RCP
CMP
SOIL BORING
AB-4
SOIL BORING
B-2
SOIL BORING
B-4
LOT 8
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
SOIL BORING
AB-6
80 LF OF 36" CMP
N INV=9.00
S INV=11.12
FND 5/8" IR&C
UNREADABLE
0.15' S
LOT 6
LOT 5
STORM BASIN
TOP ELEV=16.57
SW INV=13.38
E INV=13.42
CONC
18"
12" RCP
BUILDING
SOIL BORING
AB-5
SOIL BORING
AB-7
SOIL BORING
B-6
SOIL BORING
B-8
STORM BASIN
TOP ELEV=16.36
NW INV=13.38
SE INV=13.38
10' UE O.R.B. 2878 PAGE 1626
S45°23'11"E (C) 456.65'
S45°17'14"E (P)
JOINT ACCESS EASEMENT
O.R.B. 2878 PAGE 1618
15" RCP
LANDSCAPE ISLAND
EP
STORM BASIN
TOP ELEV=16.37
NW INV=13.54
SE INV=13.54
LOT 4
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
STORM BASIN
TOP ELEV=16.34
NW INV=13.59
LANDSCAPE
AREA
FND NAIL & DISK
LB 4049
R=257.00' (C)
R=257.47'(P)
Δ=2°10'09" (C)
02°09'55" (P)
L=9.73'
BACKFLOW
PREVENTER
MITERED END
HEADWALL
E INV=13.52
FIRE
HYDRANT
S02°07'04"E (P)
S2°13'01"E (C)
5.44'
NORTH RIGHT-OF-WAY
BEARING BASIS
S89°56'54"W (C)190.27'
S89°57'09"E (P)
18" CMP
FND NAIL & DISK
LB 4049
MITERED END
HEADWALL
W INV=13.80
BANDY BOULEVARD
60' RIGHT-OF-WAY
23' ASPHALT PAVING
AT&T
MANHOLE
15"x24" RCP
N INV=11.47
S INV=11.64
FND SPIKE
IN CUTOUT
NO ID
0.44' N
DIRT
DRIVE
ASPHALT
DRIVE
12"x18" CMP
E INV=13.65
W INV=13.77
15"x24" RCP
N INV=11.55
S INV=11.69
DITCH
18" CMP
E INV=11.89
W INV=11.93
CONC
HEADWALL
METAL
GUARDRAIL
N0°03'06"W (C) 220.00'
N0°02'51"E (P)
50' D&UE
PER PLAT
LOT 4
FORT PIERCE
BUSINESS PARK
PLAT BOOK 27, PAGE 6
6' CHAINLINK
FENCE 1'
OUTSIDE PROPERTY
CONC
10"
ECP
6"
12"
10"
12"
TOE
TOB
CONC
HEADWALL
6' CHAINLINK
FENCE 0.9'
OUTSIDE PROPERTY
SET 5/8" IR&C
LB 4286
WATER
METER
CONC
DRIVE
15"x24" RCP
N INV=11.34
S INV=11.60
MAILBOX
12"x18" PIPE
E TOP OF PIPE=14.77
W TOP OF PIPE=15.28
6' CHAINLINK
FENCE
CONC HEADWALL
20"x30" RCP
INV=13.03
MITERED END
HEADWALL
20"x30" RCP
INV=13.12
SELVITZ ROAD
100' RIGHT-OF-WAY
48' ASPHALT PAVING
BURIED
CABLE SIGN
BURIED
CABLE SIGN
SWALE
EP
CONC
CONC
CONC

National Flood Hazard Layer FIRMette

FEMA

80°22'25"W 27°23'55"N



80°21'47"W 27°23'23"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

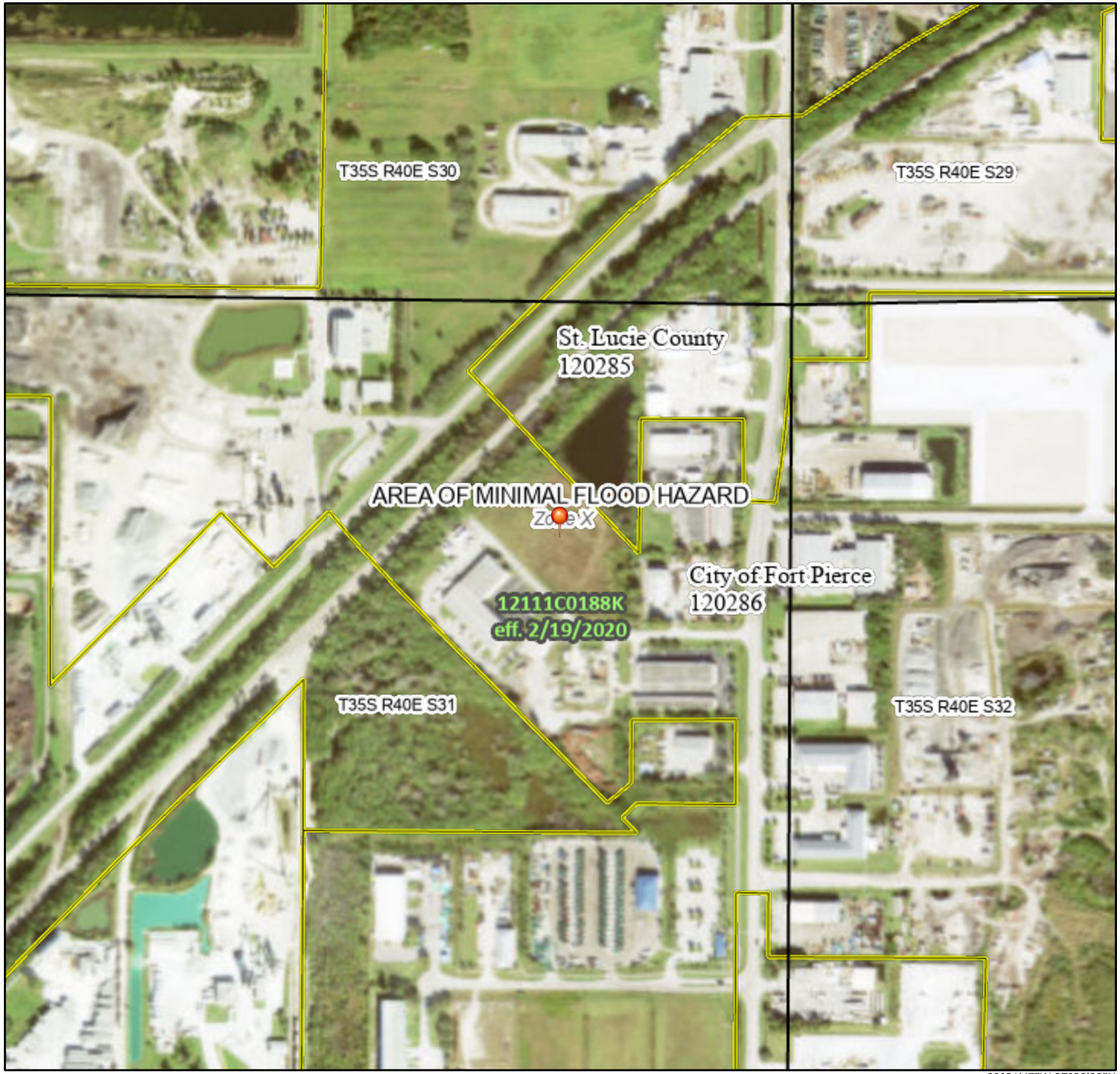
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/1/2022 at 12:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA

80°22'25"W 27°23'55"N



80°21'47"W 27°23'23"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

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Technical Review Committee **2. d.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Site Plan – Hickory Trails (formerly Zentex) - Parcel ID(s): 2326-130-0000-000-7, 2326-130-0000-010-0

LOCATION

at or near approximately 1960 feet southwest of the Okeechobee Road and Gordy Road intersection

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

Memo

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 08/04/2022 04:35 PM

Final Approval Date: 08/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-07000012 (Site Plan (Development and Design Review))
BOARD DATE	:	August 18, 2022

Site Plan (Development & Design Review – Hickory Trails (formerly Zentex)

Attached is an Application for a Site Plan (Development & Design Review) for the subject property located at or near approximately 1960 feet southwest of the Okeechobee Road and Gordy Road intersection. The applicant is requesting the review and approval of the proposed residential development to include 232 single family residential lots along with cabana and pool with associated site improvements.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: Gordy Road, Fort Pierce, FL

Parcel ID #(s): 2326-130-0000-000-7 and 2326-130-0000-010-0

Project description: Proposed 232 lot single family residential development w/ Cabana and Pool and associated site improv.

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: 232 Proposed Sq. Ft.:_____ Site Acreage: 76.97

Zentex Ventures, Ltd.	Brad Currie / Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
44 Cocoanut ROW, # B22	10250 SW Village Pkwy, Suite 201
Street Address	Street Address
Palm Beach, FL 33480	Port St. Lucie, FL 34987
City State Zip	City State Zip
917-881-4505	772-462-2455
Phone Number	Phone Number
gary@garyzentner.com	bradcurrie@edc-inc.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

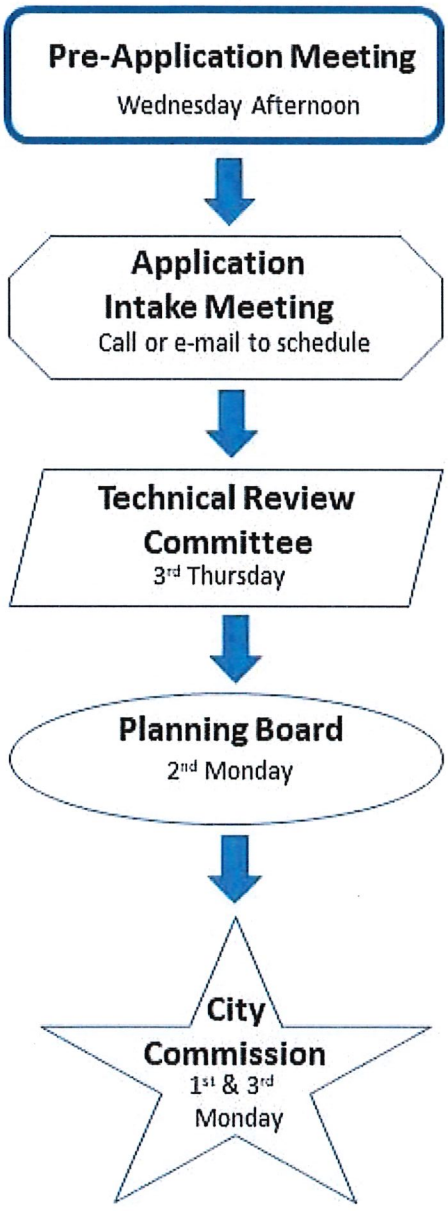
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location: Gordy Road, Fort Pierce, FL

Parcel ID #(s): 2326-130-0000-000-7 and 2326-130-0000-010-0

Project description: Proposed 232 lot single family residential development w/ Cabana and Pool and associated site improv.

Zentex Ventures, Ltd.	Brad Currie / Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
44 Cocoanut ROW, # B22	10250 SW Village Pkwy, Suite 201
Street Address	Street Address
Palm Beach, FL 33480	Port St. Lucie, FL 34987
City State Zip	City State Zip
917-881-4505	772-462-2455
Phone Number	Phone Number
gary@garyzentner.com	bradcurrie@edc-inc.com
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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.*

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For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2769911 OR BOOK 2449 PAGE 119, Recorded 12/29/2005 at 11:30 AM
Doc Tax: $0.70

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
PAUL A. KRASKER, ESQ.
625 N. FLAGLER DRIVE, 9TH FLOOR
WEST PALM BEACH, FL 33401

Property Control Nos.

Tax Identification No. of Grantee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 21st day of December 2005, between Zentex Management, Inc., a Delaware corporation, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480, Grantor, and Zentex Ventures, Ltd., a Florida limited partnership, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480 Grantee (which term includes the singular or plural, as the case may be):

WITNESSETH. That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, an undivided 1/2% in the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

See Attached Exhibit "A"

SUBJECT, HOWEVER, TO: restrictions, reservations, limitations, and easements of record (it not being the intent hereof to reimpose same); to property taxes for the year 2006 and subsequent years; and to all applicable governmental regulations.

and Grantor does hereby fully warrant the title to the Land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

WITNESSES:

(1) Susan M. Weser
Print Name: Susan M. Weser

(2) D. Jean Rich
Print Name: D. JEAN RICH

GRANTOR:

Zentex Management, Inc., a
Delaware corporation

By:
Name: MAX ZENTNER
Title: PRESIDENT

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of December, 2005, by Gary Zentner, who:

X is personally known to me, **OR**
____ has produced _____ as identification.

Susan M. Weser
NOTARY PUBLIC
NOTARY NAME:_____
Serial (Commission) Number:
_____

(NOTARY STAMP)

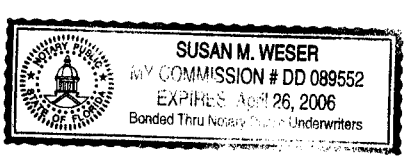

EXHIBIT "A"

Legal Description

Parcel 1:

Beginning on the Quarter Section line 64 feet West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence North 11 degrees 35 minutes West 418 feet to center of Gully; thence following center of Gully to Quarter Section line at a point 334.6 feet West of Point of Beginning, thence East 334.6 feet to Point of Beginning.

Beginning at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence South 110.5 feet; thence turning Easterly at an angle of 122 degrees 57 minutes to the foregoing line and run 199.8 feet; thence turn Northerly at an angle of 140 degrees 13 minutes and run 300 feet; thence run Northerly at an angle of 82 degrees 42 minutes and run 186 feet to the Quarter Section line; thence along the Quarter Section line 422.8 feet to the Point of Beginning.

and the South 1/2 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East.

Excepting therefrom all Rights of Way for Public Roads and Canals.

and

Parcel 2:

Section 26, Township 35 South, Range 39 East, Begin 64 West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 run North 5 degrees 45 minutes 11 seconds West 378.88 feet along the West line of Gordy Road to Center of Gully, thence follow the center of the Gully to a point on the South line of the Northwest 1/4 of the Northeast 1/4, thence East 365.78 feet to the Point of Beginning.

Property Control Nos. 2326-124-0000-000-8 and 2326-130-0000-000-7

Zentex Ventures, Ltd.
44 Cocoanut ROW, # B22
Palm Beach, FL 33480

AGENT CONSENT FORM

Project Name: Gordy Road

Parcel ID: 2326-130-0000-000-7 / 2326-130-0000-010-0

BEFORE ME THIS DAY PERSONALLY APPEARED Gary Zentner WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 1 day of Feb, 2022, by Gary Zentner (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Brenda Kay Caliendo
Notary Signature

Brenda Kay Caliendo
Printed Name of Notary

(Notary Seal)
Notary Public State of Florida
Brenda Kay Caliendo
My Commission GG 296458
Expires 04/02/2023

My commission expires

Owner's Signature

Gary Zentner Zentex Ventures Ltd.
Owner's Name

44 Cocoanut Row, # B22
Street Address

Palm Beach, FL 33480
City, State, Zip

(917) 881 4505 gary@garyzentner.com
Telephone / Email

LEGAL DESCRIPTION

Parcel ID's: **2326-130-0000-000-7**
2326-130-0000-010-3

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

PARCELS CONTAINING A TOTAL OF 3,309,736.76 SQUARE FEET (75.981 ACRES) MORE OR LESS.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Wednesday, June 1, 2022

Parcel Report





Parcel

PARCELNO:	2326-130-0000-000-7
Property ID:	14334
Owner1:	Zentex Ventures Ltd
SiteAddress:	TBD

Owner

Owner1:	Zentex Ventures Ltd
Owner2:	
Owner3:	
MailingAddress:	44 Cocoanut Row Unit B-22 Palm Beach, FL 33480-4069

Overview

PrimaryLandUse:	9900 - UNCLSFD ACRG
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$1,564,200
FinishedArea:	
Acres:	58.23
TotalArea:	2,536,498

Legal Description

LegalDescription: 26 35 39 BEG SE COR OF NW 1/4 OF NE 1/4 OF SEC 26;TH N 89 25 15 E ALG N LI OF S 1/2 OF NE 1/4 OF SD SEC 26 AND ALG SLY AND WLY R/W LI OF GORDY RD : N 89 25 15 E 778.07 FT;TH S 54 46 58 E 162.21 FT;TH S 19 07 31 E 1342.11 FT TO E 1/4 COR OF SEC 26;TH S 89 41 23 W DEPARTING SD R/W LI ALG E-W 1/4 SEC LI OF SEC 26 920.97 FT; TH S 14 33 17 E 188.37 FT; TH S 82 44 43 W 300 FT; TH N 57 28 17 W 199.80 FT TO SEC 26; TH N 00 25 17 W 110.50 FT TO SD E-W 1/4 SEC LI OF SEC 26;TH S 89 41 23 N 09 47 57 W 103.11 FT;TH N 27 09 59 W 70.04 FT;TH N 16 47 34 W 100.39 FT;TH N 34 25 14 E 97.19 FT;TH N 30 58 35 W 190.63 FT;TH N 45 32 11 W 263.66 FT;TH N 32 41 52 W 197.13 FT;TH N 23 01 23 W 77.53 FT;TH N 18 45 14 W 42.64 FT;TH N 28 48 16 W 63.46 FT;TH N 18 42 56 W 71.54 FT;TH N 39 26 29 W 96.01 FT;TH N 42 51 36 W 106.86 FT;TH N 40 16 58 W 144.52 FT TO SD N LI OF S 1/2 OF NE 1/4 OF SEC 26;TH N 89 25 15 E ALG SD N LI 627.678 FT;TH N 11 21 32 W 52.48 FT;TH N 01 15 14 W 79.17 FT;TH N 49 51 16 E 43.54 FT;TH N 28 58 36 E 70.50 FT;TH N 43 10 36 E 48.37 FT;TH N 66 02 12 E 27.74 FT;TH N 84 05 11 E 43.77 FT;TH N 22 01 56 E 51.44 FT;TH N 68 03 55 E 75.97 FT;TH N 63 04 15 E 40.77 FT;TH N 85 47 42 E 40.84 FT TO SD WLY R/W LI OF GORDY RD;TH S 07 00 29 E 367.93 FT TO SD N LI OF S 1/2 OF NE 1/4 OF SEC 26;TH N 89 25 15 E ALG SD N LI AND ALG SLY R/W LI GORDY RD 64.00 FT TO POB. (58.23 AC) (OR 2360-2360 THRU 2399; 2448-2982 THRU 3000: 2449-101 THRU 119)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	$1,564,200	$0	$1,564,200	$0	$1,123,650	$0	$1,123,650	$440,550	$0
2020	$1,021,500	$0	$1,021,500	$0	$1,021,500	$0	$1,021,500	$0	$0
2019	$1,021,500	$0	$1,021,500	$0	$1,021,500	$0	$1,021,500	$0	$0
2018	$1,021,500	$0	$1,021,500	$0	$1,021,500	$0	$1,021,500	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	58.23	1,193.71
Fort Pierce Stormwater Charge	2011	158.4	10,929.6

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	51.93	Acre
2	4.23	Acre
3	2.07	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-119	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-116	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-113	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-110	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-107	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-104	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2449-101	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-3000	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2997	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2994	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2991	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2988	Clerk of Courts
12/20/2005	$100	XX03	SP	Avalon National Corp	2448-2985	Clerk of Courts
12/20/2005	$100	XX03	SP	Zentex Ventures LLC	2448-2982	Clerk of Courts
06/23/2005	$6,100,000	XX02	QC	Ft Pierce Investors Ltd	2360-2360	Clerk of Courts
07/01/1974	$562,500	XX00	CV		229-1652	Clerk of Courts
05/01/1973	$350,000	XX00	CV		214-672	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Wednesday, June 1, 2022

Parcel Report



Parcel

PARCELNO:	2326-130-0000-010-0
Property ID:	175610
Owner1:	Zentex Ventures Ltd
SiteAddress:	TBD

PARCELNO:	2326-130-0000-010-0
Property ID:	175610
Owner1:	Zentex Ventures Ltd
SiteAddress:	TBD

Owner

Owner1:	Zentex Ventures Ltd
Owner2:	
Owner3:	
MailingAddress:	44 Cocoanut Row Unit B-22 Palm Beach, FL 33480-4069

Owner1:	Zentex Ventures Ltd
Owner2:	
Owner3:	
MailingAddress:	44 Cocoanut Row Unit B-22 Palm Beach, FL 33480-4069

Overview

PrimaryLandUse:	9900 - UNCLSFD ACRG
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$34,400
FinishedArea:	
Acres:	18.74
TotalArea:	816,314

PrimaryLandUse:	9900 - UNCLSFD ACRG
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$34,400
FinishedArea:	
Acres:	18.74
TotalArea:	816,314

Legal Description

LegalDescription:

PARCEL A 26 35 39 BEG SE COR OF NW 1/4 OF NE 1/4 OF SEC 26; THENCE S 89 25 15 W ALG N LI OF S 1/2 OF NE 1/4 OF SD SEC 26 1060.80 FT TO POB:TH S 40 16 58 E 144.52;TH S 42 51 36 E 106.86 FT;TH S 39 26 29 E 96.01 FT;TH S 18 42 56 E 71.54 FT;TH S 28 48 16 E 63.46 FT;THS 18 45 14 E 42.64 FT;TH S 23 01 23 E 77.53 FT;TH S 32 41 52 E 197.13 FT;TH S 45 32 11 E 263.66 FT;TH S 30 58 35 E 190.63 FT;TH S 34 25 14 W 97.19 FT;TH S 16 47 34 E 100.39 FT;TH S 27 09 59 E 70.04 FT;TH S 09 47 57 E 103.11 FT TO E-W 1/4 SEC LI OF SEC 26;TH S 89 41 23 W 221.94 FT TO REF PT A; TH N 24 09 31 W 202.26 FT;TH N 27 05 46 W 726.64 FT;TH N 32 49 58 W 109.21 FT;TH N 24 08 51 W 40.94 FT;TH N 50 35 35 W 115.43;TH N 58 41 52 W 152.33 FT;TH N 70 41 40 W 98.36 FT TO N-S 1/4 SEC LI OF SEC 26;TH N 00 38 12 W ALG SD LI 204.88 FT TO SW COR OF NW 1/4 OF NE 1/4 OF SEC 26; TH N 89 25 15 E 285.05 FT TO POB TOGETHER WITH PARCEL B MPDAF : 26 35 39 COMMENCE AT SD REFERENCE PT A ;TH S 89 41 23 W ALG SD E-W 1/4 SEC LI OF SEC 26 109.82 FT TO POB:TH S 89 41 23 W 645.79 FT TO THE ELY R/W LI OF NSLRCD CANAL NO 95;TH N 00 38 12 W ALG SD ELY R/W LI 1027.17 FT;TH S 63 57 25 E 402.87 FT;YH S 52 27 18 E 30.16 FT;TH S 21 41 48 E 362.54 FT;TH S 26 39 22 E 94.67 FT TO POB. (18.74 AC) (OR 2360-2360 THRU 2399; 2448-2982 thru 3000: 2449-101 THRU 119)

LegalDescription:

PARCEL A 26 35 39 BEG SE COR OF NW 1/4 OF NE 1/4 OF SEC 26; THENCE S 89 25 15 W ALG N LI OF S 1/2 OF NE 1/4 OF SD SEC 26 1060.80 FT TO POB:TH S 40 16 58 E 144.52;TH S 42 51 36 E 106.86 FT;TH S 39 26 29 E 96.01 FT;TH S 18 42 56 E 71.54 FT;TH S 28 48 16 E 63.46 FT;THS 18 45 14 E 42.64 FT;TH S 23 01 23 E 77.53 FT;TH S 32 41 52 E 197.13 FT;TH S 45 32 11 E 263.66 FT;TH S 30 58 35 E 190.63 FT;TH S 34 25 14 W 97.19 FT;TH S 16 47 34 E 100.39 FT;TH S 27 09 59 E 70.04 FT;TH S 09 47 57 E 103.11 FT TO E-W 1/4 SEC LI OF SEC 26;TH S 89 41 23 W

221.94 FT TO REF PT A; TH N 24 09 31 W 202.26 FT;TH N 27 05 46 W 726.64 FT;TH N 32 49 58 W 109.21 FT;TH N 24 08 51 W 40.94 FT;TH N 50 35 35 W 115.43;TH N 58 41 52 W 152.33 FT;TH N 70 41 40 W 98.36 FT TO N-S 1/4 SEC LI OF SEC 26;TH N 00 38 12 W ALG SD LI 204.88 FT TO SW COR OF NW 1/4 OF NE 1/4 OF SEC 26; TH N 89 25 15 E 285.05 FT TO POB TOGETHER WITH PARCEL B MPDAF : 26 35 39 COMMENCE AT SD REFERENCE PT A ;TH S 89 41 23 W ALG SD E-W 1/4 SEC LI OF SEC 26 109.82 FT TO POB:TH S 89 41 23 W 645.79 FT TO THE ELY R/W LI OF NSLRCD CANAL NO 95;TH N 00 38 12 W ALG SD ELY R/W LI 1027.17 FT;TH S 63 57 25 E 402.87 FT;YH S 52 27 18 E 30.16 FT;TH S 21 41 48 E 362.54 FT;TH S 26 39 22 E 94.67 FT TO POB. (18.74 AC) (OR 2360-2360 THRU 2399; 2448-2982 thru 3000: 2449-101 THRU 119)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2021	$34,400	$0	$34,400	$0	$29,920	$0	$29,920	$4,480	$0
2020	$27,200	$0	$27,200	$0	$27,200	$0	$27,200	$0	$0
2019	$27,200	$0	$27,200	$0	$27,200	$0	$27,200	$0	$0
2018	$27,200	$0	$27,200	$0	$27,200	$0	$27,200	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	18.74	384.17
Fort Pierce Stormwater Charge	2011	51	3,519

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	0.92	Acre
2	17.82	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
12/20/2005	$100	XX03	SP	Zentex Ventures Ltd	2449-119	Clerk of Courts

PROJECT NARRATIVE & COVER LETTER
Hickory Trails
Development / Design / Concurrency Approval
June 29, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval a Development, Design and Concurrency Review application for a proposed residential development known as Hickory Trails. The proposed development includes 232 single family residential lots along with cabana and pool with associated site improvements. The subject parcels are noted below are located north of Okeechobee Road and west of the Florida Turnpike in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2326-130-0000-000-7	TBD – Gordy Road	58.23	MXD	AG-1
2326-130-0000-010-0	TBD – Gordy Road	18.74	MXD	AG-1
TOTAL:		**76.97**		

The subject parcels have a Future Land Use designation of Mixed-Use Development (MXD) and an underlying St. Lucie County Zoning designation of Agricultural -1 (AG-1). The applicant is proposing a change to the existing Future Land Use designation to Residential Low (RL). The City is currently reviewing previously submitted applications to request approval of a change in the Land Use from MXD to RL and a Zoning amendment from Agricultural -1 (AG-1) to Single Family Residential Moderate Density Zone (R-3).

To the northeast and east of the subject parcel lies the right-of-way of Gordy Road followed by land owned by the Florida State Turnpike Authority. This parcel has a St. Lucie County Future Land Use designation of Transportation / Utility (TU) and an underlying Zoning designation of Institutional (I).

Most of the southern property is adjacent to St. Lucie County owned land. These parcels have a St. Lucie County Future Land Use designation of Conservation – Public (CPUB) and an underlying Zoning designation of Conservation Public (CPUB). To the southeast of the subject parcel lies an undeveloped parcel. This parcel has a Future Land Use designation of Residential Suburban (RS) and an underlying Zoning designation of Agricultural – 1 (AG-1).

The northwest corner of the parcel is adjacent to agricultural parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed-Use Development (MXD) and an underlying Zoning designation of Agricultural – 1 (AG-1). Directly west o the parcel lies the right of way of North St. Lucie River Water Control District (NSLRWCD) Followed by a South Florida Water Management District (SFWMD) owned and maintained lake. This parcel has a Future Land Use designation of Special District (SD) and an underlying Zoning designation of Agricultural – 1 (AG-1).

Drainage: Stormwater runoff will be collected through a series of inlets that will be directed into wet detention lakes for treatment and attenuation prior to discharge off the site to the ten-mile creek.

As outlined on page 2 of the design review checklist, most items are included in this submittal package.

- Landscape plans will be forthcoming.
- Beach Dune System Protection Plan – Not Applicable.

Based on the above and attached information, the applicant respectfully requests approval of this application.

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Orchard Creek\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-06-29_Hickory_Trails_Dev_Design_Concurrency_Narrative_21-412.docx

July 06, 2022

Meritage Homes, South Florida Division
1400 Centerpark Blvd.
West Palm Beach, FL 334010

Attention: City of Ft. Pierce, and St Lucie County Board of County Commissioners, Building Safety, Plan Review

Reference:
3L Series

Dear Mr. DAmelio,

This letter is to describe the Architectural Styles represented on the 3L series homes.

3L05
Coastal – Stucco Veneer, and Hip Shingle Roof.
Cottage – Stone, and Stucco Veneer with Corbels and, Hip and Shingle Roof.
Craftsman – Stone and Stucco Veneer, with Corbels. Shingle Roof, and Batt. & Board Gabel end.

3L10
Coastal – Stucco Veneer, and Hip Shingle Roof.
Cottage – Stone and Stucco Veneer with Corbels and, Hip and Shingle Roof.
Craftsman – Stone and Stucco Veneer, with Corbels. Gable end and Shingle Roof, with Siding at Gable end.

3L15
Coastal – Stucco Veneer, and Hip Shingle Roof
Cottage – Stone and Stucco Veneer with Corbels. Hip and Shingle Roof.
Craftsman – Stone and Stucco Veneer, with Corbels. Shingle Roof, with Batt. & Board at Gabel end.

3L55
Coastal – Stucco Veneer on first floor. Siding veneer on second floor with, Shingle hip roof.
Cottage – Stone and Stucco Veneer on first floor. Siding veneer on second floor. Gable end with Shake siding. Louvered shutters. Shingle roof.
Craftsman – Stone and Stucco Veneer on first floor. Batt. & Board Siding Veneer on second floor. Shingle Roof with Gable end front with Shake siding. Batt & Board Shutters.

www.forefrontae.com – 1230 Oakley Seaver Blvd. Suite 100
Clermont, Florida 34711
Phone: (888) 850-3323 - Fax: (888) 850-3321
Engineering: CA30900 – Architecture: AR98800

3L60
Coastal – Stucco Veneer on first floor. Siding Veneer on second floor with Batt and Board shutters.. Batt & board shutters, and hip roof with shingles.
Cottage – Stone and Stucco veneer on first floor. Siding veneer on second floor, with Gable end fronts with Horizontal siding. Louvered shutters and Corbels. Shingle Roof.
Craftsman – Stone and Stucco veneer on first floor. Horizontal siding on second floor, with Batt. & Board Siding Veneer on Gable ends. Batt & Board Shutters. Shingle Roof.

3L65
Coastal – Stucco veneer on first floor. Horizontal siding veneer on second floor. Hip Shingle Roof, and Batt & Board shutters.
Cottage – Stone and Stucco veneer on first floor. Siding Veneer on second floor. Shingle Roof with Gable end fronts with Batt & Board.
Craftsman – Stone and Stucco veneer on first floor. Horizontal siding on second floor and on Gable ends. Shingle Roof.

3L70
Coastal – Stucco veneer on first floor. Siding veneer on second floor. Hip Shingle Roof, and louvered shutters.
Cottage – Stucco veneer on first floor. Horizontal siding and Batt and Board Veneer on second floor. Louvered shutters. Shingle Roof with Gable ends.
Craftsman – Stone and Stucco Veneer on first floor. Horizontal siding and Batt & Board on second floor. Horizontal siding on Gable ends. Shingle Roof.

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Engineering: CA30900 – Architecture: AR98800



Hickory Trails

Aerial Map

Fort Pierce, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER # 9982661
REVISION # 1-28-2022
COMMITMENT DATE: JANUARY 25, 2022, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:

A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

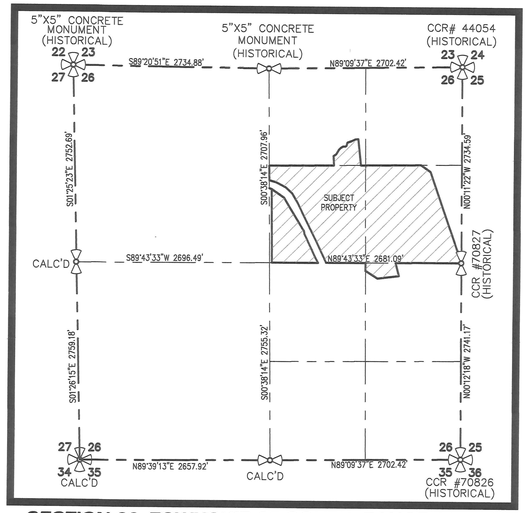
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
7. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
   AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
8. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

NOTE: ORDINANCE NO. L-52 RECORDED IN OFFICIAL RECORDS BOOK 3027, PAGE 428.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

SYMBOL & ABBREVIATION LEGEND:

P.O.B.	POINT OF BEGINNING
(C)	CALCULATED
(D)	DEED
LB	LICENSED BUSINESS
℄	CENTER LINE
N.S.L.R.W.C.D.	NORTH SAINT LUCIE RIVER WATER CONSTROL DISTRICT
CCR	CERTIFIED CORNER RECORD



SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST
(1"=1000')



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.
AND
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.
AND
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.
AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MARCH 15, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 15, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN REVIEWED BY THIS OFFICE FOR MATTERS RELATING TO THE SUBJECT PROPERTY.
5. PARCELS CONTAIN A TOTAL OF 3,328,563.14 SQUARE FEET (76.413 ACRES), MORE OR LESS.
6. THIS ALTA SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN ZONE X AND ZONE AE (BASE FLOOD ELEVATION 16.00') AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CERTIFIED TO:

- ZENTEX VENTURES, LTD.,
- MERITAGE HOMES OF FLORIDA, INC.,
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- GARTNER, BROCK AND SIMON, LLP

ALTA CERTIFICATION:

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, 8, 11A, 11B, 13, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2022.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556
STATE OF FLORIDA
SIGNATURE DATE: 3-16-2022

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

ENGINEERS ⊘ SURVEYORS
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UNIT 201
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

AMB	DRAWN BY
MTO	CHECKED BY
JW	FIELD CREW
21-412 Zontex ALTA B-1-T	FILENAME
AS SHOWN	SCALE
March 14, 2022	DATE

REVISION COMMENTS

DATE

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE
RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455

21-412

Z:\EDC\2021\21-412 - Meritage Homes - Zontex Parcel\SURVEY\Dwg - PSP\Survey\21-412 Zontex ALTA B-1-T Survey.dwg, 3/16/2022 4:24 PM
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ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

NORTH

NW CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N:1119130.23
E:845667.69

N QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N:1119099.08
E:848402.39

NE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 44054
RAILROAD SPIKE UNDER ASPHALT
(HISTORICAL RECORD)
N:1119138.69
E:851104.52

22 23 27 26 — S89°20'51"E 2734.88' — 23 24 26 25

N89°09'37"E 2702.42'

S00°25'21"E 2750.69'

S83°59'32"W 41.53'
S66°13'07"W 66.50'
S71°01'54"W 52.24'
S21°10'30"W 23.73'
S10°25'11"W 21.56'
S51°00'11"W 19.80'
S89°54'05"W 35.49'
S53°04'49"W 9.22'
S58°55'52"W 28.32'
S43°37'36"W 32.39'
S30°26'45"W 75.68'
S56°03'42"W 45.76'
S04°34'45"E 19.43'
S04°34'45"E 59.56'
S01°42'45"E 52.36'

LOUIS J FORGET
3075 GORDY RD
PARCEL ID:
2323-501-0075-000-2

PHILIP J FORGET
3125 GORDY ROAD
PARCEL ID:
2323-501-0074-000-5

A-I HOLDINGS SR70 LLC
PARCEL ID:
2323-501-0069-000-7

SET 5/8" IRON ROD & CAP (LB#8098)
FOUND 5/8" IRON ROD & CAP (LBFH) (S 18.06', W 0.55')

N06°27'54"W 368.06'(C)

P.O.B.
PARCEL 1
64' WEST OF THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

18' WIDE ASPHALT ROAD

℄ GORDY ROAD

N89°26'31"E
N LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26 (BEARING BASIS)
64.00'
S89°26'31"W 903.61'
S89°26'31"W 841.04'(C)

SET 5/8" IRON ROD & CAP (LB#8098)
THOMAS ANTHONY HOOD
8101 OKEECHOBEE RD
PARCEL ID:
2323-501-0052-000-5

CENTER OF GULLY
378.01'(C) 334.6'(D)
FOUND 5/8" IRON ROD & CAP (LB#7217)

S00°38'14"E 205.19'
S74°25'41"E 98.96'
N74°15'55"W 292.50'
S62°40'48"E 152.59'
S47°33'50"E 122.01'
S30°14'45"E 151.07'
N67°17'35"W 36.49'
N56°06'41"W 210.38'
N30°15'38"W 143.66'

N54°45'42"W 162.21'(C)

FLORIDA STATE TURNPIKE AUTHORITY
PARCEL ID:
2326-111-0000-010-1

UTILITY POLES & POWER LINES FOUND ALONG WEST R/W LINE OF GORDY ROAD

SUNRISE UTILITIES
WITNESS LINE
N33°23'57"W 611.98'

℄ GORDY ROAD (80' R/W)
N19°10'06"W 1342.59'(C)
S00°10'05"E 50.00'
50.00'

PARCEL ID:
2326-130-0000-000-7
2326-130-0000-010-0

TOTAL AREA=3,328,563.14 SQUARE FEET
(76.413 ACRES)

AREA=2,936,131.54 SQUARE FEET
(67.404 ACRES)

E LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 26
W LINE OF THE SE 1/4 OF THE NE 1/4 OF SEC 26

S37°24'23"E 400.56'
TEN MILE CREEK (N.S.L.R.W.C.D.)
APPROX TOP OF BANK
N15°57'06"W 601.32'
APPROX TOP OF BANK
S26°13'41"E 627.00'
S25°01'43"E 301.37'
N24°47'34"W 350.76'
N28°54'53"W 95.16'

WITNESS LINE
N33°23'57"W 611.98'
N33°23'57"W 1200.60'

℄ N.S.L.R.W.C.D. CANAL NO. 95
(67' WIDE RIGHT-OF-WAY)
S00°38'14"E 1015.48'

PARCEL ID:
2326-130-0000-010-0
N10°49'26"W 38.02'

AREA=392,431.60 SQUARE FEET
(9.009 ACRES)

33.50'
33.50'
W LINE OF S 1/2 OF THE NE 1/4 OF SEC 26

E 1/4 CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70827
3/4" IRON PIPE & CAP "LB# 4108"
(NOT FOUND
N:1116404.11
E:851113.57

P.O.B.
PARCEL 1
NW CORNER OF THE NE 1/4 OF THE SE 1/4 SEC 26, TWP 35S, RGE 39E

W QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1116378.38
E:845736.05

S89°43'33"W 2696.49'

645'±
N89°43'33"E 634.61'
552'±
N89°43'33"E 546.67'
419.60'(C) 422.80'(D)
N89°43'33"E 1307.04'
S00°25'17"E 110.50'(C)(D)
N89°43'33"E 920.94'
S LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26

SET 5/8" IRON ROD & CAP (LB#8098)

N14°33'17"W
188.09'(C)
186.00'(D)

122°57'(D)
140°33'(D)
82°42'(D)
S57°28'17"E
199.80'(C)(D)
N82°44'43"E
300.00'(C)(D)

ST. LUCIE COUNTY
PARCEL ID:
2326-421-0002-000-4
2326-421-0001-000-7
2326-411-0001-000-6

HICKORY BRANCH PROPERTIES INC
3605 GORDY RD
PARCEL ID:
2326-413-0001-000-2

S00°38'14"E 2755.32'

S00°26'15"E 2759.18'

SW CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113620.07
E:845805.27

S QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113636.13
E:848463.15

SE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70826
3/4" IRON PIPE & CAP (LB#4108)
(HISTORICAL RECORD)
N:1113662.96
E:851123.38

N00°07'28"W 2741.17'

E LINE OF SEC 26, TWP 35S, RGE 39E
N00°11'22"W 2734.59'

27 26 34 35 — N89°39'13"E 2657.92' — 26 25 35 36

N89°09'37"E 2702.42'

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Parcel\SURVEY\Dwg - PDF\Survey\21-412 Zentex ALTA B-T Survey.dwg, 3/16/2022 4:38 PM
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MTO	CHECKED BY
JW	FIELD CREW
21-412 Zentex ALTA B-T Survey.dwg	FILENAME
AS SHOWN	SCALE
March 14, 2022	DATE

REVISION COMMENTS

DATE

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

2 OF 2

LEGEND

	PROPOSED CURB INLET		EXISTING CONCRETE
	PROPOSED CATCH BASIN		EXISTING PAVEMENT
D	PROPOSED STORM MANHOLE		PROPOSED STANDARD ASPHALT
S	PROPOSED SANITARY MANHOLE		PROPOSED CONCRETE
	PROPOSED DOUBLE SANITARY SERVICE		EXISTING WETLANDS
	PROPOSED DOUBLE WATER SERVICE		HANDICAP STALL
	PROPOSED FIRE HYDRANT ASSEMBLY		PROPOSED LIGHTING LOCATION
	PROPOSED SIGN	#	PARKING STALL TAG # OF STALLS

PROJECT TEAM

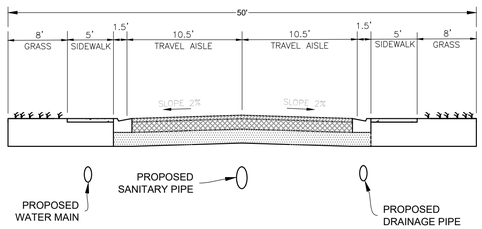
OWNER:
ZENTEX VENTURES LTD
44 COCOANUT ROW UNIT B-22
PALM BEACH, FL 33480

DEVELOPER:
MERITAGE HOMES OF FLORIDA, LLC.
1400 CENTREPARK BLVD., SUITE 1000
WEST PALM BEACH, FL 33401
(561) 847-7516

ENGINEER:
ENGINEERING, DESIGN & CONSTRUCTION, INC.
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987

LANDSCAPE ARCHITECT:
CONCEPTUAL DESIGN GROUP, INC.
900 EAST OCEAN BOULEVARD, SUITE 130D
STUART, FL 34994

SURVEY:
ENGINEERING, DESIGN & CONSTRUCTION. INC.



LEGAL DESCRIPTION:

PARCEL I:
A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST ONE HALF OF THE EAST ONE HALF OF SAID SECTION 2, LYING NORTH OF INTERSTATE HIGHWAY NO. 95 "I-95" (A 324.00-FOOT-WIDE RIGHT-OF-WAY), EXCEPTING THEREFROM A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 282, PAGE 330, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

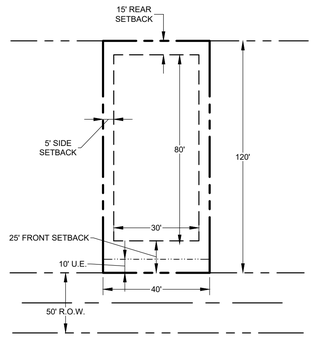
THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2;

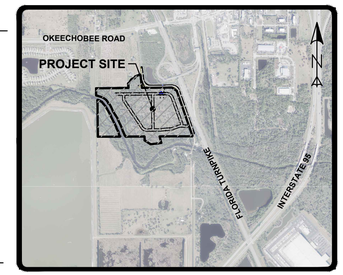
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89°26'53" E ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 1375.33 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID NORTH LINE S 89°26'53" E A DISTANCE OF 200.01 FEET TO A POINT BEING 200.00 FEET EAST (AS MEASURED AT RIGHT ANGLES) OF THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 2; THENCE DEPARTING SAID NORTH LINE S 00°03'50" W ALONG A LINE PARALLEL WITH AND 200.00 FEET EAST OF THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 2 A DISTANCE OF 1330.88 FEET TO A POINT BEING 50.00 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE EAST-WEST ONE QUARTER - ONE QUARTER SECTION LINE; THENCE N 89°47'42" W ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE SAID EAST-WEST ONE QUARTER - ONE QUARTER LINE A DISTANCE OF 100.00 FEET TO A POINT BEING 100.00 FEET EAST (AS MEASURED AT RIGHT ANGLES) OF THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 2; THENCE DEPARTING SAID PARALLEL LINE N 00°03'50" E ALONG A LINE PARALLEL WITH AND 100.00 FEET EAST OF THE SAID WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST-WEST ONE QUARTER - ONE QUARTER SECTION LINE; THENCE N 89°47'42" W ALONG SAID EAST-WEST ONE QUARTER - ONE QUARTER LINE A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 2; THENCE N 00°03'50" E ALONG SAID WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER A DISTANCE OF 1382.09 FEET TO A POINT ON THE SAID NORTH LINE OF SECTION 2, ALSO BEING THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

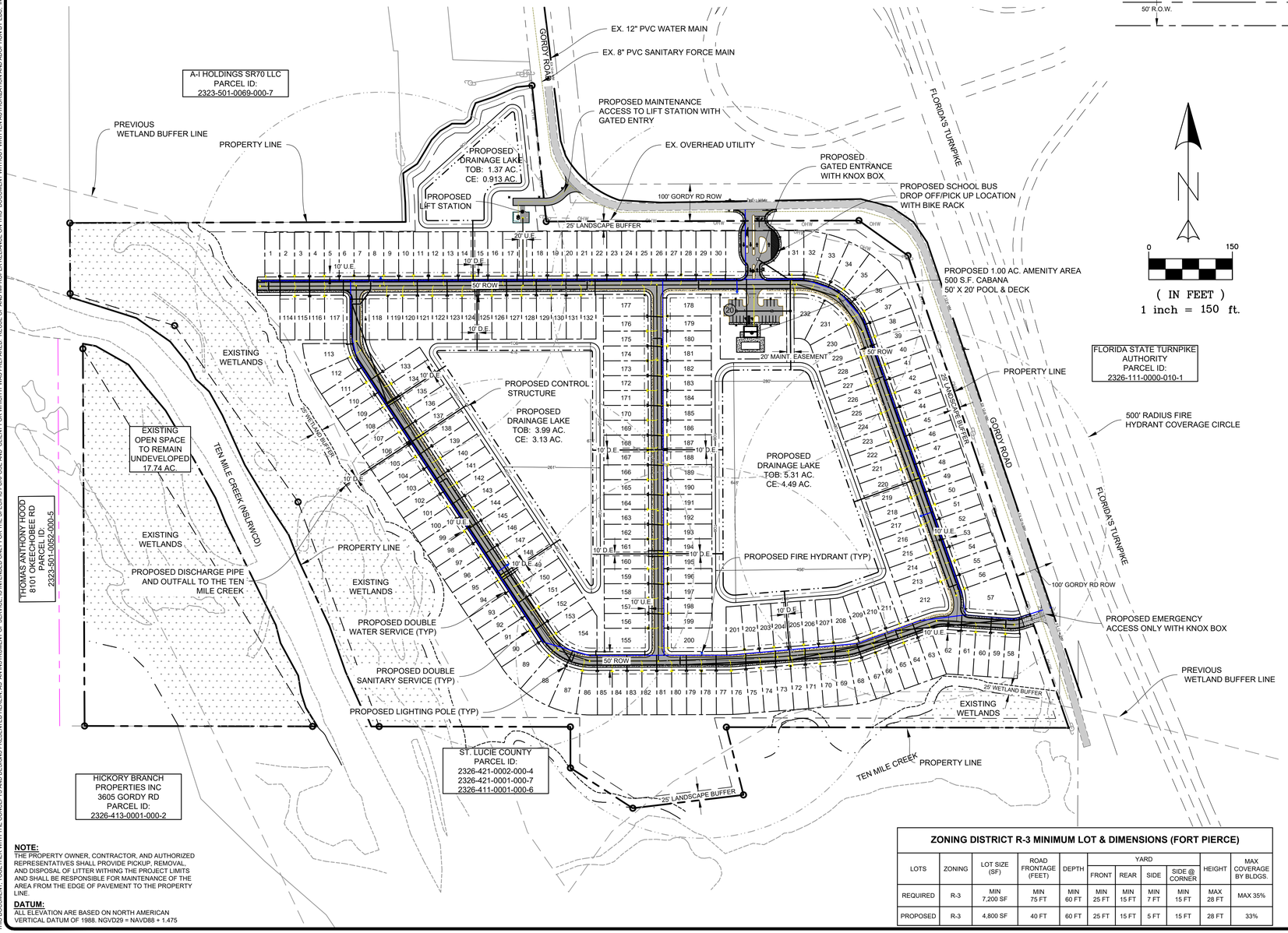
PARCEL II:
THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER LYING NORTH OF THE I-95 RIGHT OF WAY, LESS THE EAST 93 FEET FOR ROAD AND CANAL RIGHT-OF-WAY, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL CONTAINS 202.196 ACRES, MORE OR LESS.





SAINT LUCIE COUNTY, FLORIDA
VICINITY MAP
SCALE: 1"=2000'



0 150
(IN FEET)
1 inch = 150 ft.

SITE DATA

PROPERTY DATA:

PROPERTY SIZE:	3,352,813 S.F. (76.97 AC)
FUTURE LAND USE:	RS
ZONING:	AG-1
PROPOSED ZONING:	R-3
PARCEL ID:	
2326-130-0000-000-7	2326-130-0000-010-0
SEC/TOWN/RANGE:	26/35S/39E
ADDRESS:	(TBD) FORT PIERCE, FL

SITE DATA:

TOTAL DEVELOPABLE AREA:	59.52 AC.(2,592,844 S.F.)
WETLAND/5-MILE CREEK:	17.45 AC.(759,969 S.F.)
TOTAL LOT DENSITY(3 D.U./AC.):	232 LOTS

BUILDING LOT SETBACKS:

FRONT BUILDING SETBACK:	25'
SIDE BUILDING SETBACK:	15'
REAR BUILDING SETBACK:	15'

SEE TYPICAL LOT LAYOUT DETAILS THIS SHEET

COMMON OPEN SPACE:

REQUIRED OPEN SPACE:	1,173,484 SF	26.94 AC	35%
PROPOSED OPEN SPACE:	1,268,926 S.F.	29.13 AC.	37.85%

UTILITY PROVIDER:
WATER - ST LUCIE COUNTY UTILITIES (SLCU)
WASTEWATER - ST LUCIE COUNTY UTILITIES (SLCU)

DRAINAGE:
STORMWATER RUNOFF WILL BE COLLECTED THROUGH A SERIES OF INLETS THAT WILL BE DIRECTED INTO WET DETENTION LAKES FOR TREATMENT AND ATTENUATION PRIOR TO DISCHARGING OFF SITE TO THE TEN MILE CREEK.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY W/ ALL FEDERAL, STATE & LOCAL REGULATIONS.

LOADING & WASTE SCREENING:
ACCORDING TO LDC SECTION 7.09.04(F), ALL OFF-STREET LOADING SPACES & WASTE RECEPTACLES SHALL BE FULLY SCREENED FROM ANY RESIDENTIAL USE.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FT OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
ALL FIXTURES AND POLES SHALL CONFORM TO ST. LUCIE COUNTY LDC SECTION 7.09.04K - OFF-STREET LIGHTING REQUIREMENTS AND GENERAL DESIGN STANDARDS.

LANDSCAPE:
SEE LANDSCAPE PLANS

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

PARKING INFORMATION:

PROPOSED CABANA, POOL & MAIL KIOSK PICKUP:

TOTAL PARKING PROVIDED	**20 STALLS**
REQUIRED HANDICAP	2 STALLS
PROVIDED HANDICAP	2 STALLS

TOTAL SITE AREA: **3,352,813** S.F. 76.97 AC. 100.00%

LAND USE TABLE:

PROPOSED BUILDINGS:	500 S.F.	0.01 AC.	0.0002%
PROPOSED ASPHALT:	144,305 S.F.	3.31 AC.	4.30%
PROPOSED CONCRETE:	63,623 S.F.	1.46 AC.	1.90%
PROPOSED LAKES @ CE:	369,828 S.F.	8.49 AC.	11.03%
PROPOSED LAKE BANKS:	94,535 S.F.	2.17 AC.	2.82%

IMPERVIOUS/PERVIOUS:

TOTAL IMPERVIOUS	578,256 S.F.	13.28 AC.	17.25%
TOTAL PERVIOUS AREA*	2,774557 S.F.	63.70 AC.	82.75%

*NOTE: INCLUDES 1,268,926 S.F.(29.13 AC.) - 37.85% OPEN SPACE AREA

ZONING DISTRICT R-3 MINIMUM LOT & DIMENSIONS (FORT PIERCE)

LOTS	ZONING	LOT SIZE (SF)	ROAD FRONTAGE (FEET)	DEPTH	YARD				HEIGHT	MAX COVERAGE BY BLDGS.
					FRONT	REAR	SIDE	SIDE @ CORNER		
REQUIRED	R-3	MIN 7,200 SF	MIN 75 FT	MIN 60 FT	MIN 25 FT	MIN 15 FT	MIN 7 FT	MIN 15 FT	MAX 28 FT	MAX 35%
PROPOSED	R-3	4,800 SF	40 FT	60 FT	25 FT	15 FT	5 FT	15 FT	28 FT	33%

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHING THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE.

DATUM:
ALL ELEVATION ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGVD29 = NAVD88 + 1.475

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
VDR DRAWN BY
21-412 dgn latest 7-6-2022.dwg FILENAME
SP-1 LAYOUT
AS SHOWN SCALE
06JULY22 DATE

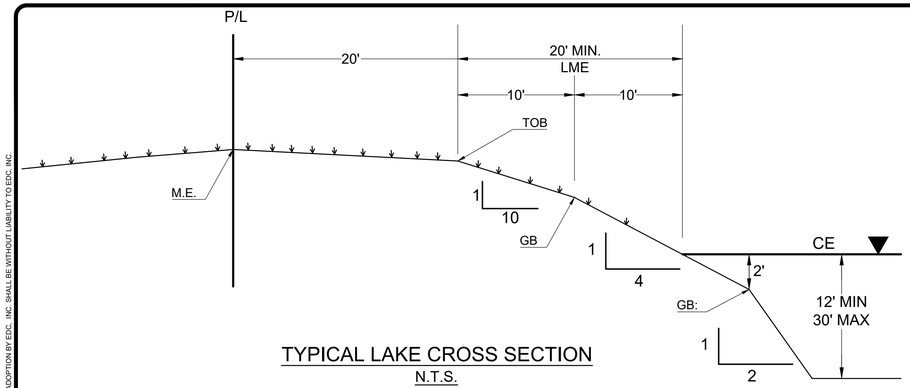
REVISION COMMENTS
DATE

MERITAGE HOMES - ZENTEX
HICKORY TRAILS
SITE PLAN
CITY OF FORT PIERCE FLORIDA

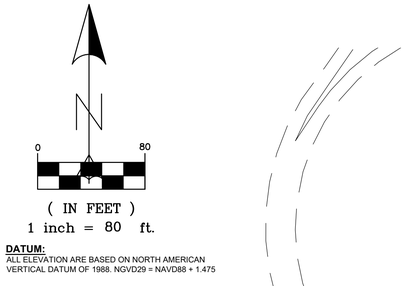
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-412

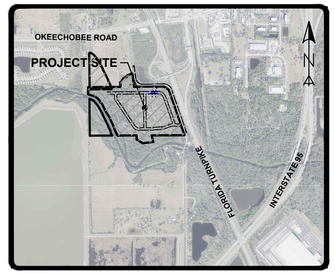
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



TYPICAL LAKE CROSS SECTION
N.T.S.



DATUM:
ALL ELEVATION ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGVD29 = NAVD88 + 1.475



SAINT LUCIE COUNTY, FLORIDA
VICINITY MAP
SCALE: 1"=2000'

LEGEND			
	PROPOSED CURB INLET		EXISTING CONCRETE
	PROPOSED CATCH BASIN		EXISTING PAVEMENT
D	PROPOSED STORM MANHOLE		PROPOSED STANDARD ASPHALT
S	PROPOSED SANITARY MANHOLE		PROPOSED CONCRETE
	PROPOSED DOUBLE SANITARY SERVICE		EXISTING WETLANDS
	PROPOSED DOUBLE WATER SERVICE		HANDICAP STALL
	PROPOSED FIRE HYDRANT ASSEMBLY		PROPOSED LIGHTING LOCATION
	PROPOSED SIGN	#	PARKING STALL TAG # OF STALLS

GORDY ROAD
100' GORDY RD ROW
EX 12" PVC WM
EXISTING 12" PVC WATER MAIN
EXISTING 8" PVC SANITARY FORCE MAIN
PROPOSED SANITARY FORCE MAIN
PROPOSED SANITARY FORCE MAIN TAP
EXISTING OVERHEAD UTILITY
PROPOSED WATER MAIN TAP
PROPOSED GATED ENTRY WITH KNOX BOX
PROPOSED 5' WIDE SIDEWALK
EX 12in WM
PROPERTY LINE
500' RADIUS FIRE HYDRANT COVERAGE CIRCLE
PROPOSED DRAINAGE LAKE
TOB: 1.37 AC.
CE: 0.913 AC.
PROPOSED MAINTENANCE PATH TO LIFT STATION WITH GATED ENTRY
PROPOSED LIFT STATION
25' LANDSCAPE BUFFER
OHW
TOB
20'
30'
45'
40'
120'
26'
18'
12'
PROPOSED SCHOOL BUS PICK UP/DROP OFF LOCATION WITH BIKE RACK
PROPOSED FIRE HYDRANT ASSEMBLY (TYP)
PROPOSED SANITARY MANHOLE (TYP)
PROPOSED F-CURB INLET (TYP)
PROPOSED CATCH BASIN (TYP)
10' U.E.
10' D.E.
20' D.E.
50' ROW
PROPOSED 5' WIDE SIDEWALK
PROPOSED 50' BY 20' POOL WITH DECK
20' MAINT. EASEMENT
PROPOSED 500 SF CABANA
PROPOSED 8" GRAVITY SEWER (TYP)
PROPOSED DRAINAGE PIE (TYP)
PROPOSED 12" WATER MAIN (TYP)
PROPOSED CONTROL STRUCTURE
PROPOSED DOUBLE SANITARY SERVICE CONNECTION (TYP)
PROPOSED DOUBLE WATER SERVICE CONNECTION (TYP)
PROPOSED SINGLE SANITARY SERVICE CONNECTION (TYP)
PROPOSED SINGLE WATER SERVICE CONNECTION (TYP)
PROPOSED OUTFALL DISCHARGE PIPE TO THE TEN MILE CREEK
PROPOSED DRAINAGE MANHOLE (TYP)
PROPOSED LIGHTING POLE (TYP)
EXISTING WETLANDS
EXISTING OPEN SPACE TO REMAIN UNDEVELOPED 17.74 AC.
TEN MILE CREEK (NSLRWCD)
PROPOSED DRAINAGE LAKE
TOB: 3.99 AC.
CE: 3.13 AC.
PROPOSED DRAINAGE LAKE
TOB: 5.31 AC.
CE: 4.49 AC.
261'
674'
645'
456'
416'

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
VER DRAWN BY
21-412 rpp latest-7-6-2022.dwg FILENAME
SP=2 LAYOUT
AS SHOWN SCALE
DSUE,Y22 DATE

REVISION COMMENTS
DATE

MERITAGE HOMES - ZENTEX
HICKORY TRAILS
SITE PLAN
CITY OF FORT PIERCE FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
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21-412

2 OF 3

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LEGEND

	PROPOSED CURB INLET		EXISTING CONCRETE
	PROPOSED CATCH BASIN		EXISTING PAVEMENT
	PROPOSED STORM MANHOLE		PROPOSED STANDARD ASPHALT
S	PROPOSED SANITARY MANHOLE		PROPOSED CONCRETE
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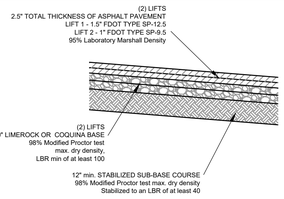
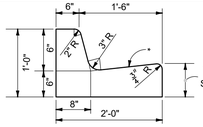
	PROPOSED FIRE HYDRANT ASSEMBLY		PROPOSED LIGHTING LOCATION
	PROPOSED SIGN	#	PARKING STALL TAG # OF STALLS

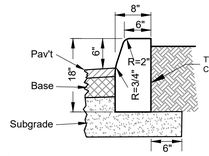


TYPICAL PAVEMENT SECTION



*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE "F" CURB



NOTES:

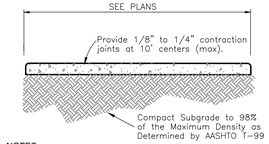
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB



NOTES:

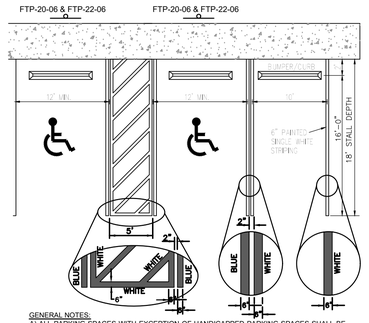
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.



NOTES:

1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL



GENERAL NOTES:

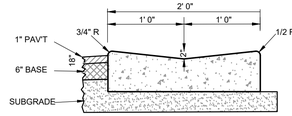
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, FY 2017-18.

C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

HANDICAPPED SPACE DETAIL

18' PARKING STALL DETAIL

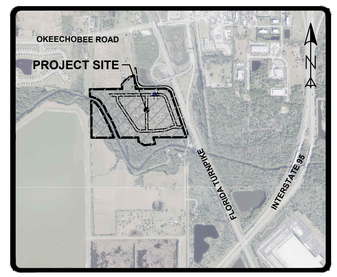


NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS

2' VALLEY GUTTER

0 80

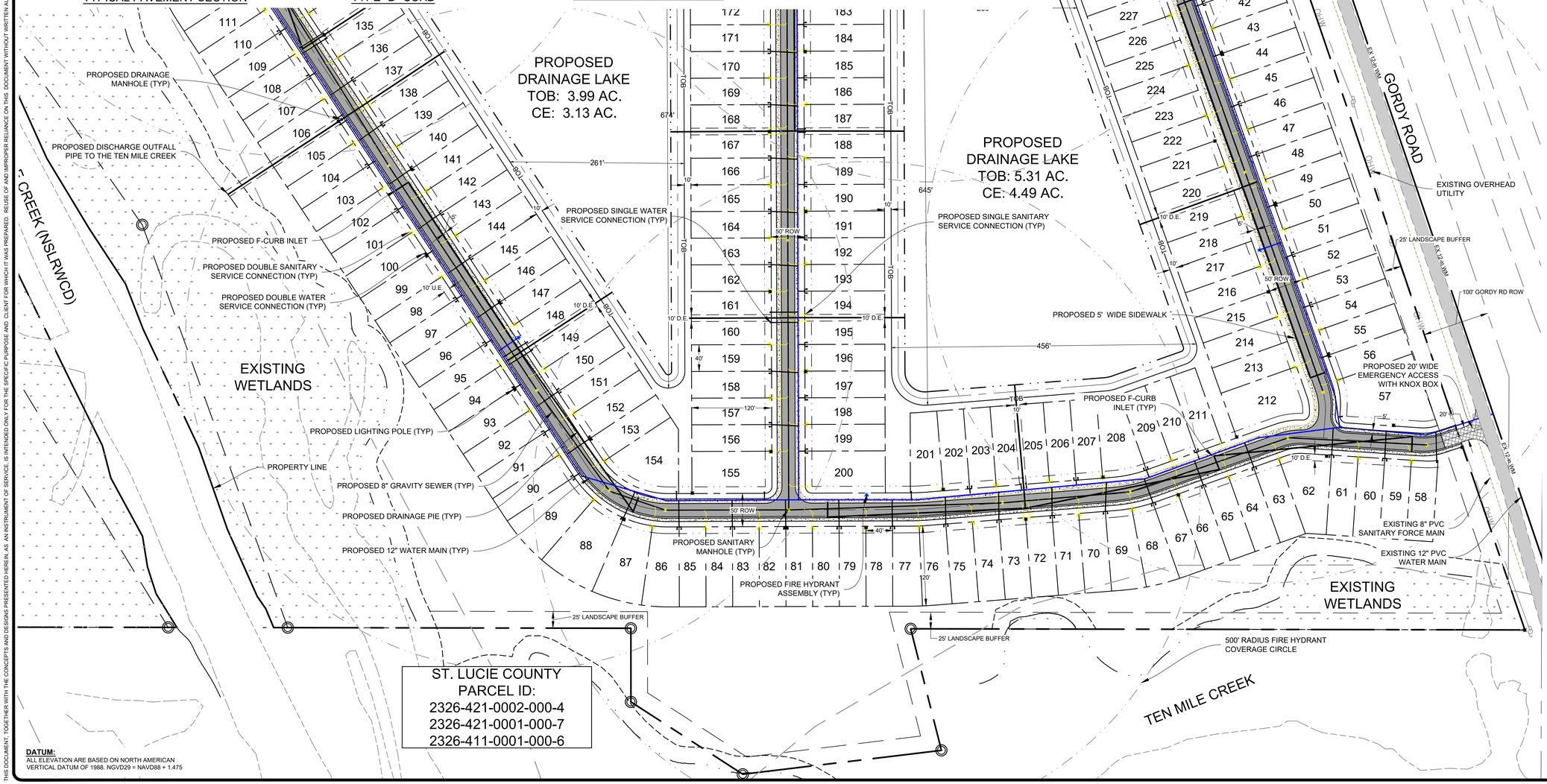
(IN FEET)
1 inch = 80 ft.



SAINT LUCIE COUNTY, FLORIDA

VICINITY MAP

SCALE: 1"=2000'



ST. LUCIE COUNTY
PARCEL ID:
2326-421-0002-000-4
2326-421-0001-000-7
2326-411-0001-000-6

DATUM:
ALL ELEVATION ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGVD29 = NAVD88 + 1.475

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DCB DESIGNED BY
VER DRAWN BY
21-412 dsp latest 7-6-2022.dwg FILENAME
SP-3 LAYOUT
AS SHOWN SCALE
06.8.0 Y22 DATE

REVISION COMMENTS
DATE

MERITAGE HOMES - ZENTEX
HICKORY TRAILS
SITE PLAN

CITY OF FORT PIERCE FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-412

3 OF 3

March 04, 2022

Meritage Homes
Matt Reardon
1000 Centrepark Blvd., Ste. 1000
West Palm Beach, FL 33401
(772) 285-4100

Via email: matt.reardon@meritagehomes.com

Reference: **Environmental Assessment**
Gordy Road, 76.97ac.
Fort Pierce, FL 34945
Parcel ID(s)#: 2326-130-0000-000-7, 2326-130-0000-010-0

Dear Mr. Reardon,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced parcels. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain City of Fort Pierce developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.



Anthony A. Adams, BS
Sr. Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel IDs: 2326-130-0000-000-7, 2326-130-0000-010-0
Gordy Road, 76.97ac.
Fort Pierce, FL 34945

Date: March 04, 2022
Project # 21-412 Zentex

Prepared For:
Meritage Homes
Matt Reardon
1000 Centrepark Blvd., Ste. 1000
West Palm Beach, FL 33401
(772) 285-4100
matt.reardon@meritagehomes.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of two (2) tax parcels (Parcel ID # 2326-130-0000-010-0, 2326-130-0000-000-7) totaling an approximate 76.97 acres. The subject parcel is classified by the St. Lucie County Property Appraiser with a current Land Use Designation of 9900 – Non-Ag. The parcel is located just west of the FL Turnpike and just south of Okeechobee Road in the City of Fort Pierce, Florida. The subject property is further located within Section 26, Township 35 South, and Range 39 East, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on March 02, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. Upland habitat associations were determined via onsite analysis and were classified according to the Florida Department of Transportation (FDOT) geographic mapping section known as the Florida Land Use, Cover and Forms Classification System (FLUCCS). The FDOT mapping serves as a uniform land classification system compatible with regional and local permitting agencies. The habitat on the subject parcel consisted of the following FLUCCS (Florida Land Use & Cover Classification System) codes; 213 – Woodland Pasture. (See attached FLUCCS map for estimated acreages.) It is important to note that while there is native vegetation present, the native vegetation does not have significant associations greater than 50% and is therefore not considered to be native habitat. In addition, the site has been managed and altered for cattle grazing, which seems consistent with historical aerial images. All that remains are native oak trees that will likely require mitigation.

Common Name	Species Name
Cabbage Palm	*Sabal palmetto*
Slash Pine	*Pinus elliotti var. densa*
Live Oak	*Quercus virginiana*
Laurel Oak	*Quercus laurifolia*
Brazilian Pepper**	*Schinus terebinthifolia*
Earleaf Acacia**	*Acacia auriculiformis*

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are State **AND** Federal jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were found during the field reconnaissance on the property. The wetlands were identified with a FLUCCS code of 615 – Stream and Lake Swamps. The wetland area on the subject property spans the eastern and western boundaries of 10 Mile Creek.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises were observed on site. However, abandoned burrows and associated gopher tortoise habitat was found. A 100% gopher tortoise survey will likely be required prior to land clearing activities. In addition, no sandhill cranes or their nests were identified on site at the time of the visit.

Due to anthropogenic disturbances onsite such as, cattle grazing, other agricultural practices, or previous land clearing efforts, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat.

No other state or federally listed plant/animal species were observed on site.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Arents, 0 to 2 percent slopes - Arents are nearly level and ranges from somewhat poorly drained to moderately well drained. The soil consists of fill material that were excavated and spread over the surface of wet mineral soils. The mixed fill layer is typically 20 to 50 inches thick. The water table is below a depth of 30 inches for most of the year. Organic matter and thus the agricultural potential for this soil is low.

Fluvaquents - This very poorly drained, nearly level soil is on flood plains of rivers and creeks. Slopes are smooth to concave or convex and range from 0 to 2 percent. Color, texture, and thickness of the soil layers are variable within short distances. Texture ranges from sand to clay and thickness of layers ranges from 2 to 30 inches. Included with this soil in mapping are small areas of Chobee, Kaliga, Pompano, Riviera, and Winder soils. The included soils make up less than 30 percent of any mapped area. The water table in Fluvaquents is at a depth of less than 10 inches for 4 to 6 months and within a depth of 40 inches for 9 to 12 months. More than once every 2 years the soils are flooded for a period of 7 to 30 days. Available water capacity is medium to high in the loamy and clayey layers and low in the sandy layers. Permeability is rapid in the sandy layers and moderate to very slow in the loamy and clayey layers. Natural fertility and content of organic matter are low, but they vary. Natural vegetation is cabbage palms and wetland hardwoods and an understory of saw palmetto and herbaceous plants.

Nettles sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Riviera fine sand - This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Wabasso sand - This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Wauchula Sands – The Wauchula series consists of very deep, very poorly or poorly drained, moderately slow or slowly permeable soils on flatwoods on the lower coastal plains. They formed in sandy and loamy marine sediments. Slopes range from 0 to 5 percent. Many areas of this soil have been cleared and are used for tame pasture or range. Some areas are used for citrus and vegetable crops where water control is adequate. The natural vegetation consists of longleaf pine, slash pine, sawpalmetto, with an understory of inkberry, fetter, southern bayberry, and pineland threeawn.

SITE HISTORY:

After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject parcel has remained vacant, yet maintained since the early 2000s. Exotic vegetation has been removed.

According to the St. Lucie County Property Appraiser, the subject parcel(s) included in this Environmental Assessment were most recently sold on December 21, 2005.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce regulations that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

The regulation will be quoted in black, interpretation and consultation will be written in red.

"4.8 *Objective:*
Wetlands *and natural functions of* wetlands *shall be preserved and protected pursuant to FDEP. Uses shall be directed away from* wetlands *and development shall be designed to preserve and protect* wetlands *and the natural functions of* wetlands*. Mitigation may be considered as one means to compensate for loss of* wetland *functions."*

The City of Fort Pierce follows State protocol in regards to development around wetlands. This means obtaining a determination, and utilizing appropriate buffers (25') when site planning. The jurisdictional boundary will be required for project submittal.

In the case of this project, an Army Corps of Engineers (ACOE) determination is likely required.

"*Sec. 123-65. - Conditions for issuing permits.*
The following permits shall be available upon proper application at the building department in compliance with this section: tree removal permit and land clearing permit. Criteria governing issuance:

(1) Tree removal permit. No tree removal permit shall be issued unless the department finds that at least one of the following criteria is satisfied with respect to each protected tree designated for removal:

a. That the tree is located within the net buildable area of a given site as identified on the tree survey and site plan by the applicant;"

A Tree Survey is the next recommended step for development at this property. The Tree Survey will allow for site planning and mitigation planning. The majority of the remaining trees on site will require mitigation.

Sec. 123-66. - Tree protection and mitigation.

(d) Mitigation shall be required for the loss of any native tree at least 14 inches DBH (except for palms which shall have a minimum clear trunk of ten feet) and shall include the following:

(1) The replacement trees, either preserved, relocated or newly planted, shall be of the same or other native species as the tree approved for removal;

(2) The quality and replacement of the replacement trees shall exceed the minimum landscape requirements otherwise set out in this article and shall be at least 12 feet tall and 2½ inches DBH except for palms which shall have a minimum clear trunk of ten feet. Any tree which is the subject of a mitigation plan shall be replaced at a ratio of one-inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. The following mitigation credit shall apply:

a. Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;
b. Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.

Mitigation can take place in 3 forms: preservation, replacement, or payment. Project needs and site utilization typically determine which method is best.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat located on site. The site has remained vacant, yet maintained, based on available historical aerials. The vegetation remaining consists of native species, that will require mitigation. However, native habitat function does not remain. As such, the majority of the habitat on-site is identified as FLUCCS Code 213 – Woodland Pasture. The site consists of approximately 58.23 acres designated with a Land Use Code of 9900 – Non-Ag.

Gopher tortoise habitat was observed on site. A 100% survey will likely be required.

Federal wetlands were located on site, and will require a determination from the Army Corps of Engineers if plans affect their jurisdictional boundary. In addition, no sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

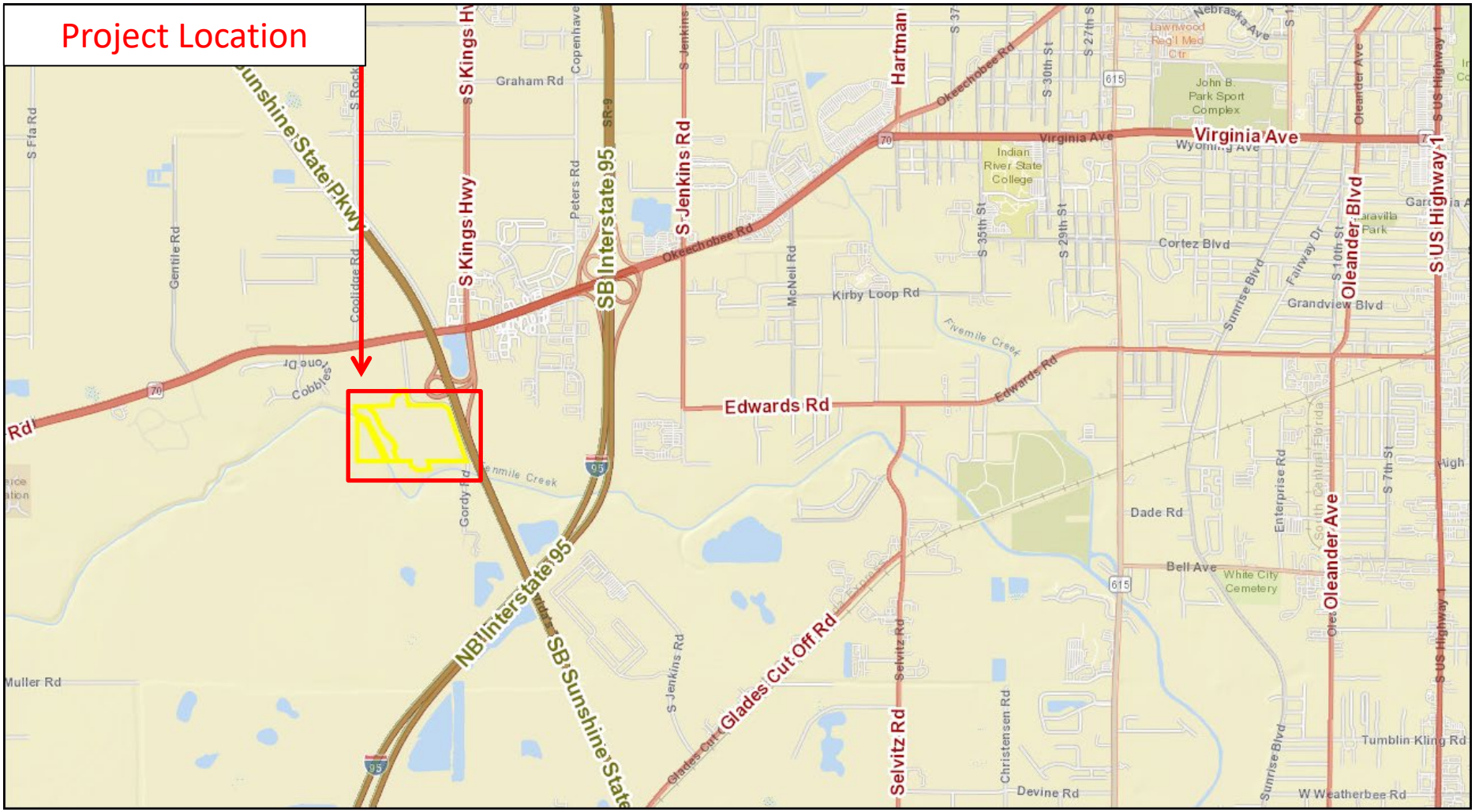
Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-412	Meritage Homes	03/04/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

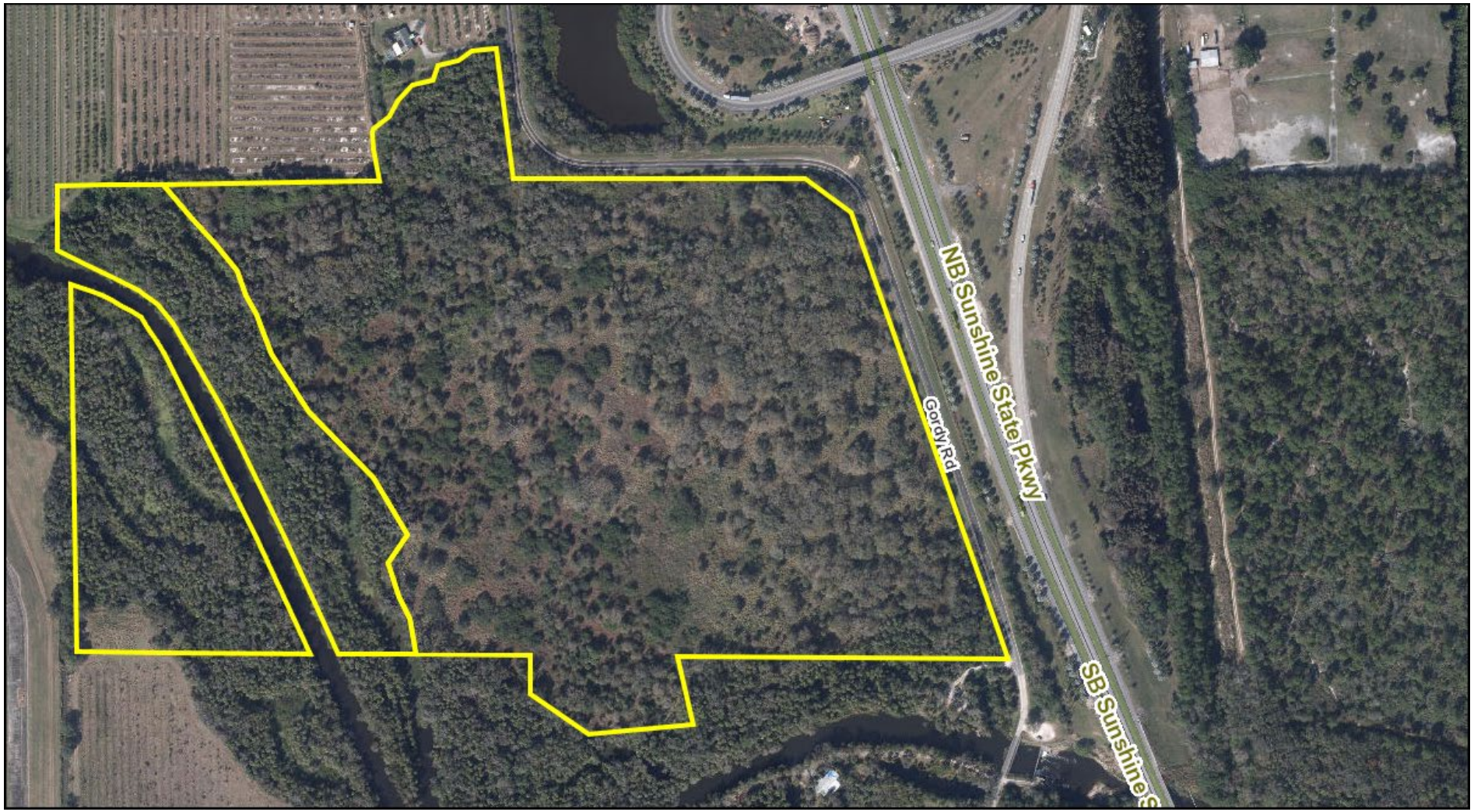
Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-412	Meritage Homes	03/04/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-412	Meritage Homes	03/04/2022

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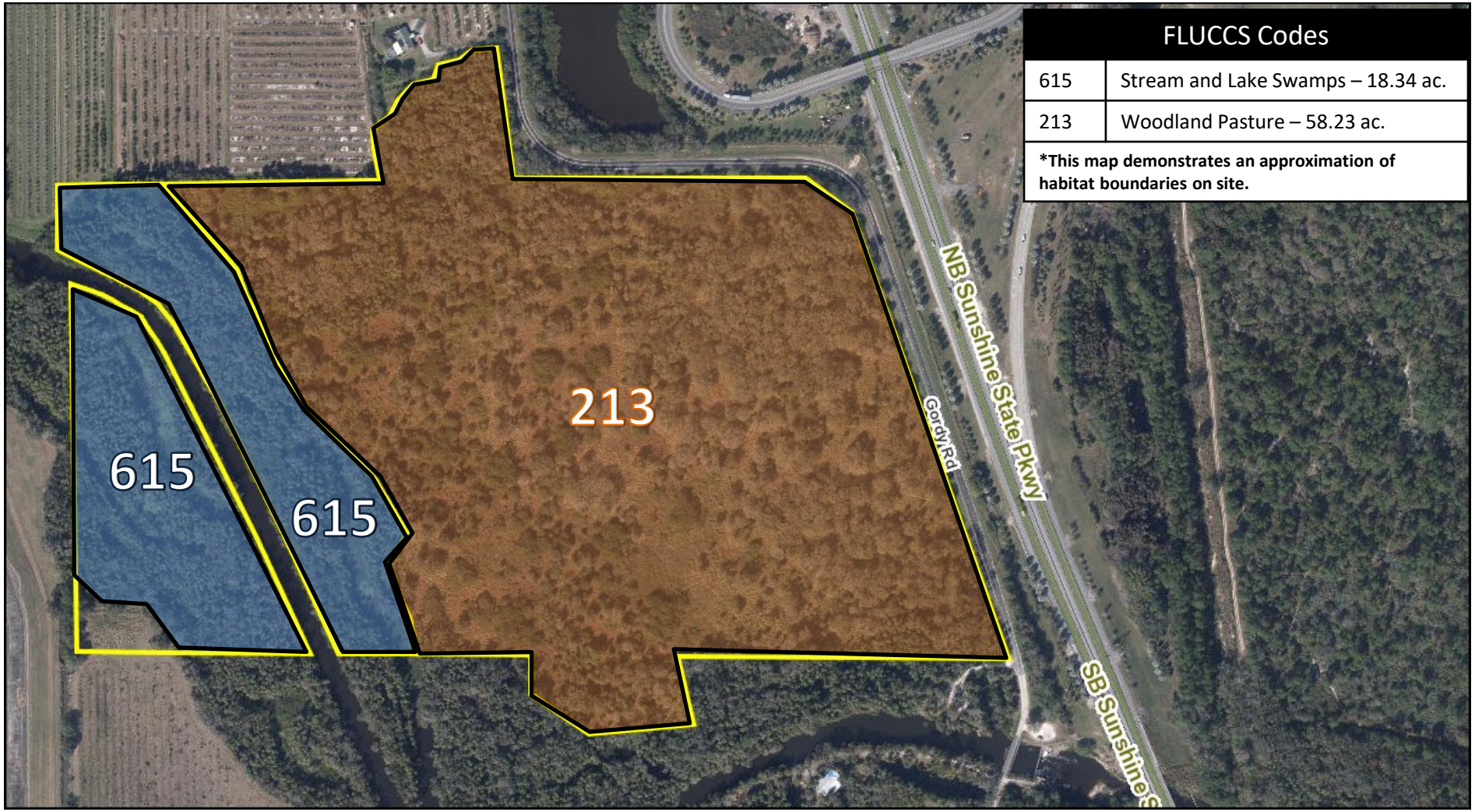


FLUCCS Codes	
615	Stream and Lake Swamps – 18.34 ac.
213	Woodland Pasture – 58.23 ac.

***This map demonstrates an approximation of habitat boundaries on site.**

ENGINEERS SURVEYORS ENVIRONMENTAL

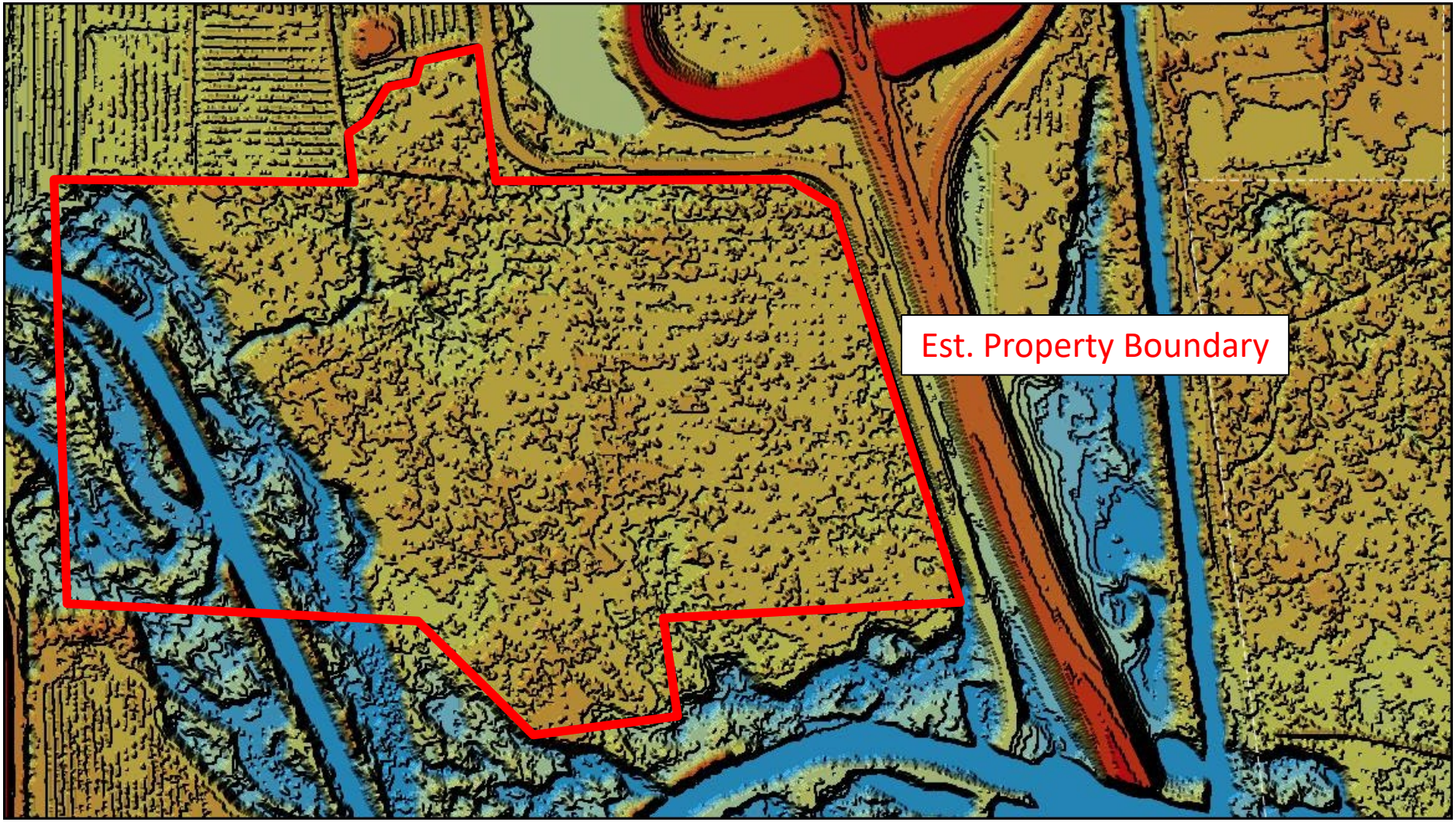
Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

SFWMD Ground Elevation Map

Project: 21-412	Meritage Homes	03/04/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

Army Corps of Engineers (ACOE) Jurisdiction Map

Project: 21-412	Meritage Homes	03/04/2022



ENGINEERS SURVEYORS ENVIRONMENTAL

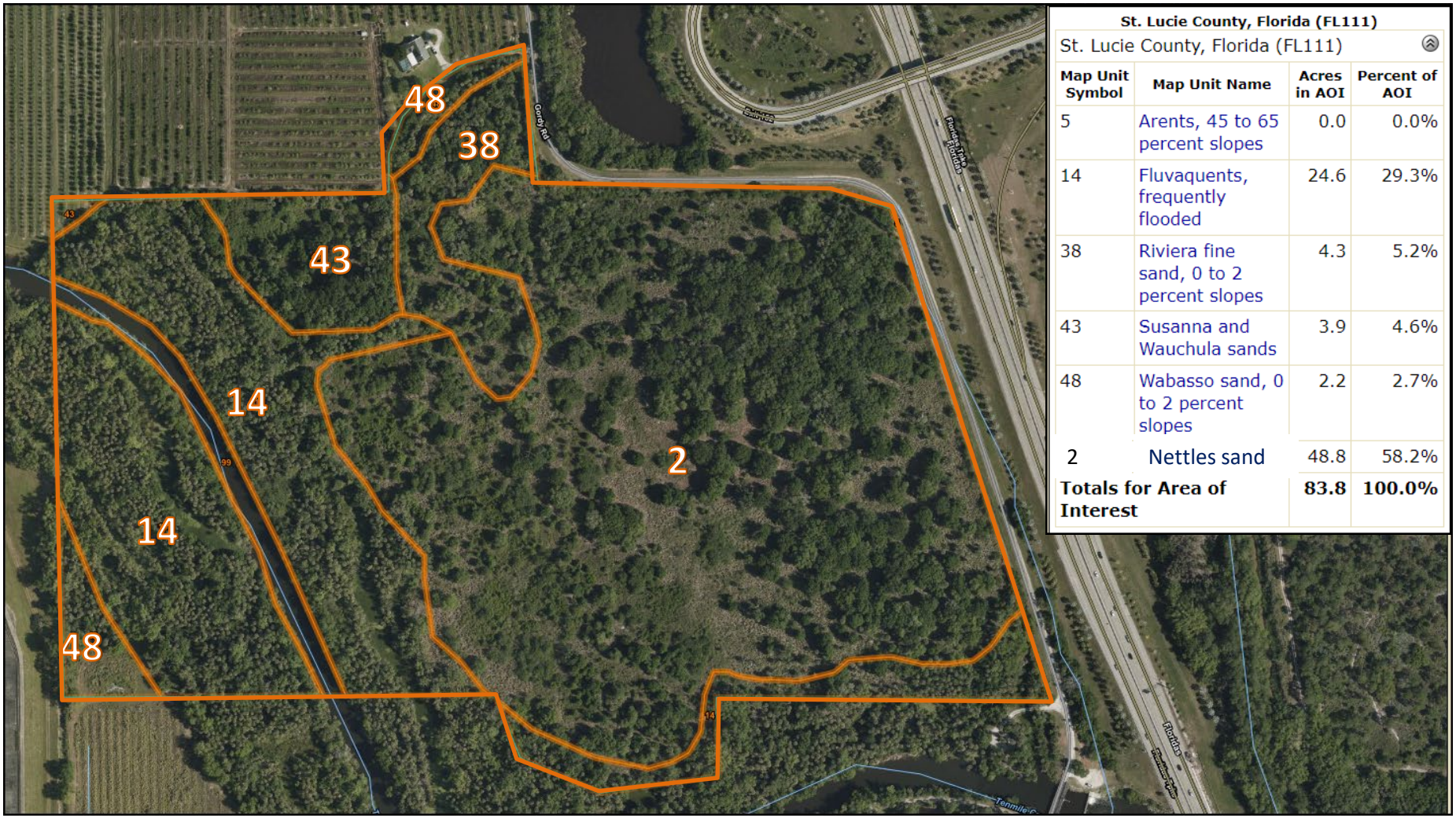
Environmental Site Assessment

Gordy Road

City of Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-412	Meritage Homes	03/04/2022

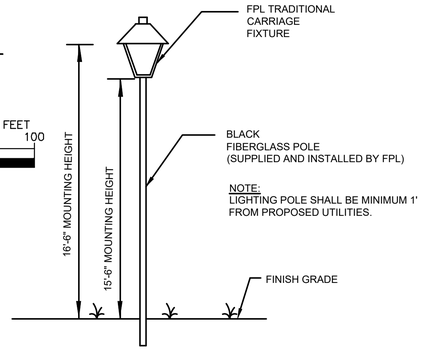


St. Lucie County, Florida (FL111)

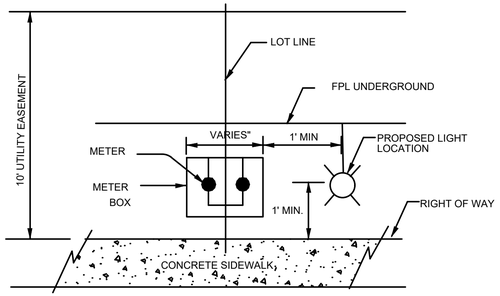
St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Arents, 45 to 65 percent slopes	0.0	0.0%
14	Fluvaquents, frequently flooded	24.6	29.3%
38	Riviera fine sand, 0 to 2 percent slopes	4.3	5.2%
43	Susanna and Wauchula sands	3.9	4.6%
48	Wabasso sand, 0 to 2 percent slopes	2.2	2.7%
2	Nettles sand	48.8	58.2%
Totals for Area of Interest		**83.8**	**100.0%**





FPL ROADWAY LIGHTING DETAIL
NOT TO SCALE



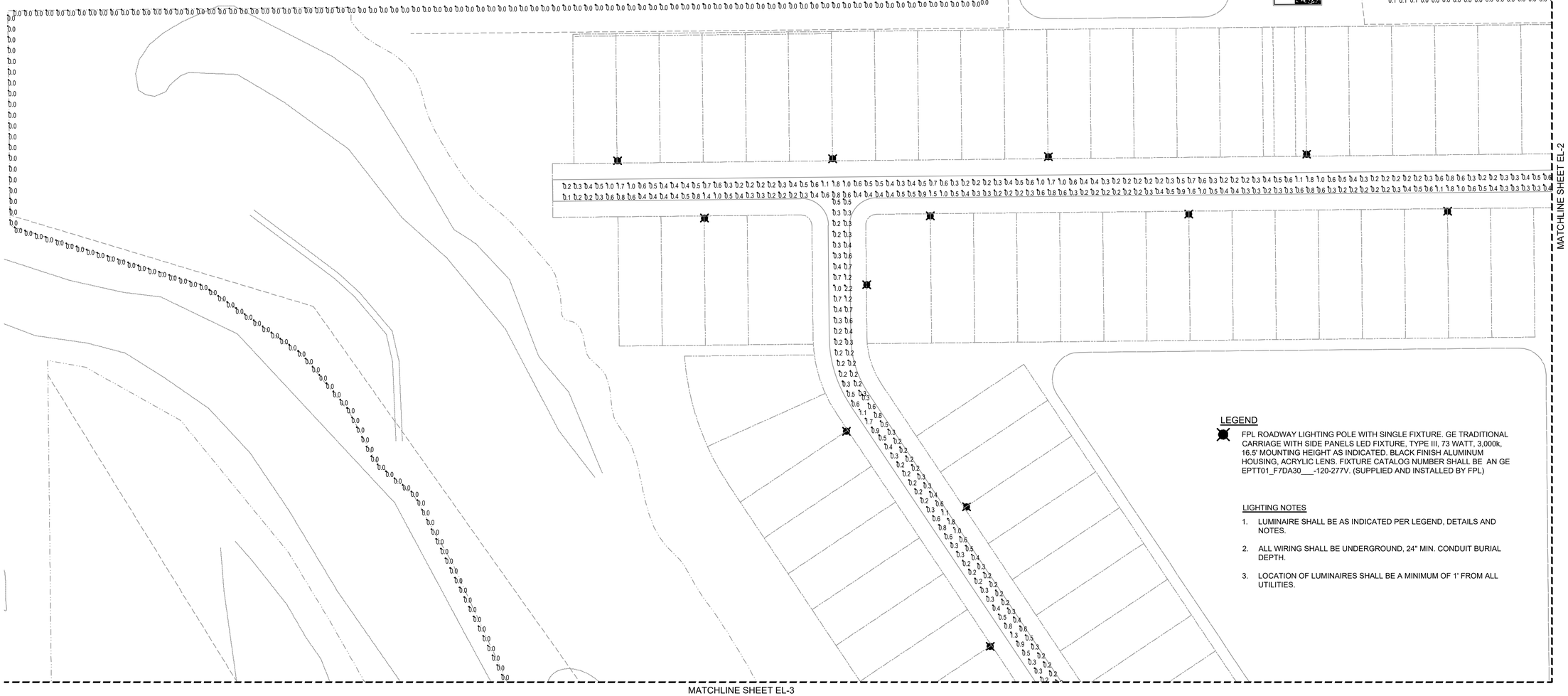
FPL ROADWAY POLE LOCATION
NOT TO SCALE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	0.7	1	0.5	1.4	2
PROPERTY LINE	Illuminance	Fc	0.02	1.8	0	N.A.	N.A.
Roadway	Illuminance	Fc	0.57	2.7	0.1	5.7	27

WINDLOAD NOTES:

ALL POLE INSTALLATIONS SHALL BE SUITABLE FOR 170 MPH WIND WITH APPROPRIATE GUST FACTOR PER APPLICABLE ZONE OF INSTALLATION AS DEFINED IN THE FLORIDA BUILDING CODE. THE CONTRACTOR SHALL INCLUDE WITH THE SHOP DRAWING SUBMITTAL, A POLE WIND LOADING CALCULATION SIGNED & SEALED BY A STRUCTURAL ENGINEER REGISTERED IN FLORIDA SHOWING THAT THE PROPOSED INSTALLATIONS WILL MEET THE GIVEN WIND LOADING REQUIREMENT.

Luminaire Schedule					
Symbol	Qty	Arrangement	Total Lamp Lumens	LLF	Description
	63	SINGLE	6,450	0.950	EPTT01_07DA30_____-120-277V



LEGEND

FPL ROADWAY LIGHTING POLE WITH SINGLE FIXTURE. GE TRADITIONAL CARRIAGE WITH SIDE PANELS LED FIXTURE, TYPE III, 73 WATT, 3,000k, 16.5' MOUNTING HEIGHT AS INDICATED. BLACK FINISH ALUMINUM HOUSING, ACRYLIC LENS. FIXTURE CATALOG NUMBER SHALL BE AN GE EPTT01_F7DA30___-120-277V. (SUPPLIED AND INSTALLED BY FPL)

LIGHTING NOTES

1. LUMINAIRE SHALL BE AS INDICATED PER LEGEND, DETAILS AND NOTES.
2. ALL WIRING SHALL BE UNDERGROUND, 24" MIN. CONDUIT BURIAL DEPTH.
3. LOCATION OF LUMINAIRES SHALL BE A MINIMUM OF 1' FROM ALL UTILITIES.

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WEST PALM BEACH, FL 33401

CONSULTANT
QUANTUM Electrical Engineering, Inc.
2753 VISTA PARKWAY SUITE L-9
WEST PALM BEACH, FL. 33411
561-290-9224
LICENSE NO. CA30805

AMY L. CHAMPAGNE-BAKER LICENSE No 73735 STATE OF FLORIDA PROFESSIONAL ENGINEER

AMY L. CHAMPAGNE-BAKER
FL PE #73735

MERITAGE HOMES
ZENTEX
PORT ST. LUCIE, FL

PERMIT DOCUMENTS

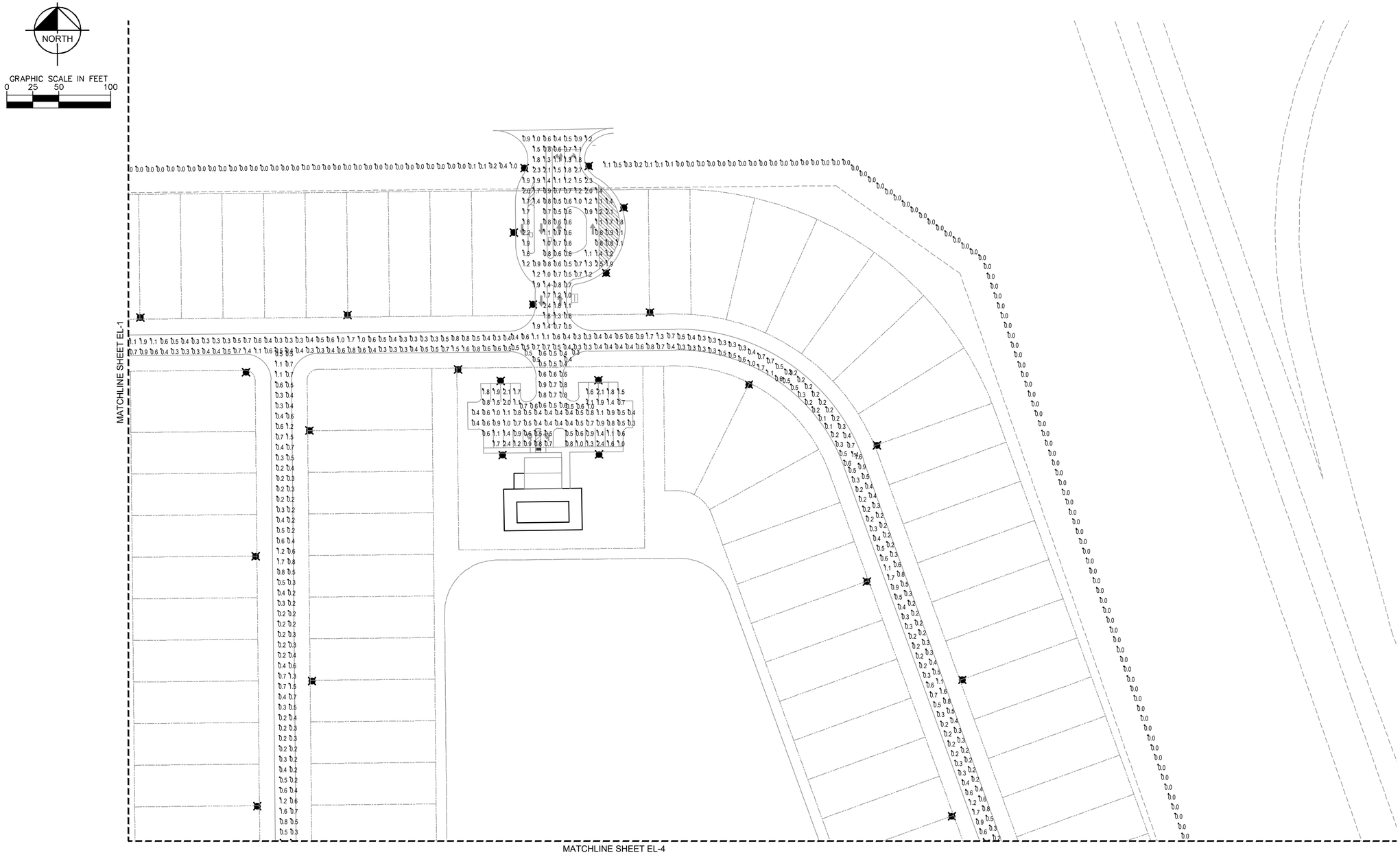
REVISIONS

DRAWN BY: ALC
DATE: 07/05/2022
PROJECT NUMBER: MH2204

LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER
EL–1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G1-16.005, F.A.C. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY AMY L. CHAMPAGNE-BAKER , P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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ZENTEX
PORT ST. LUCIE, FL

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REVISIONS

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DATE: 07/05/2022
PROJECT NUMBER: MH2204

LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER
EL-2

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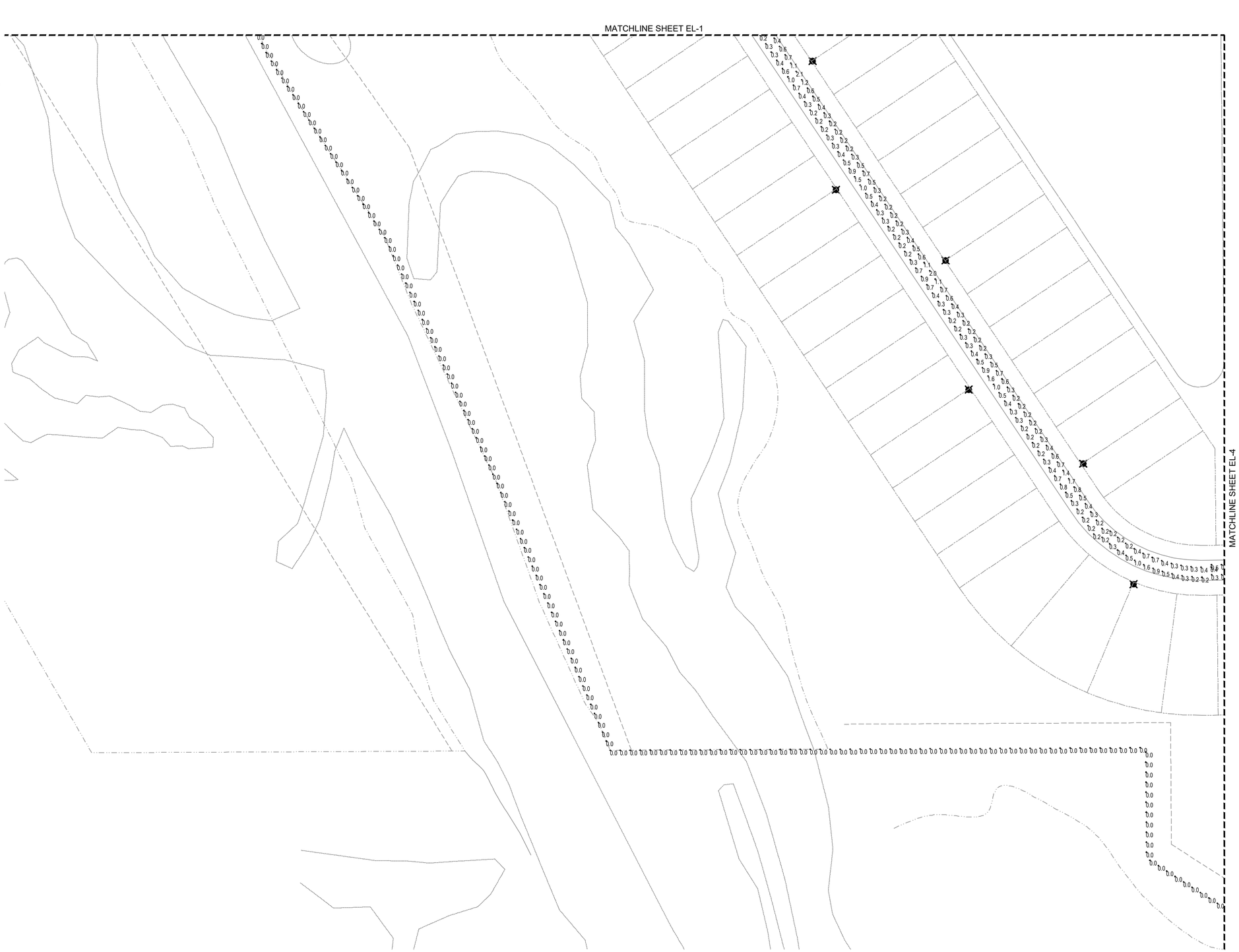

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LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER
EL-3

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No 73735
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AMY L. CHAMPAGNE-BAKER
FL PE #73735

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ZENTEX
PORT ST. LUCIE, FL

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REVISIONS

DRAWN BY: ALC

DATE: 07/05/2022

PROJECT NUMBER: MH2204

LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER
EL-4

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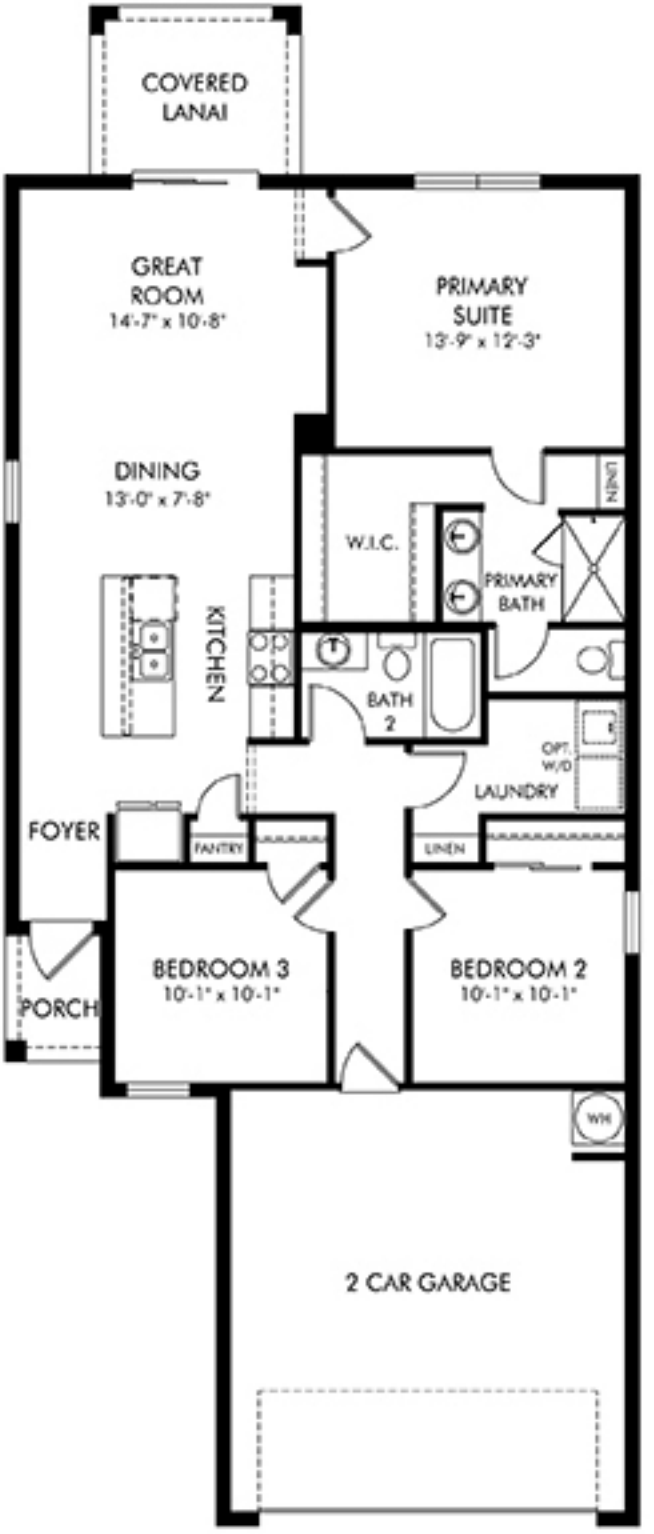
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PRIMARY
SUITE
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LINEN
W.I.C.
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BATH
KITCHEN
BATH
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OPT.
W/D
LAUNDRY
FOYER
PANTRY
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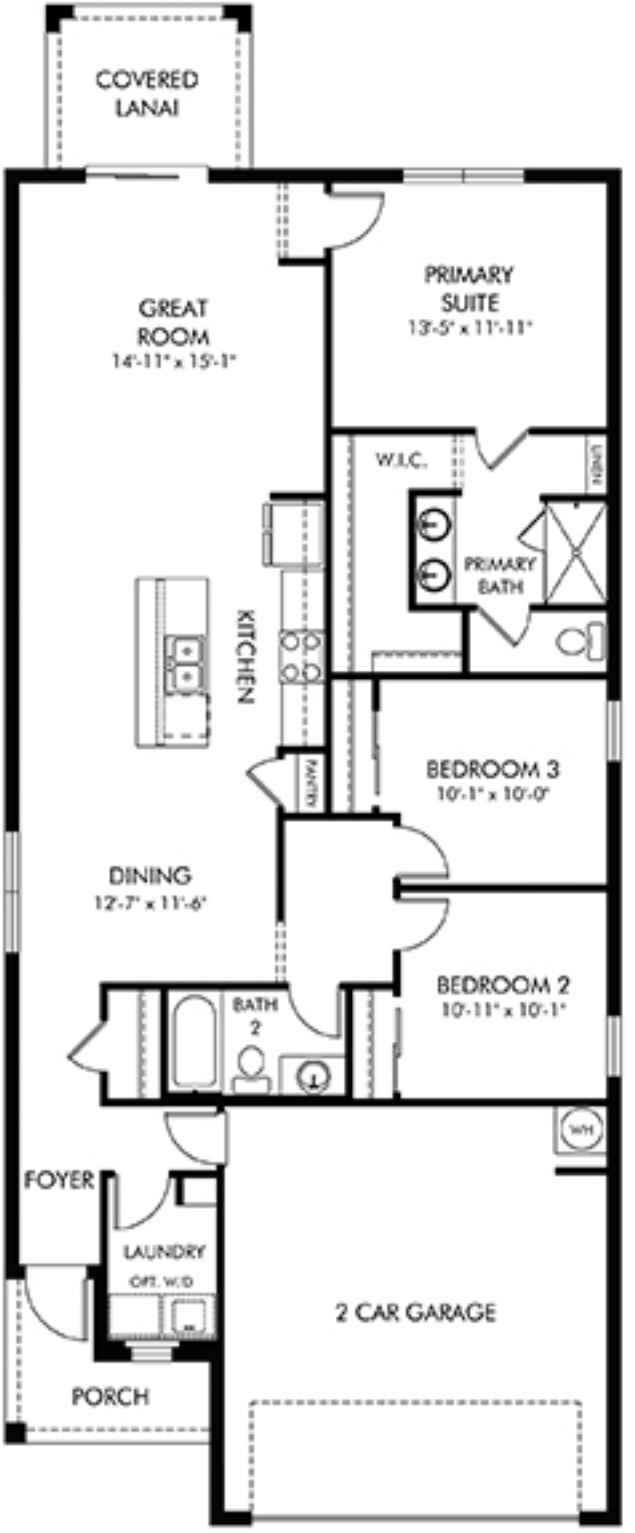
10'-1" x 10'-1"
BEDROOM 2
10'-1" x 10'-1"
PORCH
WH
2 CAR GARAGE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DINING
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BEDROOM 2
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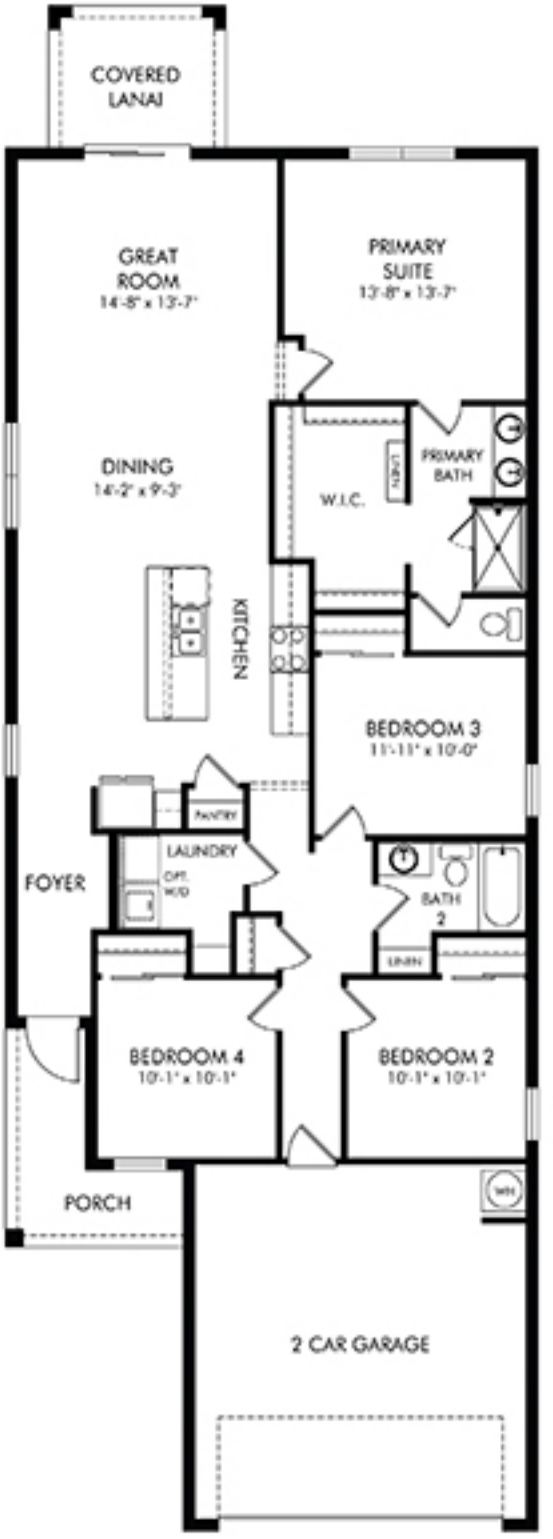
2 CAR GARAGE
PORCH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OPT.
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FOYER
BATH
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BEDROOM 4
10'-1" x 10'-1"
BEDROOM 2
10'-1" x 10'-1"
WH
PORCH
2 CAR GARAGE

GENERAL NOTES

1. CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE AS ADAPTED BY THE COUNTY AND ALL APPLICABLE AMENDMENTS.

2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES.

3. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ARCHITECT. BACK CHARGES WILL NOT BE ACCEPTED. DO NOT SCALE DRAWINGS.

4. SUBMIT MINIMUM COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.

5. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE F.B.C. CHAPTER 13 ENERGY EFFICIENCY. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

6. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

7. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.

8. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWING TO BUILDER.

9. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE F.B.C. ENERGY CONSERVATION CODE.

CONCRETE NOTES

1. CONCRETE SHALL CONFORM TO ASTM C94/C 94M-15A, SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.65 AND SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS (UNLESS NOTED OTHERWISE) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-14 AND THS 403-2016. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH THS 405-2011.

2. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER - 3/4" BEAMS AND COLUMNS - 1 1/2" FORMED CONCRETE BELOW GRADE-2" UNFORMED CONCRETE BELOW GRADE-3"

3. REINFORCING STEEL: GRADE 60 (FY=60.000) ASTM A615/A 615M-15 AEI.

4. DETAIL OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.

5. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.

6. DOWELS COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.

7. REINFORCING STEEL SHALL BE LAPPED 48 BAR DIA. MIN. WHERE SPLICED AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ. BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIA. MIN.

8. PLACING DRAWINGS ON BAR LISTS SHALL CONFORM TO ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE CONSTRUCTION AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.

9. PROVIDE CONTROL JOINTS AT THE GROUND FLOOR FOUNDATION SLAB PER ACI 224.3R. PROVIDE A "U" TOOL JOINT WHEN FINISHING THE SLAB IN A STRAIGHT LINE OR SAW CUT SLAB WHILE CONCRETE IS STILL GREEN. THE MINIMUM DEPTH OF THE CONTROL JOINT SHALL BE 25% OF THE SLAB THICKNESS. LOCATE JOINTS APPROX. 10' O.C. EACH WAY. JOINTS TO EXTEND TO OUTSIDE WALL OR SLAB STEP. LOCATE AT LEAST ONE JOINT TO INTERSECT EACH INSIDE CORNER SLAB STEPS OR EXTERIOR WALLS. JOINTS TO AVOID RECESSED SHOWERS.

FOUNDATION NOTES

1. FLOOR SLAB TO BE 4" THICK POURED CONCRETE SLAB WITH 6" X 6" X W1.4XW1.4 W.W.M. ON 6 MIL VISQUEEN (OR EQUAL) ON CLEAN WELL COMPACTED FILL . WWM SHALL BE LOCATED IN THE MIDDLE TO UPPER HALF OF THE SLAB DEPTH AND MUST BE SUPPORTED AT 3'-0" O/C EACH WAY WITH APPROVED MATERIALS.

2. PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES, TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

3. ALL REINFORCING STEEL TO BE GRADE 60.

4. COLUMN AND WALL CENTERLINES SHALL COINCIDE WITH FOOTING CENTERLINES UNLESS OTHERWISE NOTED.

5. FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 P.S.F., CONTRACTOR TO SUBMIT SOIL BEARING TEST RESULTS OR SOIL BEARING CAPACITY REPORT BY A FLORIDA REGISTERED ENGINEER.

6. ALL SITE PREPARATIONS & DRAINAGE RECOMMENDATIONS MADE IN THE SITE SPECIFIC GEOTECHNICAL REPORT MUST BE STRICTLY ADHERED TO.

7. FILL PLACED WITHIN 5'-0" OF THE CONSTRUCTION PERIMETER SHALL CONSIST OF CLEAN WELL GRADED SAND IN 12" LIFTS(MAX.) AND VIBRATORY COMPACTED TO ACHIEVE A MINIMUM OF 95% MODIFIED PROCTOR ASTM D 1557-12E1.

8. AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES TO THE EXISTING GROUND.

9. SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.

10. SPLICES SHALL BE 48 BAR DIAMETERS AND CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CORNER BARS SHALL BE 48 BAR DIAMETERS EACH WAY.

11. ALL MONOLITHIC FOOTINGS HAVE BEEN CHECKED FOR THE USE OF TRANSFER REINFORCEMENT AT THE PERIMETER, RATIONAL ANALYSIS SHALL BE SUBMITTED, BUT ONLY IF REQUESTED BY THE BUILDING OFFICIAL.

12. CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE 2500 PSI MIN. MAXIMUM WATER/CEMENT RATIO MUST NOT EXCEED 0.65.

BEAM SCHEDULE NOTES

1. SCHEDULED HOOPS AND STIRRUPS SHALL BE PLACED AT EACH END (E.E.) OF BEAM OR THROUGHOUT (T.O.) BEAM AS INDICATED ON BEAM SCHEDULE. STIRRUPS SHALL BE TYPE S-6 AND HOOPS SHALL BE TYPE T-2 TYPICAL CRSI BAR BENDS UNLESS OTHERWISE NOTED.

2. ALL BEAM (MARK "B") TOP BARS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED

3. ALL TIE BEAMS (MARK "TB") REINFORCING SHALL BE CONTINUOUS THROUGH TIE-BEAMS ONLY. ALL SPLICES TO BE A MINIMUM OF 48 BAR DIAMETERS.

4. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS. (UNO).

5. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW & DOOR HEADS (28" MAX.) ADD 2-#5 BOTTOM IF DROP EXCEEDS 8".

6. TIE BEAM SCHEDULE DEPTHS ARE MINIMUM AND MAY BE INCREASED 8" TO FIT BLOCK WORK.

7. ALL ADDED LOGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT UNLESS OTHERWISE NOTED.

8. REFER TO CONCRETE NOTES FOR INFORMATION ON CONCRETE AND STEEL SPECIFICATIONS.

9. ONE-QUARTER OF MAXIMUM BOTTOM REINFORCING STEEL AREA OF EITHER ADJACENT BEAM SHALL EXTEND THRU SUPPORT AND LAP WITH A CLASS "A" TENSION LAP SPLICE ON EITHER SIDE OF SUPPORT.

10. MARK "C" IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THRU THESE TWO BEAMS.

MASONRY NOTES

1. CONCRETE UNITS TO BE ASTM C 90-14. ASTM GRADES NI OR NII. PROVIDE PRECAST LINTELS AS NECESSARY. (F'm = 1500 PSI)

2. MORTAR TYPE M PER ASTM C 270-14a.

3. CONCRETE FILL

A. CELLS LINTELS AND BOND BEAMS WHERE SPECIFIED SHALL BE FILLED W/ 3000 PSI PEA GRAVEL CONCRETE.

B. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.

C. ALL CONCRETE SHALL BE OF A FLUID CONSISTENCY WITH A SLUMP OF 9"-11" MAX., WHICH MEANS THAT THE CONSISTENCY SHALL BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS.

D. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

4. REINFORCING:

VERTICAL:

A. ASTM A615/A 615M-15 AEI. PER REINFORCING SECTION (GRADE 60).

B. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.

C. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.

D. VERTICAL REINFORCING SHALL BE AS LOCATED ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.

E. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE TIE BEAM. PREGAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.

HORIZONTAL:

A. HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SCHEDULED IN THE BEAM SCHEDULE.

B. HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST 9 GAGE LADDER TYPE REINFORCEMENT SPACED NOT MORE THEN 16" O/C VERT. REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THEN 24" BEYOND THE OPENING. PROVIDE 8" MIN EMBEDMENT INTO CONCRETE COLUMNS AND BEAMS AND FULL DEPTH LAPS AT ALL MASONRY "L" AND "T" INTERSECTIONS.

5. GENERAL:

A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH T.M.S. 402-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

B. CONSTRUCTION SHALL BE IN ACCORDANCE WITH T.M.S. 602-16, SPECIFICATIONS FOR MASONRY STRUCTURES AND THE COMMENTARY ON SPECIFICATIONS FOR MASONRY STRUCTURES.

C. IN HVHZ AREAS THE BUILDER SHALL EMPLOY A SPECIAL INSPECTOR APPROVED BY THE BUILDING OFFICAL TO ENSURE COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS IN ACCORDANCE WITH SECTION 2122.2.4 F.B.C.

6. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONT. CELL.

7. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.

STEEL NOTES

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: W SHAPES - A992/ II, OTHER SHAPES - A36/A 36M-14, PLATES A36/A 36M-14, BOLTS - A 307-14 TUBULAR - ASTM A500/A500M-13 GRADE B (46 KSI)

2. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.

PLAN NOTES

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.

2. PROVIDE 5" STEEL POST OR BOLLARD OR TIRE BUMPER IN FRONT OF ALL EQUIPMENT (HVAC, EHW, WASHER/DRYER) LOCATED IN THE GARAGE AT FLOOR LEVEL PER F.B.C. MECHANICAL CODE.

3. PROVIDE 1X2 P.T. FIRESTOP VERTICALLY AT THE CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0", AND ALL OTHER LOCATIONS PER F.B.C. SECTION R302.11.

4. ALL GLAZING WITHIN 24" OF EITHER SIDE OF THE DOOR PLANE IN A CLOSED POSITION AND ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR ON THE HINGE SIDE OF THE DOOR (48" IN HVHZ) SHALL BE TEMPERED. ALL WINDOWS OR GLASS ENCLOSURES AT OR WITHIN 36" OF TUBS AND SHOWERS WITH SILLS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN SIDELIGHTS, SLIDING GLASS DOORS AND FRENCH DOORS SHALL BE TEMPERED.

5. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2nd FLOOR WINDOWS AND 5.0 S.F. FOR 1st FLOOR WINDOWS. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. LATCH AT 54" A.F.F. MAX. IN HVHZ AREAS WHERE THERE IS MORE THAN A 4'-0" DROP, THE SILL SHALL BE NO LESS THAN 36" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD.

6. ALL BATHROOM FLOORS SHALL BE OF APPROVED IMPERVIOUS MATERIALS.

8. IN HVHZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 24-13 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.

9. PICKETS AT STAIRS, LANDINGS & BALCONIES SHALL BE SPACED TO PREVENT PASSAGE OF A 4" DIAMETER SPHERE.

10. PROVIDE A MINIMUM OF 4" CLEAR ALL AROUND AIR HANDLER UNITS.

11. IN ZERO LOT LINE HOMES: DRYER VENTS, EXHAUST FANS & KITCHEN HOODS SHALL NOT VENT THROUGH THE SIDE WALL AND MUST MAINTAIN A 10'-0" SETBACK.

12. SEAL ALL EXTERIOR WALL PENETRATIONS INCLUDING THOSE FOR CONDUIT, PIPE OR ELECTRICAL FIXTURES WITH A WATERPROOF CLOSED CELL SPRAY FOAM SEALANT.

13. ALL WALLS ENCLOSING TUBS OR SHOWERS SHALL BE CONSTRUCTED WITH CEMENT BOARD COVERED WITH A WATERPROOF LIQUID MEMBRANE TO A HEIGHT NOT LESS THEN 10 INCHES ABOVE THE DRAIN INLET.

FRAMING NOTES

1. THE TRUSS AND FLOOR SYSTEM LAYOUT SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS AND FLOOR SYSTEM DESIGNERS LAYOUT.

2. THIS FRAMING SCHEME (DIRECTION OF TRUSSES AND SLABS, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.

3. FINAL SIGNED AND SEALED ENGINEERED TRUSS AND FLOOR SYSTEM DESIGN MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW. TRUSS AND FLOOR SYSTEM DESIGNERS MUST PROVIDE ALL TRUSS CONNECTIONS AS PART OF THE DESIGN.

4. TRUSS AND FLOOR SYSTEM MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR DESIGN FOR REVIEW INCLUDING TWO (2) COPIES FOR ARCHITECT/ ENGINEERS REVIEW PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS IS A COURTESY BY THE ARCHITECT/ ENGINEER AND IN NO WAY RELIEVES THE MANUFACTURER OF HIS RESPONSIBILITY TO PROVIDE A LAYOUT THAT FULLY INTEGRATES WITH THE ARCHITECT/ ENGINEERS SUPERSTRUCTURE. IF THERE IS ANY CONFLICT OR ADDITIONAL STRUCTURE NEEDED, THE TRUSS AND FLOOR SYSTEM COMPANY SHALL NOTIFY THE ARCHITECT/ ENGINEER IN WRITING OF THE SPECIFIC AREAS OF CONCERN.

5. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHU AND MISC. EQUIPMENT. COORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.THE BUILDER SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION BETWEEN THE TRUSS DESIGN AND AIR CONDITIONING DESIGN REQUIREMENTS.

6. ARCHITECT NOR ENGINEER ACCEPTS ANY RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS, AND FOOTINGS UNTIL REVIEW OF APPROVED TRUSS AND FLOOR SYSTEM DRAWINGS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.

(CONT'D)

7. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH CLIPS, TOP AND BOTTOM EACH STUD.

8. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

9. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS PER CODE.

10. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF TRUSSES AND STRUCTURAL SLABS TO PREVENT COLLAPSE OR DAMAGE.

11. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER. (UNLESS NOTED OTHERWISE)

12. ALL HEADERS OVER DOORS AND WINDOWS TO BE (2) OR (3) 2X12'S UNLESS OTHERWISE NOTED. (FOR WOOD FRAME CONSTRUCTION DEPENDING ON ALL WALL THICKNESS).

13. DIMENSIONAL LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER AND SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR A SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULES ELASTICITY OF 1600 KSI OR BETTER, AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.

14. NON-BEARING INTERIOR PARTITIONS MAY BE CONSTRUCTED OF 25 GAUGE CEE CHANNEL TYPE STUDS AT 24" O/C WITH MATCHING TRACKS TOP AND BOTTOM, WITH 1/2" GYPSUM DRYWALL EACH SIDE. ATTACH DRYWALL WITH 1" LONG BUGLE HEAD DRYWALL SCREWS AT 12" O/C MAX.

15. METAL LATH OVER SHEATHING SHALL BE 3/8" V-GROVE OR DIMPLED, CEILINGS AND SOFFITS SHALL BE HIGH RIB TYPE. FASTEN TO SUBSTATE AT 4" O/C AS FOLLOWS: CONCRETE: 3/4" LONG STUB NAILS W/ 3/8" HEAD. HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS W/ NAILS OR STAPLES TO PROVIDE AT LEAST 1-3/4" PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4" PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS. ON VERTICAL WOOD FRAMING MEMBERS, COMMON NAILS SHALL BE BENT OVER TO ENGAGE AT LEAST THREE STRANDS OF LATH, OR BE BENT OVER A RIB WHEN RIB LATH IS INSTALLED. SHEATHING: 14 GAUGE STAPLES 1" LEG, 7/16" CROWN METAL NTL. FRAMING: SELF TAPING SCREWS #12 X 1/2" WASHER HEAD STAPLES SHALL NOT BE USED FOR SOFFITS OR CEILINGS

16. WHERE CEMENT PLASTER IS APPLIED TO LATH OVER FRAME CONSTRUCTION, BONDING OF THE PLASTER TO THE WATER BARRIER SHALL BE PREVENTED BY PROVIDING A DBL. LAYER OF WATER BARRIER OR BY INSTALLING A HOUSE WRAP BENEATH THE WATER BARRIER.

17. PNEUMATIC FASTENERS SYSTEM TO BE HILTI-GOIL NAIL PROGRAM. TYPE TO BE CRF 1126 1-1/2" LONG AND .120" DIAMETER U.N.O.

18. WHEN WOOD POSTS ARE NOT IN A FIRERATED WALL, FIRE RATE POST AS FOLLOWS: WRAP POST ON ALL SIDES FROM BASE OF POST TO UNDERSIDE OF BEARING WITH (1) LAYER OF 5/8" TYPE "X" GYPSUM WALL BOARD. THIS WILL PROVIDE A ONE HOUR RATING FOR THE POST.

19. TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO COMPLY WITH ALL SUPERIMPOSED WIND LOADS PER CURRENT F.B.C. CODE.

20. ALL ENCLOSED AND CONCEALED AREAS ARE TO BE APPROPRIATELY FIRE BLOCKED PER SECTION 713 OR R302.11

MECHANICAL NOTES

1. ALL HEATING, AIR CONDITIONING, REFRIGERATION AND VENTILATION EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE "FLORIDA BUILDING CODE MECHANICAL" AND FLORIDA BUILDING CODE ENERGY CONSERVATION .

2. A 4" CLEARANCE IS TO BE MAINTAINED AROUND ALL AIR HANDLING UNITS.

3. PROVIDE FIRE DAMPERS AT SUPPLY AND RETURNS WHICH PASS THROUGH RATED ASSEMBLIES IF ANY.

4. ALL DWELLING ROOMS MUST HAVE HVAC RETURNS. RETURNS MAY BE DUCTED, JUMPERS OR TRANSFER GRILLES.

5. A/C UNITS MAY HAVE CONC. PAD OR OTHER APPROVED MATERIAL EXTENDING ABV. ADJOINING GRADE OR SHALL BE SUSPENDED A MIN. OF 6" ABV. ADJOINING GRADE. PADS SHALL BE A MINIMUM 4'-0"x9'-0" PAD FOR DOUBLE UNIT.

PLUMBING NOTES

1. ALL PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 405, F.B.C., FLOOR DRAINS TO HAVE TRAP PRIMERS PER F.B.C 1002.4.

2. ALL PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF TABLE 604.3, F.B.C.

3. DISPOSITION OF RAIN WATER SHALL COMPLY WITH F.B.C. PLUMBING CODE CHAPTER 11.

4. ALL PLUMBING PENETRATIONS MUST BE A MINIMUM 10'-0" FROM ROOF JACKS.

5. CONDENSATE DRAINS MUST BE A MINIMUM OF 12" OFF THE BUILDING.

6. CAULK OR SEAL FIXTURE/ PLUMBING PENETRATIONS AND ABUTMENTS TO DISSIMILAR MATERIALS. DO NOT USE ALL-PURPOSE JOINT COMPOUND OR PAPER TAPE IN WET AREAS.

7. ALL SHOWER HEADS SHALL BE EQUIPPED W/ ANTI-SCALDING PROTECTION PER CODE.

ELECTRICAL NOTES

1. CONTRACTOR SHALL VERIFY WITH F.P.&L. THE LOCATION OF SERVICE AND SHALL LOCATE METER & PANELS AS REQUIRED.

2. ALL WIRE SHALL BE THHN COPPER UNLESS NOTED OTHERWISE.

3. WHERE REQUIRED BY OTHER CODES, SERVICE AND FEEDER CONDUCTORS SHALL BE COPPER OF EQUAL AMPACITY.

4. ALL BRANCH CIRCUITS IN RACEWAY OR NON METALLIC SHEATHED CABLE.

5. COORDINATE RACEWAY INSTALLATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION.

6. VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER SPECIFICATIONS.

7. PROVIDE DISCONNECT SWITCH OF SIZE AS REQUIRED BY LOAD AND UNITS.

8. PROVIDE NON-FUSIBLE GENERAL DUTY SAFETY SWITCHES AT A/C EQUIP. AND AT PUMPS NOT VISIBLE FROM CIRCUIT BREAKER PANEL AND AS PER MANUFACTURER RECOMMENDATIONS.

9. PROVIDE GFCI PROTECTION FOR ALL BATHROOM, GARAGE, EXTERIOR, KITCHEN, LAUNDRY AND WET BAR OUTLETS PER NEC 210.8(A).

10. ELECTRICAL FIXTURES, TRIM AND APPLIANCES SHALL BE UL APPROVED AND AS SELECTED BY OWNER.

11. ALL CLOSET LIGHTING SHALL COMPLY WITH NEC SEC. 410.8.

12. PER FBC-E 404.1 LIGHTING EQUIPMENT. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

13. BOXES AT LUMINAIRE OUTLETS: BOXES USED AT LUMINAIRE OR LAMP HOLDERS IN A CEILING SHALL BE DESIGNED FO THE PURPOSE AND SHALL BE REQUIRED TO SUPPORT A LUMINAIRE WEIGHING A MIN. OF 23KG (50 LB). NEC 314.27A.

14. PROVIDE ADEQUATE CLEARANCE FOR ELECTRICAL EQUIPMENT REQUIRING SERVICE WHILE ENERGIZED SUCH AS SERVICE EQUIPMENT, PANEL BOARDS, DISCONNECTS ETC. AS PER NEC 110.26

15. ALL GFI SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATIONS PER NEC 210.8.

ADA NOTES

NOTE: CONTRACTOR TO PROVIDE BACKING IN WALLS BEHIND WALLS WHERE FIXTURES GRAB BARS OR CABINETRY IS TO BE INSTALLED TO SUPPORT A LOAD OF 250 LBS. APPLIED AT ANY POINT DOWNWARD OR HORIZONTALLY ALL EXPOSED PLUMBING LINES TO BE WRAPPED WITH PROTECTIVE MATERIAL.

1. RESTROOM COUNTERTOPS TO BE CONCRETE @ 34" A.F.F.
2. REQUIRED 1-1/2" DIAMETER STAINLESS STEEL GRAB BARS TO BE @ 33" A.F.F.- SEE FLOOR PLAN FOR LOCATIONS
3. ALL HOSE- BIBBS TO HAVE VACUM BREAKERS
4. RESTROOM FIXTURE LEGEND:
5. -PTD- WALL- MOUNTED PAPER TOWEL DISPENSER
6. -TPD- WALL- MOUNTED TOILET PAPER DISPENSER
7. -ND- WALL- MOUNTED SANITARY NAPKIN DISPENSER
8. -FD- FLOOR DRAIN
9. -SD- WALL MOUNTED SOAP DISPENSER
10. -BCS - BABY CHANGING STATION
11. HANDICAPPED LAV. TO HAVE APPROVED HANDICAPPED WATER CLOSET AND WALL- MOUNTED SINK & HARDWARE

RESTROOM NOTES:

1. STALL DOORS TO BE 30" WIDE, EXCEPT @ HANDICAPPED STALLS WHICH WILL BE 36" WIDE.
2. PROVIDE SOLID WOOD BACKING FOR ALL INSTALLED ITEMS. INCLUDING STALL SUPPORTS.
3. STALL SUPPORTS SHALL BE SET IN STAINLESS STEEL SHOES AND BE ADJUSTED TO FLOOR SLOPES TO MAINTAIN LEVEL. (1/4" IN 10').
4. ALL WATER CLOSETS IN THIS PROJECT ARE FLOOR MOUNTED.
5. ALL DRYWALL ON THE INSIDE OF THE RESTROOM SHALL BE MOISTURE RESISTANT GYPSUM BOARD.
6. PROVIDE COMPLETE SHOP DRAWINGS FOR ALL STALLS AND COUNTERS . FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION.
7. PROVIDE FIRE-SAFING AT ALL RECESSED ACCESSORIES IN RATED PARTITIONS, SEAL ALL ATTACHMENT PENETRATIONS.
8. ALL RESTROOM FLOORS MUST BE SLOPED TO FLOOR DRAIN.
9. CENTER ANGLE MIRROR IN HANDICAP STALL OVER LAVATORY.
10. PROVIDE SOLID WOOD BACKING IN WALL AS REQUIRED FOR WALL-MOUNTED ITEMS.

BUILDING CODE INFORMATION:

- FLORIDA BUILDING CODE 7TH EDITION (2020)
- FLORIDA BUILDING CODE - RESIDENTIAL 7TH EDITION (2020)
- NEC 2017
- A.S.C.E.- 7-16
- GROUP R3 OCCUPANCY
- TYPE V UNPROTECTED CONSTRUCTION

DESIGN SPECIFICATIONS

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE AND ASCE 7-16. DESIGN PRESSURES FOR EXTERIOR DOORS & WINDOWS ARE LOCATED ON THE DOOR AND WINDOW SCHEDULES.

ENGINEERED UNIT MASONRY USED TO DESIGN WALLS, BEAMS & COLUMNS INSTEAD OF PRESCRIPTIVE CODE. RATIONAL ANALYSIS WAS USED TO DESIGN THE FOOTING INSTEAD OF PRESCRIPTIVE CODE.

LOAD SCHEDULE

LOCATION	LIVE	DEAD	TOTAL
GROUND FLOOR	40	60	100
SECOND FLOOR	40	25	65
TOP CHORD	40	20	
BOTTOM CHORD	0	5	
BALCONIES	60	25	85
ROOF	30	25	55
TOP CHORD	30	15	
BOTTOM CHORD	0	10	
BTM. CHORD-ATTIC (NON-CONCURRENT)	10	0	
RAIN:			
LOAD	*	0	
INTENSITY	4.5 in/hr		

* - N/A
(IF SLOPE > 1.5:12 OR HIP ROOF OR NO OBSTRUCTION FOR RAIN WATER DRAINAGE)

WIND:

ULTIMATE WIND SPEED = 160 m.p.h.
NOMINAL WIND SPEED = 124 m.p.h.
RISK CATAGORY = II
BUILDING DESIGN AS ENCLOSED
INTERNAL PRESSURE COEFFICIENT = +/- 0.18
EXPOSURE CATEGORY = C
MEAN ROOF HEIGHT = 30'-0"
ROOF DEAD LOAD FOR WIND DESIGN TAKEN AT 10 p.s.f.

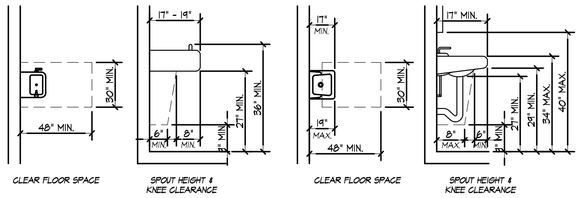
DRAWING INDEX

G-1 COVER SHEET
A-0 FLOOR PLAN / ELEVATIONS & ADA DETAILS
A-1 FLOOR PLAN / ELEVATIONS
S-1 FOUNDATION / ROOF FRAMING & BRACING PLAN
E-1 ELECTRICAL PLAN / PLUMBING RISER

ABBREVIATIONS

ABV	ABOVE	EXT.	EXTERIOR	M.C.	MEDICINE CABINET	SMS	SHEET METAL SCREWS
AFF	ABOVE FINISHED FLOOR	F.B.C.	FLORIDA BUILDING CODE	M.R.H.	MEAN ROOF HEIGHT	ST.	STIRRUPS
AHU	AIR HANDLER UNIT	F.R.	FIRE RATED	M.T.	METAL THRESHOLD	STL.	STEEL
B.F.	BI FOLD	FR	FRENCH DOOR	MAX.	MAXIMU

ADA DETAILS

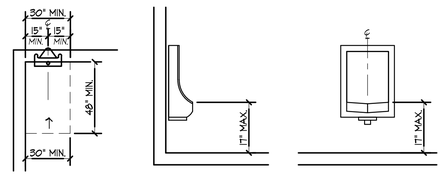


CLEAR FLOOR SPACE — SPOUT HEIGHT & KNEE CLEARANCE

NOTE: EQUIPMENT PERMITTED WITHIN DASHED LINES IF MOUNTED BELOW APRON.

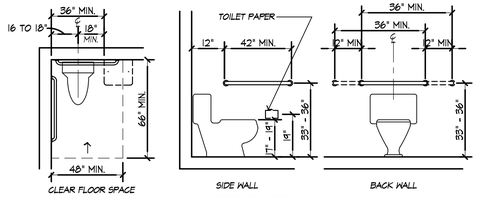
NOTE: DASHED LINE INDICATES DIMENSIONAL CLEARANCE OF OPT. UNDERLAVATORY ENCL.

DRINKING FOUNTAIN — SINK



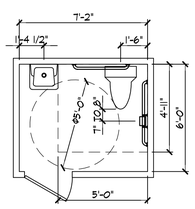
CLEAR FLOOR SPACE — SIDE WALL — BACK WALL

URINAL

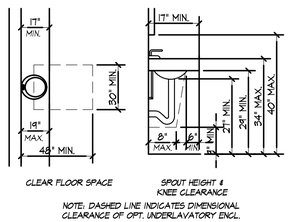


CLEAR FLOOR SPACE — SIDE WALL — BACK WALL

WATER CLOSET



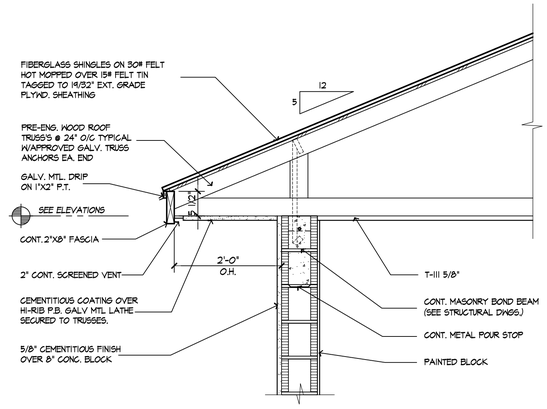
TYPICAL ADA RESTROOM

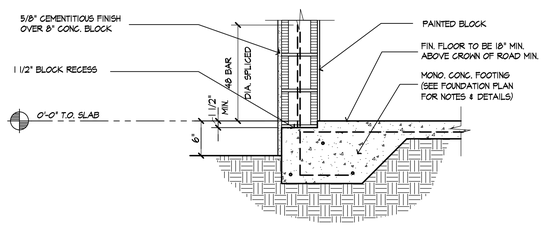


CLEAR FLOOR SPACE — SPOUT HEIGHT & KNEE CLEARANCE

NOTE: DASHED LINE INDICATES DIMENSIONAL CLEARANCE OF OPT. UNDERLAVATORY ENCL.

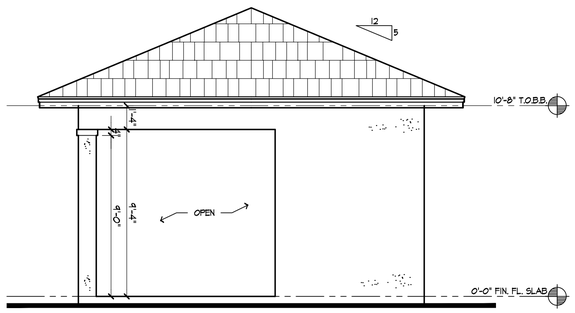
COUNTER TOP MOUNTED LAV





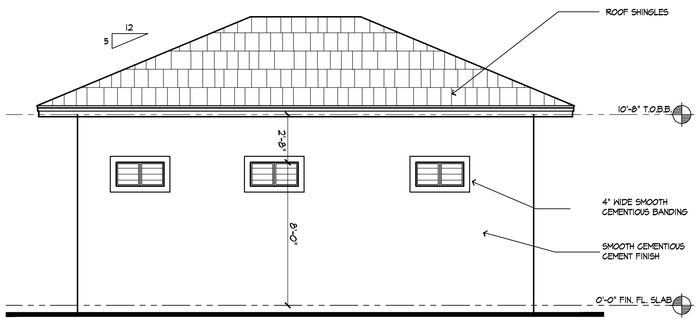
TYP. WALL SECTION

SCALE: 3/4" = 1'-0"



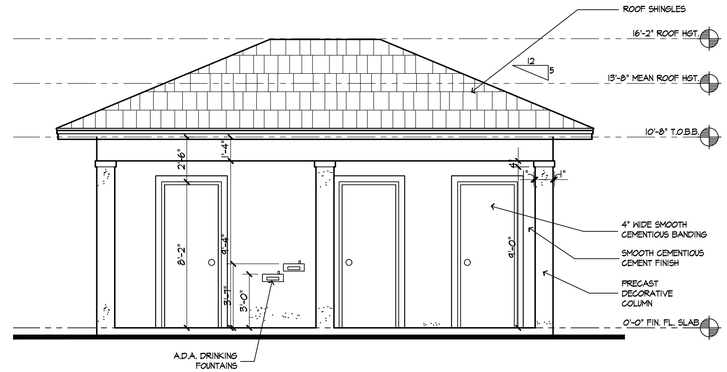
RIGHT ELEVATION

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



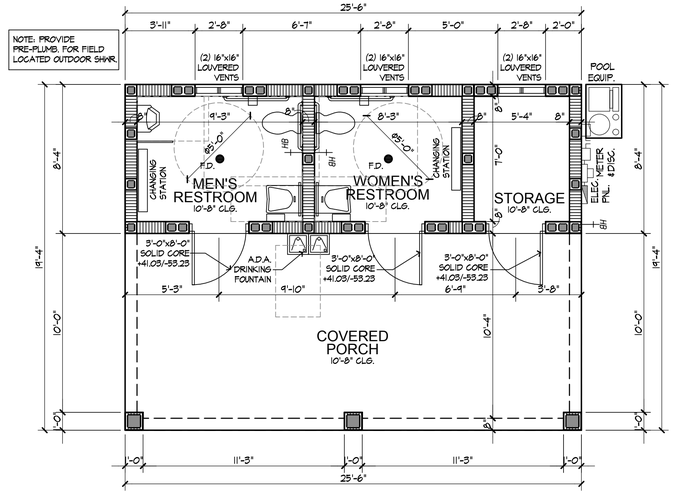
REAR ELEVATION

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



FRONT ELEVATION

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



LEFT ELEVATION

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

CALCULATIONS

NON CONDITIONED AREAS

BATHROOMS	157 SF
COVERED PORCH	281 SF
STORAGE	56 SF
	494 SF

revisions
no. date

designed SBD
project mgr. CSH
checked SBD
date 1/21/22
scale 1/4"= 1'-0" (U.O.N.)
job no. 220008.mh

Scott Blakeslee Disher
AR-0011586 AA-0003285

PROGRESS SET 1/24/22

CABANA BUILDING

EDGEWATER POINTE
MARTIN COUNTY, FLORIDA
by: MERITAGE HOMES

project

ARCHITECTURAL Studio, Inc.

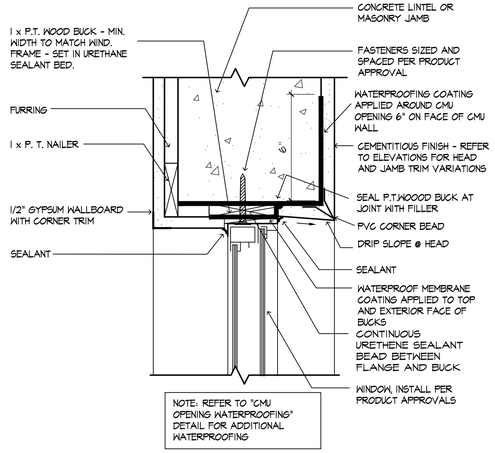
Architecture
•
Planning

300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418

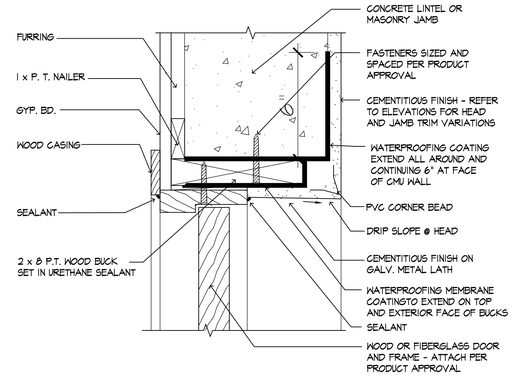
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing
CABANA BUILDING

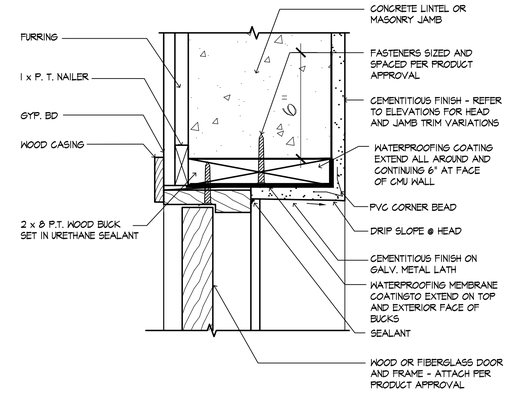
sheet
A-1



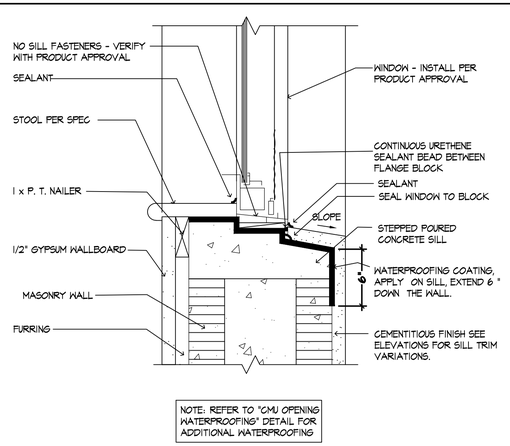
FLANGE WINDOW HEAD/JAMB-CMU



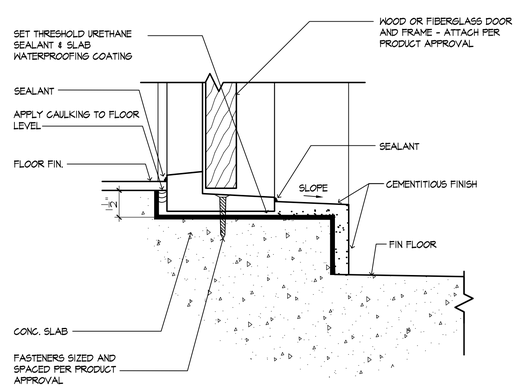
OUT SWING ENTRY DOOR HEAD/JAMB-CMU



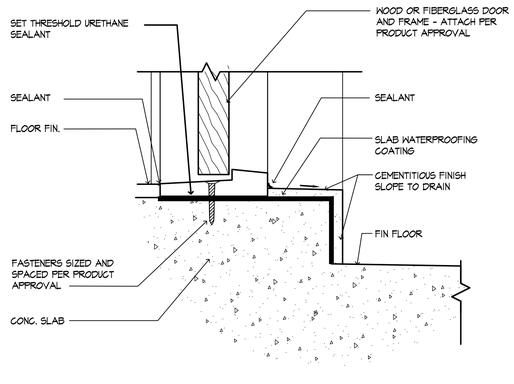
IN SWING ENTRY DOOR HEAD/JAMB-CMU



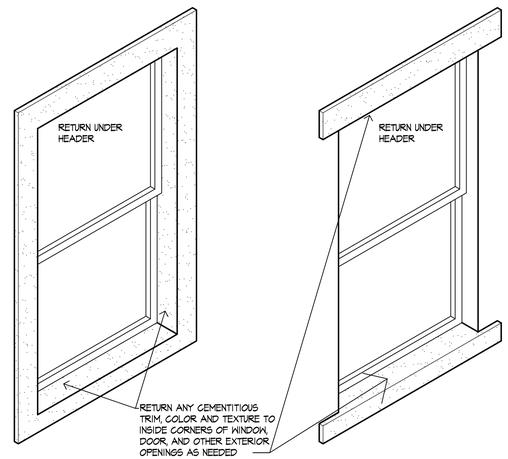
FLANGE WINDOW SILL-CMU



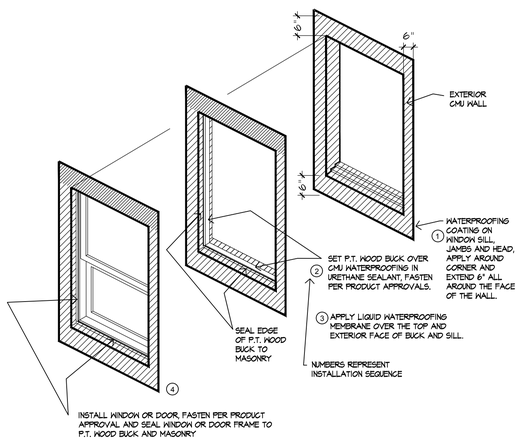
OUT SWING DOOR SILL



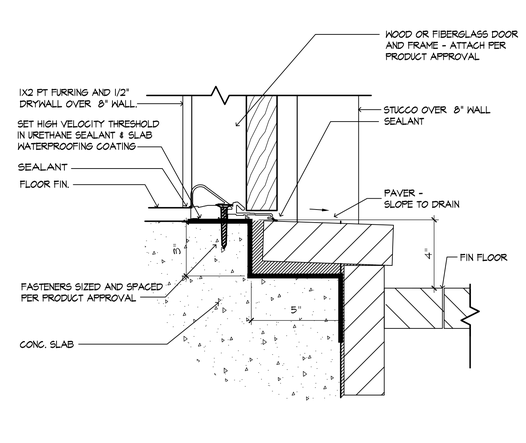
IN SWING DOOR SILL



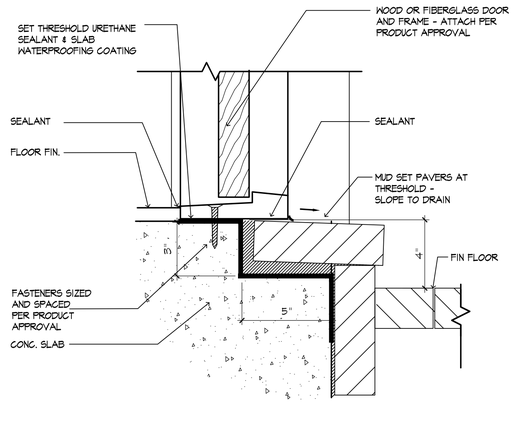
CEMENTITIOUS TRIM COLOR + TEXTURE



CMU OPNG WATERPROOFING-ISO



OUT SWING DOOR SILL- PAVER RECESS



IN SWING DOOR SILL- PAVER RECESS

revisions

no.	date

designed SBD
project mgr. CSN
checked SBD
date 1/21/22
scale 1/4"= 1'-0" (U.O.N.)
job no. 220008.mh

Scott Blakeslee Disher
AR-0011586 AA-0003285

PROGRESS SET 1/24/22

CABANA BUILDING

EDGEWATER POINTE
MARTIN COUNTY, FLORIDA
by: MERITAGE HOMES

project

ARCHITECTURAL Studio, Inc.
Architecture
•
Planning
300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing
DETAILS

sheet
A-3

BRACING NOTES:

1. BRACING SHOWN DOES NOT INCLUDE TEMPORARY BRACING REQUIRED FOR THE ERECTION AND INSTALLATION OF TRUSSES PRIOR TO THE INSTALLATION OF PERMANENT CROSS BRACING AND HEB LATERAL BRACING REQUIREMENTS. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE TRUSS INSTALLER AND SHOULD REMAIN IN PLACE AS LONG AS NECESSARY FOR THE SAFE AND ACCEPTABLE INSTALLATION OF THE ROOF OR FLOOR. (REF: BCSI).

2. PERMANENT HEB LATERAL BRACING IS TO BE INSTALLED AS SHOWN ON THE INDIVIDUAL TRUSS DRAWINGS (HEB LATERAL BRACING IS NOT SHOWN ON THIS SHEET). PERMANENT HEB LATERAL BRACING IS TO BE RESTRAINED TO PREVENT LATERAL MOVEMENT BY SOLID ANCHORAGE TO END WALLS, OR BY PERMANENT DIAGONAL BRACING (NOT SHOWN) IN THE PLANE OF THE HEB MEMBER AT INTERVALS NOT TO EXCEED 20 FEET ALONG CONTINUOUS HEB BRACE. (REF: BCSI).

3. PERMANENT DIAGONAL BRACING AS SHOWN ON THIS SHEET DOES NOT INCLUDE BRACING REQUIRED FOR GABLE END STUDS OR BOTTOM CHORD OF GABLE END AT WALL. REFER TO STANDARD GABLE END DETAIL FOR BRACING REQUIREMENTS.

4. ALL TOP CHORDS ARE ASSUMED TO BE SHEATHED, AND ALL BOTTOM CHORDS BRACED BY A RIGID CEILING SYSTEM. REFER TO INDIVIDUAL TRUSS DRAWINGS FOR BRACING REQUIREMENTS OF NON-SHEATHED TOP CHORDS AND UNSUPPORTED BOTTOM CHORDS.

5. REFER TO TPI / HCTA BCSI, COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION AND BRACING METAL PLATE CONNECTED WOOD TRUSSES", APPENDIX C, FOR RECOMMENDED SEQUENCE OF INSTALLING BRACING COMPONENTS.

6. THE STRUCTURAL ADEQUACY OF THE INDIVIDUAL TRUSS DESIGNS TO WITHSTAND GRAVITY AND WIND LOADINGS AS WELL AS GIRDER CONNECTIONS AND LOADS ARE THE RESPONSIBILITY OF THE TRUSS DESIGNER. ANCHORAGE OF THE TRUSSES AND GIRDERS TO THE SUPPORTING STRUCTURE TO WITHSTAND WIND UPLIFT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER OR ARCHITECT.

7. THE BRACING FOR THE ROOF SYSTEM IS DESIGNED FOR BOTH POSITIVE & NEGATIVE PRESSURE AND MEETS THE REQUIREMENTS OF 2020 FBC.

BRACING LEGEND:

PERMANENT 2x4 DIAGONAL BRACE RESTRAINT IN THE PLANE OF THE NEAREST HEB MEMBER AT 20'-0" INTERVALS AT APPROXIMATELY 45 DEGREE ANGLE. FASTEN TO OPPOSITE SIDE OF HEB WITH 3-16d TOENAILS AND TO LATERAL BRACE WITH (3) 10d NAILS EACH INTERSECTION. (REF: BCSI).

HORIZONTAL BRIDGING WITH A MINIMUM 2x6 STRONGBACK AT 6'-0" O/C. FASTEN TO EACH TRUSS WITH 3-10d NAILS AND ATTACH TO WALLS OR OTHER RIGID POINT AT EACH END (REF: BCSI). PROVIDE OVERLAP OF AT LEAST (3) TRUSSES (FLOOR ONLY).

PERMANENT 2x4xCONT. LATERAL BRACING IN THE PLANE OF THE STRUCTURAL BOTTOM CHORD OF THE TRUSSES AT 6'-0" O/C. FASTEN WITH 2-10d NAILS IN EACH TRUSS. PROVIDE OVERLAP OF AT LEAST (2) TRUSSES (ROOF ONLY).

ZONES 1 & 2
(SEE DIAPHRAGM SCHEDULE)

ZONE 3
(SEE DIAPHRAGM SCHEDULE)

BRACING DETAILS:

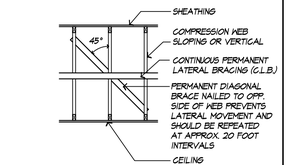


FIGURE 36: PERMANENT DIAGONAL BRACING IN THE PLANE OF THE WEB MEMBERS

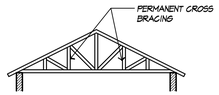


FIGURE 37: PERMANENT BRACING IN THE PLANE OF THE WEBS FOR PITCHED TRUSSES



FIGURE 38: PERMANENT BRACING IN THE PLANE OF THE WEBS FOR PARALLEL CHORD TRUSSES

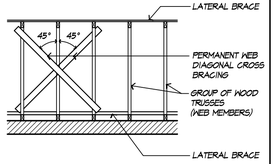


FIGURE 39: PERMANENT BRACING IN THE PLANE OF THE WEBS

TRUSS CONNECTOR SCHEDULE

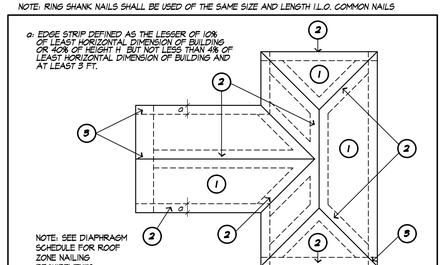
MARK	USP CONNECTOR	FASTENERS PER STRAP: TRUSS	FASTENERS PER STRAP: CONC./TIE-BEAM	ALLOWABLE UPLIFT: SINGLE STRAP	ALLOWABLE UPLIFT: DOUBLE STRAP	PARALLEL LOAD (F2): SINGLE STRAP	PARALLEL LOAD (F2): DOUBLE STRAP	PERPEND. LOAD (F1): SINGLE STRAP	PERPEND. LOAD (F1): DOUBLE STRAP	PRODUCT APPROVAL
TC-1	HTA 12I2R	(9) 10d x 1-1/2"	-	1870 #	2480 #	710 #	1310 #	270 #	1215 #	FL 11680
TC-2	HTA 20/20R	(9) 10d x 1-1/2"	-	1870 #	2480 #	710 #	1310 #	270 #	1215 #	FL 11680
TC-3	RT16M	(9) 10d x 1-1/2"	(4) 1/4" x 1-3/4" TAP.	1345 #	2790 #	480 #	960 #	630 #	1260 #	FL 10734
TC-4	HGAM10KT	(4) 1/4"x1-1/2" HS	(4) 1/4" x 1-3/4" TAP.	915 #	1830 #	740 #	1480 #	1075 #	2150 #	FL 11699

1) ALLOWABLE LOADS ARE BASED ON USP CATALOG 54TH Ed. 2) BLOK MAY USE LONGER STRAPS OF SAME TYPE SPECIFIED. 3) USE GALVANIZED NAILS AS SPECIFIED BY MANUFACTURER. 4) TAPCONS SHOULD BE LOCATED AT THE FARTHEST POINT FROM THE TOP OF THE BEAM. 5) PROVIDE APPROVED MOISTURE BARRIER PLATE OR BUILDING PAPER BETWEEN MASONRY WALL AND EACH TRUSS.

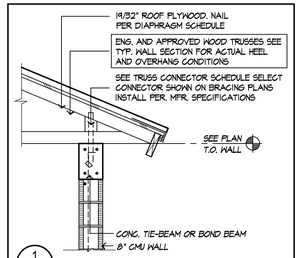
DIAPHRAGM SCHEDULE

LOCATION	PANEL GRADE	PANEL THICKNESS	FRAMING SPACING	DIAPHRAGM NAILING: DIAPHRAGM BOUNDRIES	ZONE 1: EDGE	ZONE 1: INTER.	ZONE 2: EDGE	ZONE 2: INTER.	ZONE 3: EDGE	ZONE 3: INTER.	REMARKS
ROOF	APA RATED SHEATHING EXPOSURE 1, OR EQUAL SPAN RATING 40/20	19/32"	24" O/C MAX.	10d 6" O/C	10d 6" O/C	10d 6" O/C	10d 6" O/C	10d 6" O/C	10d 4" O/C	10d 4" O/C	BLOCKED AS SHOWN ON PLAN
EXT. WALL	APA RATED SHEATHING EXPOSURE 1, OR EQUAL SPAN RATING 40/20	19/32"	16" O/C MAX	10d 4" O/C	10d 4" O/C	10d 6" O/C					NAIL CORNER STUDS AT 4" O/C MAX. TYPICAL BLOCK FREE EDGES

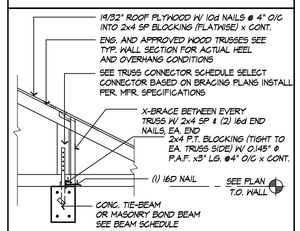
NOTE: RING SHANK NAILS SHALL BE USED OF THE SAME SIZE AND LENGTH I.L.O. COMMON NAILS



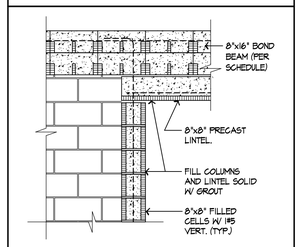
ROOF ZONE DIAGRAM



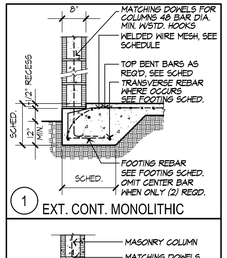
1 / S1 CONNECTION DETAIL



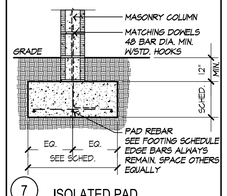
2 / S1 CONNECTION DETAIL



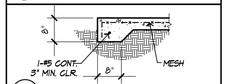
TYP. DET. LINTEL ON COLUMN
3/4" = 1'-0"



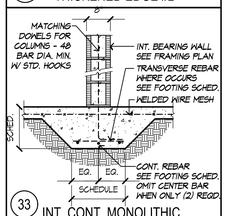
1 EXT. CONT. MONOLITHIC



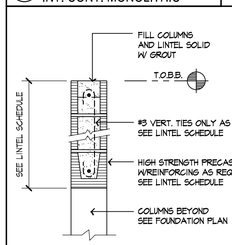
7 ISOLATED PAD



35 THICKENED EDGE #2



33 INT. CONT. MONOLITHIC



TYP. DET. LINTEL ON COLUMN
3/4" = 1'-0"

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH	TYPE	SUB	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-10" (34")	PRECAST	2231	3069	4605	6113	7547	8974	10394	11809
			3069	4605	6113	7547	8974	10394	11809
3'-6" (42")	PRECAST	2231	3069	3719	5183	6607	8054	9502	10951
			3069	4605	6113	7547	8974	10394	11809
4'-0" (48")	PRECAST	1966	2883	4605	6113	7547	8974	10394	11809
			2561	2751	3820	4890	5961	7034	8107
4'-6" (54")	PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
			2188	4375	6113	7547(7)	8672	10294	11809
5'-4" (64")	PRECAST	1217	1349	1438	1999	2560	3122	3686	4249
			1663	3090	5385	7547 (36)	7342(19)	8733(19)	10112(19)
5'-10" (70")	PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
			1451	2622	4360	7168(45)	8036(19)	7161(19)	8328 (26)
6'-6" (78")	PRECAST	908	1238	2177	3480	5381	8360	10394(37)	8825(14)
			1238	2177	3480	5381	8360	10394(37)	8825(14)
7'-6" (90")	PRECAST	743	1011	1729	2632	2205	2698	3191	3685
			1011	1729	2661	3898	5851	8467 (44)	8472(15)
9'-4" (112")	PRECAST	554	699	1160	1625	2564	3486	2818	3302
			752	1245	1843	2564	3486	4705(37)	6390(47)
10'-6" (126")	PRECAST	475	535	890	1247	2093	2777	2163	2536
			643	1052	1533	2093	2781	3643 (38)	4754(45)
11'-4" (136")	PRECAST	362	582	945	1366	1846	2423	3127	4006
			582	945	1366	1846	2423	3127	4006
12'-0" (144")	PRECAST	337	540	873	1254	1684	2193	2805	3552
			540	873	1254	1684	2193	2805	3552
13'-4" (160")	PRECAST	296	471	755	1075	1428	1838	2316	2883
			471	755	1075	1428	1838	2316	2883
14'-0" (168")	PRECAST	279	424	706	1002	1326	1697	2127	2630
			442	706	1002	1326	1697	2127	2630
14'-8" (176")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			458	783	1370	1902	2245	2517	2712
15'-4" (184")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			412	710	1250	1733	2058	2320	2513
17'-4" (208")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			300	548	950	1326	1609	1849	2047
19'-4" (232")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			235	430	750	1037	1282	1515	1716
21'-4" (256")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			180	340	598	845	1114	1359	1488
22'-0" (264")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			165	315	550	784	1047	1285	1399
24'-0" (288")	PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
			129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

SAFE LATERAL LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

LENGTH	TYPE	SUB	SAFE LOAD PLF: 8F8	SAFE LOAD PLF: REINF. QTY.
2'-10" (34")	PRECAST	1293	1642	2135
3'-6" (42")	PRECAST	1025	1024	1830
4'-0" (48")	PRECAST	765	763	1365
4'-6" (54")	PRECAST	592	591	1057
5'-4" (64")	PRECAST	411	411	734
5'-10" (70")	PRECAST	340	339	607
6'-6" (78")	PRECAST	507	721	483
7'-6" (90")	PRECAST	424	534	357
9'-4" (112")	PRECAST	326	512	227
10'-6" (126")	PRECAST	284	401	178
11'-4" (136")	PRECAST	260	452	152
12'-0" (144")	PRECAST	244	402	135
13'-4" (160")	PRECAST	217	324	109
14'-0" (168")	PRECAST	205	293	98
14'-8" (176")	PRESTRESSED	N.R.	284	89
15'-4" (184")	PRESTRESSED	N.R.	259	82
17'-4" (208")	PRESTRESSED	N.R.	194	63
19'-4" (232")	PRESTRESSED	N.R.	148	51
21'-4" (256")	PRESTRESSED	N.R.	125	42
22'-0" (264")	PRESTRESSED	N.R.	116	39
24'-0" (288")	PRESTRESSED	N.R.	91	33

SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

SAFE LOAD - POUNDS PER LINEAR FOOT

LENGTH	TYPE	8F8-1T / 8F8-2T	8F12-1T / 8F12-2T	8F16-1T / 8F16-2T	8F20-1T / 8F20-2T	8F24-1T / 8F24-2T	8F28-1T / 8F28-2T	8F32-1T / 8F32-2T
2'-10" (34")	PRECAST	1972	3173	4460	5747	7034	8321	9608
		1972	3173	4460	5747	7034	8321	9608
3'-6" (42")	PRECAST	1569	2524	3547	4569	5591	6613	7636
		1569	2524	3547	4569	5591	6613	7636
4'-0" (48")	PRECAST	1363	2192	3079	3966	4853	5740	6627
4'-6" (54")	PRECAST	1207	1940	2724	3508	4292	5077	5861
5'-4" (64")	PRECAST	1016	1632	2290	2949	3607	4265	4924
5'-10" (70")	PRECAST	909	1492	2093	2694	3295	3897	4498
6'-6" (78")	PRECAST	835(12)	1340	1880	2419	2959	3498	4038
7'-6" (90")	PRECAST	727 (23)	1021	1634(12)	2102(11)	2571(10)	3038(10)	3508 (9)
9'-4" (112")	PRECAST	727	1166	1634	2102	2571	3039	3506
10'-6" (126")	PRECAST	591	680	1133(15)	1474(15)	1811(15)	2152(16)	2494(15)
11'-4" (136")	PRECAST	591	851	1326	1705	2084	2463	2842
12'-0" (144")	PRECAST	530	552	914(15)	1185(15)	1456(15)	1730(15)	2007(15)
13'-4" (160")	PRECAST	530	686	1183	1526	1868	2204	2544
14'-0" (168")	PRECAST	474	485	798(15)	1034(15)	1272(15)	1510(15)	1748(15)
14'-8" (176")	PRESTRESSED	494	599	1028	1422	1738	2053	2369
15'-4" (184")	PRESTRESSED	470 (9)	441	723(14)	936(14)	1151(15)	1366(15)	1582(15)
17'-4" (208")	PRESTRESSED	470	543	928	1349	1648	1948	2247
19'-4" (232")	PRESTRESSED	418(15)	373	606(14)	783(14)	962 (14)	1141(14)	1321(14)
21'-4" (256")	PRESTRESSED	428	455	770	1145	1444	1718	1993
22'-0" (264")	PRESTRESSED	384(15)	346	559(14)	723(14)	887 (14)	1052(14)	1218(14)
24'-0" (288")	PRESTRESSED	410	420	709	1050	1434 (8)	1694 (8)	1954 (7)
		239	323	519(13)	671(13)	823 (13)	976 (14)	1129(14)
		246	390	655	968	1324 (8)	1625(11)	1874(11)
		224	302	485(13)	626(13)	767 (13)	909 (13)	1052(13)
		230	364	609	897	1224 (8)	1562(14)	1801(14)
		187	255	404(12)	520(12)	637 (12)	754 (12)	872(12)
		192	303	500	732	963 (8)	1298(14)	1470(14)
		182	222	347(11)	446(11)	546 (12)	646(12)	746(12)
		166	261	424	616	831 (8)	1057(14)	1225(14)
		142	198	308(11)	383(11)	480 (11)	567 (11)	654(11)
		142	230	369	531	713 (7)	903 (13)	1046(13)
		137	192	295(10)	378(11)	461 (10)	545 (11)	629(11)
		137	221	354	508	681 (7)	861(13)	997 (13)
		124	175	267(10)	341(10)	416 (10)	491(10)	566(10)
		124	200	316	450	600 (7)	756(12)	875 (13)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

FOOTING SCHEDULE

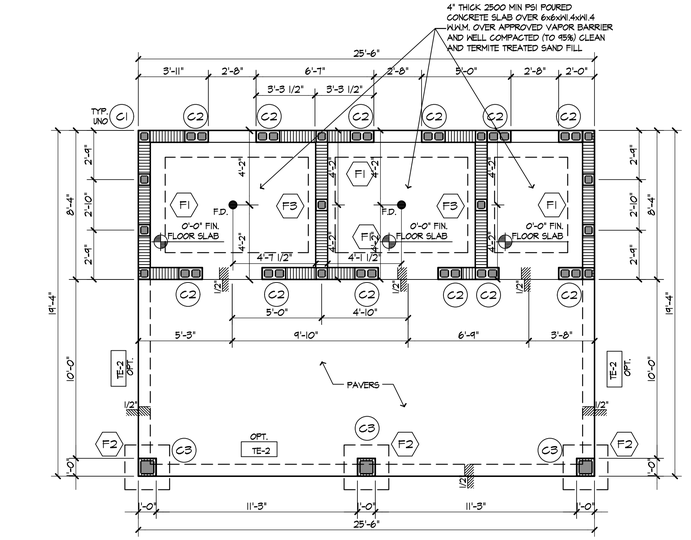
MARK	SIZE (WxD)	REINFORCING	DESCRIPTION	DETAIL NO.
F-1	18"x18"xCONT.	W/3 #5 CONT. - 1 TOP & 2 BTM. W/ SINGLE LAYER OF MESH	EXTERIOR MONOLITHIC ONE STORY	1
F-2	2'-6" x 2'-6" x 12"	W/3 #5 E.W. BTM.	ISOLATED PAD	7
F-3	18"x18"xCONT.	W/3 #5 CONT. 1 TOP & 2 BTM.	INTERIOR MONOLITHIC ONE STORY	33
TE-2	8 x 8 x CONT.	W/#5 CONT.	THICKENED EDGE AT EDGE	35

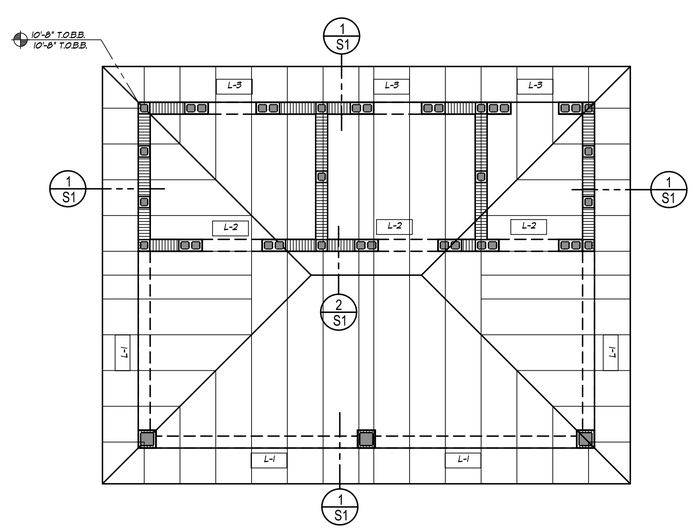
COLUMN SCHEDULE

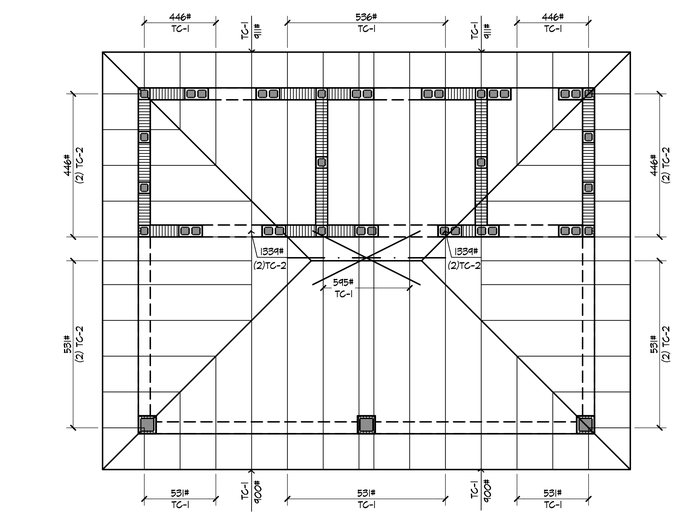
MARK	SIZE TYPE	DESCRIPTION
C-1	8x8 BLOCK	CONC. BLK. W/ FULLY GROUTED CELL W/-#5 VERT. EA. CELL @ 8'-0" O/C MAX. OR AS LOCATED ON PLANS
C-2	8x16 BLOCK	CONC. BLOCK W/2 FULLY GROUTED CELLS W/-#5 VERT. EA. CELL
C-3	12x12 BLOCK	CONC."O" BLK. FULLY GROUTED W/4-#5 VERT.

TIE-BEAM SCHEDULE

MARK	SIZE	REINFORCING: TOP	REINFORCING: MID	REINFORCING: BTM	#3 HOOPS OR STIRRUPS	REMARKS
BB-1	8x16	1#5	-	-	NONE REQD.	TYPICAL MASONRY BOND BEAM CONT. UNLESS NOTED OTHERWISE (2) COURSES FILLED
L-1	8x16	1#5	-	1#5	NONE REQD.	CASTCRETE HIGH STRENGTH LINTEL (2) COURSES FILLED
L-2	8x30	1#5	-	1#5	NONE REQD.	CASTCRETE HIGH STRENGTH LINTEL ALL COURSES FILLED
L-3	8x32	1#5	-	1#5	NONE REQD.	CASTCRETE HIGH STRENGTH LINTEL (4) COURSES FILLED







revisions

no.	date

designed SBD
project mgr. CSN
checked SBD
date 1/21/22
scale 1/4"= 1'-0" (U.O.N.)
job no. 220008.mh

Scott Blakeslee Disher
AR-0011586 AA-0003285

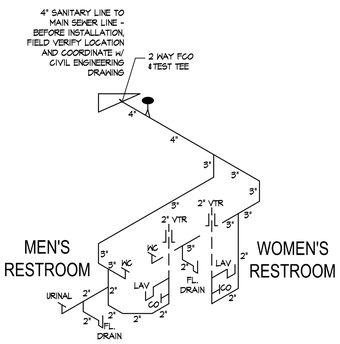
PROGRESS SET 1/24/22

project
CABANA BUILDING
EDGEWATER POINTE
MARTIN COUNTY, FLORIDA
by: MERITAGE HOMES

ARCHITECTURAL Studio, Inc.
Architecture • Planning
300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing
FOUNDATION / ROOF FRAMING & BRACING PLAN

sheet
S-1



PLUMBING RISER DIAGRAM

PLUMBING FIXTURE SCHEDULE

FIXTURE	TRAP SIZE	COLD WATER	HOT WATER	FIXTURE UNITS
WC	3"	1\2"	-	2
LAV	1-1/2"	1\2"	1\2"	2
URINAL	1-1/2"	1\2"	1\2"	1
HB	-	1/2"	-	1
TOTAL				6

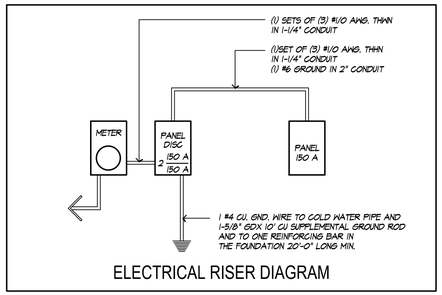
PLUMBING LEGEND

L	LAVATORY	F.U.	FIXTURE UNITS
W.C.	WATER CLOSET	R.V.D.	RELIEF VALVE DISCHARGE
SK.	SINK	C.D.	CONDENSATE DRAIN
WH	WATER HEATER		SOIL OR WASTE LINE
CO	CLEANOUT		VENT LINE
V	VENT		INDIRECT DRAIN
VTR	VENT-THRU-ROOF		COLD WATER LINE
W	WASTE		HOT WATER LINE
C.W.	COLD WATER	CD	CONDENSATE DRAIN
F.C.O.	FLUSH CLEANOUT	RVD	RELIEF VALVE DISCHARGE LINE
H.B.	HOSE BIB W/BACK-FLOW PREVENTER & SHUT-OFF VALVE		HOSE BIB W/BACK FLOW PREVENTER AND SHUT-OFF VALVE
D/W	DISHWASHER		GATE VALVE

150 AMP ELEC. PANEL 10,000 AIC RATED

CIRC.	DESCRIPTION	POLE	BKR	WIRE	KVA.	100%	100%	KVA.	WIRE	BKR	POLE	DESCRIPTION	CIRC.
1	WOMEN'S BATHROOM LIGHTING	1	15	14	0.8	0	0	0.8	14	15	1	MEN'S BATHROOM LIGHTING	2
3	WOMENS BATH GFI REC.	1	20	12	1.5	0	0	1.5	12	20	1	MENS BATH GFI REC.	4
5	WATER FOUNTAIN GFI	1	20	12	1.5	0	0	0.8	14	15	1	COVERED PORCH LIGHTING	6
7	STORAGE LIGHTING	1	15	14	0.8	0	0	1.5	12	20	1	STORAGE GFI RECEPT.	8
9	EXTERIOR GFI RECEPT.	1	20	12	1.5	0	0	1.5	12	20	1	EXTERIOR GFI RECEPT.	10
11	POOL PUMP	2	60	10	1.5	0	0	0.8	14	15	1	POOL LIGHT	12
13													14
15													16
17													18
19													20
21													22
23													24
	SUB TOTAL				7.6	0	0	6.9				SUB TOTAL	

TOTAL = 14.5 x 1000 / 240 = 60.41 AMPS THIS PANEL



ELECTRICAL RISER DIAGRAM

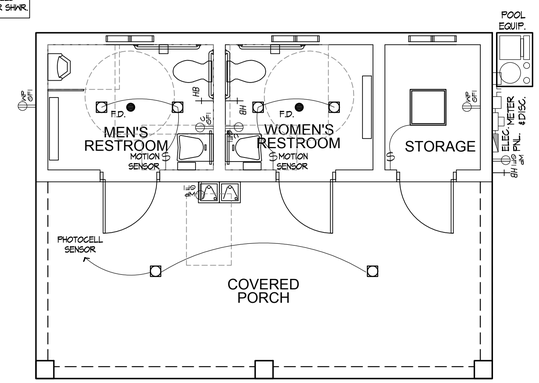
ELECTRICAL NOTES

A. HEAT STRIP LOAD GOVERNS OVER CONDENSOR UNIT LOAD.
B. GENERAL LIGHTING CALCULATED @ 444 (SQ.FT.) x 3 (WATTS/SQ.FT.) = 1,482 / 8 (GENLTG.CIR.) = 185.2 (WATTS/EA.)
C. CONDUIT SIZE.
D. SEE SUB-PANEL CALCULATIONS.
R. BRANCH CIRCUITS RUN IN ROMEX.

A.I.C. CALCULATIONS

(2 x 40 x 26)94)/(5000 x 240) = 1.75
1/1 + 1.75 = .36 .36 x 26)94 = 9525.09
A.I.C. OF SERVICE = 9525.09 A.I.C.
RATING OF PANEL = 10,000

NOTE: PROVIDE PRE-PLUMB. FOR FIELD LOCATED OUTDOOR SHWR.



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Scott Blakeslee Disher
AR-0011586 AA-0003285

PROGRESS SET 1/24/22

CABANA BUILDING
project
EDGEWATER POINTE
MARTIN COUNTY, FLORIDA
by: MERITAGE HOMES

ARCHITECTURAL Studio, Inc.
Architecture
Planning
300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing
ELECTRICAL PLAN / PLUMBING RISER
sheet
E-1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	NW: MXD NE: T/U	NW: AG-1 NE: I
South	Vacant	SW: RS SE: CPUB	SW: AG-1 SE: CPUB
East	Vacant	TU	I
West	Lake Tract	SD	AG-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG-1	15 / upa	76.97	X / A
****Proposed**	RL	R-3	6 / upa	76.97	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	300,183.00 gpd
**Proposed Zoning/FLU	Total gallons per day	120,073.20 gpd
**Change in Demand	Total gallons per day	decrease of 180,109.80 gpd

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	300,183.00 gpd
**Proposed Zoning/FLU	Total gallons per day	120,073.20 gpd
**Change in Demand	Total gallons per day	decrease of 180,109.80 gpd

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	47.228.83	45,427.73	decrease of 1,801.10

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

	K-8	High
School Name	Samual L. Gaines	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	2.4 miles	6 miles
Current Zoning/FLU Enrollment Demand	167.29	71.70
****Proposed Zoning/FLU Enrollment Demand**	66.92	28.68
****Change in Demand**	decrease of 100.38	decrease of 43.02

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)

Demand Analysis	Maximum
Current Zoning/FLU	150.09
****Proposed Zoning/FLU**	60.04
***Change in Demand**	decrease of 90.05

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

Impact	The site is located in the jurisdiction of SFWMD and NSLRWCD. NSLRWCD limits discharge into its canals at a rate of 2-inches across the site in a 24-hour period.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	10,887 trips	866 / 1,143 trips
****Proposed Zoning/FLU**	4,347 trips	346 / 456 trips
***Change in Demand**	Trips decrease 6,540 trips	Trips decrease 520 / 687 trips
Impact to Capacity		

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: 232		Single Family: 232		Multifamily:	
	Non-residential (square footage): N/A				
	Mixed-use (describe use):				
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	1	232	76.97	July 2023	December 2024
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

O'ROURKE
ENGINEERING & PLANNING

June 10, 2022

Ms. Patricia Sesta
EDC, Inc.
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987

Re: Zentex - LUPA

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from Mixed Use Development to Low Density Residential for the 76.96 acres on Gordy Road in Ft. Pierce, St. Lucie County. **Figure 1** illustrates the project location. The analysis is presented below.

Traffic Analysis

The proposed change in land use has to compare the trip generation associated with the worst-case traffic generator in the existing future land use to the worst-case traffic generator in the proposed future land use. The 76.96 acres has an existing future land use of Mixed-Use Development. The existing FLU could be commercial or residential. Applying only for residential use, 1,154 dwelling units could be considered. 5,026,566 square feet of non-residential development could be developed. The proposed future land use is lower than either the non-residential or residential option. **Table 1** summarizes the trip generation for the worst case under the existing future land use for residential use. **Table 2** summarizes the trip generation for the non-residential use, which is medical office.

The proposed future land use is Low Density Residential. Under Low Density Residential, a maximum of 6.5 units per acre is allowed. At 6.5 units per acre, the project would yield 500 dwelling units. The actual site plan reflects fewer dwelling units. However, the analysis for comprehensive plans requires the highest allowable density to be considered. **Table 3** summarizes the trip generation with the proposed future land use.

The trip generation associated with the potential use was calculated using ITE Trip Generation, 11th Edition. **Table 4** summarizes the change in the trip generation, considering both existing and proposed future land use as residential.

As shown, the change in land use would result in a decrease in 4,192 daily trips, 203 AM peak hour trips and 281 PM peak hour trips when considering the existing future land use as residential.

22 SE Seminole Street I Stuart, FL 34994 I 772-781-7918
SEORourke@comcast.net

The proposed non-residential future land use would result in a decrease of 185,561 daily trips, 6,915 AM peak hour trips, and 16,525 PM peak hour trips.

Because there is a decrease in land use, additional analyses are not required.

Conclusion

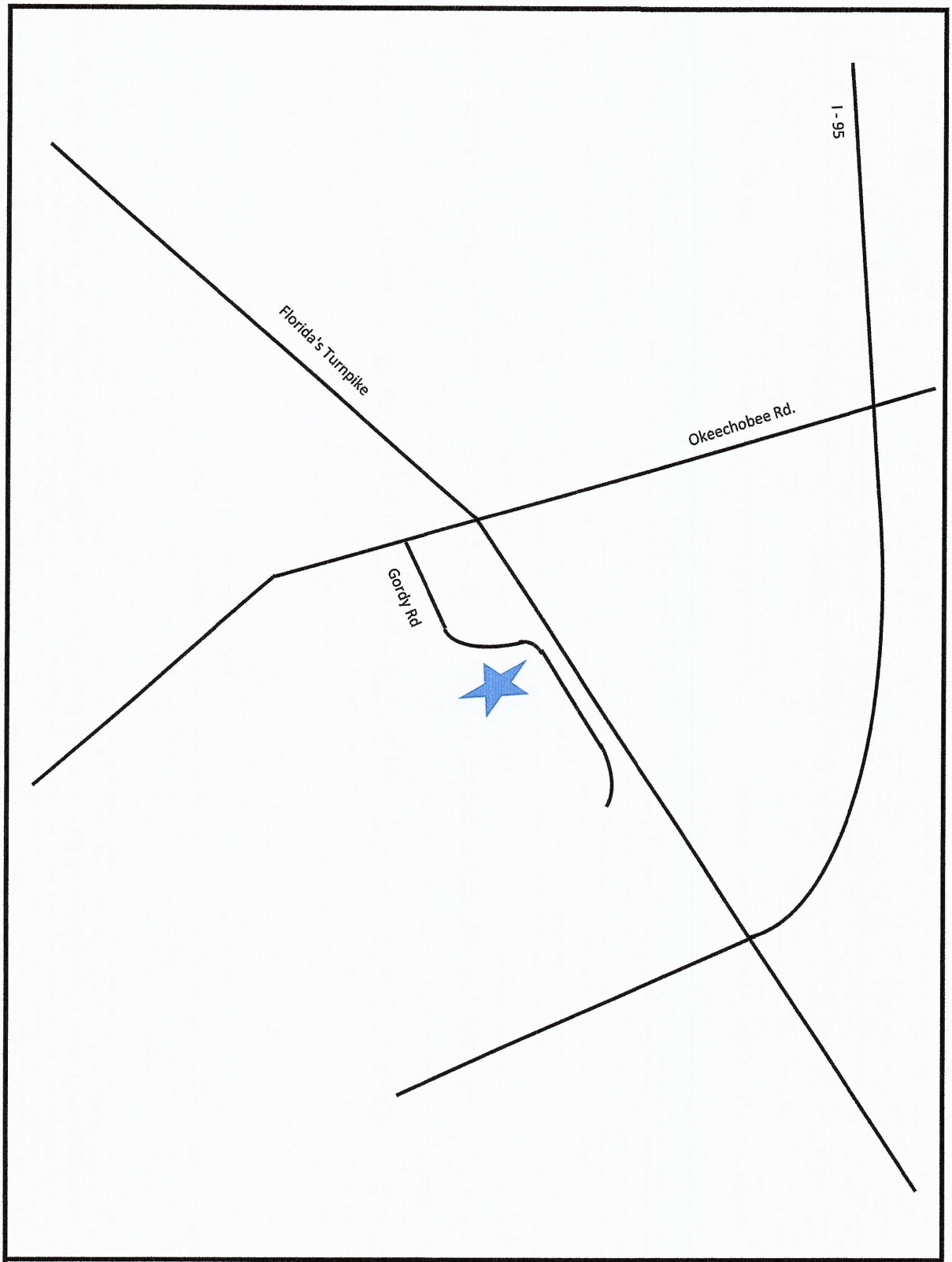
The trip generation analysis demonstrates that the change in land use will result in a decrease in trip generation potential on the development.

It has been a pleasure working with you.

Respectfully submitted,
O'ROURKE ENGINEERING

Susan E. O'Rourke, P.E.
Registered Civil Engineer - Traffic

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 6/10/2022 License #: 42684



N O'ROURKE ENGINEERING & PLANNING NTS 22 SE Seminole Street Stuart, FL 34994 Job #: Date:	Legend = Project Location	Figure 1 Project Location Zentex

Table 1 - Trip Generation - Exisitng FLU - Non-Residential

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	5,026,566	Sft	T = 38.42(X) - 87.62	50%	50%	96,517	96,516	193,033

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	5,026,566	Sft	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	5,691	1,605	7,296

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Medical Office	720	5,026,566	Sft	T = 3.39(X) + 2.02	28%	72%	4,772	12,270	17,042

Source: ITE 11th Edition Trip Generation Rates

Table 2 - Trip Generation - Exisiting FLU - Residential

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	500	DU	T = 6.41(X) + 75.31	50%	50%	1,640	1,640	3,280

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	130	500	DU	T = 0.31(X) + 22.85	24%	76%	43	135	178

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	822	500	DU	T = 0.43(X) + 20.55	63%	37%	149	87	236

Table 3 - Trip Generation - Proposed FLU

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	1,154	DU	T = 6.41(X) + 75.31	50%	50%	3,736	3,736	7,472

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	130	1,154	DU	T = 0.31(X) + 22.85	24%	76%	91	290	381

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	822	1,154	DU	T = 0.43(X) + 20.55	63%	37%	326	191	517

Source: ITE 11th Edition Trip Generation Rates

Table 4 - Net Decrease in Trips **(Residential) (ELFU)** **Non-Residential (ELFU)**

	Trips	Net New Trips
Daily Trips	**4,192**	**185,561**
AM Trips	**203**	**6,915**
PM Trips	**281**	**16,525**

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

June 2, 2022

Patricia "Trish" Sesta
Planner | Planning Division

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL
10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987

In response to your request on June 2, 2022, the Florida Master Site File lists no cultural resources recorded for a parcel of property located in Section 26, Township 35 South, Range 39 West, St. Lucie County, Florida.

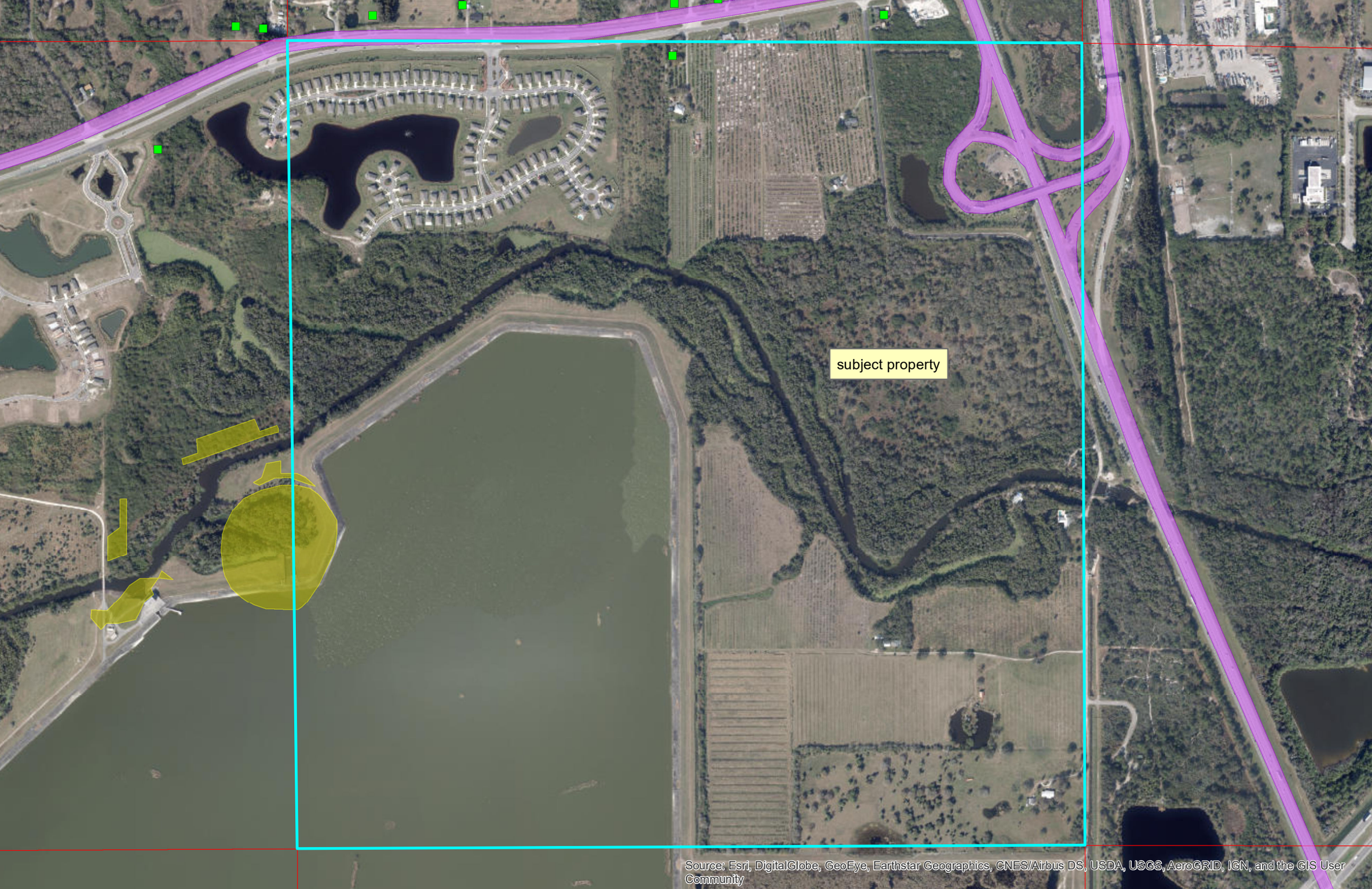
When interpreting the results of our search, please consider the following information:

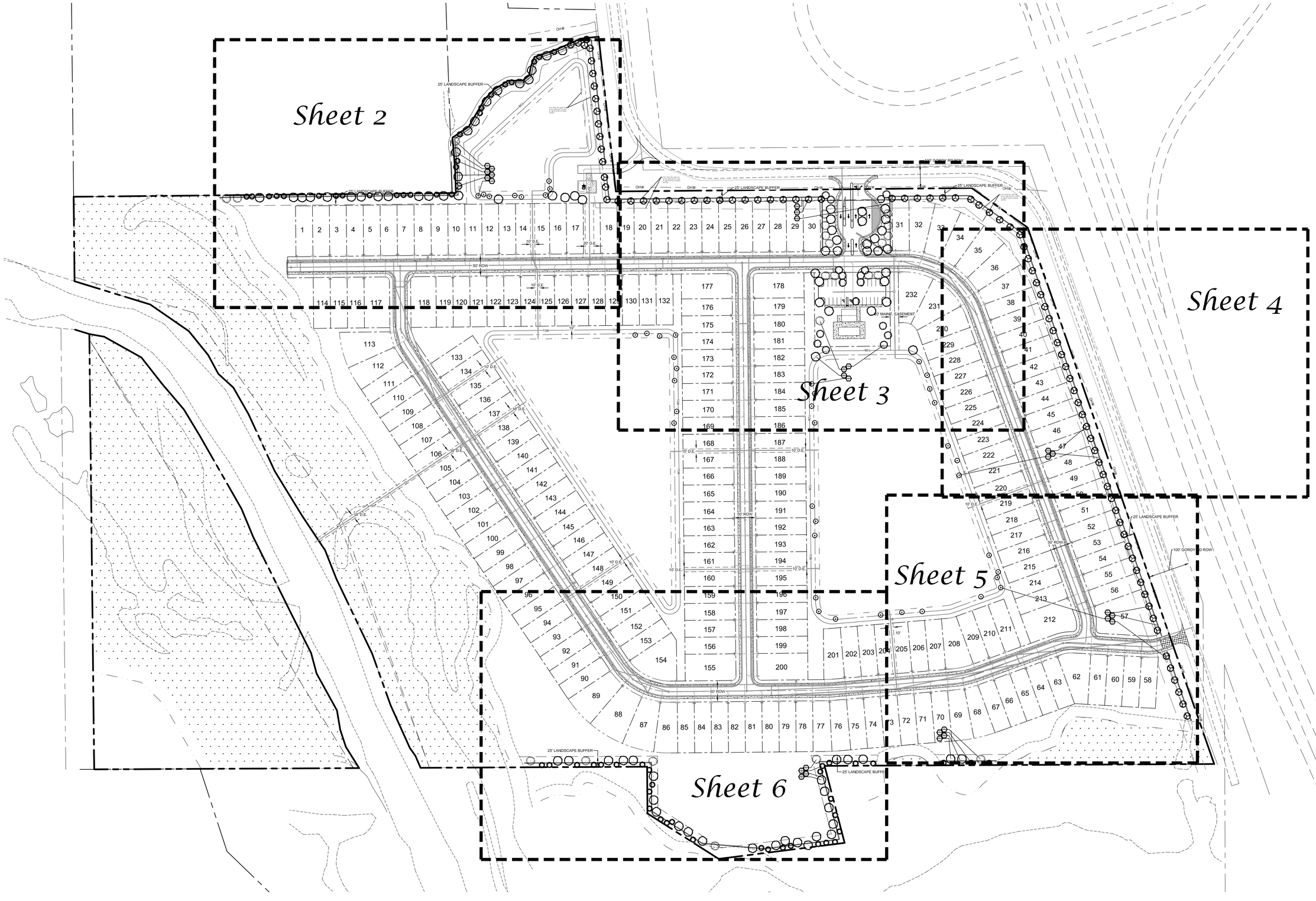
- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


subject property
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Landscape Plan

North
Scale: 1" = 100'
0 50' 100' 200'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LA: 0001635

Hickory Trails

Meritage Homes - Zentex

City of Fort Pierce, Florida

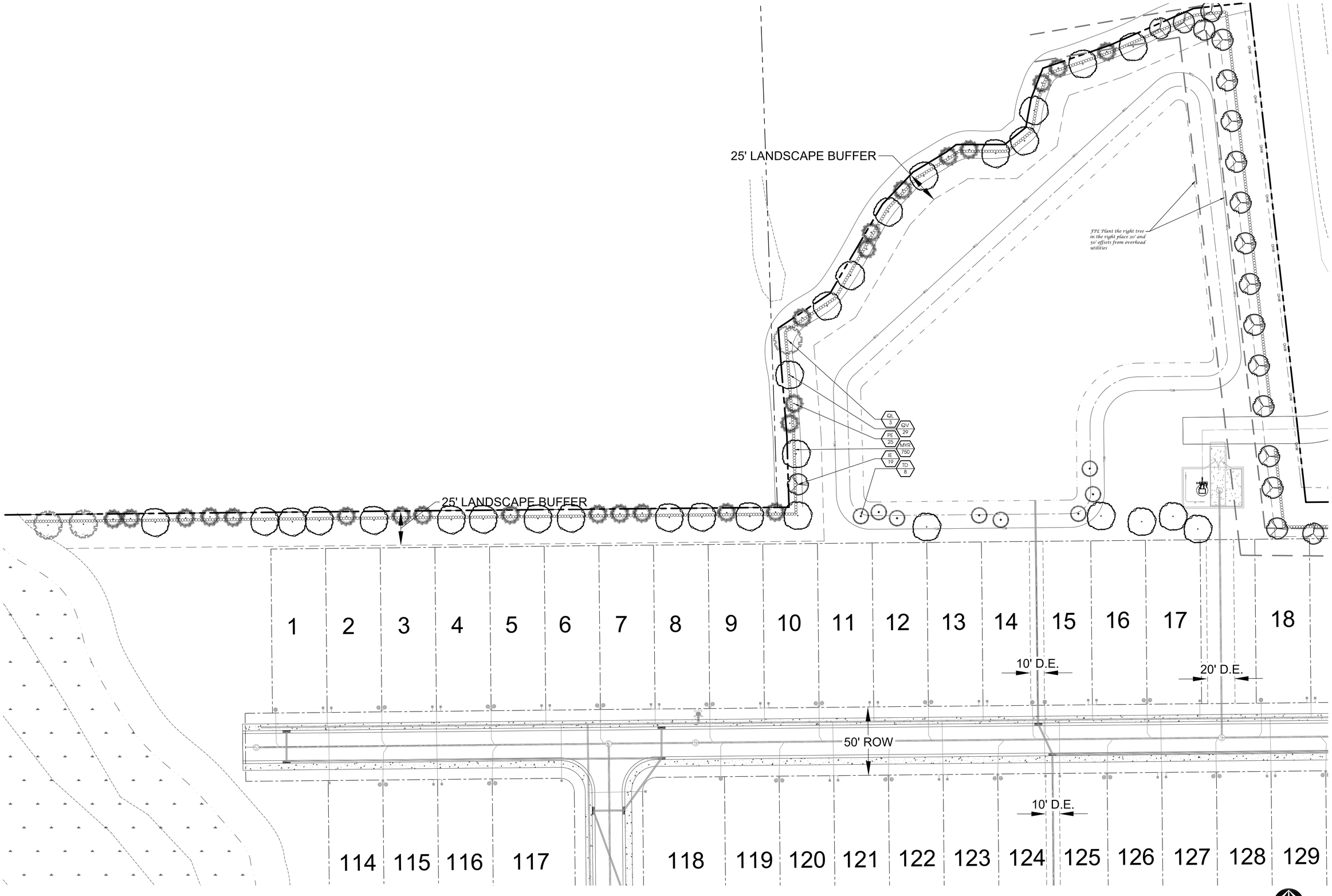
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	22-0704
Drawn By	JWS
Submittal Dates	7-13-2022
Revision Dates	

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-1 of 7



Landscape Plan

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

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Landscape Architecture - Site Planning
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City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	22-0704
Drawn By	JWS
Submittal Dates	7-13-2022
Revision Dates	

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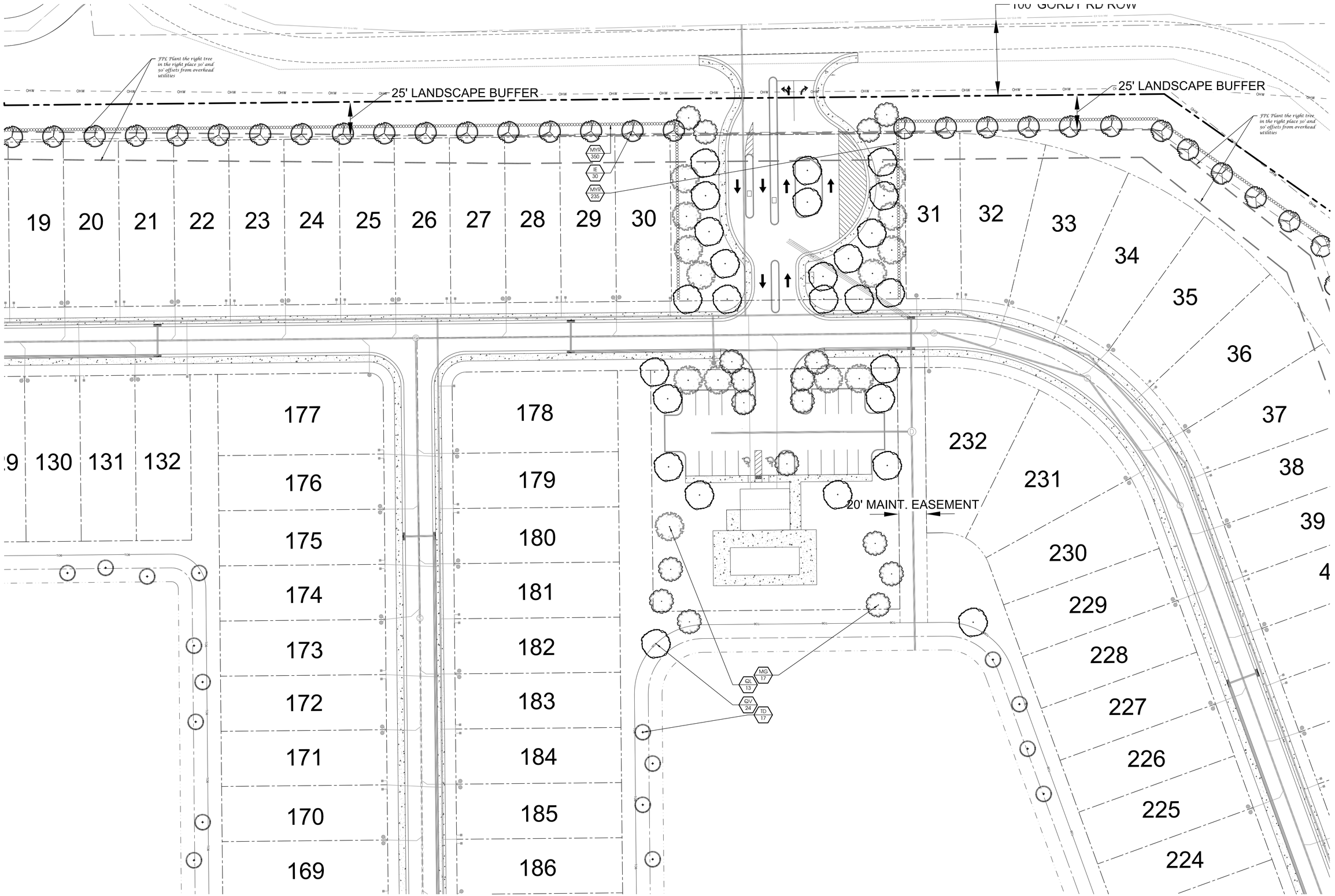

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LA: 0001635

Hickory Trails

Meritage Homes - Zentex

City of Fort Pierce, Florida

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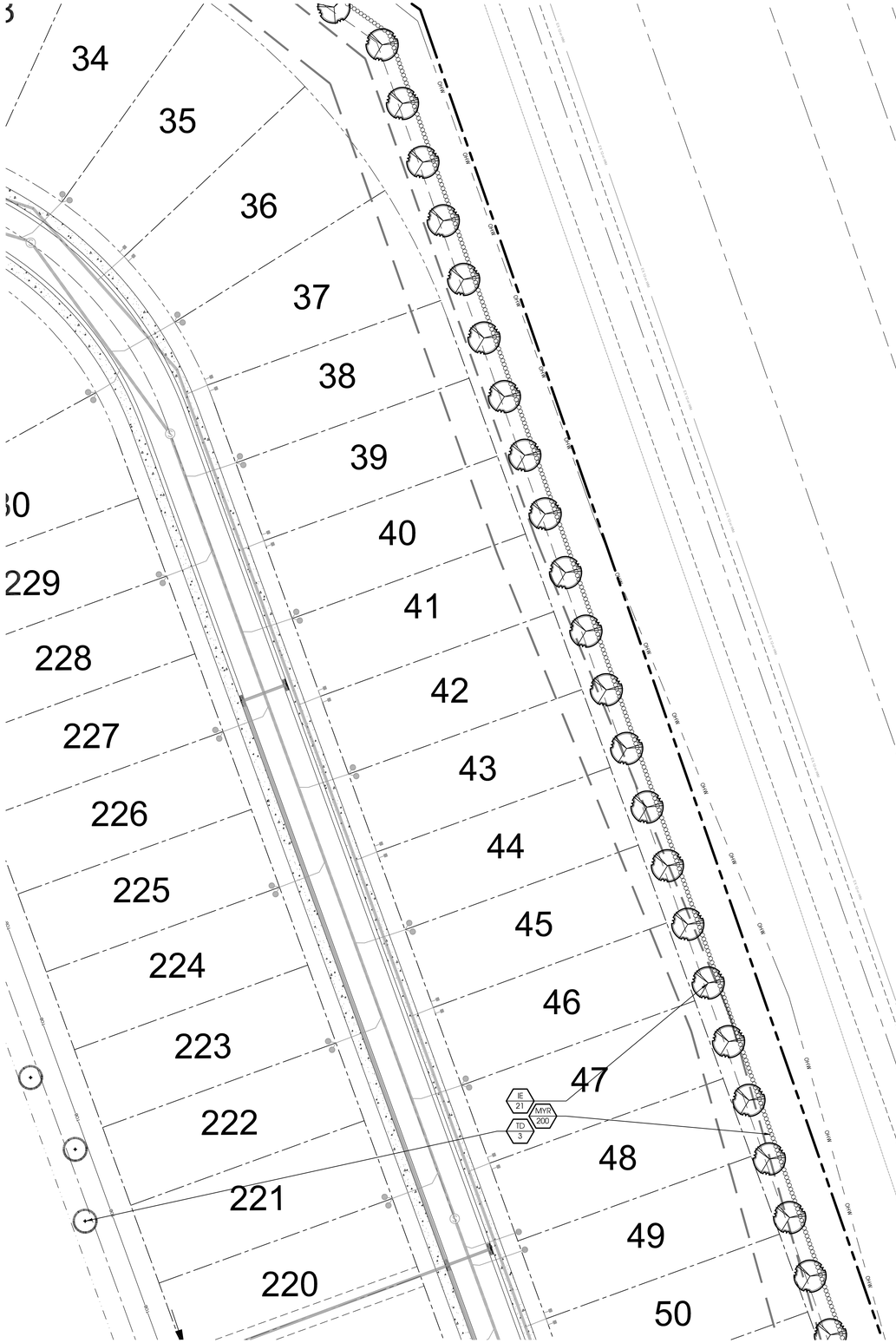

Landscape Plan

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

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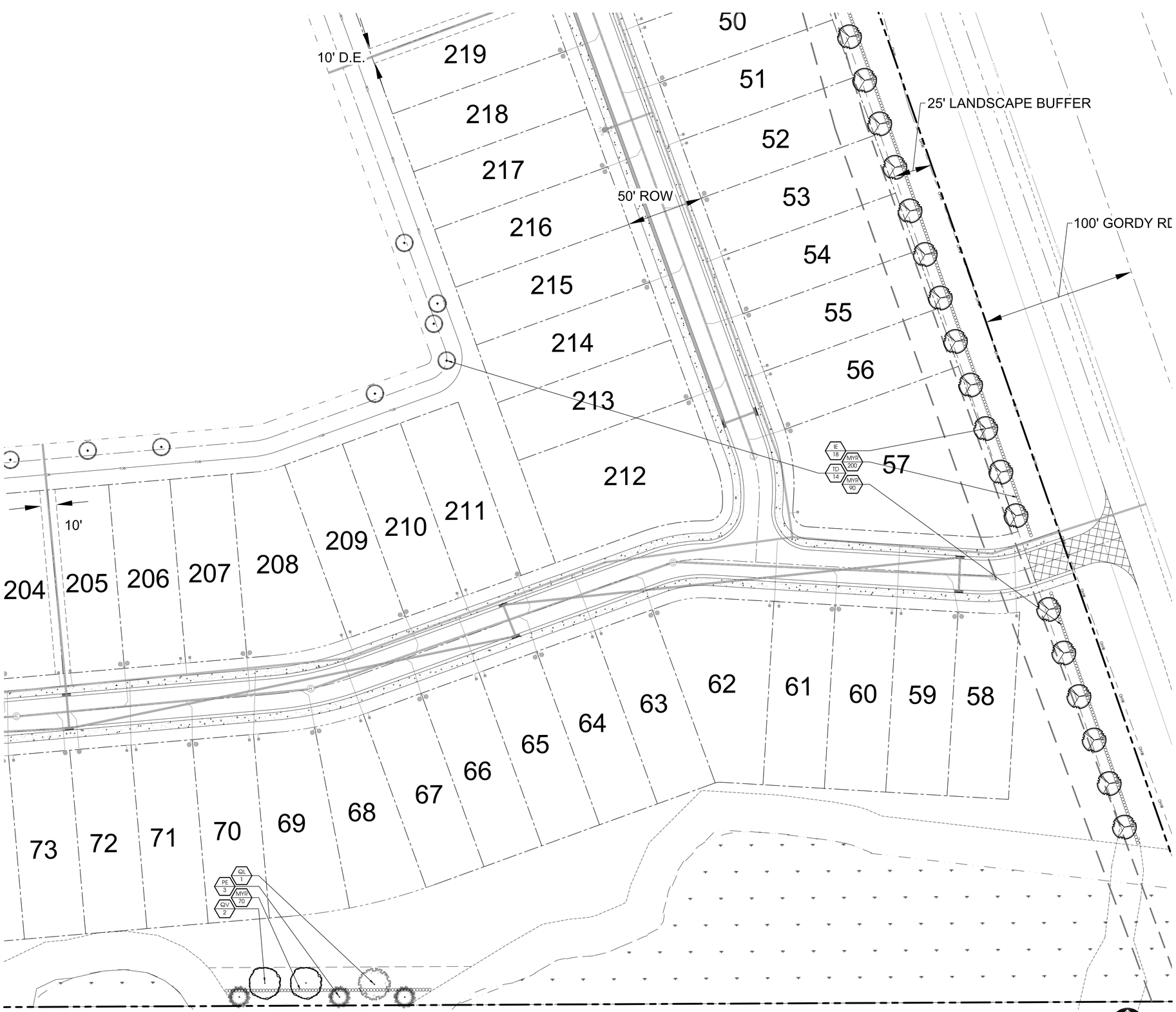

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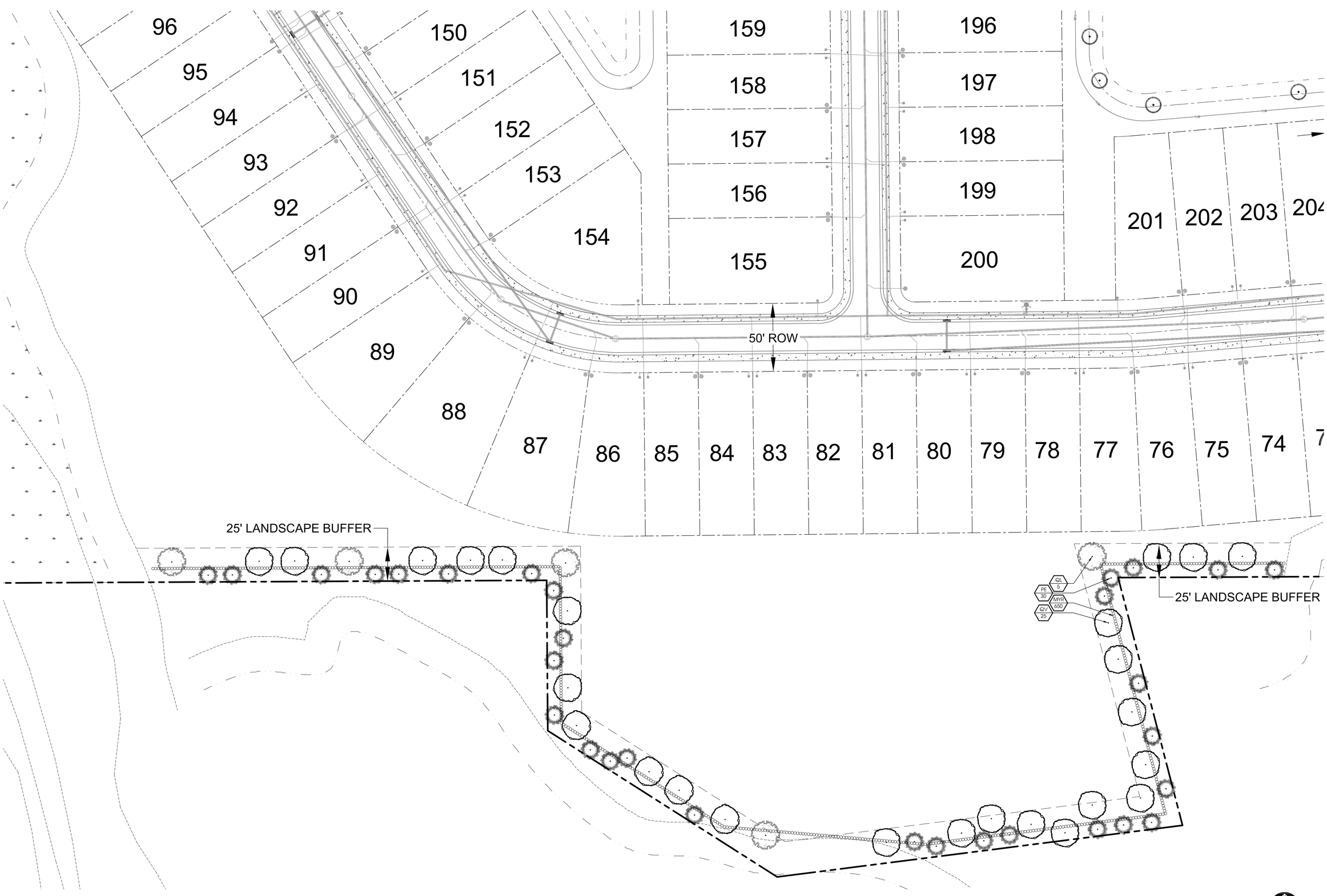

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0 15' 30' 60'

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Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage,
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in Item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
88	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
17	MG*	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA - D.D. BLANCHARD	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
58	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
22	QL*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
80	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
42	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
2,545	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
		* = Florida Native				

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 2,610'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
2,610 l.f. x 10' = 26,100 s.f. / 300 = 87 Trees
Provided = 87
Shrubs Required = Continuous Hedge @ 2' o.c.
2,610 l.f. / 2' o.c. = 1,305 Shrubs
Provided = 1,305 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North & South Buffer) 2,472'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
2,472 l.f. x 10' = 24,720 s.f. / 200 = 124 Trees
Provided = 124

Shrubs Required = Continuous Hedge @ 2' o.c.
2,472 l.f. / 2' o.c. = 1,236 Shrubs
Provided = 1,236 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per 15 s.f. of vehicular use area (144,305 s.f./15 = 9,620 s.f.)
Landscape Area Provided = 9,625 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
144,305 s.f./15 = 9,620 s.f. / 100 = 96 Trees
Trees Provided = 96 (Note: Some trees relocated to lake bank areas to enhance water quality)

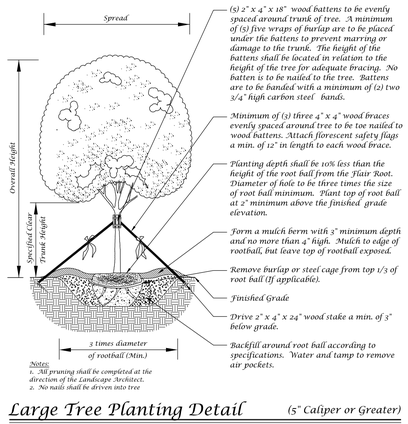
Total Trees Required = 307 Trees
Total Trees Provided = 307 Trees

Total Trees Required = 307 Trees
Total Native Trees Provided = 307 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (N/A - %)

Total Shrubs Required = 2,541
Total Native Shrubs Provided = 2,541 (100%)

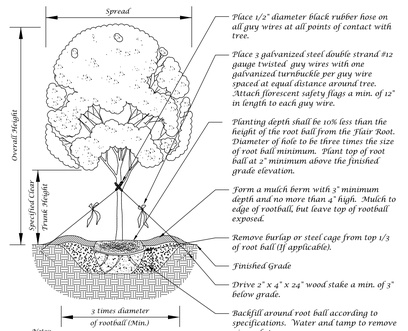
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Large Tree Planting Detail (5" Caliper or Greater)

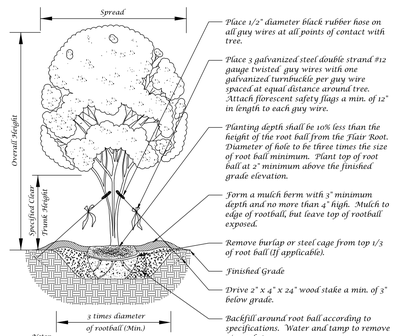
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

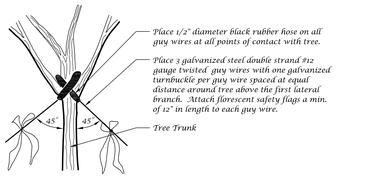
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

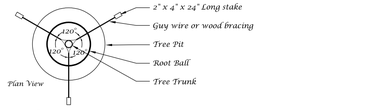
Multi-Trunk Tree Planting Detail

Not to Scale



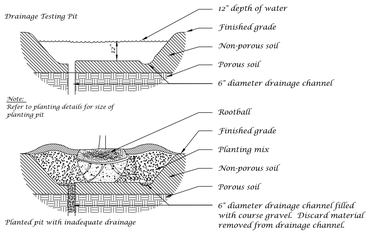
Guy Wire Attachment Detail

Not to Scale



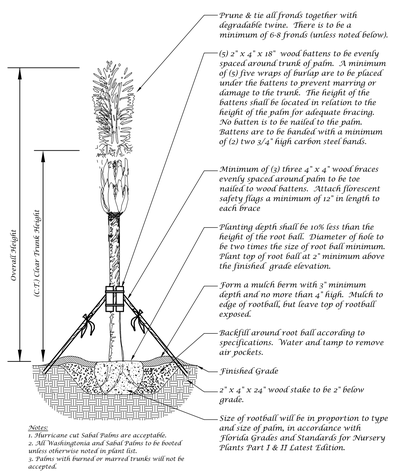
Staking Detail

Not to Scale



Drainage Testing Detail

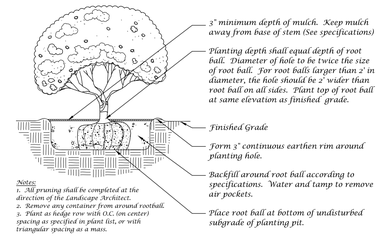
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

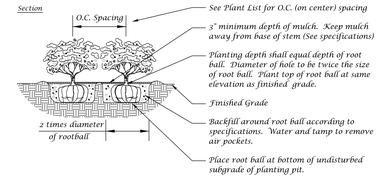
Not to Scale

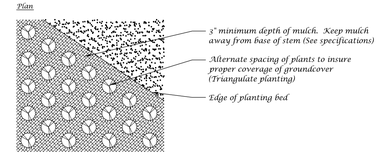


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

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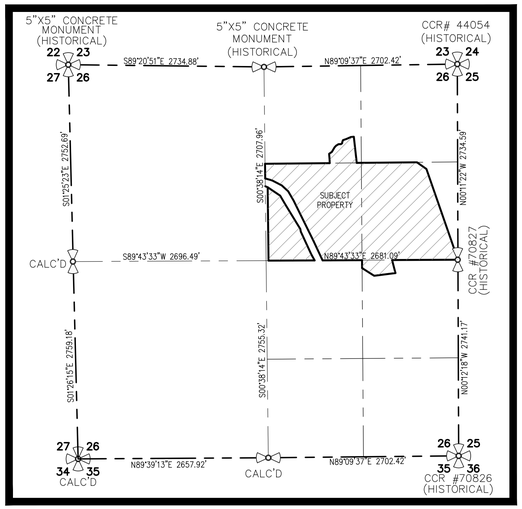
Sheet L-7 of 7

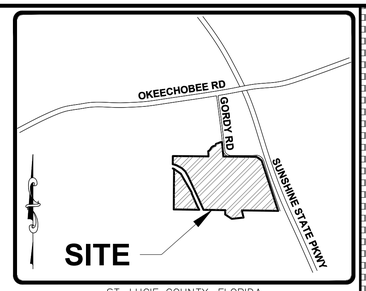
TREE SURVEY

FOR: MERITAGE



SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST

(1"=1000')



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEYORS NOTES AND REPORT:

1. THIS TREE SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING CABBAGE PALMS AND TREES 14" IN DIAMETER OR LARGER THAT ARE EAST OF THE RIDGELINE, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON APRIL 21, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS APRIL 12, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT.
5. PARCELS CONTAIN A TOTAL OF 3,309,736.76 SQUARE FEET (75.981 ACRES), MORE OR LESS.
6. THIS TREE SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
10. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
11. WATER FEATURES ALONG 10 MILE CREEK WERE MAPPED USING LIDAR DATA, HISTORICAL AERIAL IMAGERY AND FIELD OBSERVATIONS. ACTUAL LOCATIONS ARE 5.00'±.
12. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN ZONE X AND ZONE AE (BASE FLOOD ELEVATION 16.00') AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
13. EDC, INC. PERFORMED TWO 100.00' X 100.00' TEST SECTIONS FOR TREES LYING WEST OF THE RIDGE LINE AND EAST OF 10 MILE CREEK. EDC, INC. FOUND THAT THE AVERAGE NUMBER OF PALMS (ALL OF WHICH WERE CABBAGE) WERE 56 PER 10,000 SQUARE FEET AND TREES BEING 4 PER 10,000 SQUARE FEET IN THESE TEST SECTIONS. THE LAND LYING WEST OF THE RIDGE LINE AND EAST OF 10 MILE CREEK IS APPROXIMATELY 8.726 ACRES, OR 380,103 SQUARE FEET AND BASED ON THE ABOVE NOTED DATA, THE PROJECTED COUNT FOR THOSE LANDS IS 2,129 CABBAGE PALMS AND 152 TREES. OF THE TREES LOCATED IN THESE TEST SECTIONS 50% WERE OAK AND 50% WERE HICKORY.
14. EDC, INC. PERFORMED THREE TEST SECTIONS FOR TREES LYING WEST OF 10 MILE CREEK. AREAS 3 AND 4 WERE 100.00' X 100.00' WHILE AREA 5 WAS 50.00' X 50.00'. EDC, INC. FOUND THAT THE AVERAGE NUMBER OF PALMS (ALL OF WHICH WERE CABBAGE) WERE 88 PER 10,000 SQUARE FEET AND THE AVERAGE NUMBER OF TREES WERE 4 PER 10,000 SQUARE FEET IN THESE TEST SECTIONS. THE LANDS WEST OF 10 MILE CREEK IS APPROXIMATELY 9.087 ACRES, OR 395,831.57 SQUARE FEET AND BASED ON THE ABOVE NOTED DATA, THE PROJECTED COUNT FOR THOSE LANDS IS 3,483 CABBAGE PALMS AND 158 TREES. OF THE TREES LOCATED IN THESE TEST SECTIONS 55% WERE OAK TREES, WITH THE REMAINING 45% BEING HICKORY.

SYMBOL & ABBREVIATION LEGEND:

1000 — TREE/PALM & TAG NUMBER

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE:
FLORIDA REGISTRATION #5556

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ABB
CHECKED BY	MTO
FIELD CREW	JW
FILENAME	21-412 Zephyr Trails TREE SURVEY EAST OF RIDGELINE ONLY.dwg
SCALE	AS SHOWN
DATE	March 17, 2022

DATE	REVISION COMMENTS
07/18/2022	UPDATED NOTES 13 & 14 TO BREAK OUT THE AVERAGE OF PALMS AND TREES - ABB
06/20/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
06/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES #13 & 14 - ABB

TREE SURVEY

FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

1 OF 7

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TREE SURVEY

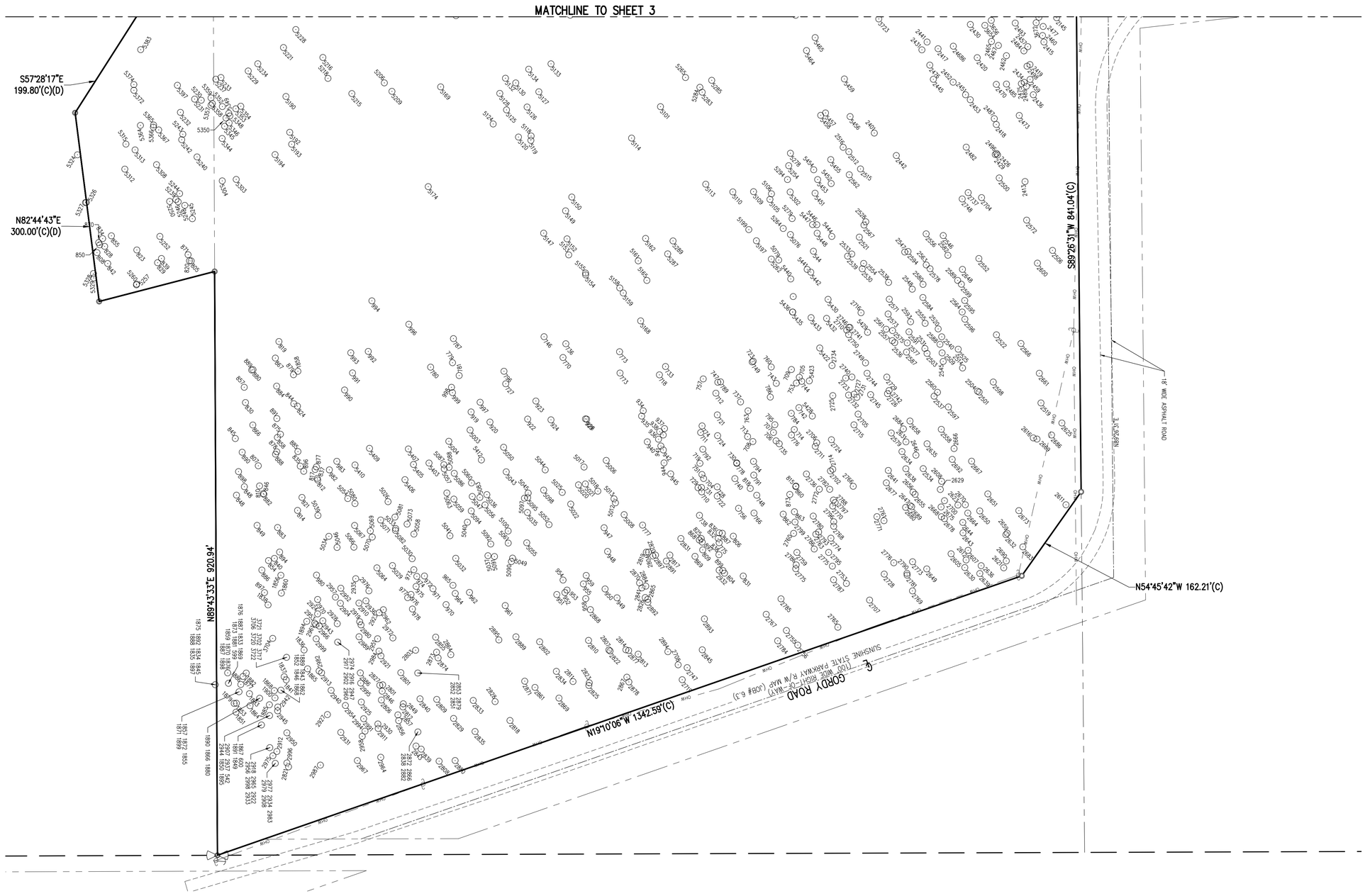
FOR: MERITAGE

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH



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JW FIELD CREW
21-412 Zentex - TREE SURVEY EAST OF RIDELINE ONLY.dwg FILENAME
AS SHOWN SCALE
March 17, 2022 DATE

DATE	REVISION COMMENTS
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06/20/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
06/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES # 13 & 14 - ABB

TREE SURVEY

FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

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TREE SURVEY

FOR: MERITAGE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NORTH

W LINE OF S 1/2 OF THE NE 1/4 OF SEC 26

N.S.L.R.W.C.D. CANAL NO. 95
(67' WIDE RIGHT-OF-WAY)

3.25" IRON ROD (Capped) (LB#8000) N 00°25'17" W 1.35'

TEST SITE #3 SEE SURVEYOR'S NOTE #14 ON COVER SHEET
100.00' x 100.00'

TEST SITE #4 SEE SURVEYOR'S NOTE #14 ON COVER SHEET
100.00' x 100.00'

TEST SITE #5 SEE SURVEYOR'S NOTE #14 ON COVER SHEET
50.00' x 50.00'

TEST SITE #2 SEE SURVEYOR'S NOTE #13 ON COVER SHEET
100.00' x 100.00'

TEST SITE #1 SEE SURVEYOR'S NOTE #14 ON COVER SHEET
100.00' x 100.00'

TEN MILE CREEK (N.S.L.R.W.C.D.)

N89°43'3.4"E 1307.04'

N89°43'3.5"E 634.61'

S89°26'31"W 903.61'

S00°25'17"E 110.50'(C)(D)

MATCHLINE TO SHEET 2

ENGINEERS & SURVEYORS
ENVIRONMENTAL

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MTO	CHECKED BY
JW	FIELD CREW
21-412 Zemex TREE SURVEY EAST OF RIDELINE ONLY.dwg	FILENAME
AS SHOWN	SCALE
March 17, 2022	DATE

DATE	REVISION COMMENTS
07/18/2022	UPDATED NOTES 13 & 14 TO BREAK OUT THE AVERAGE OF PALMS AND TREES - ABB
06/20/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
06/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES #13 & 14 - ABB
05/04/2022	ADDED 15' WIDE ACCESS EASEMENT - ABB

TREE SURVEY

FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
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TREE SURVEY

FOR: MERITAGE

TAG#	SPECIES	DIAMETER
542	CABBAGE PALM	
544	CABBAGE PALM	
599	CABBAGE PALM	
599	CABBAGE PALM	
600	CABBAGE PALM	
704	OAK	14"
705	CABBAGE PALM	
706	OAK	18"
707	OAK	16"
708	CABBAGE PALM	
709	CABBAGE PALM	
710	OAK	18"
711	OAK	14"
712	OAK	18"
713	CABBAGE PALM	
714	OAK	14"
718	OAK	26"
719	OAK	30"
721	OAK	18"
722	OAK	18"
723	OAK	24" & 18"X2
724	CABBAGE PALM	
727	CABBAGE PALM	
728	OAK	18"
729	OAK	18" & 12"
730	OAK	24"
731	OAK	30"
733	OAK	20"
735	OAK	22"
736	OAK	42"
737	OAK	24"
738	OAK	18" & 12"
740	OAK	24"
742	OAK	22"
743	OAK	14"
744	CABBAGE PALM	
746	CABBAGE PALM	
747	OAK	18"
748	CABBAGE PALM	
749	OAK	24"
751	CABBAGE PALM	
753	OAK	26"
756	OAK	20"X2
757	OAK	42"
760	OAK	14"
763	OAK	32"
766	OAK	32"
770	OAK	18"X2
773	OAK	48"
773	CABBAGE PALM	
774	OAK	20"
775	OAK	14"
776	OAK	18"
777	CABBAGE PALM	
778	OAK	24"
779	OAK	18"
780	OAK	34"
781	OAK	16"
784	CABBAGE PALM	
786	OAK	28"
787	OAK	14"
789	OAK	24"
791	OAK	18"
792	OAK	22"
794	OAK	14"
795	CABBAGE PALM	
796	OAK	34"
804	OAK	14"
805	CABBAGE PALM	
806	OAK	26"

TAG#	SPECIES	DIAMETER
807	CABBAGE PALM	
808	CABBAGE PALM	
809	CABBAGE PALM	
810	CABBAGE PALM	
812	CABBAGE PALM	
814	CABBAGE PALM	
815	OAK	20"
817	OAK	14"
818	CABBAGE PALM	
819	CABBAGE PALM	
820	CABBAGE PALM	
821	CABBAGE PALM	
823	OAK	28"
824	OAK	36"
825	OAK	14"
828	CABBAGE PALM	
829	CABBAGE PALM	
830	OAK	14"
831	OAK	26"
832	OAK	14"
834	CABBAGE PALM	
835	OAK	22"
836	OAK	24"
837	CABBAGE PALM	
838	OAK	16"
839	OAK	14"
840	OAK	28"
842	CABBAGE PALM	
844	CABBAGE PALM	
845	CABBAGE PALM	
846	OAK	22"
848	CABBAGE PALM	
848	OAK	14"
849	CABBAGE PALM	
850	OAK	18"
854	OAK	20"
855	OAK	42"
857	CABBAGE PALM	
858	CABBAGE PALM	
860	OAK	14"X2
862	OAK	16"X3
863	OAK	14"
866	CABBAGE PALM	
867	CABBAGE PALM	
868	OAK	14"
869	OAK	18"
870	CABBAGE PALM	
871	CABBAGE PALM	
873	OAK	14"
875	OAK	14"
877	OAK	18"
878	CABBAGE PALM	
879	CABBAGE PALM	
880	CABBAGE PALM	
882	OAK	14"
883	CABBAGE PALM	
884	CABBAGE PALM	
885	CABBAGE PALM	
886	CABBAGE PALM	
887	OAK	14"
888	CABBAGE PALM	
889	CABBAGE PALM	
890	CABBAGE PALM	
891	CABBAGE PALM	
892	OAK	14"
894	CABBAGE PALM	
896	OAK	22"
897	OAK	14"
898	CABBAGE PALM	
899	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
919	CABBAGE PALM	
920	CABBAGE PALM	
922	OAK	42"
923	OAK	16"X2
924	CABBAGE PALM	
928	OAK	20"
929	OAK	14"
934	OAK	18"
935	OAK	18"
936	CABBAGE PALM	
937	CABBAGE PALM	
938	OAK	18"
939	CABBAGE PALM	
940	OAK	16"
941	CABBAGE PALM	
942	OAK	14"
944	OAK	14"
945	CABBAGE PALM	
947	CABBAGE PALM	
948	CABBAGE PALM	
949	OAK	14"
950	CABBAGE PALM	
951	CABBAGE PALM	
952	CABBAGE PALM	
953	OAK	38"
954	OAK	36"
955	OAK	28"
958	CABBAGE PALM	
959	CABBAGE PALM	
961	OAK	40"
962	OAK	18"
964	OAK	18"
965	CABBAGE PALM	
970	OAK	38"
971	OAK	24"
972	OAK	20"
973	CABBAGE PALM	
974	OAK	18"
975	OAK	16"
976	CABBAGE PALM	
977	OAK	24"
978	OAK	18"
980	CABBAGE PALM	
982	CABBAGE PALM	
983	CABBAGE PALM	
990	OAK	46"
991	CABBAGE PALM	
992	OAK	44"
993	CABBAGE PALM	
994	OAK	16"
996	CABBAGE PALM	
997	OAK	16"X2
998	CABBAGE PALM	
999	CABBAGE PALM	
1833	CABBAGE PALM	
1833	CABBAGE PALM	
1834	CABBAGE PALM	
1835	CABBAGE PALM	
1836	OAK	14"
1837	CABBAGE PALM	
1838	OAK	14"
1841	CABBAGE PALM	
1843	OAK	22"
1845	CABBAGE PALM	
1845	CABBAGE PALM	
1846	CABBAGE PALM	
1849	CABBAGE PALM	
1850	CABBAGE PALM	
1851	CABBAGE PALM	
1852	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
1853	CABBAGE PALM	
1855	CABBAGE PALM	
1856	CABBAGE PALM	
1857	CABBAGE PALM	
1857	CABBAGE PALM	
1858	CABBAGE PALM	
1859	CABBAGE PALM	
1860	OAK	28"
1862	CABBAGE PALM	
1864	CABBAGE PALM	
1865	CABBAGE PALM	
1866	CABBAGE PALM	
1867	CABBAGE PALM	
1868	CABBAGE PALM	
1868	CABBAGE PALM	
1869	CABBAGE PALM	
1870	CABBAGE PALM	
1871	CABBAGE PALM	
1872	CABBAGE PALM	
1873	CABBAGE PALM	
1875	CABBAGE PALM	
1876	CABBAGE PALM	
1876	CABBAGE PALM	
1877	CABBAGE PALM	
1879	CABBAGE PALM	
1880	CABBAGE PALM	
1881	CABBAGE PALM	
1882	CABBAGE PALM	
1883	CABBAGE PALM	
1885	CABBAGE PALM	
1886	CABBAGE PALM	
1887	CABBAGE PALM	
1887	CABBAGE PALM	
1888	CABBAGE PALM	
1889	OAK	18"
1890	CABBAGE PALM	
1891	CABBAGE PALM	
1892	CABBAGE PALM	
1894	OAK	26"
1895	CABBAGE PALM	
1897	CABBAGE PALM	
1898	CABBAGE PALM	
1899	CABBAGE PALM	
1900	CABBAGE PALM	
2101	OAK	14"
2102	CABBAGE PALM	
2103	CABBAGE PALM	
2104	CABBAGE PALM	
2105	CABBAGE PALM	
2106	OAK	20"
2107	CABBAGE PALM	
2108	CABBAGE PALM	
2109	CABBAGE PALM	
2110	CABBAGE PALM	
2111	CABBAGE PALM	
2112	CABBAGE PALM	
2113	CABBAGE PALM	
2114	CABBAGE PALM	
2115	CABBAGE PALM	
2116	CABBAGE PALM	
2117	CABBAGE PALM	
2118	CABBAGE PALM	
2119	CABBAGE PALM	
2121	CABBAGE PALM	
2122	CABBAGE PALM	
2124	CABBAGE PALM	
2125	CABBAGE PALM	
2127	CABBAGE PALM	
2128	CABBAGE PALM	
2129	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2132	CABBAGE PALM	
2133	CABBAGE PALM	
2134	CABBAGE PALM	
2135	CABBAGE PALM	
2136	OAK	30"
2137	CABBAGE PALM	
2138	CABBAGE PALM	
2139	CABBAGE PALM	
2140	CABBAGE PALM	
2141	CABBAGE PALM	
2142	CABBAGE PALM	
2143	CABBAGE PALM	
2144	CABBAGE PALM	
2145	CABBAGE PALM	
2146	OAK	16"
2149	OAK	24"
2153	OAK	14"
2156	CABBAGE PALM	
2157	OAK	22"
2158	CABBAGE PALM	
2159	CABBAGE PALM	
2162	CABBAGE PALM	
2164	OAK	38"
2165	CABBAGE PALM	
2166	CABBAGE PALM	
2167	CABBAGE PALM	
2168	CABBAGE PALM	
2171	OAK	22"
2172	CABBAGE PALM	
2173	CABBAGE PALM	
2178	CABBAGE PALM	
2181	CABBAGE PALM	
2182	CABBAGE PALM	
2183	CABBAGE PALM	
2185	OAK	36"
2186	CABBAGE PALM	
2188	OAK	14"
2189	CABBAGE PALM	
2190	CABBAGE PALM	
2191	OAK	20"
2192	CABBAGE PALM	
2194	OAK	14"
2195	CABBAGE PALM	
2196	CABBAGE PALM	
2197	CABBAGE PALM	
2198	CABBAGE PALM	
2199	CABBAGE PALM	
2200	CABBAGE PALM	
2232	CABBAGE PALM	
2235	CABBAGE PALM	
2236	CABBAGE PALM	
2240	CABBAGE PALM	
2241	CABBAGE PALM	
2243	CABBAGE PALM	
2245	CABBAGE PALM	
2246	CABBAGE PALM	
2247	CABBAGE PALM	
2249	CABBAGE PALM	
2250	CABBAGE PALM	
2251	CABBAGE PALM	
2252	CABBAGE PALM	
2253	CABBAGE PALM	
2254	CABBAGE PALM	
2256	OAK	16"
2272	CABBAGE PALM	
2273	CABBAGE PALM	
2274	CABBAGE PALM	
2275	CABBAGE PALM	
2276	CABBAGE PALM	
2277	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2279	CABBAGE PALM	
2281	CABBAGE PALM	
2282	CABBAGE PALM	
2283	CABBAGE PALM	
2284	CABBAGE PALM	
2285	CABBAGE PALM	
2286	CABBAGE PALM	
2294	CABBAGE PALM	
2296	CABBAGE PALM	
2299	CABBAGE PALM	
2300	CABBAGE PALM	
2301	CABBAGE PALM	
2302	CABBAGE PALM	
2303	CABBAGE PALM	
2304	CABBAGE PALM	
2305	OAK	18"
2306	CABBAGE PALM	
2307	CABBAGE PALM	
2308	CABBAGE PALM	
2310	CABBAGE PALM	
2312	CABBAGE PALM	
2313	CABBAGE PALM	
2314	CABBAGE PALM	
2315	CABBAGE PALM	
2316	CABBAGE PALM	
2317	CABBAGE PALM	
2317	CABBAGE PALM	
2318	CABBAGE PALM	
2319	CABBAGE PALM	
2320	CABBAGE PALM	
2321	CABBAGE PALM	
2322	CABBAGE PALM	
2323	CABBAGE PALM	
2324	CABBAGE PALM	
2326	CABBAGE PALM	
2327	OAK	14"
2328	CABBAGE PALM	
2328	CABBAGE PALM	
2329	CABBAGE PALM	
2330	CABBAGE PALM	
2331	CABBAGE PALM	
2332	CABBAGE PALM	
2333	CABBAGE PALM	
2334	OAK	24"X2
2335	CABBAGE PALM	
2336	CABBAGE PALM	
2337	CABBAGE PALM	
2338	CABBAGE PALM	
2339	CABBAGE PALM	
2340	CABBAGE PALM	
2341	CABBAGE PALM	
2342	CABBAGE PALM	
2343	CABBAGE PALM	
2344	CABBAGE PALM	
2345	CABBAGE PALM	
2346	CABBAGE PALM	
2347	OAK	14"
2349	CABBAGE PALM	
2350	CABBAGE PALM	
2351	OAK	15"
2352	CABBAGE PALM	
2353	CABBAGE PALM	
2354	OAK	48"
2355	OAK	22"
2356	CABBAGE PALM	
2357	CABBAGE PALM	
2358	CABBAGE PALM	
2359	CABBAGE PALM	
2360	CABBAGE PALM	
2361	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2362	CABBAGE PALM	
2363	CABBAGE PALM	
2364	CABBAGE PALM	
2365	CABBAGE PALM	
2366	CABBAGE PALM	
2367	CABBAGE PALM	
2368	CABBAGE PALM	
2369	CABBAGE PALM	
2370	CABBAGE PALM	
2371	CABBAGE PALM	
2372	CABBAGE PALM	
2373	CABBAGE PALM	
2374	CABBAGE PALM	
2375	CABBAGE PALM	
2376	CABBAGE PALM	
2378	CABBAGE PALM	
2379	CABBAGE PALM	
2380	CABBAGE PALM	
2381	CABBAGE PALM	
2382	CABBAGE PALM	
2383	CABBAGE PALM	
2384	CABBAGE PALM	
2385	CABBAGE PALM	
2386	CABBAGE PALM	
2387	CABBAGE PALM	
2388	CABBAGE PALM	
2389	CABBAGE PALM	
2390	CABBAGE PALM	
2391	CABBAGE PALM	
2392	CABBAGE PALM	
2394	CABBAGE PALM	
2395	CABBAGE PALM	
2396	CABBAGE PALM	
2397	CABBAGE PALM	
2398	CABBAGE PALM	
2399	OAK	16"
2400	CABBAGE PALM	
2401	CABBAGE PALM	
2402	CABBAGE PALM	
2403	CABBAGE PALM	
2404	CABBAGE PALM	
2405	OAK	52"
2406	CABBAGE PALM	
2413	CABBAGE PALM	
2415	CABBAGE PALM	
2417	OAK	24"
2418	OAK	18"
2419	CABBAGE PALM	
2420	OAK	24"
2426	CABBAGE PALM	
2429	CABBAGE PALM	
2430	OAK	16"
2431	CABBAGE PALM	
2431	CABBAGE PALM	
2432	CABBAGE PALM	
2433	CABBAGE PALM	
2434	OAK	16"
2436	CABBAGE PALM	
2438	CABBAGE PALM	
2441	CABBAGE PALM	
2442	OAK	16"
2445	OAK	16"
2451	OAK	16"
2452	OAK	14"
2453	OAK	20"X2
2457	CABBAGE PALM	
2459	CABBAGE PALM	
2460	CABBAGE PALM	
2461	CABBAGE PALM	
2462	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2465	OAK	20"
2467	OAK	15"
2470	OAK	16"
2473	CABBAGE PALM	
2475	CABBAGE PALM	
2476	CABBAGE PALM	
2477	CABBAGE PALM	
2479	CABBAGE PALM	
2480	CABBAGE PALM	
2481	CABBAGE PALM	
2482	OAK	16"
2483	CABBAGE PALM	
2484	OAK	18"
2485	CABBAGE PALM	
2487	CABBAGE PALM	
2489	CABBAGE PALM	
2491	OAK	TREE OAK 12" X2
2493	CABBAGE PALM	
2496	CABBAGE PALM	
2497	CABBAGE PALM	
2498	OAK	18"
2500	OAK	18"
2501	CABBAGE PALM	
2503	CABBAGE PALM	
2504	OAK	16"
2506	OAK	16"
2509	OAK	24"
2512	OAK	20"
2514	OAK	18"
2515	OAK	24"
2516	OAK	18"
2519	OAK	14"
2520	OAK	18"
2521	CABBAGE PALM	
2522	OAK	20"
2525	OAK	16"
2528	OAK	24"
2530	OAK	14"
2531	OAK	20"
2533	OAK	38"
2534	CABBAGE PALM	
2536	CABBAGE PALM	
2537	OAK	16"
2538	OAK	30" & 24"
2539	OAK	14"
2540	CABBAGE PALM	
2545	OAK	14"
2546	OAK	24"
2547	CABBAGE PALM	
2548	OAK	18"X2
2552	CABBAGE PALM	
2554	OAK	16"
2555	OAK	26"
2556	CABBAGE PALM	
2557	CABBAGE PALM	
2558	OAK	24" & 14"
2560	OAK	22"
2561	OAK	18"
2562	OAK	18"
2563	OAK	24"
2564	OAK	36"
2566	CABBAGE PALM	
2567	OAK	18"
2571	OAK	16"
2572	OAK	20"
2573	OAK	14"
2574	OAK	14"
2575	CABBAGE PALM	
2577	CABBAGE PALM	
2578	OAK	24"

ENGINEERS SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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SCALE	AS SHOWN
DATE	March 17, 2022

DATE	REVISION COMMENTS
07/18/2022	UPDATED NOTES 13 & 14 TO BREAK OUT THE AVERAGE OF PALMS AND TREES - ABB
06/20/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
05/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES # 9 & 14 - ABB

TREE SURVEY

FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

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TREE SURVEY

FOR: MERITAGE

TAG#	SPECIES	DIAMETER
2579	OAK	34"
2580	OAK	18"
2582	OAK	24" & 12"
2584	OAK	30"
2587	CABBAGE PALM	
2588	OAK	24"
2589	OAK	24"
2591	OAK	18"
2593	OAK	20"
2594	OAK	32"
2595	CABBAGE PALM	
2596	OAK	36"
2597	OAK	18" & 12"
2598	OAK	14"
2599	CABBAGE PALM	
2600	CABBAGE PALM	
2605	CABBAGE PALM	
2607	OAK	14"
2608	OAK	32"
2611	CABBAGE PALM	
2612	OAK	24"
2616	OAK	16"
2621	OAK	24"
2623	OAK	18"
2625	CABBAGE PALM	
2629	CABBAGE PALM	
2630	OAK	36"
2631	OAK	24"
2632	OAK	18"
2634	CABBAGE PALM	
2635	CABBAGE PALM	
2636	OAK	26"
2638	OAK	42"
2639	OAK	16"
2641	OAK	40"
2643	OAK	22"
2644	OAK	30"
2646	OAK	18"
2647	OAK	32"
2648	OAK	26"
2649	OAK	16"
2650	OAK	38" & 24"
2651	OAK	24"
2655	CABBAGE PALM	
2656	OAK	24"
2658	OAK	20"
2659	OAK	20"
2661	OAK	32"
2664	CABBAGE PALM	
2666	OAK	18"
2667	CABBAGE PALM	
2668	OAK	18"
2669	OAK	14"
2670	OAK	18"
2673	OAK	40"
2675	OAK	24"
2677	CABBAGE PALM	
2678	OAK	24"
2680	OAK	16"
2683	OAK	26"
2684	CABBAGE PALM	
2686	OAK	30"
2689	OAK	26"
2690	OAK	24"
2692	CABBAGE PALM	
2700	OAK	22"
2702	OAK	22"
2704	OAK	30"
2705	OAK	14"
2706	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2707	OAK	32"
2708	CABBAGE PALM	
2710	OAK	20"
2711	CABBAGE PALM	
2714	OAK	18"
2715	OAK	24"
2716	OAK	24"
2719	CABBAGE PALM	
2722	OAK	TREE OAK 12" X2
2723	OAK	16"
2724	OAK	24"
2725	OAK	24"
2726	OAK	14"
2727	OAK	16"
2728	CABBAGE PALM	
2729	OAK	16"
2731	OAK	24"
2732	CABBAGE PALM	
2734	OAK	18"
2736	OAK	24"
2737	CABBAGE PALM	
2740	OAK	16"
2741	OAK	16"
2742	OAK	22"
2744	OAK	14"
2745	OAK	14"
2746	OAK	22"
2747	CABBAGE PALM	
2748	OAK	24"
2749	OAK	16"
2750	OAK	24"
2753	OAK	30"
2755	OAK	16"
2756	OAK	14" & 18"X3
2758	OAK	18" CLUSTER
2759	OAK	16"X2
2760	OAK	18"
2761	OAK	16" & 18"
2763	OAK	16"
2765	OAK	16"
2766	OAK	32"
2767	OAK	20"
2768	CABBAGE PALM	
2769	OAK	16"X3
2770	OAK	14"
2771	OAK	CLUSTER 8"-14"
2772	OAK	16"
2773	OAK	24"
2774	OAK	18"
2775	OAK	16" & 24"
2775	OAK	24"
2776	OAK	14" & 24"
2780	OAK	18"
2781	OAK	24"
2782	OAK	14"
2783	OAK	CLUSTER 6"-24"
2784	OAK	18"
2785	OAK	26"
2786	OAK	14"
2786	OAK	14"
2787	OAK	24"
2788	OAK	24"
2790	OAK	22"
2793	OAK	16"
2795	OAK	20"
2796	CABBAGE PALM	
2797	OAK	14"
2799	OAK	22"
2801	CABBAGE PALM	
2801	OAK	28"

TAG#	SPECIES	DIAMETER
2802	OAK	36"
2803	OAK	22"
2804	OAK	16"
2806	CABBAGE PALM	
2807	OAK	14"
2808	CABBAGE PALM	
2809	CABBAGE PALM	
2810	OAK	30" & 16"
2811	CABBAGE PALM	
2812	CABBAGE PALM	
2813	OAK	14"
2814	CABBAGE PALM	
2817	OAK	24"
2818	OAK	24"
2819	OAK	22"
2820	OAK	30"
2821	OAK	32"
2822	OAK	38"
2823	CABBAGE PALM	
2825	CABBAGE PALM	
2826	CABBAGE PALM	
2827	CABBAGE PALM	
2828	CABBAGE PALM	
2829	CABBAGE PALM	
2831	OAK	14"
2833	CABBAGE PALM	
2834	OAK	36"
2835	CABBAGE PALM	
2838	OAK	14"
2839	OAK	14"
2840	OAK	24"
2841	CABBAGE PALM	
2843	CABBAGE PALM	
2845	CABBAGE PALM	
2846	OAK	14"
2849	OAK	16"
2851	CABBAGE PALM	
2852	CABBAGE PALM	
2853	CABBAGE PALM	
2855	OAK	22"X2
2856	CABBAGE PALM	
2857	CABBAGE PALM	
2861	OAK	32"
2864	CABBAGE PALM	
2865	CABBAGE PALM	
2866	CABBAGE PALM	
2867	CABBAGE PALM	
2868	CABBAGE PALM	
2869	OAK	34"
2870	CABBAGE PALM	
2871	OAK	40"
2872	OAK	14"
2873	OAK	24" & 22"
2874	CABBAGE PALM	
2877	OAK	22"
2878	CABBAGE PALM	
2879	CABBAGE PALM	
2880	CABBAGE PALM	
2882	OAK	14"
2884	CABBAGE PALM	
2889	CABBAGE PALM	
2891	OAK	36"
2892	OAK	20"
2893	CABBAGE PALM	
2894	CABBAGE PALM	
2895	OAK	42"
2897	OAK	14"
2904	CABBAGE PALM	
2907	CABBAGE PALM	
2908	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
2910	OAK	16"
2911	OAK	16"
2912	CABBAGE PALM	
2913	CABBAGE PALM	
2916	CABBAGE PALM	
2917	CABBAGE PALM	
2918	CABBAGE PALM	
2919	OAK	20"
2921	CABBAGE PALM	
2922	CABBAGE PALM	
2923	CABBAGE PALM	
2924	OAK	16"
2925	OAK	18"
2927	OAK	16"
2928	CABBAGE PALM	
2930	OAK	16"
2931	CABBAGE PALM	
2932	OAK	22"
2933	CABBAGE PALM	
2934	CABBAGE PALM	
2935	OAK	24"
2936	OAK	14"
2937	CABBAGE PALM	
2940	OAK	22"
2942	CABBAGE PALM	
2943	OAK	14"
2944	CABBAGE PALM	
2945	CABBAGE PALM	
2947	CABBAGE PALM	
2950	OAK	14"
2951	OAK	14"
2952	CABBAGE PALM	
2953	CABBAGE PALM	
2954	CABBAGE PALM	
2956	CABBAGE PALM	
2957	CABBAGE PALM	
2958	CABBAGE PALM	
2960	OAK	20"
2961	CABBAGE PALM	
2962	CABBAGE PALM	
2964	CABBAGE PALM	
2965	CABBAGE PALM	
2966	CABBAGE PALM	
2967	CABBAGE PALM	
2970	CABBAGE PALM	
2972	CABBAGE PALM	
2974	CABBAGE PALM	
2975	CABBAGE PALM	
2976	CABBAGE PALM	
2977	CABBAGE PALM	
2979	CABBAGE PALM	
2980	OAK	18"
2982	CABBAGE PALM	
2983	CABBAGE PALM	
2984	OAK	14"
2986	OAK	18"X2
2987	CABBAGE PALM	
2989	OAK	20"
2991	OAK	16"
2993	OAK	TREE OAK 12" X2
2994	CABBAGE PALM	
2995	CABBAGE PALM	
2996	OAK	24"
2998	CABBAGE PALM	
2999	CABBAGE PALM	
3002	OAK	14"
3005	OAK	24"
3008	OAK	14"
3009	OAK	22"
3010	OAK	16"

TAG#	SPECIES	DIAMETER
3011	CABBAGE PALM	
3012	OAK	28"
3015	CABBAGE PALM	
3017	OAK	20"
3021	CABBAGE PALM	
3021	OAK	40"
3022	CABBAGE PALM	
3023	OAK	30"
3024	CABBAGE PALM	
3026	OAK	14"
3026	OAK	14"
3027	OAK	14"
3029	CABBAGE PALM	
3030	CABBAGE PALM	
3032	CABBAGE PALM	
3034	CABBAGE PALM	
3035	CABBAGE PALM	
3036	CABBAGE PALM	
3037	OAK	16"
3039	CABBAGE PALM	
3041	OAK	14"
3042	OAK	14"
3043	CABBAGE PALM	
3045	CABBAGE PALM	
3046	CABBAGE PALM	
3047	CABBAGE PALM	
3048	CABBAGE PALM	
3049	CABBAGE PALM	
3050	CABBAGE PALM	
3051	OAK	18"
3055	CABBAGE PALM	
3057	OAK	18"
3058	OAK	16"
3059	CABBAGE PALM	
3060	CABBAGE PALM	
3061	OAK	18"
3062	CABBAGE PALM	
3063	CABBAGE PALM	
3066	CABBAGE PALM	
3067	OAK	16"
3071	OAK	14"
3074	OAK	18"
3076	CABBAGE PALM	
3077	OAK	14"
3078	OAK	14"
3080	CABBAGE PALM	
3081	CABBAGE PALM	
3084	OAK	14"
3085	CABBAGE PALM	
3086	CABBAGE PALM	
3087	CABBAGE PALM	
3088	CABBAGE PALM	
3089	OAK	14"
3090	OAK	14"
3091	CABBAGE PALM	
3092	CABBAGE PALM	
3093	CABBAGE PALM	
3094	CABBAGE PALM	
3095	CABBAGE PALM	
3097	CABBAGE PALM	
3099	CABBAGE PALM	
3100	CABBAGE PALM	
3101	CABBAGE PALM	
3102	CABBAGE PALM	
3103	CABBAGE PALM	
3104	CABBAGE PALM	
3105	CABBAGE PALM	
3106	CABBAGE PALM	
3107	CABBAGE PALM	
3108	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3110	CABBAGE PALM	
3112	CABBAGE PALM	
3113	CABBAGE PALM	
3115	CABBAGE PALM	
3117	CABBAGE PALM	
3120	CABBAGE PALM	
3121	CABBAGE PALM	
3122	CABBAGE PALM	
3124	OAK	50"
3125	CABBAGE PALM	
3126	CABBAGE PALM	
3127	CABBAGE PALM	
3128	CABBAGE PALM	
3130	CABBAGE PALM	
3131	CABBAGE PALM	
3132	CABBAGE PALM	
3133	CABBAGE PALM	
3134	CABBAGE PALM	
3135	CABBAGE PALM	
3138	OAK	16"
3140	CABBAGE PALM	
3142	CABBAGE PALM	
3143	CABBAGE PALM	
3144	CABBAGE PALM	
3145	CABBAGE PALM	
3146	CABBAGE PALM	
3147	OAK	14"
3151	CABBAGE PALM	
3152	CABBAGE PALM	
3153	CABBAGE PALM	
3155	CABBAGE PALM	
3157	CABBAGE PALM	
3159	CABBAGE PALM	
3160	CABBAGE PALM	
3161	CABBAGE PALM	
3162	CABBAGE PALM	
3163	OAK	22"
3164	CABBAGE PALM	
3166	CABBAGE PALM	
3168	CABBAGE PALM	
3171	CABBAGE PALM	
3172	CABBAGE PALM	
3173	CABBAGE PALM	
3175	CABBAGE PALM	
3176	CABBAGE PALM	
3177	OAK	16"
3179	CABBAGE PALM	
3180	CABBAGE PALM	
3182	CABBAGE PALM	
3183	CABBAGE PALM	
3184	CABBAGE PALM	
3185	OAK	14"
3186	CABBAGE PALM	
3188	CABBAGE PALM	
3190	CABBAGE PALM	
3191	CABBAGE PALM	
3193	CABBAGE PALM	
3195	CABBAGE PALM	
3196	CABBAGE PALM	
3197	CABBAGE PALM	
3197	CABBAGE PALM	
3198	OAK	20"
3201	CABBAGE PALM	
3202	CABBAGE PALM	
3203	CABBAGE PALM	
3204	PALM (UNKNOWN)	
3206	CABBAGE PALM	
3207	CABBAGE PALM	
3208	CABBAGE PALM	
3209	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3210	CABBAGE PALM	
3211	CABBAGE PALM	
3212	CABBAGE PALM	
3213	CABBAGE PALM	
3214	CABBAGE PALM	
3215	CABBAGE PALM	
3216	CABBAGE PALM	
3217	CABBAGE PALM	
3218	CABBAGE PALM	
3219	CABBAGE PALM	
3220	CABBAGE PALM	
3222	CABBAGE PALM	
3223	CABBAGE PALM	
3224	CABBAGE PALM	
3225	CABBAGE PALM	
3227	CABBAGE PALM	
3231	CABBAGE PALM	
3232	CABBAGE PALM	
3233	OAK	14"
3234	CABBAGE PALM	
3235	CABBAGE PALM	
3236	CABBAGE PALM	
3238	CABBAGE PALM	
3239	CABBAGE PALM	
3241	CABBAGE PALM	
3242	CABBAGE PALM	
3243	CABBAGE PALM	
3244	CABBAGE PALM	
3246	CABBAGE PALM	
3247	CABBAGE PALM	
3248	CABBAGE PALM	
3249	CABBAGE PALM	
3251	CABBAGE PALM	
3252	CABBAGE PALM	
3253	CABBAGE PALM	
3254	CABBAGE PALM	
3255	OAK	20"
3256	CABBAGE PALM	
3257	CABBAGE PALM	
3258	CABBAGE PALM	
3259	CABBAGE PALM	
3260	CABBAGE PALM	
3261	CABBAGE PALM	
3262	CABBAGE PALM	
3263	CABBAGE PALM	
3264	CABBAGE PALM	
3265	CABBAGE PALM	
3266	CABBAGE PALM	
3268	CABBAGE PALM	
3270	CABBAGE PALM	
3272	CABBAGE PALM	
3273	CABBAGE PALM	
3274	CABBAGE PALM	
3275	CABBAGE PALM	
3276	OAK	38"
3277	CABBAGE PALM	
3278	CABBAGE PALM	
3279	CABBAGE PALM	
3280	CABBAGE PALM	
3281	CABBAGE PALM	
3282	CABBAGE PALM	
3283	OAK	36"
3284	CABBAGE PALM	
3285	CABBAGE PALM	
3286	CABBAGE PALM	
3288	CABBAGE PALM	
3289	CABBAGE PALM	
3290	CABBAGE PALM	
3291	CABBAGE PALM	
3292	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3293	CABBAGE PALM	
3294	CABBAGE PALM	
3295	OAK	20"
3296	CABBAGE PALM	
3297	CABBAGE PALM	
3298	CABBAGE PALM	
3299	CABBAGE PALM	
3300	CABBAGE PALM	
3325	CABBAGE PALM	
3329	CABBAGE PALM	
3337	CABBAGE PALM	
3338	OAK	32"
3342	CABBAGE PALM	
3345	OAK	34"
3346	CABBAGE PALM	
3349	CABBAGE PALM	
3350	OAK	16"
3376	OAK	54"
3382	OAK	34"
3391	CABBAGE PALM	
3398	OAK	36"
3401	CABBAGE PALM	
3403	OAK	16"
3404	CABBAGE PALM	
3405	CABBAGE PALM	
3406	OAK	16"
3407	CABBAGE PALM	
3408	OAK	18"
3409	CABBAGE PALM	
3410	CABBAGE PALM	
3411	OAK	14"
3411	CABBAGE PALM	
3412	CABBAGE PALM	
3413	CABBAGE PALM	
3414	OAK	18"
3415	CABBAGE PALM	
3416	CABBAGE PALM	
3417	CABBAGE PALM	
3418	CABBAGE PALM	
3419	CABBAGE PALM	
3420	CABBAGE PALM	
3421	OAK	24"
3422	OAK	18"
3423	CABBAGE PALM	
3424	CABBAGE PALM	
3426	OAK	34"
3427	CABBAGE PALM	
3428	OAK	14"
3429	OAK	24"
3430	CABBAGE PALM	
3431	OAK	14"
3433	CABBAGE PALM	
3434	OAK	14"
3435	CABBAGE PALM	
3436	CABBAGE PALM	
3437	CABBAGE PALM	
3439	CABBAGE PALM	
3442	OAK	14"
3444	OAK	14"
3445	CABBAGE PALM	
3446	OAK	24"
3447	CABBAGE PALM	
3448	OAK	32"
3450	CABBAGE PALM	
3451	CABBAGE PALM	
3452	CABBAGE PALM	
3453	CABBAGE PALM	
3454	CABBAGE PALM	
3456	CABBAGE PALM	
3457	OAK	14"

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

ABB — DRAWN BY
MTO — CHECKED BY
JW — FIELD CREW
21-412 Zeitnx - TREE SURVEY EAST OF RIDELINE ONLY.dwg — FILENAME
AS SHOWN — SCALE
March 17, 2022 — DATE

DATE	REVISION COMMENTS
07/18/2022	UPDATED NOTES 13 & 14 TO BREAK OUT THE AVERAGE OF PALMS AND TREES - ABB
06/20/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
05/14/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES # 13 & 14 - ABB

TREE SURVEY

FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

5 OF 7

Z:\EDC-2021\21-412 - Meritage Homes - Zeitnx Hickory Trail\SURVEY\Dwg - PDF\Survey\21-412 Zeitnx - TREE SURVEY EAST OF RIDELINE ONLY.dwg, 7/18/2022 9:45 AM
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TREE SURVEY

FOR: MERITAGE

TAG#	SPECIES	DIAMETER
3458	CABBAGE PALM	
3459	CABBAGE PALM	
3460	CABBAGE PALM	
3461	OAK	20"
3462	CABBAGE PALM	
3463	CABBAGE PALM	
3464	CABBAGE PALM	
3465	OAK	14"
3468	CABBAGE PALM	
3469	CABBAGE PALM	
3470	OAK	14"
3473	CABBAGE PALM	
3474	CABBAGE PALM	
3475	OAK	18"
3476	CABBAGE PALM	
3477	CABBAGE PALM	
3479	OAK	16"
3479	OAK	26"
3481	CABBAGE PALM	
3482	OAK	16"X2
3483	CABBAGE PALM	
3484	CABBAGE PALM	
3485	OAK	14"
3486	CABBAGE PALM	
3487	OAK	18"
3488	CABBAGE PALM	
3489	CABBAGE PALM	
3490	CABBAGE PALM	
3491	CABBAGE PALM	
3492	CABBAGE PALM	
3493	CABBAGE PALM	
3494	CABBAGE PALM	
3496	CABBAGE PALM	
3497	CABBAGE PALM	
3499	CABBAGE PALM	
3501	CABBAGE PALM	
3502	CABBAGE PALM	
3503	CABBAGE PALM	
3504	CABBAGE PALM	
3505	CABBAGE PALM	
3507	CABBAGE PALM	
3508	CABBAGE PALM	
3509	OAK	28"
3510	CABBAGE PALM	
3511	CABBAGE PALM	
3512	CABBAGE PALM	
3513	CABBAGE PALM	
3515	CABBAGE PALM	
3517	CABBAGE PALM	
3518	CABBAGE PALM	
3519	CABBAGE PALM	
3521	CABBAGE PALM	
3523	OAK	36"
3524	CABBAGE PALM	
3525	CABBAGE PALM	
3527	CABBAGE PALM	
3528	CABBAGE PALM	
3529	CABBAGE PALM	
3530	CABBAGE PALM	
3531	CABBAGE PALM	
3532	CABBAGE PALM	
3534	CABBAGE PALM	
3535	CABBAGE PALM	
3537	CABBAGE PALM	
3538	CABBAGE PALM	
3539	OAK	26"
3540	CABBAGE PALM	
3541	CABBAGE PALM	
3543	CABBAGE PALM	
3544	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3545	CABBAGE PALM	
3547	CABBAGE PALM	
3549	CABBAGE PALM	
3550	CABBAGE PALM	
3551	CABBAGE PALM	
3552	CABBAGE PALM	
3555	OAK	18"
3556	CABBAGE PALM	
3557	CABBAGE PALM	
3558	CABBAGE PALM	
3559	CABBAGE PALM	
3560	CABBAGE PALM	
3561	CABBAGE PALM	
3562	CABBAGE PALM	
3563	CABBAGE PALM	
3563	CABBAGE PALM	
3565	CABBAGE PALM	
3566	OAK	18"
3567	CABBAGE PALM	
3568	CABBAGE PALM	
3569	CABBAGE PALM	
3570	CABBAGE PALM	
3571	CABBAGE PALM	
3572	CABBAGE PALM	
3573	CABBAGE PALM	
3574	CABBAGE PALM	
3575	OAK	26"
3577	OAK	28"
3578	OAK	70"
3579	CABBAGE PALM	
3580	OAK	16"
3581	CABBAGE PALM	
3582	OAK	16"
3583	CABBAGE PALM	
3585	CABBAGE PALM	
3586	CABBAGE PALM	
3587	CABBAGE PALM	
3588	CABBAGE PALM	
3589	CABBAGE PALM	
3590	OAK	16"
3591	CABBAGE PALM	
3592	CABBAGE PALM	
3593	CABBAGE PALM	
3594	CABBAGE PALM	
3595	OAK	18"
3597	OAK	36"X2
3598	CABBAGE PALM	
3599	OAK	18"
3600	OAK	18"
3601	OAK	14"
3602	OAK	14"
3603	CABBAGE PALM	
3604	CABBAGE PALM	
3605	CABBAGE PALM	
3606	OAK	24"
3607	OAK	20"
3608	CABBAGE PALM	
3609	CABBAGE PALM	
3610	OAK	26"
3612	CABBAGE PALM	
3613	CABBAGE PALM	
3614	OAK	20"
3615	CABBAGE PALM	
3617	CABBAGE PALM	
3618	CABBAGE PALM	
3620	CABBAGE PALM	
3621	OAK	24"
3622	OAK	24"
3623	OAK	20"
3624	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3626	CABBAGE PALM	
3627	OAK	24"
3628	CABBAGE PALM	
3630	OAK	20"
3631	OAK	18"
3633	CABBAGE PALM	
3634	CABBAGE PALM	
3635	CABBAGE PALM	
3636	CABBAGE PALM	
3637	CABBAGE PALM	
3637	OAK	18"
3640	OAK	14"
3641	CABBAGE PALM	
3642	OAK	20"
3644	CABBAGE PALM	
3646	CABBAGE PALM	
3649	CABBAGE PALM	
3650	CABBAGE PALM	
3651	CABBAGE PALM	
3653	CABBAGE PALM	
3654	CABBAGE PALM	
3655	CABBAGE PALM	
3656	CABBAGE PALM	
3660	OAK	14"
3661	CABBAGE PALM	
3662	OAK	14"
3663	CABBAGE PALM	
3664	OAK	28"
3665	CABBAGE PALM	
3666	CABBAGE PALM	
3667	CABBAGE PALM	
3668	CABBAGE PALM	
3669	OAK	24"
3670	OAK	20"
3672	CABBAGE PALM	
3673	OAK	18"
3674	CABBAGE PALM	
3676	CABBAGE PALM	
3677	OAK	16"
3678	CABBAGE PALM	
3679	CABBAGE PALM	
3680	OAK	14"X2
3681	OAK	16"
3682	CABBAGE PALM	
3683	CABBAGE PALM	
3684	CABBAGE PALM	
3687	CABBAGE PALM	
3689	CABBAGE PALM	
3690	CABBAGE PALM	
3691	CABBAGE PALM	
3692	CABBAGE PALM	
3694	CABBAGE PALM	
3695	CABBAGE PALM	
3696	CABBAGE PALM	
3696	CABBAGE PALM	
3697	OAK	14"
3698	CABBAGE PALM	
3699	CABBAGE PALM	
3702	CABBAGE PALM	
3704	CABBAGE PALM	
3705	CABBAGE PALM	
3706	CABBAGE PALM	
3707	CABBAGE PALM	
3708	CABBAGE PALM	
3709	CABBAGE PALM	
3710	CABBAGE PALM	
3713	CABBAGE PALM	
3714	OAK	36"
3716	CABBAGE PALM	
3717	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3719	OAK	26"
3720	CABBAGE PALM	
3721	CABBAGE PALM	
3722	CABBAGE PALM	
3723	OAK	48"
3724	OAK	22"
3725	CABBAGE PALM	
3726	CABBAGE PALM	
3728	CABBAGE PALM	
3729	CABBAGE PALM	
3730	CABBAGE PALM	
3731	CABBAGE PALM	
3732	CABBAGE PALM	
3733	OAK	14"
3734	OAK	32"
3735	OAK	24"
3736	OAK	24"
3737	CABBAGE PALM	
3738	OAK	24"
3741	OAK	14"
3742	OAK	14"
3745	CABBAGE PALM	
3746	CABBAGE PALM	
3748	OAK	14"
3749	OAK	20"
3750	CABBAGE PALM	
3759	OAK	18"
3761	CABBAGE PALM	
3765	OAK	30"
3772	CABBAGE PALM	
3774	CABBAGE PALM	
3775	CABBAGE PALM	
3776	CABBAGE PALM	
3777	OAK	14"
3778	OAK	14"
3779	CABBAGE PALM	
3783	OAK	16"
3784	CABBAGE PALM	
3785	OAK	16"
3788	CABBAGE PALM	
3789	OAK	14"
3791	OAK	14"
3792	CABBAGE PALM	
3794	CABBAGE PALM	
3795	CABBAGE PALM	
3796	OAK	14"
3797	OAK	14"
3799	CABBAGE PALM	
3802	OAK	14"
3803	OAK	20"
3804	OAK	18"
3805	OAK	24"-8"
3818	OAK	14"
3819	OAK	18"
3824	CABBAGE PALM	
3825	OAK	24"
3827	OAK	18"
3834	OAK	14"
3835	CABBAGE PALM	
3837	OAK	22"
3843	CABBAGE PALM	
3845	OAK	16"
3849	OAK	22"
3850	OAK	24"
3851	OAK	16"
3852	OAK	14"
3856	OAK	16"
3859	OAK	14"
3860	OAK	14"
3862	OAK	22"X2

TAG#	SPECIES	DIAMETER
3863	CABBAGE PALM	
3866	OAK	14"
3867	OAK	18"
3868	OAK	24"
3874	OAK	24"
3877	OAK	14"
3881	CABBAGE PALM	
3883	OAK	28"
3890	OAK	18"
3892	OAK	16"
3893	OAK	18"
3894	OAK	14"
3897	OAK	16"
3900	OAK	18"
3903	CABBAGE PALM	
3904	CABBAGE PALM	
3905	CABBAGE PALM	
3906	CABBAGE PALM	
3907	CABBAGE PALM	
3908	CABBAGE PALM	
3909	CABBAGE PALM	
3910	OAK	16"
3911	CABBAGE PALM	
3912	CABBAGE PALM	
3913	CABBAGE PALM	
3914	CABBAGE PALM	
3917	CABBAGE PALM	
3918	CABBAGE PALM	
3919	CABBAGE PALM	
3920	CABBAGE PALM	
3921	CABBAGE PALM	
3922	CABBAGE PALM	
3924	OAK	18"
3925	CABBAGE PALM	
3926	CABBAGE PALM	
3927	CABBAGE PALM	
3928	CABBAGE PALM	
3929	OAK	24"
3930	CABBAGE PALM	
3931	CABBAGE PALM	
3932	CABBAGE PALM	
3933	CABBAGE PALM	
3934	OAK	14"
3935	CABBAGE PALM	
3936	CABBAGE PALM	
3939	CABBAGE PALM	
3940	CABBAGE PALM	
3942	CABBAGE PALM	
3943	CABBAGE PALM	
3944	OAK	14"
3945	CABBAGE PALM	
3946	CABBAGE PALM	
3947	CABBAGE PALM	
3948	CABBAGE PALM	
3949	CABBAGE PALM	
3951	CABBAGE PALM	
3952	CABBAGE PALM	
3953	CABBAGE PALM	
3954	OAK	22"
3955	OAK	20"
3956	CABBAGE PALM	
3957	CABBAGE PALM	
3958	CABBAGE PALM	
3959	CABBAGE PALM	
3960	OAK	24"
3961	OAK	22"
3962	CABBAGE PALM	
3963	CABBAGE PALM	
3964	CABBAGE PALM	
3965	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
3966	CABBAGE PALM	
3967	CABBAGE PALM	
3968	CABBAGE PALM	
3968	CABBAGE PALM	
3970	CABBAGE PALM	
3971	OAK	28"
3973	OAK	26"
3975	CABBAGE PALM	
3976	CABBAGE PALM	
3977	CABBAGE PALM	
3978	CABBAGE PALM	
3979	OAK	24"X2
3981	OAK	14"
3983	CABBAGE PALM	
3986	OAK	16"
3987	OAK	18"
3988	CABBAGE PALM	
3989	CABBAGE PALM	
3990	CABBAGE PALM	
3991	CABBAGE PALM	
3992	OAK	20"
3993	CABBAGE PALM	
3994	CABBAGE PALM	
3995	CABBAGE PALM	
3996	CABBAGE PALM	
3998	CABBAGE PALM	
3999	OAK	28"
4000	CABBAGE PALM	
4524	OAK	36"
4526	OAK	18"
4537	UNKNOWN	28"
4553	CABBAGE PALM	
4560	CABBAGE PALM	
4570	OAK	36"
4591	OAK	16"
4593	CABBAGE PALM	
4598	CABBAGE PALM	
4728	CABBAGE PALM	
4742	OAK	24"
4745	CABBAGE PALM	
4860	OAK	24"
4866	OAK	20"
5003	OAK	26"X2
5004	CABBAGE PALM	
5006	OAK	24"
5008	OAK	16"
5012	CABBAGE PALM	
5013	OAK	16"
5017	OAK	50"
5018	CABBAGE PALM	
5020	CABBAGE PALM	
5021	OAK	14"X2
5022	OAK	24"
5025	OAK	44"
5026	OAK	20"
5029	OAK	24"
5030	CABBAGE PALM	
5032	OAK	18"
5033	CABBAGE PALM	
5034	CABBAGE PALM	
5035	OAK	22"
5036	CABBAGE PALM	
5037	OAK	14"
5039	OAK	24"
5040	OAK	18" & 12"
5041	OAK	22"
5043	OAK	22"
5044	OAK	24"
5045	OAK	24"
5046	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
5047	CABBAGE PALM	
5049	OAK	18"
5050	OAK	34"
5052	CABBAGE PALM	
5054	CABBAGE PALM	
5055	OAK	24"X3
5056	OAK	18"X2 & 14"
5057	OAK	14"
5058	OAK	14"
5059	OAK	26"
5060	OAK	22"
5061	CABBAGE PALM	
5063	CABBAGE PALM	
5064	OAK	20"
5066	OAK	24"
5067	OAK	18"
5069	CABBAGE PALM	
5070	OAK	18"
5071	OAK	14"
5073	CABBAGE PALM	
5076	OAK	16"
5079	OAK	34"
5080	CABBAGE PALM	
5081	OAK	24"X2
5082	OAK	14"
5083	OAK	18"
5086	OAK	24"
5087	OAK	14"
5088	CABBAGE PALM	
5090	OAK	18"
5091	OAK	18" & 12"
5092	CABBAGE PALM	
5094	CABBAGE PALM	
5095	CABBAGE PALM	
5097	CABBAGE PALM	
5098	CABBAGE PALM	
5100	OAK	18"
5101	OAK	24"
5105	OAK	14"X2
5106	OAK	14"
5109	OAK	14"
5110	OAK	36"
5113	OAK	14"
5114	OAK	24"
5118	OAK	24"X2
5119	CABBAGE PALM	
5120	OAK	18"
5124	OAK	30"
5125	OAK	24"
5126	OAK	20"
5127	OAK	14"X2
5128	CABBAGE PALM	
5130	OAK	18"
5132	OAK	24"
5133	OAK	14"
5134	OAK	30"
5147	CABBAGE PALM	
5149	OAK	34"
5150	OAK	36"
5152	CABBAGE PALM	
5153	OAK	24"
5154	CABBAGE PALM	
5155	OAK	46"
5158	OAK	36"
5159	OAK	18"
5161	OAK	56"
5162	OAK	14"
5165	OAK	14"
5168	OAK	36"
5169	CABBAGE PALM	

TAG#	SPECIES	DIAMETER
5174	OAK	14"
5190	OAK	18"
5192	OAK	24"
5193	OAK	24"
5194	OAK	22"
5197	OAK	28"
5199	OAK	14"
5202	OAK	18"
5203	OAK	22"
5204	OAK	14"
5206	OAK	14"
5209	OAK	18"
5215	OAK	22"
5216	CABBAGE PALM	
5218	OAK	18"
5221	OAK	14"
5228	OAK	30"
5229	OAK	18"
5230	CABBAGE PALM	
5231	CABBAGE PALM	
5232	CABBAGE PALM	
5233	CABBAGE PALM	
5234	CABBAGE PALM	
5237	CABBAGE PALM	
5239	OAK	14"
5240	OAK	16"
5242	CABBAGE PALM	
5243	OAK	14"
5244	OAK	24"
5245	OAK	16"
5246	OAK	14"
5248	OAK	14"
5250	CABBAGE PALM	
5252	OAK	26"
5254	OAK	32"
5257	CABBAGE PALM	
5260	CABBAGE PALM	
5262	OAK	20"
5264	OAK	16"
5265	OAK	22"
5278	OAK	14"
5279	OAK	20"
5283	OAK	18"
5284	OAK	14"
5285	OAK	14"
5287	CABBAGE PALM	
5289	OAK	18"
5294	OAK	16"
5302	OAK	14"
5303	OAK	18"
5304	OAK	14"
5308	OAK	14"
5312	CABBAGE PALM	
5313	CABBAGE PALM	
5315	CABBAGE PALM	
5324	OAK	26"
5326	OAK	32"
5327	OAK	20"
5328	CABBAGE PALM	
5329	CABBAGE PALM	
5344	CABBAGE PALM	
5345	CABBAGE PALM	
5346	CABBAGE PALM	
5347	CABBAGE PALM	
5348	CABBAGE PALM	
5349	PINE	16"
5350	CABBAGE PALM	
5351	CABBAGE PALM	
5352	CABBAGE PALM	
5353	CABBAGE PALM	

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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21-412 Zentex TREE SURVEY EAST OF RIDELINE ONLY.dwg — FILENAME
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March 17, 2022 — DATE

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FOR: MERITAGE

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21-412

6 OF 7

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Hickory Trail\SURVEY\Dwg - PDF\Survey\21-412 Zentex - TREE SURVEY EAST OF RIDELINE ONLY.dwg, 7/18/2022 9:46 AM
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TREE SURVEY

FOR: MERITAGE

TAG#	SPECIES	DIAMETER
5354	CABBAGE PALM	
5355	CABBAGE PALM	
5356	CABBAGE PALM	
5357	CABBAGE PALM	
5358	CABBAGE PALM	
5359	CABBAGE PALM	
5364	CABBAGE PALM	
5365	CABBAGE PALM	
5366	CABBAGE PALM	
5367	CABBAGE PALM	
5372	OAK	14"
5374	OAK	18"
5376	OAK	18"
5379	OAK	30"
5383	OAK	20"
5386	OAK	14"
5388	OAK	34"
5392	CABBAGE PALM	
5393	OAK	28"
5394	OAK	16"
5397	OAK	18"
5399	OAK	38"-18"
5403	OAK	36"
5405	OAK	14"
5406	CABBAGE PALM	
5407	OAK	16"X2
5409	CABBAGE PALM	
5410	CABBAGE PALM	
5412	OAK	14"
5422	OAK	22"
5423	OAK	24"
5428	OAK	28"
5429	OAK	22"
5430	OAK	18"
5432	OAK	24"
5433	OAK	24"
5435	CABBAGE PALM	
5436	CABBAGE PALM	
5438	OAK	16"
5440	OAK	36"
5441	OAK	18"
5442	OAK	16"
5444	CABBAGE PALM	
5446	OAK	18"
5447	OAK	20" & 14"
5448	OAK	22"
5451	OAK	24"
5452	CABBAGE PALM	
5453	CABBAGE PALM	
5454	OAK	22"
5455	OAK	14"
5456	OAK	24"
5457	OAK	14"
5458	OAK	20"
5459	OAK	42"
5464	OAK	24"
5465	OAK	36"
5468	PINE	14"
5472	CABBAGE PALM	
5474	OAK	14"
5476	OAK	24"X4
5477	OAK	14"
5480	OAK	14"
5489	OAK	18"
5490	OAK	20"
5491	OAK	20" & 26"
5492	OAK	24" & 12"X2
5494	OAK	46"
5499	OAK	38"
24686	OAK	16"

TEST SITE #1

TAG#	SPECIES	DIAMETER
176	CABBAGE PALM	
177	CABBAGE PALM	
182	CABBAGE PALM	
183	CABBAGE PALM	
184	CABBAGE PALM	
186	CABBAGE PALM	
188	CABBAGE PALM	
189	CABBAGE PALM	
190	CABBAGE PALM	
192	CABBAGE PALM	
193	CABBAGE PALM	
194	CABBAGE PALM	
195	CABBAGE PALM	
196	CABBAGE PALM	
197	CABBAGE PALM	
198	CABBAGE PALM	
200	OAK	14"
201	CABBAGE PALM	
202	CABBAGE PALM	
203	CABBAGE PALM	
204	CABBAGE PALM	
205	CABBAGE PALM	
206	CABBAGE PALM	
207	CABBAGE PALM	
208	CABBAGE PALM	
209	CABBAGE PALM	
210	CABBAGE PALM	
211	CABBAGE PALM	
212	CABBAGE PALM	
214	HICKORY	14"
215	CABBAGE PALM	
215	CABBAGE PALM	
216	CABBAGE PALM	
217	CABBAGE PALM	
218	CABBAGE PALM	
219	CABBAGE PALM	
220	CABBAGE PALM	
221	CABBAGE PALM	

TEST SITE #1

TAG#	SPECIES	DIAMETER
222	CABBAGE PALM	
223	CABBAGE PALM	
224	CABBAGE PALM	
225	CABBAGE PALM	
226	CABBAGE PALM	
227	CABBAGE PALM	
228	CABBAGE PALM	
229	OAK	14"
230	CABBAGE PALM	
231	CABBAGE PALM	
232	CABBAGE PALM	
233	CABBAGE PALM	
234	CABBAGE PALM	
235	CABBAGE PALM	
236	CABBAGE PALM	
237	CABBAGE PALM	
238	CABBAGE PALM	
239	HICKORY	24"
240	CABBAGE PALM	
240	CABBAGE PALM	
241	CABBAGE PALM	
242	CABBAGE PALM	
243	CABBAGE PALM	
244	CABBAGE PALM	
246	CABBAGE PALM	
247	OAK	36"
248	CABBAGE PALM	
249	CABBAGE PALM	
250	CABBAGE PALM	
251	CABBAGE PALM	
252	CABBAGE PALM	
276	CABBAGE PALM	
277	CABBAGE PALM	

TEST SITE #2

TAG#	SPECIES	DIAMETER
114	HICKORY	14"
115	CABBAGE PALM	
116	CABBAGE PALM	
117	CABBAGE PALM	
118	CABBAGE PALM	
119	CABBAGE PALM	
120	CABBAGE PALM	
121	CABBAGE PALM	
122	CABBAGE PALM	
123	CABBAGE PALM	
124	CABBAGE PALM	
125	CABBAGE PALM	
126	CABBAGE PALM	
128	CABBAGE PALM	
129	CABBAGE PALM	
130	CABBAGE PALM	
131	CABBAGE PALM	
132	CABBAGE PALM	
133	CABBAGE PALM	
134	CABBAGE PALM	
135	CABBAGE PALM	
136	CABBAGE PALM	
138	CABBAGE PALM	
139	CABBAGE PALM	
139	CABBAGE PALM	
140	CABBAGE PALM	
143	CABBAGE PALM	
145	CABBAGE PALM	
146	CABBAGE PALM	
147	CABBAGE PALM	
148	CABBAGE PALM	
150	CABBAGE PALM	
151	CABBAGE PALM	
152	CABBAGE PALM	
153	CABBAGE PALM	
154	CABBAGE PALM	
155	CABBAGE PALM	
156	OAK	14"
157	CABBAGE PALM	
158	CABBAGE PALM	
162	HICKORY	18"
101	CABBAGE PALM	
102	CABBAGE PALM	
103	CABBAGE PALM	
104	CABBAGE PALM	
105	CABBAGE PALM	
110	CABBAGE PALM	
112	CABBAGE PALM	
113	CABBAGE PALM	

TEST SITE #3

TAG#	SPECIES	DIAMETER
10079	CABBAGE PALM	
10045	CABBAGE PALM	
10046	CABBAGE PALM	
10047	CABBAGE PALM	
10048	CABBAGE PALM	
10049	CABBAGE PALM	
10050	CABBAGE PALM	
10051	CABBAGE PALM	
10052	CABBAGE PALM	
10053	CABBAGE PALM	
10054	CABBAGE PALM	
10055	OAK	36"
10056	CABBAGE PALM	
10057	CABBAGE PALM	
10058	CABBAGE PALM	
10059	CABBAGE PALM	
10060	CABBAGE PALM	
10062	CABBAGE PALM	
10063	CABBAGE PALM	
10064	CABBAGE PALM	
10065	CABBAGE PALM	
10066	CABBAGE PALM	
10067	CABBAGE PALM	
10068	CABBAGE PALM	
10069	CABBAGE PALM	
10070	CABBAGE PALM	
10071	CABBAGE PALM	
10072	CABBAGE PALM	
10073	CABBAGE PALM	
10075	CABBAGE PALM	
10076	CABBAGE PALM	
10077	CABBAGE PALM	
10078	CABBAGE PALM	
10080	CABBAGE PALM	
10081	CABBAGE PALM	
10082	CABBAGE PALM	
10083	CABBAGE PALM	
10084	CABBAGE PALM	
10085	CABBAGE PALM	
10086	CABBAGE PALM	
10087	CABBAGE PALM	
10088	OAK	24"
10089	CABBAGE PALM	
10090	CABBAGE PALM	
10091	CABBAGE PALM	
10092	CABBAGE PALM	
10107	CABBAGE PALM	
10108	CABBAGE PALM	
10109	CABBAGE PALM	
10110	CABBAGE PALM	
10111	OAK	18"
10112	CABBAGE PALM	
10113	OAK	18"
10114	CABBAGE PALM	
10115	CABBAGE PALM	

TEST SITE #3

TAG#	SPECIES	DIAMETER
10116	CABBAGE PALM	
10117	CABBAGE PALM	
10118	CABBAGE PALM	
10119	CABBAGE PALM	
10120	CABBAGE PALM	
10121	CABBAGE PALM	
10122	CABBAGE PALM	
10123	CABBAGE PALM	
10124	OAK	18"
10125	CABBAGE PALM	
10126	CABBAGE PALM	
10127	CABBAGE PALM	
10128	CABBAGE PALM	
10129	CABBAGE PALM	
10130	CABBAGE PALM	
10131	CABBAGE PALM	
10137	CABBAGE PALM	
10138	OAK	18"
10139	CABBAGE PALM	
10140	CABBAGE PALM	
10141	CABBAGE PALM	
10142	CABBAGE PALM	
10143	CABBAGE PALM	
10144	CABBAGE PALM	
10145	CABBAGE PALM	
10146	CABBAGE PALM	
10147	CABBAGE PALM	
10148	CABBAGE PALM	
10149	CABBAGE PALM	
10150	CABBAGE PALM	
10151	CABBAGE PALM	
10152	CABBAGE PALM	
10153	CABBAGE PALM	
10159	CABBAGE PALM	
10160	CABBAGE PALM	
10161	CABBAGE PALM	
10162	CABBAGE PALM	
10185	CABBAGE PALM	
10186	CABBAGE PALM	
10187	CABBAGE PALM	
10188	CABBAGE PALM	
10189	CABBAGE PALM	
10190	CABBAGE PALM	
10191	CABBAGE PALM	
10192	CABBAGE PALM	
10193	CABBAGE PALM	
10194	CABBAGE PALM	
10195	CABBAGE PALM	
10196	CABBAGE PALM	
10197	CABBAGE PALM	
10198	CABBAGE PALM	
10200	CABBAGE PALM	
10201	CABBAGE PALM	
10202	CABBAGE PALM	
10203	CABBAGE PALM	

TEST SITE #4

TAG#	SPECIES	DIAMETER
4081	CABBAGE PALM	
4056	CABBAGE PALM	
4023	CABBAGE PALM	
4030	CABBAGE PALM	
4089	CABBAGE PALM	
4058	CABBAGE PALM	
4015	CABBAGE PALM	
4038	CABBAGE PALM	
4098	CABBAGE PALM	
4002	CABBAGE PALM	
4099	CABBAGE PALM	
4027	CABBAGE PALM	
4085	CABBAGE PALM	
4088	CABBAGE PALM	
4069	CABBAGE PALM	
1652	CABBAGE PALM	
4052	CABBAGE PALM	
4029	CABBAGE PALM	
4057	CABBAGE PALM	
4003	CABBAGE PALM	
4083	CABBAGE PALM	
4072	CABBAGE PALM	
4080	CABBAGE PALM	
4061	CABBAGE PALM	
4096	CABBAGE PALM	
15	CABBAGE PALM	
16	CABBAGE PALM	
17	CABBAGE PALM	
20	CABBAGE PALM	
21	CABBAGE PALM	
24	CABBAGE PALM	
26	CABBAGE PALM	
27	CABBAGE PALM	
28	CABBAGE PALM	
29	CABBAGE PALM	
30	CABBAGE PALM	

TEST SITE #4

TAG#	SPECIES	DIAMETER
34	CABBAGE PALM	
35	CABBAGE PALM	
37	CABBAGE PALM	
38	CABBAGE PALM	
40	CABBAGE PALM	
43	CABBAGE PALM	
45	CABBAGE PALM	
46	CABBAGE PALM	
47	CABBAGE PALM	
48	CABBAGE PALM	
49	CABBAGE PALM	
50	CABBAGE PALM	
51	CABBAGE PALM	
52	CABBAGE PALM	
53	CABBAGE PALM	
57	CABBAGE PALM	
58	CABBAGE PALM	
59	CABBAGE PALM	
60	CABBAGE PALM	
61	CABBAGE PALM	
62	CABBAGE PALM	
63	CABBAGE PALM	
64	CABBAGE PALM	
65	CABBAGE PALM	
66	HICKORY	14"
69	CABBAGE PALM	
70	CABBAGE PALM	
73	CABBAGE PALM	
75	CABBAGE PALM	
76	CABBAGE PALM	
77	CABBAGE PALM	
78	CABBAGE PALM	
79	CABBAGE PALM	
80	CABBAGE PALM	
81	CABBAGE PALM	
82	CABBAGE PALM	

TEST SITE #5

TAG#	SPECIES	DIAMETER
4067	CABBAGE PALM	
4019	CABBAGE PALM	
4059	CABBAGE PALM	
4062	CABBAGE PALM	
4091	CABBAGE PALM	
4046	CABBAGE PALM	
4076	CABBAGE PALM	
4098	CABBAGE PALM	
4012	CABBAGE PALM	
4086	CABBAGE PALM	
4005	CABBAGE PALM	
4075	CABBAGE PALM	
4047	CABBAGE PALM	
4014	CABBAGE PALM	
4039	HICKORY	14"
4016	CABBAGE PALM	
4093	CABBAGE PALM	
4022	CABBAGE PALM	
4084	CABBAGE PALM	
4021	CABBAGE PALM	
4043	CABBAGE PALM	
4065	CABBAGE PALM	
4053	CABBAGE PALM	

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

ABB — DRAWN BY
MTO — CHECKED BY
JW — FIELD CREW
21-412 Zeniex TREE SURVEY EAST OF RIDELINE ONLY.dwg — FILENAME
AS SHOWN — SCALE
March 17, 2022 — DATE

DATE	REVISION COMMENTS
07/19/2022	UPDATED NOTES 13 & 14 TO BREAK OUT THE AVERAGE OF PALMS AND TREES - ABB
06/20/2022	ADDED TREE TYPES/SIZES FOR TEST AREAS ON SHEET 7 - ABB
05/4/2022	ADDED TREE/TEST SECTIONS AND UPDATED NOTES #13 & 14 - ABB

TREE SURVEY

FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

7 OF 7

Z:\EDC-2021\21-412 - Meritage Homes - Zeniex Hickory Trails\SURVEY\Dwg - PDP\Survey\21-412 Zeniex - TREE SURVEY EAST OF RIDELINE ONLY.dwg, 7/19/2022 9:46 AM
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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A FLORIDA LICENSED SURVEYOR AND MAPPER, TO ALTER THIS SURVEY MAP IN ANY WAY. IF THIS SURVEY MAP HAS BEEN ALTERED, IT SHALL BE VOID AND THE SURVEYOR NAMED HEREON SHALL BE RELIEVED OF RESPONSIBILITY FOR THE SURVEY. ALTERATIONS BY OTHER PARTIES MAY INCLUDE, BUT ARE NOT LIMITED TO: ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS; REMOVING, MODIFYING OR OBSCURING THE SURVEYOR'S SEAL AND/OR NAME FROM THE SURVEY MAP OR REPORT; PLACING ANY GRAPHICS OR TEXT THAT MAY CONFLICT WITH THE INTERPRETATION OF THE SURVEY ON THE SURVEY MAP OR REPORT; OR REMOVING PAGES FROM THE SURVEY REPORT. ANY PARTY WHO ALTERS THIS SURVEY MAP OR REPORT WITHOUT THE SURVEYOR'S CONSENT AND WITHOUT REMOVING OR OBSCURING ALL REFERENCES TO THE SURVEYOR NAMED HEREON AS AN AUTHORITY OF RECORD IS HEREBY NOTIFIED THAT THEY DO SO AT THEIR OWN RISK AND LIABILITY TO EDC, INC.

Technical Review Committee **2. e.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Variance (3) - Hickory Trails (formerly Zentex) - Parcel ID(s): 2326-130-0000-000-7, 2326-130-0000-010-0

LOCATION

at or near approximately 1960 feet southwest of the Okeechobee Road and Gordy Road intersection

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

Memo

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 08/04/2022 03:26 PM

Final Approval Date: 08/04/2022

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-12000003 (3 Variances)
BOARD DATE	:	August 18, 2022

Variances (3) – Hickory Trails (formerly Zentex)

Attached is an Application for a Variance for the subject property located at or near approximately 1960 feet southwest of the Okeechobee Road and Gordy Road intersection. The applicant is requesting the review and approval of three (3) variance requests to deviate from City Code Section 125-193 for R-3, Single-Family Moderate-Density Zone. The applicant requests relief from the minimum lot area of 7,200sf to 4,800sf, minimum lot width of 65ft to 40ft, and minimum yard setbacks to front: 25ft, side: 5ft, rear: 15ft.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property Information

Property address or Location

Gordy Road, Fort Pierce, FL

Parcel ID #(s)

2326-130-0000-000-7 and 2326-130-0000-010-0

Project description

Proposed 232 lot single family residential development with Cabana and Pool and associated site improvements

Reason for request

To request relief from the minimum lot frontage, lot size and setbacks.

Existing Use: Vacant Date Property was Purchased: Under Contract

Alterations made to the site since purchase: N/A

Has a request for this variance been denied in the past? ☐ Yes ☑ No

If yes, what changed since the denial? _____

Zentex Ventures, Ltd.	Brad Currie / Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
44 Cocoanut ROW, # B22	10250 SW Village Pkwy, Suite 201
Street Address	Street Address
Palm Beach, FL 33480	Port St. Lucie, FL 34987
City State Zip	City State Zip
917-881-4505	772-462-2455
Phone Number	Phone Number
gary@garyzentner.com	bradcurrie@edc-inc.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

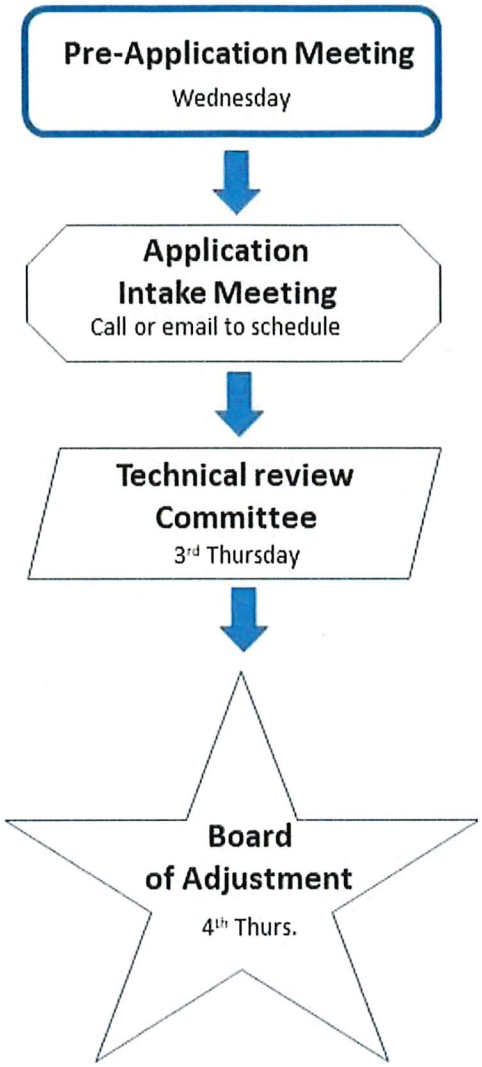
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



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.

- ✓ As-built Survey
  Floor Plan of Existing Buildings
- ✓ Site plan, to scale, including all relative improvements, existing and proposed structures, landscaping, parking, fencing, signs, etc.
- ✓ Criteria Narrative
- ✓ Complete Application

Criteria:

To determine whether your request for Variance meets all the criteria in Section 125-100 of the City Code, please answer the following questions. Please provide answers to the questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

Zentex Ventures, Ltd.
44 Cocoanut ROW, # B22
Palm Beach, FL 33480

AGENT CONSENT FORM

Project Name: Gordy Road

Parcel ID: 2326-130-0000-000-7 / 2326-130-0000-010-0

BEFORE ME THIS DAY PERSONALLY APPEARED Gary Zentner WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 1 day of Feb, 2022, by Gary Zentner (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Brenda Kay Caliendo
Notary Signature

Brenda Kay Caliendo
Printed Name of Notary

(Notary Seal)
Notary Public State of Florida
Brenda Kay Caliendo
My Commission GG 296458
Expires 04/02/2023

My commission expires

Owner's Signature

Gary Zentner Zentex Ventures Ltd.
Owner's Name

44 Cocoanut Row, # B22
Street Address

Palm Beach, FL 33480
City, State, Zip

(917) 881 4505 gary@garyzentner.com
Telephone / Email

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2769911 OR BOOK 2449 PAGE 119, Recorded 12/29/2005 at 11:30 AM
Doc Tax: $0.70

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
PAUL A. KRASKER, ESQ.
625 N. FLAGLER DRIVE, 9TH FLOOR
WEST PALM BEACH, FL 33401

Property Control Nos.

Tax Identification No. of Grantee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 21st day of December 2005, between Zentex Management, Inc., a Delaware corporation, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480, Grantor, and Zentex Ventures, Ltd., a Florida limited partnership, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480 Grantee (which term includes the singular or plural, as the case may be):

WITNESSETH. That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, an undivided 1/2% in the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

See Attached Exhibit "A"

SUBJECT, HOWEVER, TO: restrictions, reservations, limitations, and easements of record (it not being the intent hereof to reimpose same); to property taxes for the year 2006 and subsequent years; and to all applicable governmental regulations.

and Grantor does hereby fully warrant the title to the Land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

WITNESSES:

(1) Susan M. Weser
Print Name: Susan M. Weser

(2) D. Jean Rich
Print Name: D. JEAN RICH

GRANTOR:

Zentex Management, Inc., a
Delaware corporation

By:
Name: MAX ZENTNER
Title: PRESIDENT

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of December, 2005, by Gary Zentner, who:

X is personally known to me, **OR**
____ has produced _____ as identification.

Susan M. Weser
NOTARY PUBLIC
NOTARY NAME:_____
Serial (Commission) Number:
_____

(NOTARY STAMP)

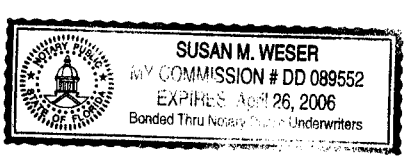


EXHIBIT "A"

Legal Description

Parcel 1:

Beginning on the Quarter Section line 64 feet West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence North 11 degrees 35 minutes West 418 feet to center of Gully; thence following center of Gully to Quarter Section line at a point 334.6 feet West of Point of Beginning, thence East 334.6 feet to Point of Beginning.

Beginning at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence South 110.5 feet; thence turning Easterly at an angle of 122 degrees 57 minutes to the foregoing line and run 199.8 feet; thence turn Northerly at an angle of 140 degrees 13 minutes and run 300 feet; thence run Northerly at an angle of 82 degrees 42 minutes and run 186 feet to the Quarter Section line; thence along the Quarter Section line 422.8 feet to the Point of Beginning.

and the South 1/2 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East.

Excepting therefrom all Rights of Way for Public Roads and Canals.

and

Parcel 2:

Section 26, Township 35 South, Range 39 East, Begin 64 West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 run North 5 degrees 45 minutes 11 seconds West 378.88 feet along the West line of Gordy Road to Center of Gully, thence follow the center of the Gully to a point on the South line of the Northwest 1/4 of the Northeast 1/4, thence East 365.78 feet to the Point of Beginning.

Property Control Nos. 2326-124-0000-000-8 and 2326-130-0000-000-7

LEGAL DESCRIPTION

Parcel ID's: **2326-130-0000-000-7**
2326-130-0000-010-3

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

PARCELS CONTAINING A TOTAL OF 3,309,736.76 SQUARE FEET (75.981 ACRES) MORE OR LESS.

PROJECT NARRATIVE & COVER LETTER
Hickory Trails
Variance Request
July 1, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval a variance application for a proposed residential development known as Hickory Trails. The proposed development includes 232 single family residential lots along with cabana and pool with associated site improvements. The applicant is requesting relief from the minim lot frontage, lot size and side setback as outlined in the R-3 zoning designation. The subject parcels are noted below are located north of Okeechobee Road and west of the Florida Turnpike in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2326-130-0000-000-7	TBD – Gordy Road	58.23	MXD	AG-1
2326-130-0000-010-0	TBD – Gordy Road	18.74	MXD	AG-1
TOTAL:		**76.97**		

The subject parcels have a Future Land Use designation of Mixed-Use Development (MXD) and an underlying St. Lucie County Zoning designation of Agricultural -1 (AG-1). The applicant is proposing a change to the existing Future Land Use designation to Residential Low (RL). The City is currently reviewing previously submitted applications to request approval of a change in the Land Use from MXD to RL and a Zoning amendment from Agricultural -1 (AG-1) to Single Family Residential Moderate Density Zone (R-3).

To the northeast and east of the subject parcel lies the right-of-way of Gordy Road followed by land owned by the Florida State Turnpike Authority. This parcel has a St. Lucie County Future Land Use designation of Transportation / Utility (TU) and an underlying Zoning designation of Institutional (I).

Most of the southern property is adjacent to St. Lucie County owned land. These parcels have a St. Lucie County Future Land Use designation of Conservation – Public (CPUB) and an underlying Zoning designation of Conservation Public (CPUB). To the southeast of the subject parcel lies an undeveloped parcel. This parcel has a Future Land Use designation of Residential Suburban (RS) and an underlying Zoning designation of Agricultural – 1 (AG-1).

The northwest corner of the parcel is adjacent to agricultural parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed-Use Development (MXD) and an underlying Zoning designation of Agricultural – 1 (AG-1). Directly west o the parcel lies the right of way of North St. Lucie River Water Control District (NSLRWCD) Followed by a South Florida Water Management District (SFWMD) owned and maintained lake. This parcel has a Future Land Use designation of Special District (SD) and an underlying Zoning designation of Agricultural – 1 (AG-1).

As outlined on page 2 of the variance application, please find responses to the criteria as set forth in Section 125-100 of the City Code in reference to variance requests:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

RESPONSE: A meeting was held with the City of Fort Pierce staff to determine the best approach for the development of this 232-lot subdivision. The discussion encompassed whether this project should be submitted as a Planned Development or Straight Zoning with variances to the minimum requirements of the R-3 Zoning Code. Recommendation by staff was to proceed with straight zoning along with a variance application. Section 125-193 of the City of Fort Pierce Land Development Code outlines the minimum requirements of the R-3 Zoning. This variance request includes:

- ***Relief from the minimum lot area of 7,200 sf.***
- ***Relief from the minimum lot width of 65 feet.***
- ***Relief from the yard setbacks.***

As seen on the attached site plan, the applicant is proposing the following:

- ***Minimum lot area: 4,800 sf***
- ***Minimum lot frontage: 40'***
- ***Minimum yard setbacks:***
  - ***Front: 25'***
  - ***Side: 5'***
  - ***Rear: 15'***

There is not a residential zoning designation available in the City of Fort Pierce that allows for smaller single-family lots. The minimum of any residential district requires a minimum of 5,000 sf of lot area and a minimum lot width of 60.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain.



RESPONSE: The subject parcels are separated by the Ten Mile Creek. The applicant is proposing smaller parcels on the east side of Ten Mile Creek in an effort to preserve the 18.74 acres that is adjacent to the water way. In an effort to make this project sustainable while preserving a large area of the subject parcels, smaller lots are proposed.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

RESPONSE: The subject parcels are separated by the Ten Mile Creek. The applicant is proposing smaller parcels on the east side of Ten Mile Creek in an effort to preserve the

18.74 acres that is adjacent to the water way. In an effort to make this project sustainable while preserving a large area of the subject parcels, smaller lots are proposed.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?

RESPONSE: R-3 Zoning allows for up to 6 units per acre. The subject parcels total 76.97 acres totaling a maximum intensity of 461 units. The proposed units associated with this project total 232, a much lower intensity that what is allowed in this zoning district. Due to the restrictions on the western portion of the site and to preserve as much as possible, this is the minimum variance possible.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

RESPONSE: Currently, any straight residential zoning designation as outlined in the code requires a minimum of 60' frontage and a minimum lot area of 5,000 sf (R-5 Zoning). The applicant has chosen to rezone to these parcels to R-3 to reduce the intensity. We feel that the proposed request for approval of the variances is not detrimental to the general public welfare as the proposed density is nearly half of the allowed density in the R-3 zoning designation. This greatly reduces the impacts to public roads, schools, parks, etc. Please see below table which outlines the R-3 lot requirements along with the proposed lot configurations for this development.

R-3 Zoning	*Code Requires*	*Proposed*	*Difference*
Lot Width	***65 feet***	***40 feet***	***25 feet***
Lot Area	***7,200 sf***	***4,800 sf***	***2,400 sf***
Side Yard	***7 feet***	***5 feet***	***2 feet***

Based on the above and attached information, the applicant respectfully requests approval of this application.

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Hickory Trails\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-07-01_Hickory_Trails_Variance_Narrative_21-412.docx

ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER # 9982661
REVISION # 1-28-2022
COMMITMENT DATE: JANUARY 25, 2022, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:

A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

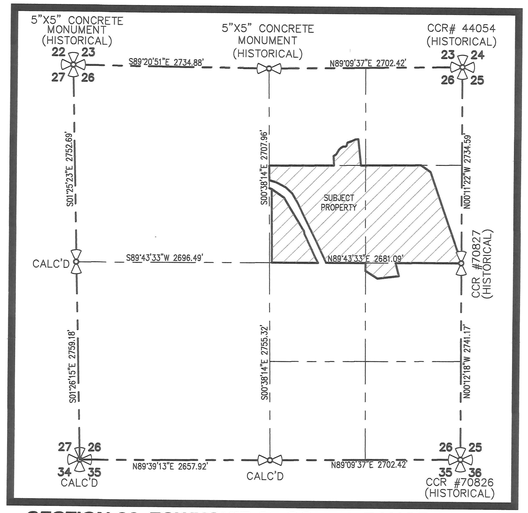
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
7. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
   AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
8. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

NOTE: ORDINANCE NO. L-52 RECORDED IN OFFICIAL RECORDS BOOK 3027, PAGE 428.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

SYMBOL & ABBREVIATION LEGEND:

P.O.B.	POINT OF BEGINNING
(C)	CALCULATED
(D)	DEED
LB	LICENSED BUSINESS
℄	CENTER LINE
N.S.L.R.W.C.D.	NORTH SAINT LUCIE RIVER WATER CONSTROL DISTRICT
CCR	CERTIFIED CORNER RECORD



SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST
(1"=1000')



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.
AND
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.
AND
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.
AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MARCH 15, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 15, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN REVIEWED BY THIS OFFICE FOR MATTERS RELATING TO THE SUBJECT PROPERTY.
5. PARCELS CONTAIN A TOTAL OF 3,328,563.14 SQUARE FEET (76.413 ACRES), MORE OR LESS.
6. THIS ALTA SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN ZONE X AND ZONE AE (BASE FLOOD ELEVATION 16.00') AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CERTIFIED TO:

- ZENTEX VENTURES, LTD.,
- MERITAGE HOMES OF FLORIDA, INC.,
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- GARTNER, BROCK AND SIMON, LLP

ALTA CERTIFICATION:

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, 8, 11A, 11B, 13, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2022.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556
STATE OF FLORIDA
SIGNATURE DATE: 3-16-2022

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

ENGINEERS ⊘ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

AMB	DRAWN BY
MTO	CHECKED BY
JW	FIELD CREW
21-412 Zontex ALTA B-1-T	FILENAME
AS SHOWN	SCALE
March 14, 2022	DATE

REVISION COMMENTS

DATE

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE
RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455

21-412

Z:\EDC\2021\21-412 - Meritage Homes - Zontex Parcel\SURVEY\Dwg - PSP\Survey\21-412 Zontex ALTA B-1-T Survey.dwg, 3/16/2022 4:24 PM
COPYRIGHT 2021 ENGINEERING, DESIGN AND CONSTRUCTION, INC. ALL RIGHTS RESERVED. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS (INCLUDING COPYRIGHT) IN THIS DRAWING WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PART OF THIS DOCUMENT BY ANY PERSON OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED, OR ANY MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

NORTH

NW CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N:1119130.23
E:845667.69

N QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT
(HISTORICAL RECORD)
N:1119099.08
E:848402.39

NE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 44054
RAILROAD SPIKE UNDER ASPHALT
(HISTORICAL RECORD)
N:1119138.69
E:851104.52

22 23 27 26 — S89°20'51"E 2734.88' — 23 24 26 25

N89°09'37"E 2702.42'

S00°25'21"E 2750.69'

S83°59'32"W 41.53'
S66°13'07"W 66.50'
S71°01'54"W 52.24'
S21°10'30"W 23.73'
S10°25'11"W 21.56'
S51°00'11"W 19.80'
S89°54'05"W 35.49'
S53°04'49"W 9.22'
S58°55'52"W 28.32'
S43°37'36"W 32.39'
S30°26'45"W 75.68'
S56°03'42"W 45.76'
S04°34'45"E 19.43'
S04°34'45"E 59.56'
S01°42'45"E 52.36'

LOUIS J FORGET
3075 GORDY RD
PARCEL ID:
2323-501-0075-000-2

PHILIP J FORGET
3125 GORDY ROAD
PARCEL ID:
2323-501-0074-000-5

A-I HOLDINGS SR70 LLC
PARCEL ID:
2323-501-0069-000-7

SET 5/8" IRON ROD & CAP (LB#8098)
FOUND 5/8" IRON ROD & CAP (LBFH) (S 18.06', W 0.55')

N06°27'54"W 368.06'(C)

P.O.B.
PARCEL 1
64' WEST OF THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

18' WIDE ASPHALT ROAD

℄ GORDY ROAD

N89°26'31"E
N LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26 (BEARING BASIS)
64.00'
S89°26'31"W 903.61'
S89°26'31"W 841.04'(C)

SET 5/8" IRON ROD & CAP (LB#8098)
THOMAS ANTHONY HOOD
8101 OKEECHOBEE RD
PARCEL ID:
2323-501-0052-000-5

CENTER OF GULLY
378.01'(C) 334.6'(D)
FOUND 5/8" IRON ROD & CAP (LB#7217)

S00°38'14"E 205.19'
S74°25'41"E 98.96'
N74°15'55"W 292.50'
S62°40'48"E 152.59'
S47°33'50"E 122.01'
S30°14'45"E 151.07'
N67°17'35"W 36.49'
N56°06'41"W 210.38'
N30°15'38"W 143.66'

N54°45'42"W 162.21'(C)

FLORIDA STATE TURNPIKE AUTHORITY
PARCEL ID:
2326-111-0000-010-1

UTILITY POLES & POWER LINES FOUND ALONG WEST R/W LINE OF GORDY ROAD

SUNRISE UTILITIES
WITNESS LINE
N33°23'57"W 611.98'

℄ GORDY ROAD (80' R/W)
N19°10'06"W 1342.59'(C)
S00°10'05"E 50.00'
50.00'

PARCEL ID:
2326-130-0000-000-7
2326-130-0000-010-0

TOTAL AREA=3,328,563.14 SQUARE FEET
(76.413 ACRES)

AREA=2,936,131.54 SQUARE FEET
(67.404 ACRES)

E LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 26
W LINE OF THE SE 1/4 OF THE NE 1/4 OF SEC 26

S37°24'23"E 400.56'
TEN MILE CREEK (N.S.L.R.W.C.D.)
APPROX TOP OF BANK
N15°57'06"W 601.32'
APPROX TOP OF BANK
S26°13'41"E 627.00'
S25°01'43"E 301.37'
N24°47'34"W 350.76'
N28°54'53"W 95.16'

WITNESS LINE
N33°23'57"W 611.98'
N33°23'57"W 1200.60'

℄ N.S.L.R.W.C.D. CANAL NO. 95
(67' WIDE RIGHT-OF-WAY)
S00°38'14"E 1015.48'

PARCEL ID:
2326-130-0000-010-0
N10°49'26"W 38.02'

AREA=392,431.60 SQUARE FEET
(9.009 ACRES)

33.50'
33.50'
W LINE OF S 1/2 OF THE NE 1/4 OF SEC 26

E 1/4 CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70827
3/4" IRON PIPE & CAP "LB# 4108"
(NOT FOUND
N:1116404.11
E:851113.57

P.O.B.
PARCEL 1
NW CORNER OF THE NE 1/4 OF THE SE 1/4 SEC 26, TWP 35S, RGE 39E

W QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1116378.38
E:845736.05

S89°43'33"W 2696.49'

645'±
N89°43'33"E 634.61'
552'±
N89°43'33"E 546.67'
419.60'(C) 422.80'(D)
N89°43'33"E 1307.04'
S00°25'17"E 110.50'(C)(D)
N89°43'33"E 920.94'
S LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26

SET 5/8" IRON ROD & CAP (LB#8098)

N14°33'17"W
188.09'(C)
186.00'(D)

122°57'(D)
140°33'(D)
82°42'(D)
S57°28'17"E
199.80'(C)(D)
N82°44'43"E
300.00'(C)(D)

ST. LUCIE COUNTY
PARCEL ID:
2326-421-0002-000-4
2326-421-0001-000-7
2326-411-0001-000-6

HICKORY BRANCH PROPERTIES INC
3605 GORDY RD
PARCEL ID:
2326-413-0001-000-2

S00°38'14"E 2755.32'

S00°26'15"E 2759.18'

SW CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113620.07
E:845805.27

S QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113636.13
E:848463.15

SE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70826
3/4" IRON PIPE & CAP (LB#4108)
(HISTORICAL RECORD)
N:1113662.96
E:851123.38

N00°07'28"W 2741.17'

E LINE OF SEC 26, TWP 35S, RGE 39E
N00°11'22"W 2734.59'

27 26 34 35 — N89°39'13"E 2657.92' — 26 25 35 36

N89°09'37"E 2702.42'

Z:\EDC-2021\21-412 - Meritage Homes - Zentex Parcel\SURVEY\Dwg - PDF\Survey\21-412 Zentex ALTA B-T Survey.dwg, 3/16/2022 4:38 PM
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MTO	CHECKED BY
JW	FIELD CREW
21-412 Zentex ALTA B-T Survey.dwg	FILENAME
AS SHOWN	SCALE
March 14, 2022	DATE

REVISION COMMENTS

DATE

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-412

2 OF 2

LEGEND

	PROPOSED CURB INLET		EXISTING CONCRETE
	PROPOSED CATCH BASIN		EXISTING PAVEMENT
D	PROPOSED STORM MANHOLE		PROPOSED STANDARD ASPHALT
S	PROPOSED SANITARY MANHOLE		PROPOSED CONCRETE
	PROPOSED DOUBLE SANITARY SERVICE		EXISTING WETLANDS
	PROPOSED DOUBLE WATER SERVICE		HANDICAP STALL
	PROPOSED FIRE HYDRANT ASSEMBLY		PROPOSED LIGHTING LOCATION
	PROPOSED SIGN	#	PARKING STALL TAG # OF STALLS

PROJECT TEAM

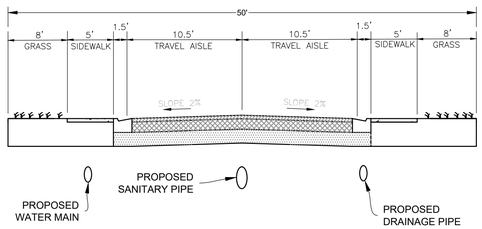
OWNER:
ZENTEX VENTURES LTD
44 COCOANUT ROW UNIT B-22
PALM BEACH, FL 33480

DEVELOPER:
MERITAGE HOMES OF FLORIDA, LLC.
1400 CENTREPARK BLVD., SUITE 1000
WEST PALM BEACH, FL 33401
(561) 847-7516

ENGINEER:
ENGINEERING, DESIGN & CONSTRUCTION, INC.
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987

LANDSCAPE ARCHITECT:
CONCEPTUAL DESIGN GROUP, INC.
900 EAST OCEAN BOULEVARD, SUITE 130D
STUART, FL 34994

SURVEY:
ENGINEERING, DESIGN & CONSTRUCTION. INC.



LEGAL DESCRIPTION:

PARCEL I:
A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST ONE HALF OF THE EAST ONE HALF OF SAID SECTION 2, LYING NORTH OF INTERSTATE HIGHWAY NO. 95 "I-95" (A 324.00-FOOT-WIDE RIGHT-OF-WAY), EXCEPTING THEREFROM A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 282, PAGE 330, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

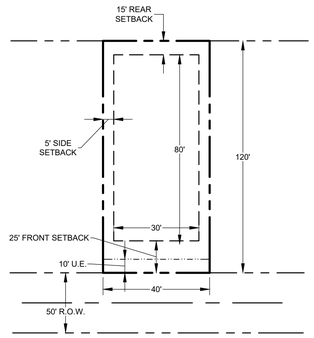
THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2;

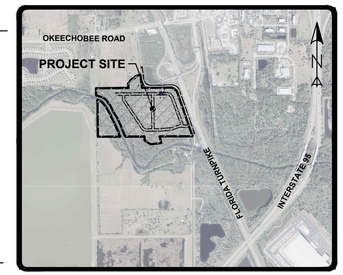
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 89°26'53" E ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 1375.33 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID NORTH LINE S 89°26'53" E A DISTANCE OF 200.01 FEET TO A POINT BEING 200.00 FEET EAST (AS MEASURED AT RIGHT ANGLES) OF THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 2; THENCE DEPARTING SAID NORTH LINE S 00°03'50" W ALONG A LINE PARALLEL WITH AND 200.00 FEET EAST OF THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 2 A DISTANCE OF 1330.88 FEET TO A POINT BEING 50.00 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE EAST-WEST ONE QUARTER - ONE QUARTER SECTION LINE; THENCE N 89°47'42" W ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE SAID EAST-WEST ONE QUARTER - ONE QUARTER LINE A DISTANCE OF 100.00 FEET TO A POINT BEING 100.00 FEET EAST (AS MEASURED AT RIGHT ANGLES) OF THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 2; THENCE DEPARTING SAID PARALLEL LINE N 00°03'50" E ALONG A LINE PARALLEL WITH AND 100.00 FEET EAST OF THE SAID WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST-WEST ONE QUARTER - ONE QUARTER SECTION LINE; THENCE N 89°47'42" W ALONG SAID EAST-WEST ONE QUARTER - ONE QUARTER LINE A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 2; THENCE N 00°03'50" E ALONG SAID WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER A DISTANCE OF 1382.09 FEET TO A POINT ON THE SAID NORTH LINE OF SECTION 2, ALSO BEING THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

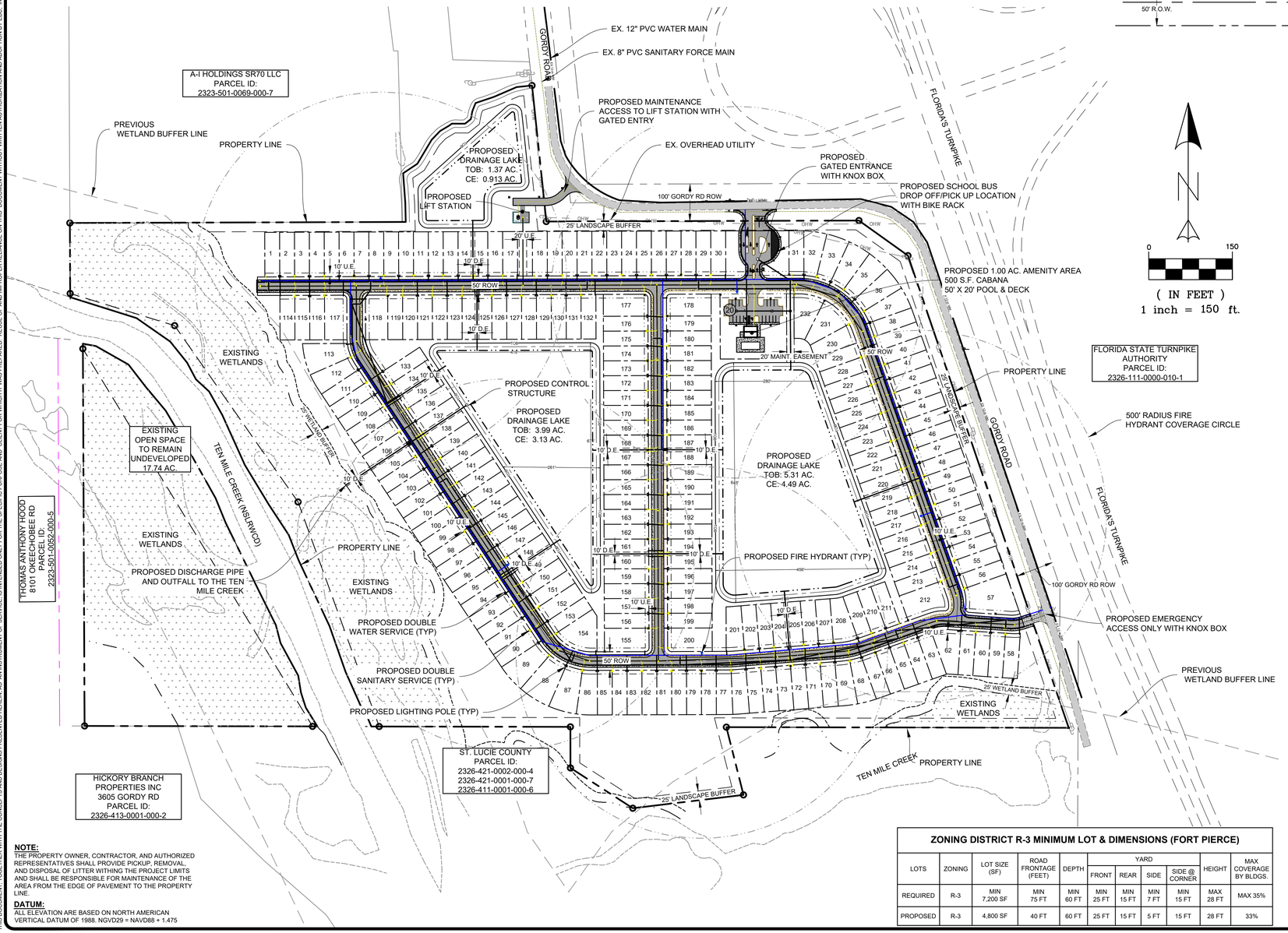
PARCEL II:
THE NORTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER LYING NORTH OF THE I-95 RIGHT OF WAY, LESS THE EAST 93 FEET FOR ROAD AND CANAL RIGHT-OF-WAY, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL CONTAINS 202.196 ACRES, MORE OR LESS.





SAINT LUCIE COUNTY, FLORIDA
VICINITY MAP
SCALE: 1"=2000'



0 150
(IN FEET)
1 inch = 150 ft.

SITE DATA

PROPERTY DATA:

PROPERTY SIZE:	3,352,813 S.F. (76.97 AC)
FUTURE LAND USE:	RS
ZONING:	AG-1
PROPOSED ZONING:	R-3
PARCEL ID:	
2326-130-0000-000-7	2326-130-0000-010-0
SEC/TOWN/RANGE:	26/35S/39E
ADDRESS:	(TBD) FORT PIERCE, FL

SITE DATA:

TOTAL DEVELOPABLE AREA:	59.52 AC.(2,592,844 S.F.)
WETLAND/5-MILE CREEK:	17.45 AC.(759,969 S.F.)
TOTAL LOT DENSITY(3 D.U./AC.):	232 LOTS

BUILDING LOT SETBACKS:

FRONT BUILDING SETBACK:	25'
SIDE BUILDING SETBACK:	15'
REAR BUILDING SETBACK:	15'

SEE TYPICAL LOT LAYOUT DETAILS THIS SHEET

COMMON OPEN SPACE:

REQUIRED OPEN SPACE:	1,173,484 SF	26.94 AC	35%
PROPOSED OPEN SPACE:	1,268,926 S.F.	29.13 AC.	37.85%

UTILITY PROVIDER:
WATER - ST LUCIE COUNTY UTILITIES (SLCU)
WASTEWATER - ST LUCIE COUNTY UTILITIES (SLCU)

DRAINAGE:
STORMWATER RUNOFF WILL BE COLLECTED THROUGH A SERIES OF INLETS THAT WILL BE DIRECTED INTO WET DETENTION LAKES FOR TREATMENT AND ATTENUATION PRIOR TO DISCHARGING OFF SITE TO THE TEN MILE CREEK.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE DISPOSAL SHALL COMPLY W/ ALL FEDERAL, STATE & LOCAL REGULATIONS.

LOADING & WASTE SCREENING:
ACCORDING TO LDC SECTION 7.09.04(F), ALL OFF-STREET LOADING SPACES & WASTE RECEPTACLES SHALL BE FULLY SCREENED FROM ANY RESIDENTIAL USE.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FT OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
ALL FIXTURES AND POLES SHALL CONFORM TO ST. LUCIE COUNTY LDC SECTION 7.09.04K - OFF-STREET LIGHTING REQUIREMENTS AND GENERAL DESIGN STANDARDS.

LANDSCAPE:
SEE LANDSCAPE PLANS

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

PARKING INFORMATION:

PROPOSED CABANA, POOL & MAIL KIOSK PICKUP:

TOTAL PARKING PROVIDED	**20 STALLS**
REQUIRED HANDICAP	2 STALLS
PROVIDED HANDICAP	2 STALLS

TOTAL SITE AREA: **3,352,813** S.F. 76.97 AC. 100.00%

LAND USE TABLE:

PROPOSED BUILDINGS:	500 S.F.	0.01 AC.	0.0002%
PROPOSED ASPHALT:	144,305 S.F.	3.31 AC.	4.30%
PROPOSED CONCRETE:	63,623 S.F.	1.46 AC.	1.90%
PROPOSED LAKES @ CE:	369,828 S.F.	8.49 AC.	11.03%
PROPOSED LAKE BANKS:	94,535 S.F.	2.17 AC.	2.82%

IMPERVIOUS/PERVIOUS:

TOTAL IMPERVIOUS	578,256 S.F.	13.28 AC.	17.25%
TOTAL PERVIOUS AREA*	2,774557 S.F.	63.70 AC.	82.75%

*NOTE: INCLUDES 1,268,926 S.F.(29.13 AC.) - 37.85% OPEN SPACE AREA

ZONING DISTRICT R-3 MINIMUM LOT & DIMENSIONS (FORT PIERCE)

LOTS	ZONING	LOT SIZE (SF)	ROAD FRONTAGE (FEET)	DEPTH	YARD				HEIGHT	MAX COVERAGE BY BLDGS.
					FRONT	REAR	SIDE	SIDE @ CORNER		
REQUIRED	R-3	MIN 7,200 SF	MIN 75 FT	MIN 60 FT	MIN 25 FT	MIN 15 FT	MIN 7 FT	MIN 15 FT	MAX 28 FT	MAX 35%
PROPOSED	R-3	4,800 SF	40 FT	60 FT	25 FT	15 FT	5 FT	15 FT	28 FT	33%

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHING THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE.

DATUM:
ALL ELEVATION ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGVD29 = NAVD88 + 1.475

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
VDR DRAWN BY
21-412 dgn latest 7-6-2022.dwg FILENAME
SP-1 LAYOUT
AS SHOWN SCALE
06JULY22 DATE

REVISION COMMENTS
DATE

MERITAGE HOMES - ZENTEX
HICKORY TRAILS
SITE PLAN
CITY OF FORT PIERCE FLORIDA

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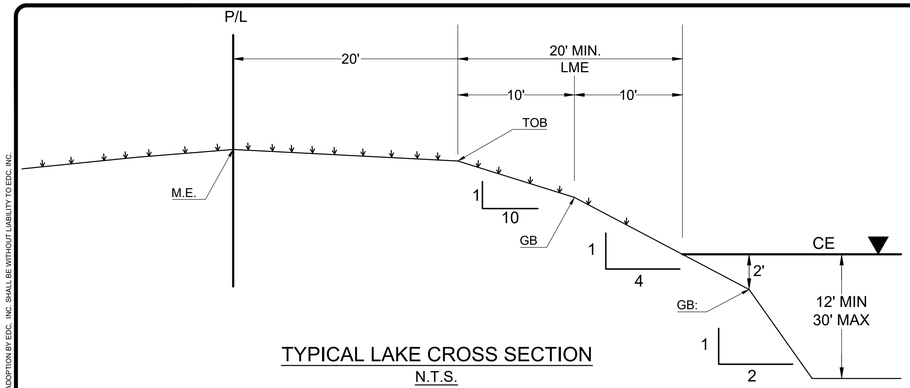
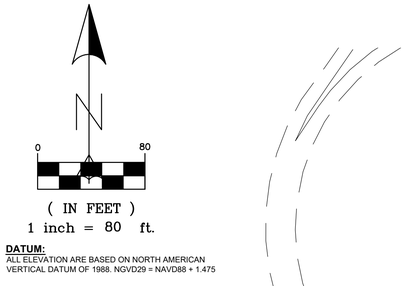


TYPICAL LAKE CROSS SECTION
N.T.S.



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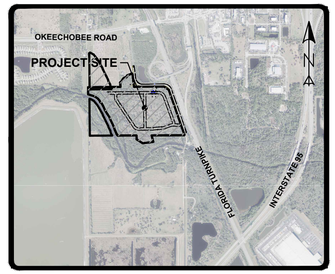

SAINT LUCIE COUNTY, FLORIDA
VICINITY MAP
SCALE: 1"=2000'

LEGEND			
	PROPOSED CURB INLET		EXISTING CONCRETE
	PROPOSED CATCH BASIN		EXISTING PAVEMENT
D	PROPOSED STORM MANHOLE		PROPOSED STANDARD ASPHALT
S	PROPOSED SANITARY MANHOLE		PROPOSED CONCRETE
	PROPOSED DOUBLE SANITARY SERVICE		EXISTING WETLANDS
	PROPOSED DOUBLE WATER SERVICE		HANDICAP STALL
	PROPOSED FIRE HYDRANT ASSEMBLY		PROPOSED LIGHTING LOCATION
	PROPOSED SIGN	#	PARKING STALL TAG # OF STALLS

GORDY ROAD
100' GORDY RD ROW
EX 12" PVC WM
EXISTING 12" PVC WATER MAIN
EXISTING 8" PVC SANITARY FORCE MAIN
PROPOSED SANITARY FORCE MAIN
PROPOSED SANITARY FORCE MAIN TAP
EXISTING OVERHEAD UTILITY
PROPOSED WATER MAIN TAP
PROPOSED GATED ENTRY WITH KNOX BOX
PROPOSED 5' WIDE SIDEWALK
EX 12in WM
PROPERTY LINE
500' RADIUS FIRE HYDRANT COVERAGE CIRCLE
PROPOSED DRAINAGE LAKE
TOB: 1.37 AC.
CE: 0.913 AC.
PROPOSED MAINTENANCE PATH TO LIFT STATION WITH GATED ENTRY
PROPOSED LIFT STATION
25' LANDSCAPE BUFFER
OHW
TOB
20'
30'
45'
40'
120'
26'
18'
12'
PROPOSED SCHOOL BUS PICK UP/DROP OFF LOCATION WITH BIKE RACK
PROPOSED FIRE HYDRANT ASSEMBLY (TYP)
PROPOSED SANITARY MANHOLE (TYP)
PROPOSED F-CURB INLET (TYP)
PROPOSED CATCH BASIN (TYP)
10' U.E.
10' D.E.
20' D.E.
50' ROW
PROPOSED 5' WIDE SIDEWALK
PROPOSED 50' BY 20' POOL WITH DECK
20' MAINT. EASEMENT
PROPOSED 500 SF CABANA
PROPOSED 8" GRAVITY SEWER (TYP)
PROPOSED DRAINAGE PIE (TYP)
PROPOSED 12" WATER MAIN (TYP)
PROPOSED CONTROL STRUCTURE
PROPOSED DOUBLE SANITARY SERVICE CONNECTION (TYP)
PROPOSED DOUBLE WATER SERVICE CONNECTION (TYP)
PROPOSED SINGLE SANITARY SERVICE CONNECTION (TYP)
PROPOSED SINGLE WATER SERVICE CONNECTION (TYP)
PROPOSED OUTFALL DISCHARGE PIPE TO THE TEN MILE CREEK
PROPOSED DRAINAGE MANHOLE (TYP)
PROPOSED LIGHTING POLE (TYP)
EXISTING WETLANDS
EXISTING OPEN SPACE TO REMAIN UNDEVELOPED 17.74 AC.
TEN MILE CREEK (NSLRWCD)
PROPOSED DRAINAGE LAKE
TOB: 3.99 AC.
CE: 3.13 AC.
PROPOSED DRAINAGE LAKE
TOB: 5.31 AC.
CE: 4.49 AC.
261'
674'
645'
456'
416'

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2 OF 3

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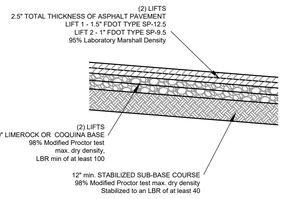
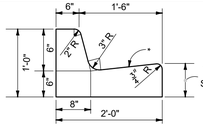
LEGEND

	PROPOSED CURB INLET		EXISTING CONCRETE
	PROPOSED CATCH BASIN		EXISTING PAVEMENT
	PROPOSED STORM MANHOLE		PROPOSED STANDARD ASPHALT
S	PROPOSED SANITARY MANHOLE		PROPOSED CONCRETE
	PROPOSED DOUBLE SANITARY SERVICE		EXISTING WETLANDS
	PROPOSED DOUBLE WATER SERVICE		HANDICAP STALL
	PROPOSED FIRE HYDRANT ASSEMBLY		PROPOSED LIGHTING LOCATION
	PROPOSED SIGN	#	PARKING STALL TAG # OF STALLS

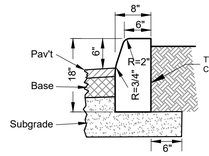


TYPICAL PAVEMENT SECTION



*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE "F" CURB



NOTES:

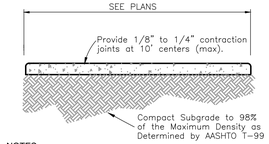
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB



NOTES:

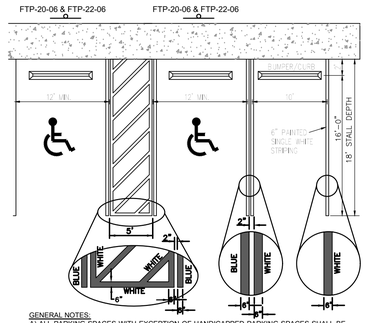
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.



NOTES:

1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL



GENERAL NOTES:

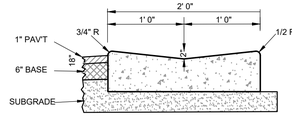
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, FY 2017-18.

C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

HANDICAPPED SPACE DETAIL

18' PARKING STALL DETAIL

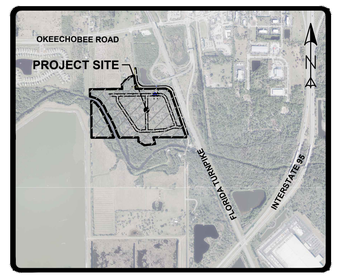


NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS

2' VALLEY GUTTER

0 80

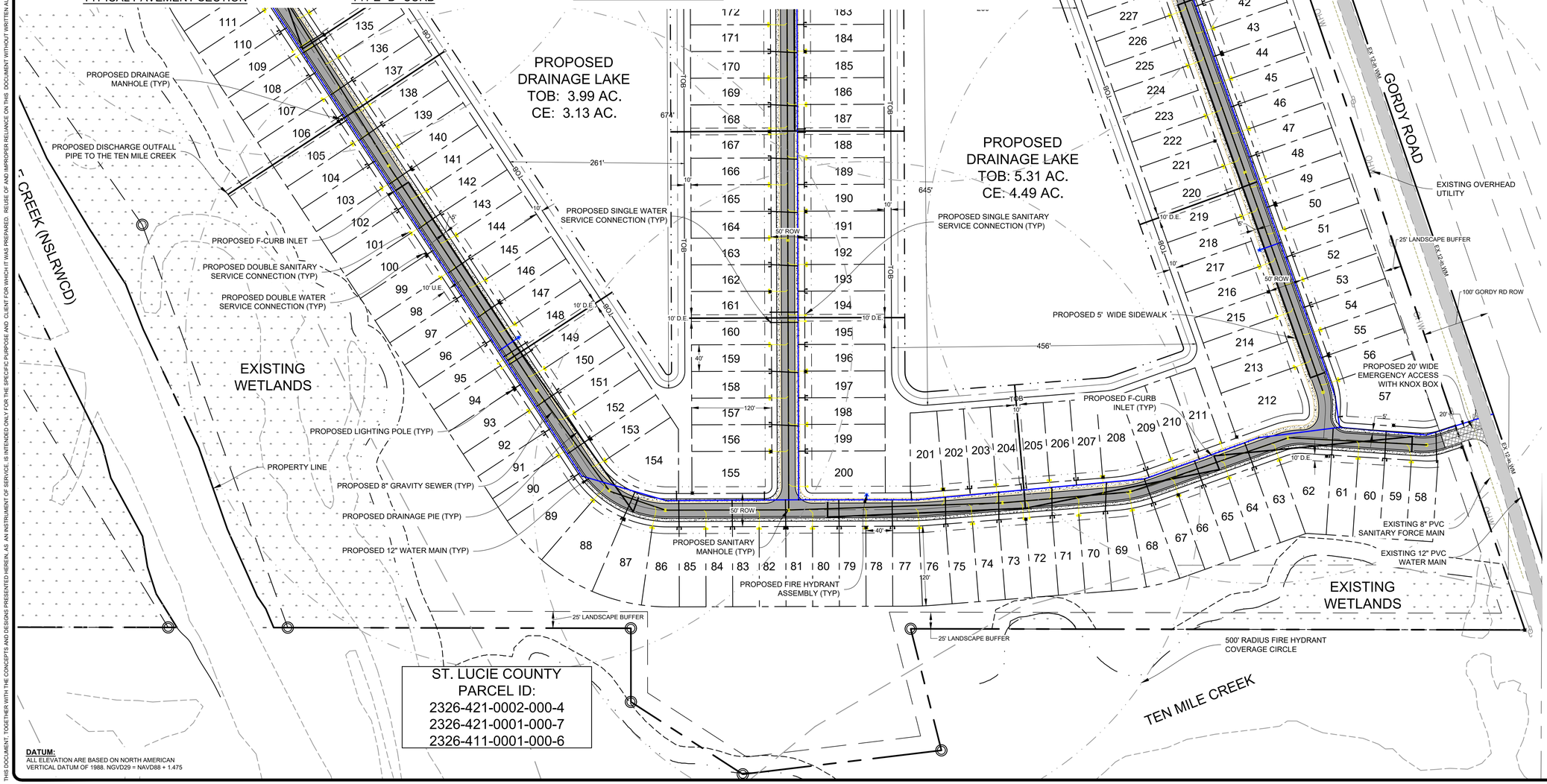
(IN FEET)
1 inch = 80 ft.



SAINT LUCIE COUNTY, FLORIDA

VICINITY MAP

SCALE: 1"=2000'



ST. LUCIE COUNTY
PARCEL ID:
2326-421-0002-000-4
2326-421-0001-000-7
2326-411-0001-000-6

DATUM:
ALL ELEVATION ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGVD29 = NAVD88 + 1.475

ENGINEERS ⚙ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB DESIGNED BY
VER DRAWN BY
21-412 dsp latest 7-6-2022.dwg FILENAME
SP-3 LAYOUT
AS SHOWN SCALE
06.8.0 Y22 DATE

REVISION COMMENTS
DATE

MERITAGE HOMES - ZENTEX
HICKORY TRAILS
SITE PLAN

CITY OF FORT PIERCE FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-412

3 OF 3

Technical Review Committee **2. f.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Minor Amendment to Site Plan - South Towne Plaza - 4901 S. US Highway 1

LOCATION

4901 S US Highway 1 Fort Pierce, FL 34982. Parcel ID: 3403-244-0000-000-6

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

Staff Memo

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 08/04/2022 10:07 AM

Final Approval Date: 08/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**South Towne Plaza Minor Amendment to a Site Plan- 22-07000013 4901 S US Highway 1**
BOARD DATE:	August 18, 2022

Minor Amendment to a Site Plan at 4901 S US Highway 1

The above referenced project is being submitted for your review and comments. The applicant is requesting a Minor Amendment to a Site Plan for 4901 S US Highway 1 for curb and parking lot modifications.

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, August 16, 2022 If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4901 US Highway 1, Fort Pierce, FL 34982

Parcel ID #(s): 3403-244-0000-000-6

Project description: Curb and parking lot modifications

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: 11.31

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

TS Pierce SC CO, LTD	Michael Kuhn, EIT, Thomas Engineering
Property Owner(s)	**Applicant/Representative, Title, Company**
PO Box 11229	125 W Indiantown Rd., Suite 206
Street Address	Street Address
Knoxville TN 37939	Jupiter FL 33458
City State Zip	City State Zip
954-629-2224	(561) 203-7503
Phone Number	Phone Number
steve@keltonpm.com	Mkuhn@thomaseg.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

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.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] 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

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.

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.

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

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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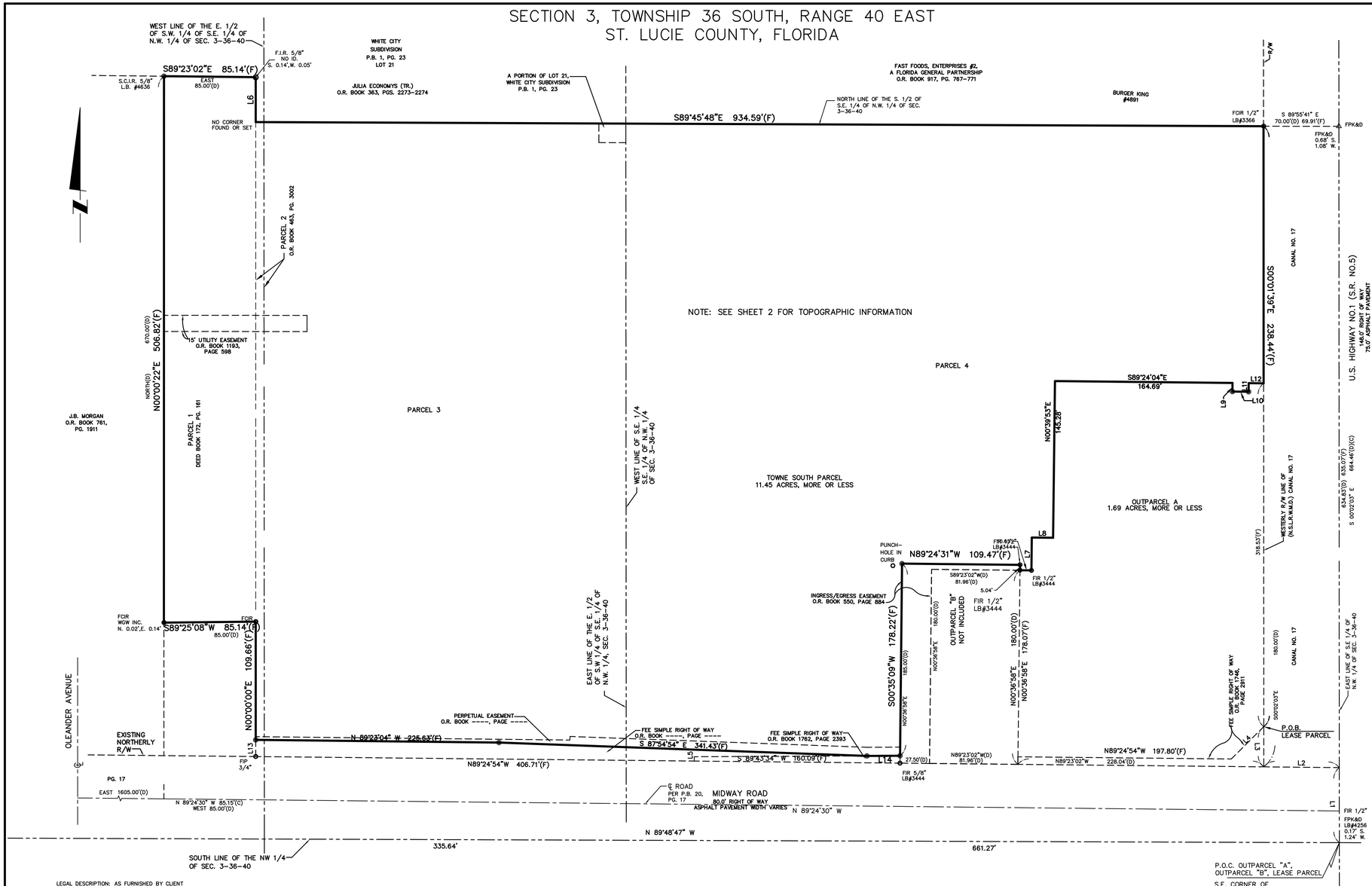
SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA



LINE TABLE		
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'

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 OLEANDER 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. 80-34 OF THE BOARD OF COUNTY COMMISSIONERS OF SAINT 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 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, LYING SOUTHERLY OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST 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 SOUTHEAST 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 25 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3.

TOGETHER WITH PARCEL 4:

THE SOUTHEAST QUARTER OF THE SOUTHEAST 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 ¼ OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID NORTHWEST ¼, 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 #17; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 00°01'39" WEST, 37.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN 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 CONTINUE 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 SOUTH 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, 164.69 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 #17; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00°01'39" EAST, 318.53 FEET TO THE POINT OF BEGINNING.

OUTPARCEL "B"

A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST 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. 2314402, SECTION 94530-2510; THENCE SOUTH 89°42'55" 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, 225.47 FEET; THENCE SOUTH 88°12'45" 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 SOUTH 00°17'15" WEST, 4.00 FEET CONTINUING ALONG SAID NORTH 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.

SURVEYOR'S NOTES:

1.) 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.

2.) 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).

3.) 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.

4.) 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.

5.) 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.

6.) Trees 4" and greater, at breast high measure, were located and identified by common name. The locotion 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.

7.) Elevations shown hereon are referred to the North American Vertical Datum of 1988, using NGS Benchmark System, stainless steal 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. Convertion to N.G.V.D.'29: N.A.V.D.'88 + 1.50' = N.G.V.D.'29.

8.) 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.

9.) This survey not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

No.	DESCRIPTIONS	DATE	BY

REVISIONS

BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY

TOWNE SOUTH PLAZA

ST. LUCIE COUNTY, FLORIDA

IMPACT 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: _____

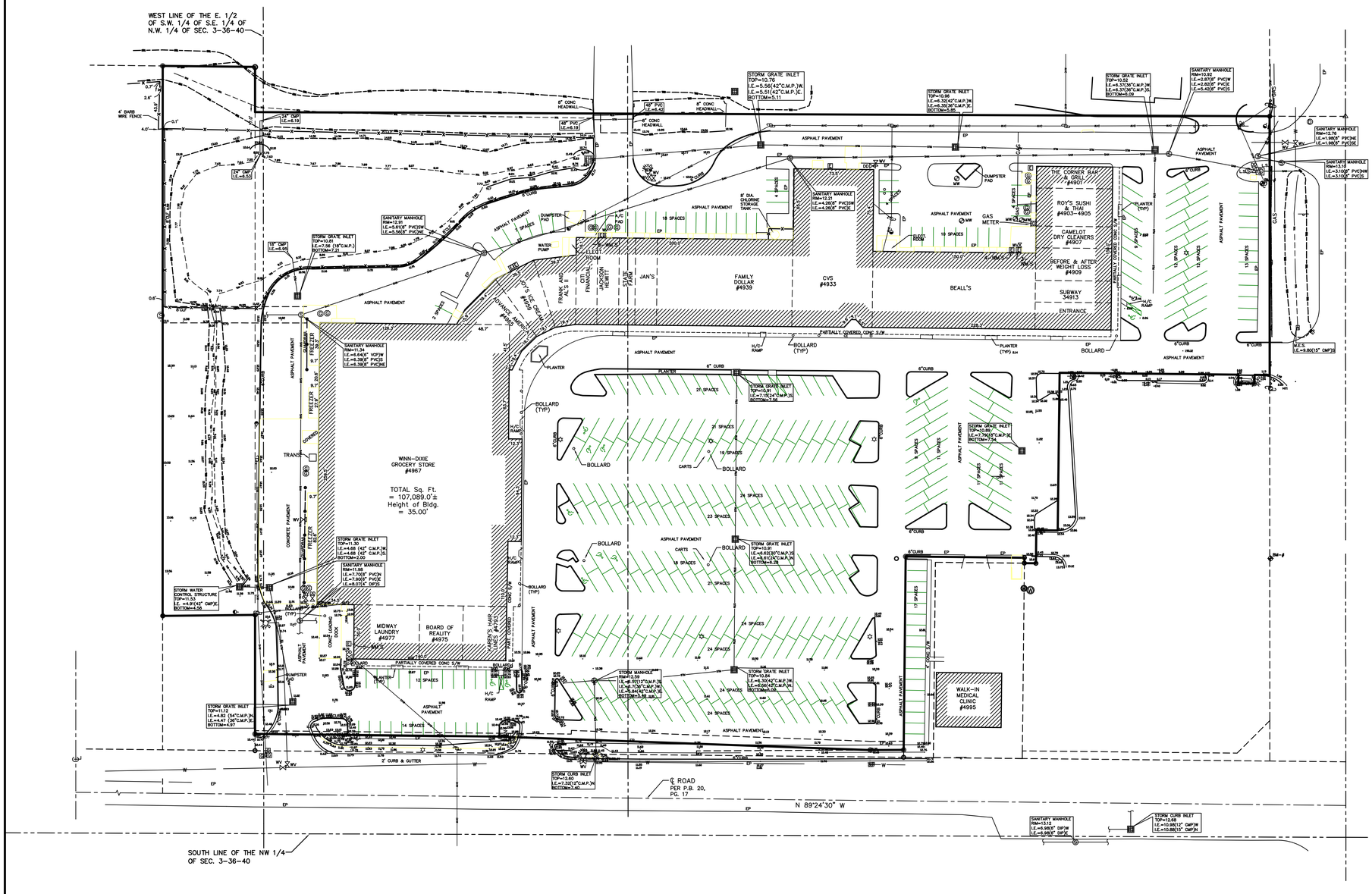
Last Date of Field Survey: 10-16-19

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

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



LEGEND

○	FOUND CORNER–AS NOTED	F.C.I.R.	FOUND CAPPED IRON ROD–AS NOTED
●	SET CAPPED IRON ROD	S.C.I.R.	SET CAPPED IRON ROD 5/8"–LB#4636
△	FOUND P.K. NAIL & DISK	F.I.R.	FOUND IRON ROD–AS NOTED
	CONC. POWER POLE	F.I.P.	FOUND IRON PIPE–AS NOTED
	STEEL LIGHT POLE	F.P.K.&D.	FOUND P.K. NAIL & DISC
	STEEL SIGNAL SUPPORT POLE	O.R.	OFFICIAL RECORDS BOOK
	GUY ANCHOR	P.B.	PLAT BOOK
	ELEC METER	D.B.	DEED BOOK
	ELEC RECEPTACLE	PG.	PAGE
	GAS UG MARKER	P.O.C.	POINT OF COMMENCEMENT
	GAS METER	P.O.B.	POINT OF BEGINNING
WV	WATER VALVE	P.O.T.	POINT OF TERMINATION
	WATER BACK FLOW PREVENTOR	L.B.	LICENSED BUSINESS
	FIRE HYDRANT	P.L.S.	PROFESSIONAL LAND SURVEYOR
W	WATER WELL	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
MW	MONITOR WELL	BLDG.	BUILDING
S	SAN. MANHOLE	F.F.	FINISHED FLOOR
G	GREASE TRAP	S/W	SIDEWALK
LS	SAN. LIFT STATION	EP.	EDGE OF PAVEMENT
SAN U	SAN. UG MARKER	B.O.C.	BACK OF CURB
D	STORM MANHOLE	CONC.	CONCRETE
	STORM INLET–GRATE–CENTER	C.L.F.	CHAIN LINK FENCE
C.S.	STORM CONTROL STRUCTURE	M.E.S.	MITERED END SECTION
	STORM MITERED END SECTION	R.C.P.	REINFORCED CONCRETE PIPE
	SIGN–SINGLE	C.M.P.	CORRUGATED METAL PIPE
	TRAFFIC CONTROL BOX	P.V.C.	POLYVINYL CHLORIDE PIPE
	HANDICAP PARKING	D.I.P.	DUCTILE IRON PIPE
	DENOTES CONCRETE SLAB	S	SANITARY SEWER
	DENOTES OVERHANG COVERED AREA	FM	SANITARY FORCE MAIN
	DENOTES BUILDING AREA	W	WATER LINE
		GAS	GAS LINE
		TRANS.	ELECTRIC TRANSFORMER
		OHW	OVERHEAD WIRE
		UGE	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
		+28.43	SPOT ELEVATION
		I.E.	INVERT ELEVATION

SANITARY MANHOLE #2611
RIM = 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 TABLE		
LINE	BEARING	LENGTH
L1	N00°35'08"E	4.00'
L2	S89°29'42"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'

No.	DESCRIPTIONS	DATE	BY
	REVISIONS		

BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY

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ST. LUCIE COUNTY, FLORIDA

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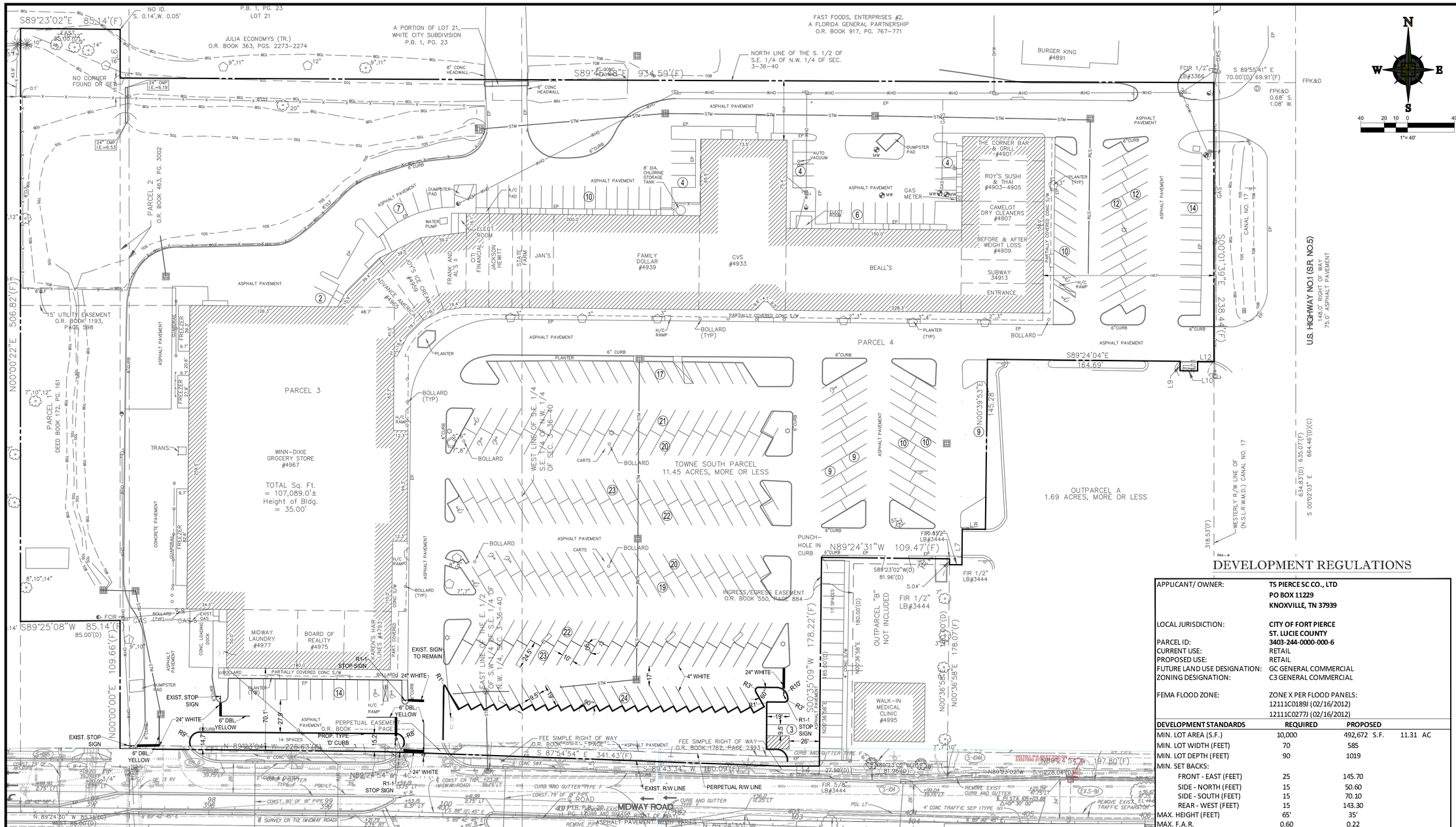
DRAWN BY: DFP	RELEASE DATE: 11/01/2019	CAD FILE: 2019-8309BNDY
CHECKED BY: DFP	PARTY CHIEF: J.P.	JOB NUMBER: 2019-8309
SCALE: 1"=50'	FIELD BOOK: 39 PAGE: 65	SHEET 2 of 2



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.

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.

DEVELOPMENT REGULATIONS

APPLICANT/ OWNER:	**TS PIERCE SC CO., LTD** **PO BOX 11229** **KNOXVILLE, TN 37939**
LOCAL JURISDICTION:	**CITY OF FORT PIERCE** **ST. LUCIE COUNTY**
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	
IMPERVIOUS	S.F.	AC	S.F.	AC	S.F.	AC
BUILDING	107,243	2.46	107,243	2.46	-	-
PAVEMENT/ SIDEWALK	264,044	6.06	254,869	5.85	(9,175)	(0.21)
TOTAL	371,287		362,112	8.31	(9,175)	(0.21)
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 DECTABLE 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.

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 - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503
THE INFORMATION, DESIGN, AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, DATED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION.
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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BID SET

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

PROJECT:

TOWNE SOUTH 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
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
STATE OF FLORIDA
No. 58629
PROFESSIONAL ENGINEER
July 18, 2022
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

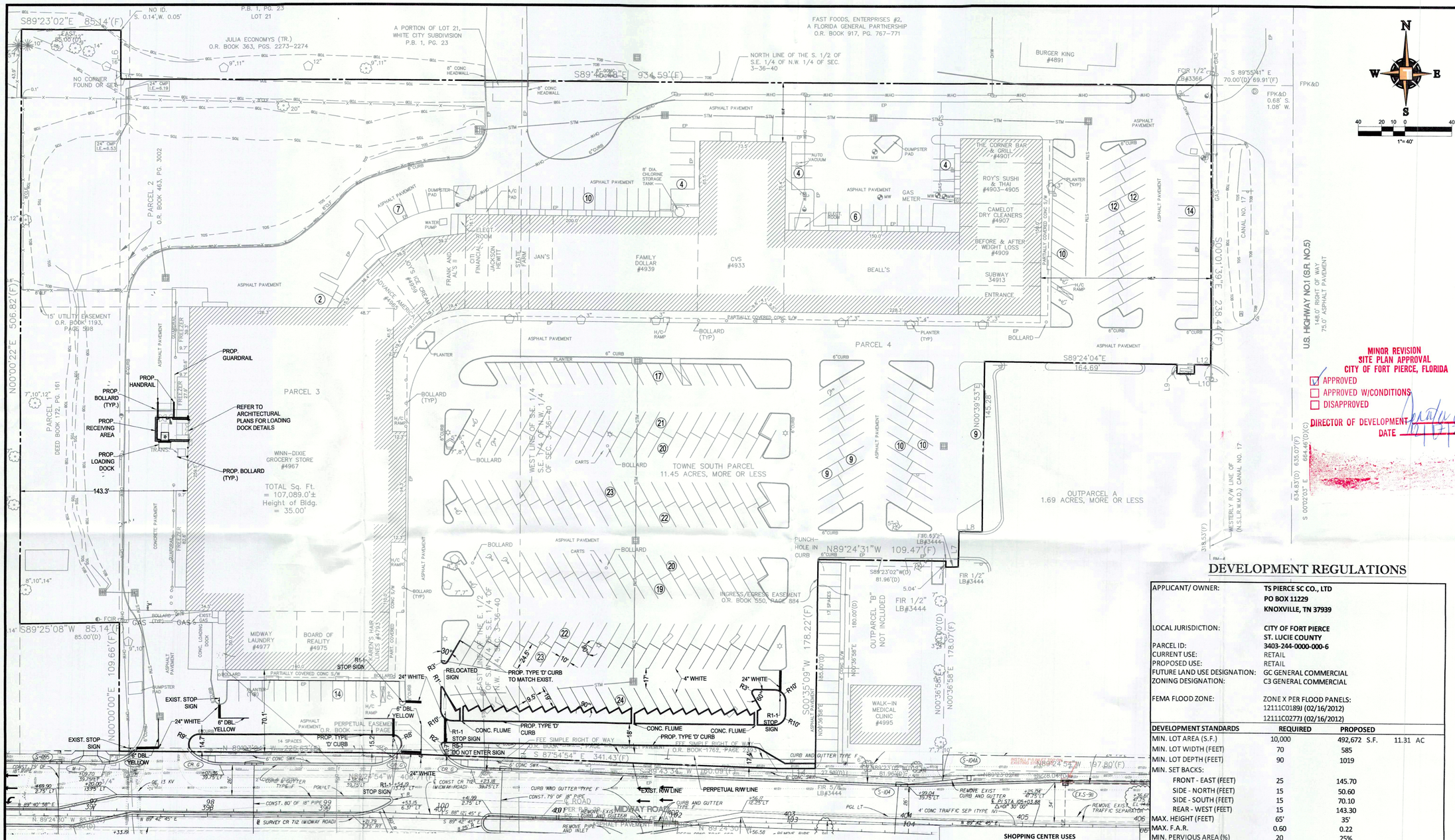
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

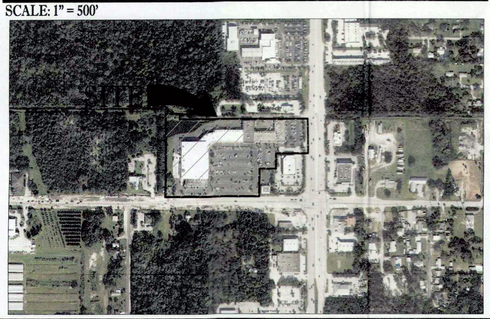
C-05

Plotted on Monday, July 18, 2022, 1:42 PM by Michael Kuhn



LOCATION MAP

SCALE: 1" = 500'



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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.

DEVELOPMENT REGULATIONS

APPLICANT/ OWNER:	**TS PIERCE SC CO., LTD** **PO BOX 11229** **KNOXVILLE, TN 37939**
LOCAL JURISDICTION:	**CITY OF FORT PIERCE** **ST. LUCIE COUNTY**
PARCEL ID:	**3403-244-0000-000-6**
CURRENT USE:	RETAIL
PROPOSED USE:	RETAIL
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ZONING DESIGNATION:	C3 GENERAL COMMERCIAL
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SITE AREA	EXISTING		PROPOSED		CHANGE	
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BUILDING	107,243	2.46	107,805	2.47	562	0.01
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TOTAL	371,287		367,077	8.43	(4,211)	(0.10)
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	
TOTAL PARKING (1/ 250 S.F.)	392	357	STALLS
HANDICAPPED PARKING	15	15	STALLS
LOADING SPACE	1	1	STALLS

NOTES:

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MINOR REVISION
SITE PLAN APPROVAL
CITY OF FORT PIERCE, FLORIDA

- [x] APPROVED
- [ ] APPROVED W/CONDITIONS
- [ ] DISAPPROVED

DIRECTOR OF DEVELOPMENT
DATE 12-17-2020

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6300 NW 31ST AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-371-1000
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503
THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE EXPRESSLY AND SOLELY FOR USE IN CONNECTION WITH THE PROPOSED CONSTRUCTION AND MAY NOT BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS, UNLESS EXPRESSLY AUTHORIZED BY THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION.

REVISIONS:

REV.:	DATE:	COMMENT:	BY:

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

PROJECT:

TOWNE SOUTH PLAZA
MIDWAY CURE PLAN

FOR

TS PIERCE SC Co., Ltd.

CITY OF FORT PIERCE
FLORIDA

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PEPWORTH PROFESSIONAL PLAZA
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PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
PROFESSIONAL ENGINEER
December 17, 2020
FLORIDA LICENSE No. 68829
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

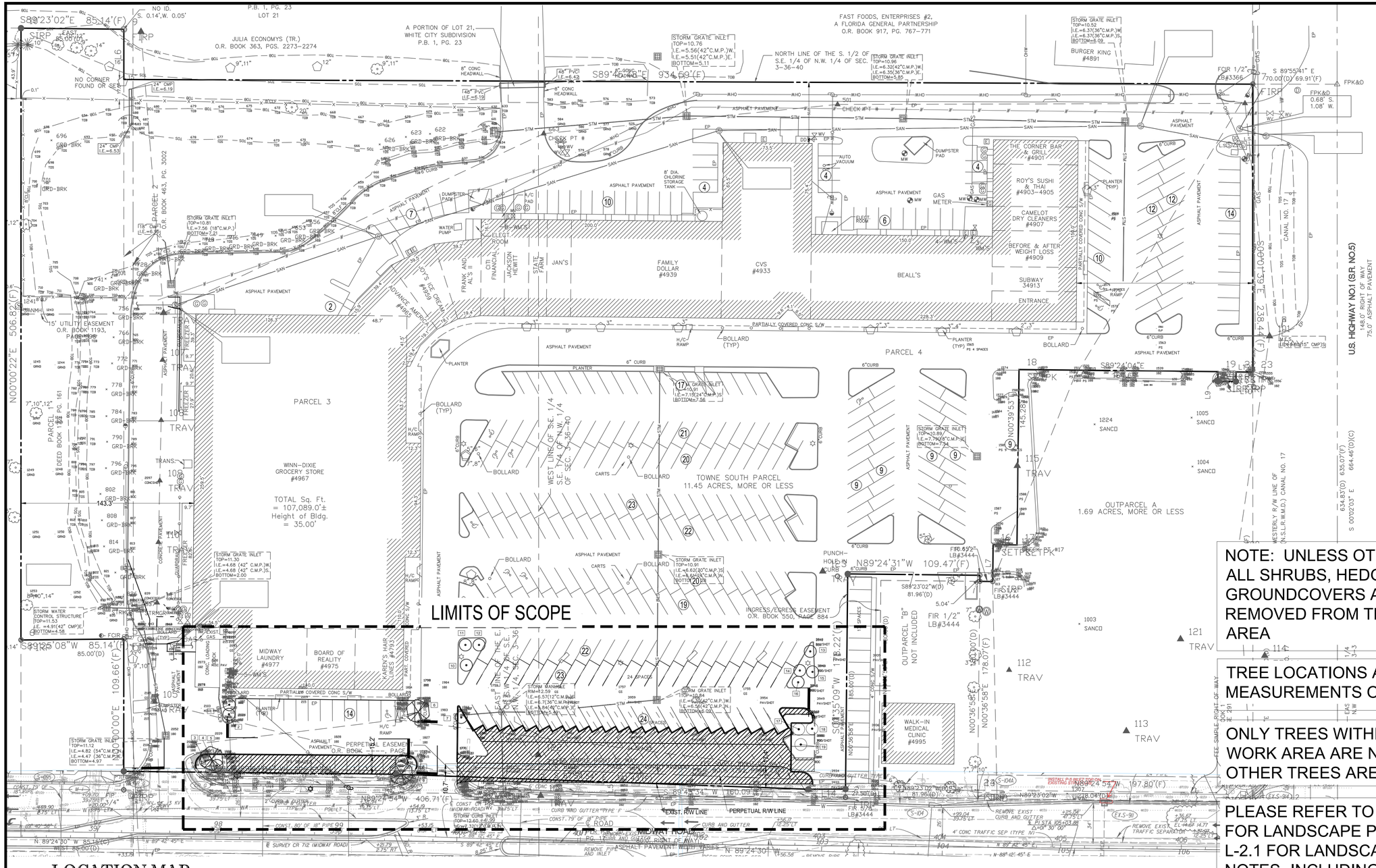
SITE PLAN

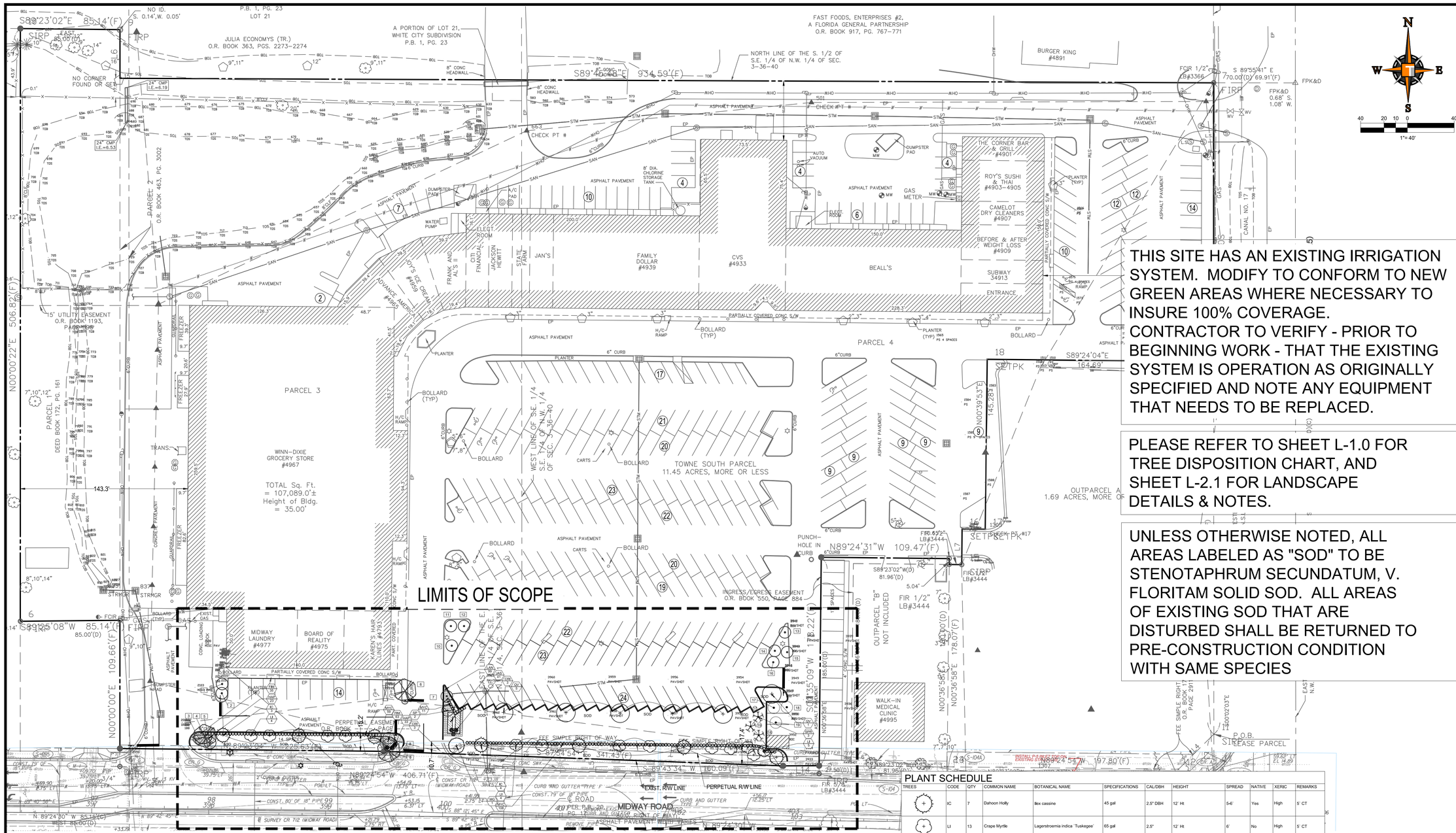
SHEET NUMBER:

C-05

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

Printed on Thursday, December 17, 2020, 11:06 AM by Daniela Martinez
K:\JOBS\FJ190027 TOWNE SOUTH PLAZA, FORT PIERCE\DWGS\SITE PLAN\FJ190027 - SITE PLAN.dwg


S89°23'02"E 85.14'(F)
NO ID.
S. 0.14', W. 0.05'
P.B. 1, PG. 23
LOT 21
JULIA ECONOMYS (TR.)
O.R. BOOK 363, PGS. 2273-2274
A PORTION OF LOT 21,
WHITE CITY SUBDIVISION
P.B. 1, PG. 23
NO CORNER
FOUND OR SET
PARCEL 2
O.R. BOOK 463, PG. 3002
15' UTILITY EASEMENT
O.R. BOOK 1193,
PAGE 1900
PARCEL 3
PARCEL 1
O.R. BOOK 463, PG. 161
WINN-DIXIE
GROCERY STORE
#4967
TOTAL Sq. Ft.
= 107,089.0'±
Height of Bldg.
= 35.00'
NORTH LINE OF THE S. 1/2 OF
S.E. 1/4 OF N.W. 1/4 OF SEC.
3-36-40
FAST FOODS, ENTERPRISES #2,
A FLORIDA GENERAL PARTNERSHIP
O.R. BOOK 917, PG. 767-771
BURGER KING
#4891
S89°55'41"E
70.00'(D) 69.91'(F)
FCIR 1/2" LB#3366
FPK&D
0.68' S.
1.08' W.
U.S. HIGHWAY NO.1 (SR. NO.5)
148.0' RIGHT OF WAY
75.0' ASPHALT PAVEMENT
THE CORNER BAR
& GRILL
#4901
ROY'S SUSHI
& THAI
#4903-4905
CAMELOT
DRY CLEANERS
#4907
BEFORE & AFTER
WET LOSS
#4909
SUBWAY
34913
ENTRANCE
JAN'S
FAMILY
DOLLAR
#4939
CVS
#4933
BEALL'S
CITI
FINANCIAL
JACKSON
HEWITT
STATE
FARM
FRANK AND
AL'S II
ROY'S ICE CREAM
#4930
ADVANCE
AMERICA
#4954
PARCEL 4
TOWNE SOUTH PARCEL
11.45 ACRES, MORE OR LESS
OUTPARCEL A
1.69 ACRES, MORE OR LESS
OUTPARCEL "B"
NOT INCLUDED
WALK-IN
MEDICAL
CLINIC
#4995
MIDWAY
LAUNDRY
#4977
BOARD OF
REALTY
#4975
KAREN'S HAIR
LINES #4793
LIMITS OF SCOPE
INGRESS/EGRESS EASEMENT
O.R. BOOK 550, PAGE 884
PERPETUAL EASEMENT
O.R. BOOK
PAGE
EXIST. R/W LINE
PERPETUAL R/W LINE
MIDWAY ROAD
CONST. 79' C/L ROAD
CONST. 80' OF 18" PIPE
WEST 88.00'(D)
N 89°24'30" W 85.14'(C)
N89°24'31"W 109.47'(F)
S89°23'02"W(D)
81.96'(D)
N89°24'54"W 197.80'(F)
N89°24'04"E
N00°39'52"W
145.28'
S00°03'09"E
238.10'(D)
S 00°03'03" E
634.83'(D) 635.07'(F)
664.46'(D)(C)
N00°00'22"E 506.82'(F)
S89°25'08"W 85.14'(F)
85.00'(D)
109.66'(F)
N00°00'00"E
WESTERLY R/W LINE OF
(N.S.L.R.W.M.D.) CANAL NO. 17
CANAL NO. 17
(N.S.L.R.W.M.D.)
EAST R/W LINE OF S.E. 1/4 OF N.W. 1/4 OF SEC. 3-36-40
WEST LINE OF S.E. 1/4 OF N.W. 1/4 OF SEC. 3-36-40
N89°24'34"W 160.09'
N00°36'58"E
N00°36'58"E 178.07'(F)
S89°23'02"W(D)
81.96'(D)
PUNCH-HOLE IN CURB
FIR 0.5"
LB#3444
FIR 1/2"
LB#3444
SET PK NAIL
SET PK NAIL
FIR 1/2"
LB#3444
FIR 5/8"
LB#3444
FIR 1/2"
LB#3444
FIR 1/2"
LB#3444
FIR 1/2


LIMITS OF SCOPE
PARCEL 3
PARCEL 4
TOWNE SOUTH PARCEL
11.45 ACRES, MORE OR LESS
OUTPARCEL A
1.69 ACRES, MORE OR
WINN-DIXIE GROCERY STORE #4967
TOTAL Sq. Ft. = 107,089.0± Height of Bldg. = 35.00'
MIDWAY LAUNDRY #4975
BOARD OF REALITY
MIDWAY CURE #4977
WALK-IN MEDICAL CLINIC #4995
THE CORNER BAR & GRILL #4901
ROY'S SUSHI & THAI #4903-4905
CAMELOT DRY CLEANERS #4907
BEFORE & AFTER WEIGHT LOSS #4909
SUBWAY 34913
ENTRANCE
BURGER KING #4891
JAN'S
FAMILY DOLLAR #4939
CVS #4933
BEALL'S
JOY'S ICE CREAM #4936
FRANK AND AL'S II
CITI FINANCIAL
JACKSON HEWITT
STATE FARM
MIDWAY ROAD
EXIST. R/W LINE
PERPETUAL R/W LINE
INGRESS/EGRESS EASEMENT O.R. BOOK 550, PAGE 884
FAST FOODS, ENTERPRISES #2, A FLORIDA GENERAL PARTNERSHIP O.R. BOOK 917, PG. 767-771
A PORTION OF LOT 21, WHITE CITY SUBDIVISION P.B. 1, PG. 23
JULIA ECONOMYS (TR.) O.R. BOOK 363, PGS. 2273-2274
P.B. 1, PG. 23 LOT 21
PARCEL 2 O.R. BOOK 463, PG. 3002
PARCEL DEED BOOK 172, PG. 161
15' UTILITY EASEMENT O.R. BOOK 1193, PAGE 1965
NORTH LINE OF THE S. 1/2 OF S.E. 1/4 OF N.W. 1/4 OF SEC. 3-36-40
WEST LINE OF S.E. 1/4 OF N.W. 1/4 OF SEC. 3-36-40
PERPETUAL EASEMENT O.R. BOOK 1193, PAGE 1965
FEE SIMPLE RIGHT OF WAY
FEE SIMPLE RIGHT OF WAY O.R. BOOK 2911, PAGE 1
P.O.B. S.T.REASE PARCEL
S89°23'02"E 85.14'(F)
S89°40'00"E 934.59'(F)
S89°55'41" E 70.00'(D) 69.91'(F)
N00°00'22"E 506.82'(F)
N00°00'00"E 109.66'(F)
S89°25'08"W 85.14'(F)
N89°24'30" W 85.14'(C)
N89°24'54"W 406.71'(F)
S89°24'04"E 164.69'
N89°24'31"W 109.47'(F)
S89°43'34" W 160.05'(F)
S89°24'54"W 341.43'(F)
S89°24'54"W 197.80'(F)
N00°39'53"E 145.28'
S00°36'58"E 178.07'(F)
N00°36'58"W 185.90'(D)
S00°36'58"E 185.90'(D)
S00°00'03"E
N00°00'03"E
S88°23'02"W(D) 81.96'(D)
N89°23'02"E 81.96'(D)
S88°23'02"W(D) 81.96'(D)
109.47'(F)
FIR 1/2" LB#3444
FIR 0.65'E LB#3444
FIR 0.68'S. 1.08'W.
FCIR 1/2" LB#3366
NO ID. S. 0.14', W. 0.05'
NO CORNER FOUND OR SET
24" CMP I.E.=6.19
24" CMP I.E.=6.53
8" CONC HEADWALL
8" DIA. CHLORINE STORAGE TANK
DUMPSTER PAD
AUTO VACUUM
GAS METER
ELECT. ROOM
WATER PUMP
K/C PAD
ASPHALT PAVEMENT
PARTIALLY COVERED CONC S/W
6" CURB
PLANTER (TYP)
BOLLARD (TYP)
H/C RAMP
CANAL NO. 17
L-35
L-36
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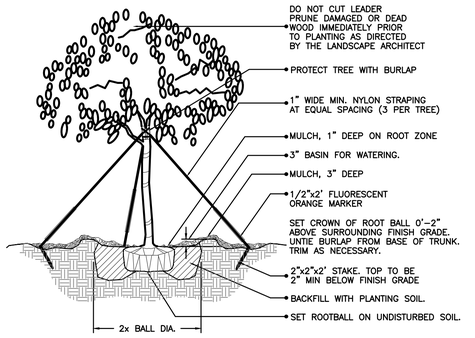
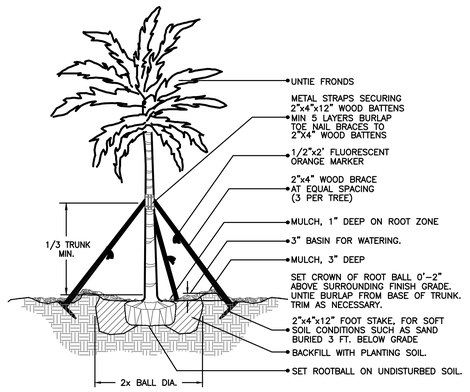


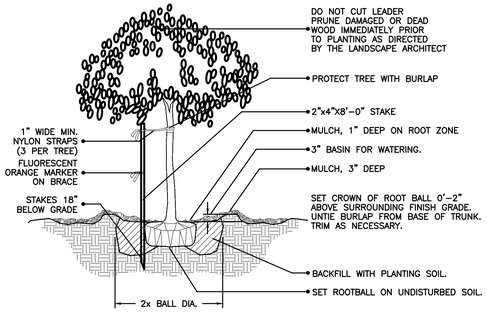
(2" cal. and over) LARGE TREE PLANTING DETAIL

N.T.S.



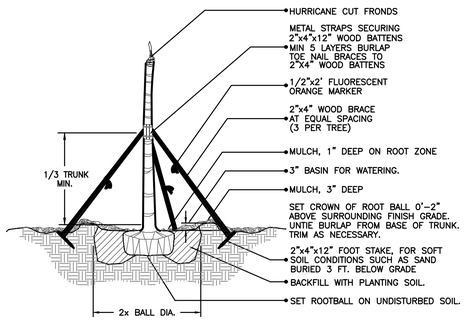
LARGE PALM PLANTING DETAIL

N.T.S.



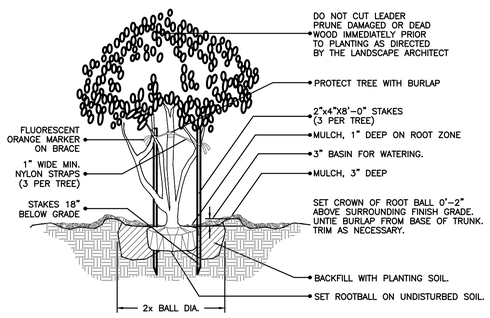
(2" cal. and under) SMALL TREE PLANTING DETAIL

N.T.S.



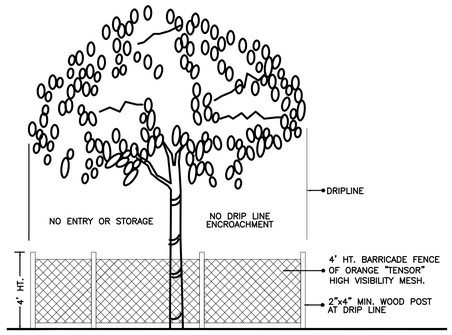
CIGARED SABAL PALM PLANTING DETAIL

N.T.S.



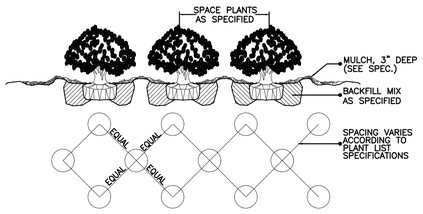
MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL

N.T.S.



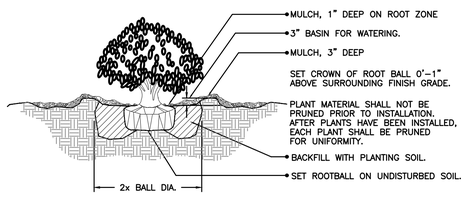
TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida #1 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 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 florimulch grade 'B' or better.

6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.

7. SOD: 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 1-800-432-4770 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 & 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 75 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 services 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.

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 - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVE., FT. LAUDERDALE, FL. 33309
P: 954-202-7000
4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FL. 33609
P: 813-379-4100
125 W INDIANTOWN RD., SUITE 206, JUPITER, FL. 33458
P: 561-203-7503
THE INFORMATION, IDEAS AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN PERMISSION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS:

REV.:	DATE:	COMMENT:	BY:

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www.callsunshine.com

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
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
LA 6666871
STATE
July 20, 2022
FLORIDA CERTIFICATE NO. LA6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

LANDSCAPE DETAILS & NOTES

SHEET NUMBER:

L-2.1

Printed on Wednesday, July 20, 2022, 8:58 AM by Michael Grosswirth
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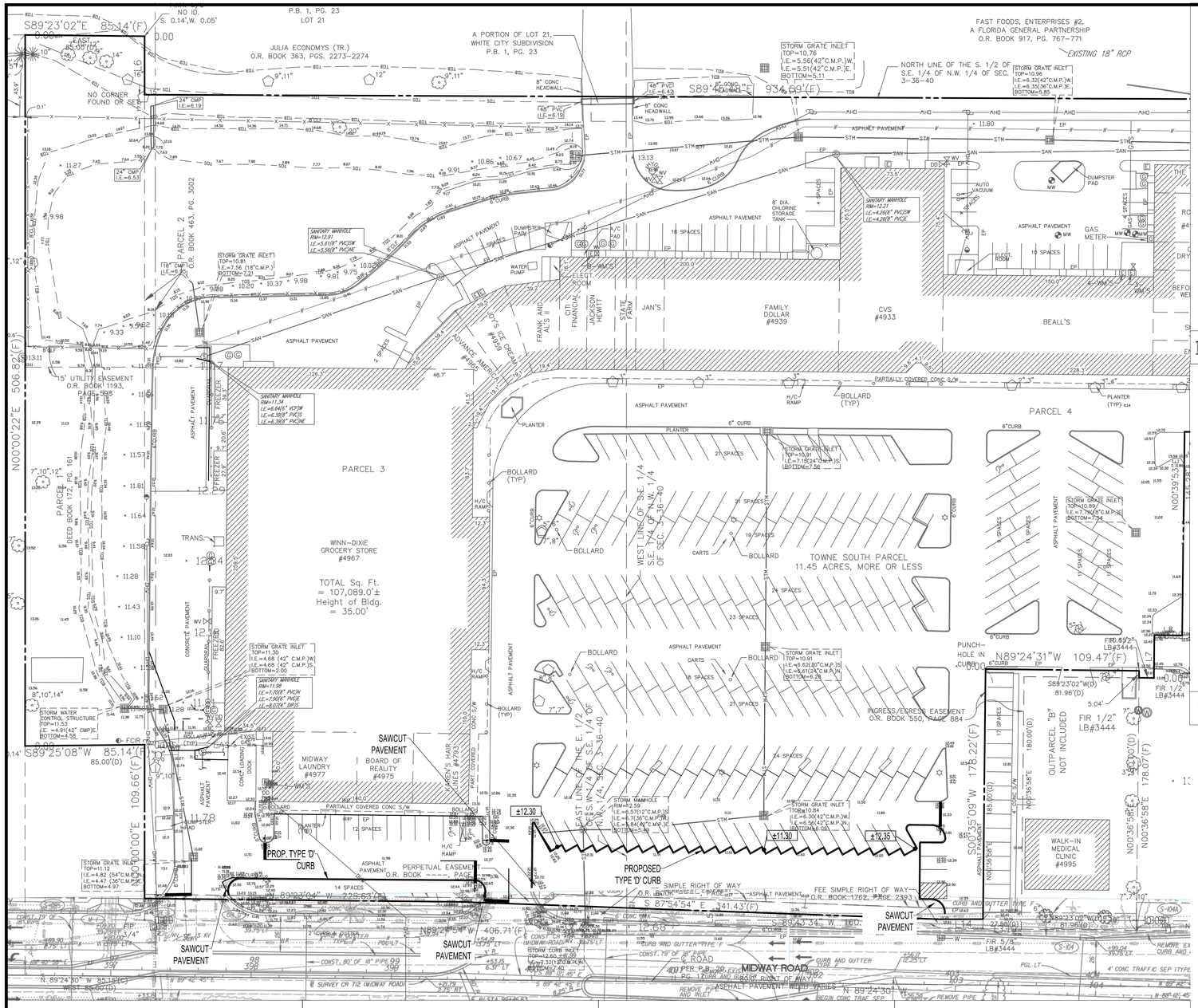
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2022-07-13


S89°23'02"E 85.14'(F)
85.00'(D)
NO CORNER FOUND OR SET
JULIA ECONOMYS (TR.)
O.R. BOOK 363, PGS. 2273-2274
A PORTION OF LOT 21, WHITE CITY SUBDIVISION P.B. 1, PG. 23
P.B. 1, PG. 23 LOT 21
FAST FOODS, ENTERPRISES #2, A FLORIDA GENERAL PARTNERSHIP O.R. BOOK 917, PG. 767-771
EXISTING 18" RCP
NORTH LINE OF THE S. 1/2 OF S.E. 1/4 OF N.W. 1/4 OF SEC. 3-36-40
S89°24'31"E 934.69'(F)
PARCEL 2 O.R. BOOK 463, PG. 3002
PARCEL 1 DEED BOOK 172, PG. 161
N00°00'22"E 506.82'(F)
15' UTILITY EASEMENT O.R. BOOK 1193, PAGE 593
PARCEL 3
PARCEL 4
WINN-DIXIE GROCERY STORE #4967
TOTAL Sq. Ft. = 107,089.0'± Height of Bldg. = 35.00'
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WEST LINE OF S.E. 1/4 OF N.W. 1/4 OF SEC. 3-36-40
EAST LINE OF S.E. 1/4 OF N.W. 1/4 OF SEC. 3-36-40
MIDWAY ROAD
SURVEY CR 712 (MIDWAY ROAD)
S89°25'08"W 85.14'(F)
85.00'(D)
N89°24'30"W 226.53'(F)
N89°24'30"W 406.71'(F)
S89°24'31"W 109.47'(F)
S00°35'09"W 178.22'(F)
N00°36'58"E 178.07'(F)
S 87°54'54" E 341.43'(F)
S89°43'34"W 160.00'
INGRESS/EGRESS EASEMENT O.R. BOOK 550, PAGE 884
OUTPARCEL "B" NOT INCLUDED
WALK-IN MEDICAL CLINIC #4995
PERPETUAL EASEMENT O.R. BOOK ____, PAGE ____
SIMPLE RIGHT OF WAY O.R. BOOK 1762, PAGE 1827
FEE SIMPLE RIGHT OF WAY O.R. BOOK 1762, PAGE 2393
PROPOSED TYPE 'D' CURB
PROP. TYPE 'D' CURB
SAWCUT PAVEMENT
BOARD OF REALTY #4975
MIDWAY LAUNDRY #4977
KAREN'S HAIR LINES #4793
JOY'S ICE CREAM #4959
ADVANCE AMERICA #4960
FRANK AND AL'S III
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JACKSON HEWITT
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BOLLARD (TYP)
H/C RAMP
DUMPSTER PAD
WATER PUMP
ELEC'T ROOM
GAS METER
AUTO VACUUM
DUMPSTER PAD
8' DIA. CHLORINE STORAGE TANK
4 SPACES
18 SPACES
19 SPACES
21 SPACES
24 SPACES
23 SPACES
17 SPACES
14 SPACES
12 SPACES
10 SPACES
STORM GRATE INLET TOP=10.76 I.E.=5.56(42"C.M.P.)W. I.E.=5.51(42"C.M.P.)E. BOTTOM=5.11
STORM GRATE INLET TOP=10.96 I.E.=6.32(42"C.M.P.)W. I.E.=6.35(36"C.M.P.)E. BOTTOM=5.85
STORM GRATE INLET TOP=10.81 I.E.=7.56 (18"C.M.P.) BOTTOM=7.21
STORM GRATE INLET TOP=10.91 I.E.=7.10(24"C.M.P.)E. BOTTOM=7.56
STORM GRATE INLET TOP=10.89 I.E.=7.79(18"C.M.P.)E. BOTTOM=7.54
STORM GRATE INLET TOP=11.30 I.E.=4.68 (42" C.M.P.)W. I.E.=4.68 (42" C.M.P.)S. BOTTOM=2.00
STORM GRATE INLET TOP=11.30 I.E.=6.62(30"C.M.P.)S I.E.=6.61(30"C.M.P.)N BOTTOM=4.28
STORM GRATE INLET TOP=11.12 I.E.=4.82 (54"C.M.P.)N I.E.=4.47 (36"C.M.P.)E BOTTOM=4.97
STORM MANHOLE RIM=8.59 I.E.=5.51(12"C.M.P.)S I.E.=6.71(36"C.M.P.)W I.E.=5.84(42"C.M.P.)E BOTTOM=5.59
STORM CURB INLET TOP=12.60 I.E.=8.69(24"C.M.P.)N
STORM WATER CONTROL STRUCTURE TOP=11.53 I.E. =4.91(42" CMP)E BOTTOM=4.58
SANITARY MANHOLE RIM=12.91 I.E.=5.61(8" PVC)W I.E.=5.56(8" PVC)NE
SANITARY MANHOLE RIM=11.74 I.E.=6.64(6" VCP)W I.E.=6.39(8" PVC)S I.E.=6.39(8" PVC)NE
SANITARY MANHOLE RIM=11.98 I.E.=6.98(8" PVC)W I.E.=7.93(6" PVC)E I.E.=8.01(4" DIP)S
SANITARY MANHOLE RIM=12.21 I.E.=4.26(8" PVC)W I.E.=4.26(8" PVC)E
SANITARY MANHOLE RIM=12.91 I.E.=5.61(8" PVC)W I.E.=5.56(8" PVC)NE
48" PVC I.E.=6.49
48" PVC I.E.=6.19
24" CMP I.E.=6.19
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18" CMP I.E.=6.83
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85.00'(D)
N89°24'30"W 85.14'(F)
85.00'(D)
N89°42'45"E
S89°42'45"E
N00°39'53"E
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Technical Review Committee **2. g.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Minor Amendment to Site Plan - Sutherlin Nissan - 4815 S. US Highway 1

LOCATION

4815 S US Highway 1 Fort Pierce, FL 34982. Parcel ID: 3403-502-0033-000-7

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

Staff Memo

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 08/04/2022 12:46 PM

Final Approval Date: 08/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Sutherlin Nissan Minor Amendment to a Site Plan- 22-41200003 4015 S US Highway 1**
BOARD DATE:	August 18, 2022

Minor Amendment to a Site Plan at 4015 S US Highway 1

The above referenced project is being submitted for your review and comments. The applicant is requesting a Minor Amendment to a Site Plan for 4015 S US Highway 1 for the existing storage yard for vehicles.

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, August 16, 2022 If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4815 US Highway#1, Fort Pierce FL 34982

Parcel ID #(s): 340350200330007

Project description: Site plan modification for the 1.62 acres, 72134 SF open storage yard for vehicles

Application Type

☑ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☑ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 72134 Site Acreage: 1.62

Residential: Proposed Units: 0 Proposed Sq. Ft.: 0 Site Acreage: 0

Sutherlin Nissan Fort Pierce Inc	Abraham Chabab PE
Property Owner(s)	**Applicant/Representative, Title, Company**
946 S. US Highway #1	1391 NW St Lucie West Blvd#411
Street Address	Street Address
Vero Beach FL 32962	Port St. Lucie FL 34986
City State Zip	City State Zip
321-747-6838	772-475-6630
Phone Number	Phone Number
llopez@veronissan.com	agchabab1@msn.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

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.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4205560 OR BOOK 3885 PAGE 2288, Recorded 06/29/2016 10:05:53 AM Doc
Tax: $63000.00

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:

Print Name: GEORGE CHACONAS

Print Name: SCOTT R OLENSICK

METRO MOTORS VENTURES, INC.,
a Florida corporation

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

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.

SHIRLEY LEE
MY COMMISSION # FF 959165
EXPIRES: March 18, 2020
Bonded Thru Notary Public Underwriters

Notary Public, State of _____
Print Name: SHIRLEY LEE
Commission No.: FF 959165
My commission expires: 3/18/20

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 ¼ 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.

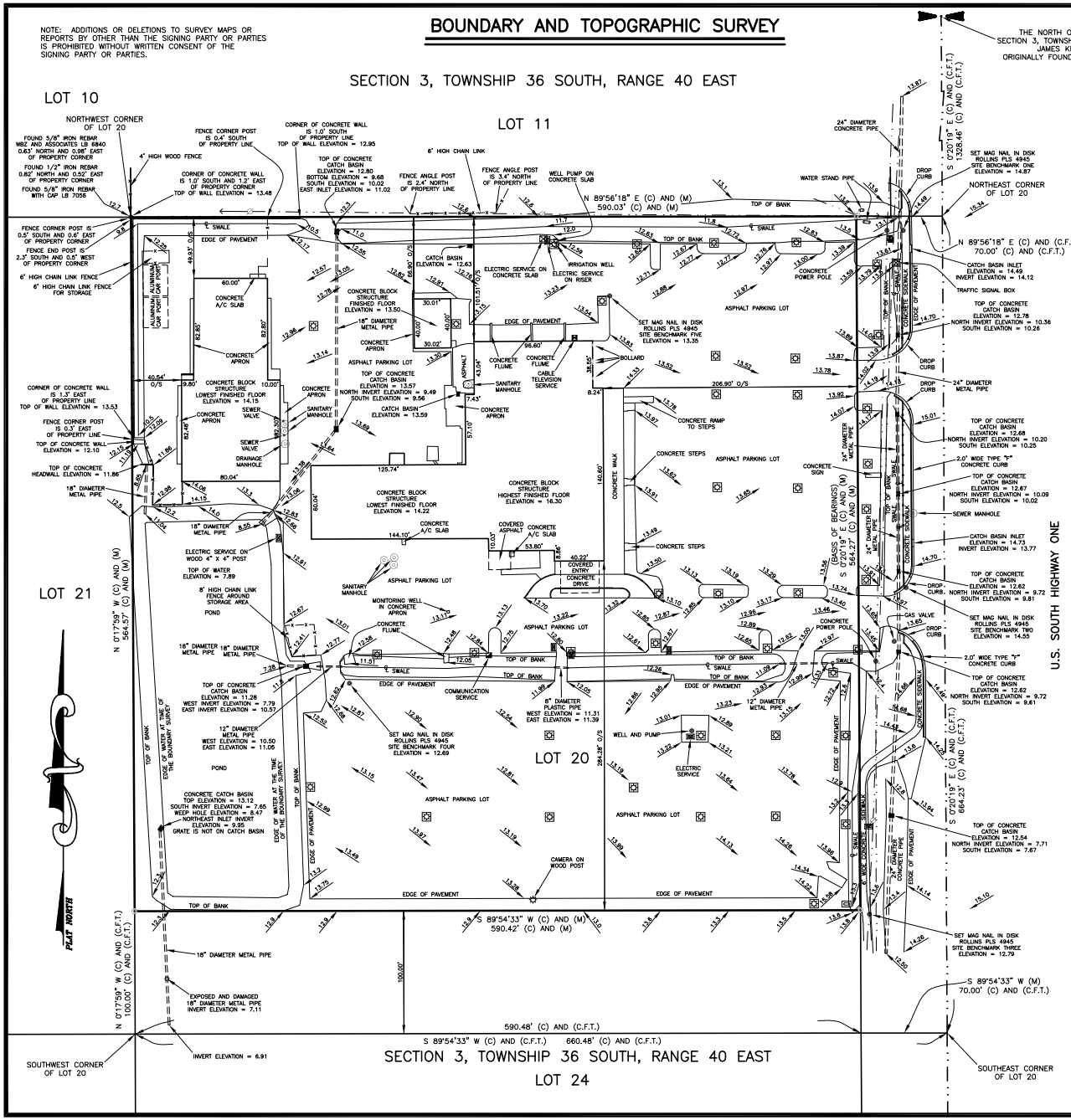
8. Terms and conditions with St. Lucie County Development File No. SP-95-044-01 CD-96-001 and Order granting a major adjustment to a minor site plan for a project known as Charlie's Dodge as recorded February 1, 1996 in Book 996, Page 2932.

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



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.

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.O.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

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
1 inch = 40 ft.

NOTE: THE BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF U.S. SOUTH HIGHWAY 1 70 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" EAST.

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

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

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 VERTICAL DATUM OF 1988.

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

FLOOD ELEVATION INFORMATION
MAP NUMBER 12111C0189K DATE OF FIRM FEBRUARY 19TH, 2020
COMMUNITY NUMBER 120285 PANEL 0189
FIRM ZONE X SUFFIX K

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
• = 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.)
⁄ = WOOD POWER POLE (WD. P.P.)
⊠ = CONCRETE POWER POLE (CONC. P.P.)
→ = ANCHOR AND GUY WIRE
— · — = OVERHEAD WIRES
⌐¬ = NOT TO SCALE
—X— = FENCELINE

NOTES:
1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD.
2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
5) 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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

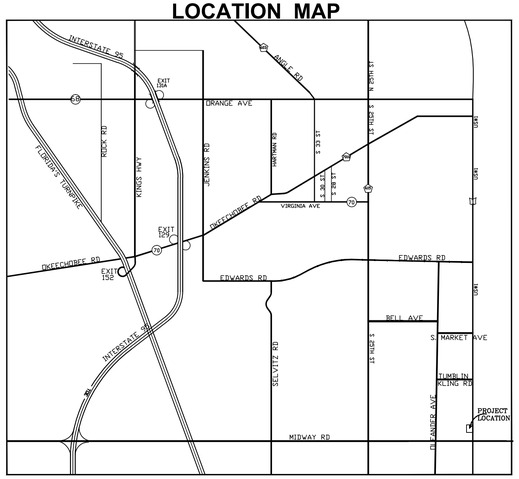
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: RR210604UD

SUTHERLIN NISSAN FORT PIERCE INC.

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

LOCATION MAP



INDEX SHEET

SHEET DESCRIPTION	SHEET NUMBER
DEMOLITION PLAN	1 OF 4
SITE PLAN	2 OF 4
PAVING & DRAINAGE PLAN	3 OF 4
GENERAL NOTES	4 OF 4

48 HOURS BEFORE DIGGING
CALL TOLL-FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986
Email agchabab1@msn.com
Ph: 772-475-6630

REVISIONS	DATE
SFWMD	3.15.22

PROPERTY LINE N89°56'18"E 590.03'

0' 30'

Carport 500SF

Carport 500SF

EXISTING BUILDING 11555SF FFE 14.15

Exist. Bldg 1200SF FFE 13.50

EXISTING BUILDING 21171SF FFE 16.30

FFE 14.22

Covered Entry 260SF

Covered Entry 816SF

Existing Paved Parking 141174SF

(BASIS OF BEARINGS) PROPERTY LINE S00°20'19"E 564.27'

Existing Conc. Sidewalk

US SOUTH HIGHWAY 1

Existing Conc. Sidewalk

PROPERTY LINE N00°17'59"W 564.57'

TOP OF BANK

EDGE OF WATER

EXISTING RETENTION AREA (30760SF 0.70AC)

307'

EDGE OF WATER

TOP OF BANK

TOP OF BANK

SWALE

TOP OF BANK

SWALE

TOP OF BANK

SWALE

Saw Cut & Remove Existing Pipe

Saw Cut & Remove 10 Feet of Pavement

Existing Paved Parking Ph II & III

ELECTRIC SERVICE

Exist. LP To Be Relocted

LIGHTING POLE

177'

12'

100'

17'

434'

15.5'

RELOCATE WOOD POST

Saw Cut & Remove 5 Feet of Pavement

10'

12'

PROPERTY LINE S89°54'33"W 590.42'

N 0°17'59" W (C) AND (C.F.T.)
100.00' (C) AND (C.F.T.)

MERRITT DITCH

Fast 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.)

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
1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986
Email agchabab1@msn.com
Ph: 772-475-6630

SUTHERLIN NISSAN

DEMOLITION PLAN

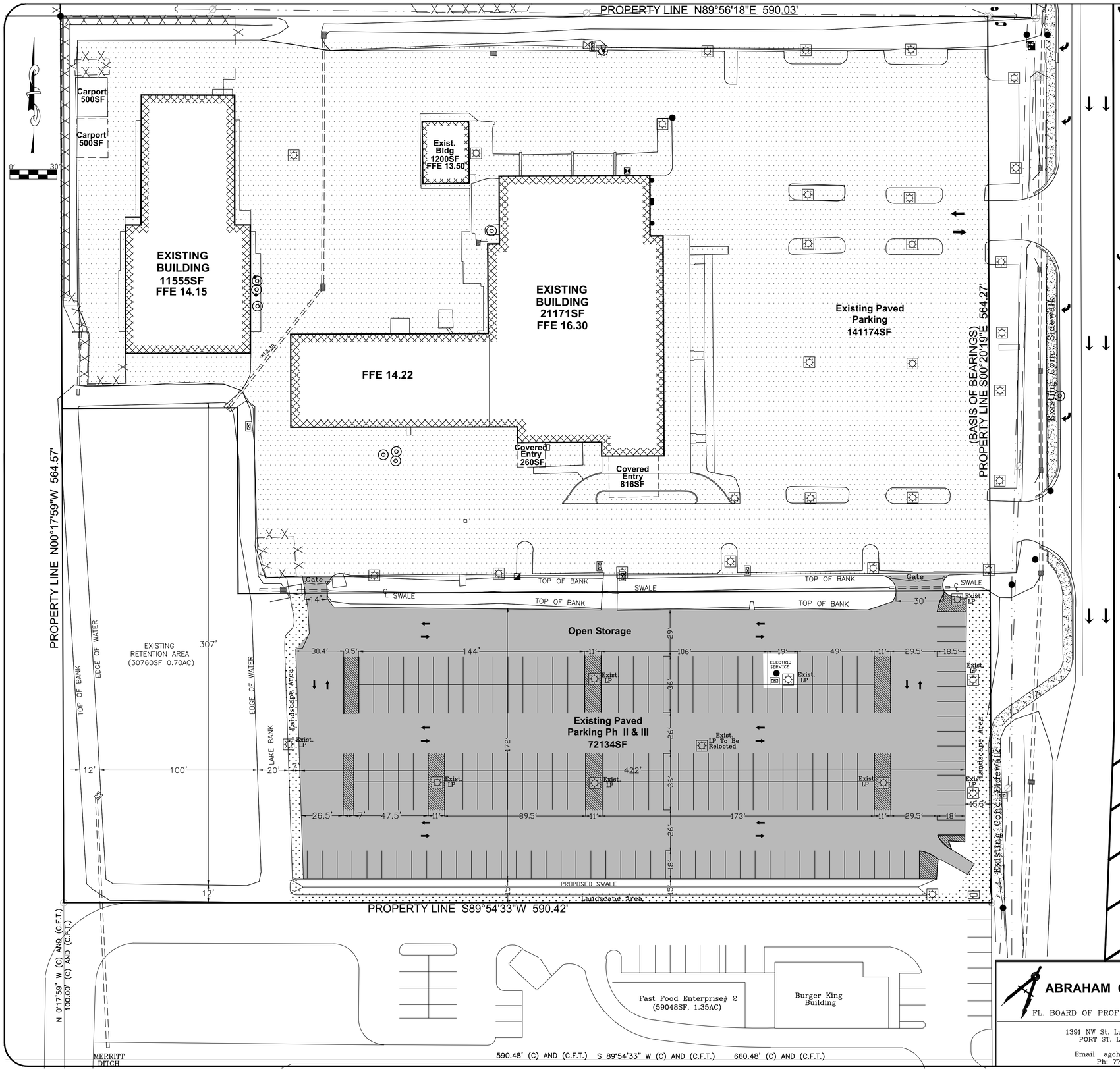
DESIGNED BY AC

DRAWN BY AC

DATE Jan. 01/22

SHEET 1 OF 4

REVISIONS	DATE



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	: FPUA
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	
SITE COVERAGE	ACREAGE	SF	ACREAGE	SF
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

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

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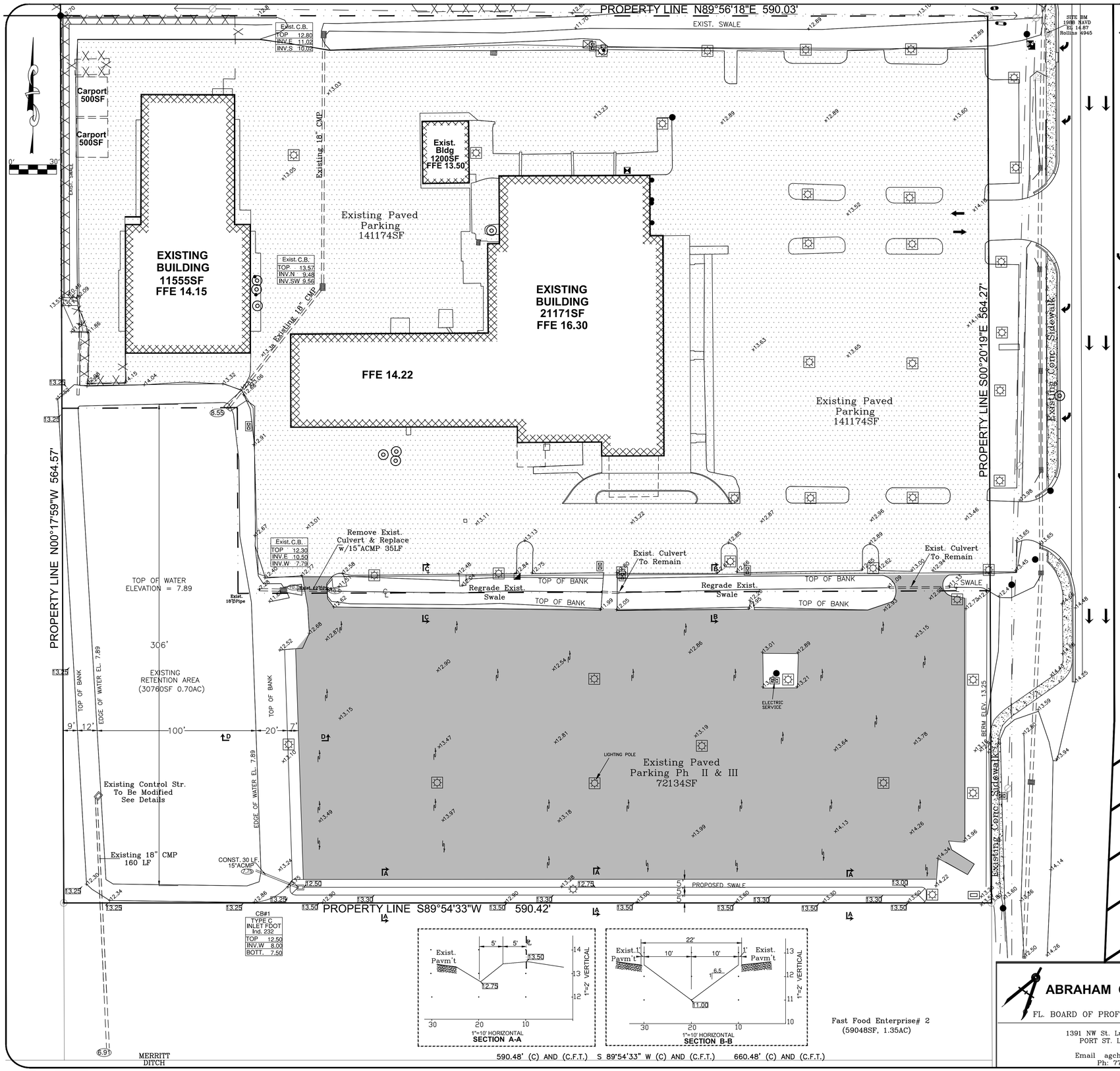
PORT ST. LUCIE FL. 34986
Email agchababl@msn.com
Ph: 772-475-6630

SUTHERLIN NISSAN

SITE PLAN

DESIGNED BY AC
DRAWN BY AC
DATE Jan. 01/22
SHEET 2 OF 4

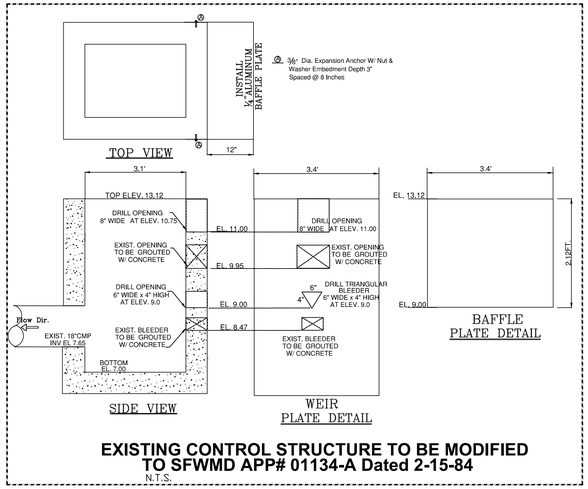
REVISIONS	DATE



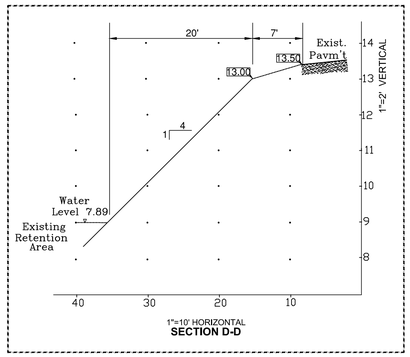
LEGEND	
+25.1	EXISTING GRADE ELEVATION
HP	HIGH POINT
T/CURB 26.10 25.75 B/CURB	PROPOSED ELEVATION
	RUNOFF FLOW DIRECTION
	FDOT MITERED END SECTION
22.0	PIPE INVERT
ACMP	ALUMINUM CORRUGATED METAL PIPE

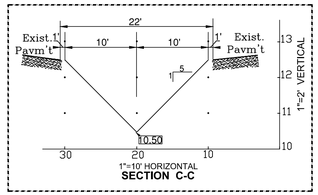
LEGEND	
	TEE
	45° BEND
	90° ELBOW
	F.H. FIRE HYDRANT
	GATE VALVE
	BACKFLOW PREVENTER
C.O.	SERVICE CLEAN OUT
	METER BOX
6" W.M.	6" WATER MAIN
	EXIST 6" WATER MAIN
16" R.W.M.	EXIST16" WATER MAIN
	8" GRAVITY SEWER
	CATCH BASIN

CONVERSION FACTOR FROM NAVD TO NGVD ADD 1.48



EXISTING CONTROL STRUCTURE TO BE MODIFIED TO SFWMD APP# 01134-A Dated 2-15-84
N.T.S.





SCALE 1"=30'

ABRAHAM CHABAB, Inc. FL. BOARD OF PROF. ENG. AUTH.#26790	SUTHERLIN NISSAN	DESIGNED BY AC	REVISIONS / DATE
		DRAWN BY AC	
1391 NW St. Lucie West Blvd #411 PORT ST. LUCIE FL. 34986 Email agchabab1@msn.com Ph: 772-475-6630	PAVING & DRAINAGE PLAN	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 to 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 trenched 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 minumum 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 , sidewalls , 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 .

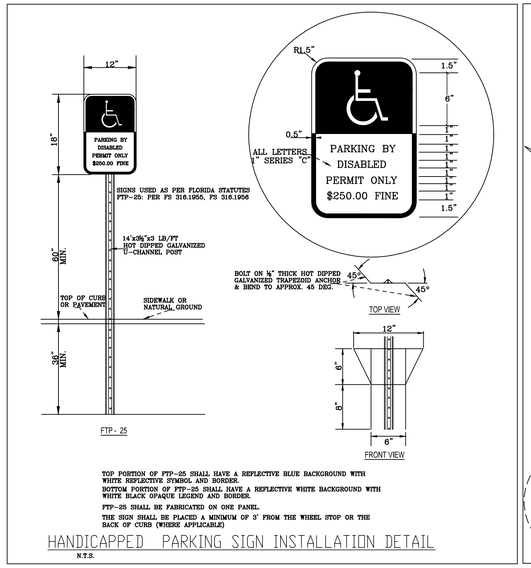
– Erosion and sediment control ; contractor is responsible for providing erosion and sediment control using the latest FDOT standards , baled hay , straw and siltation barriers will be installed where needed to prevent siltation of adjacent property , public right–of–way wetlands and waterways . These 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



HANDICAPPED PARKING SIGN INSTALLATION DETAIL

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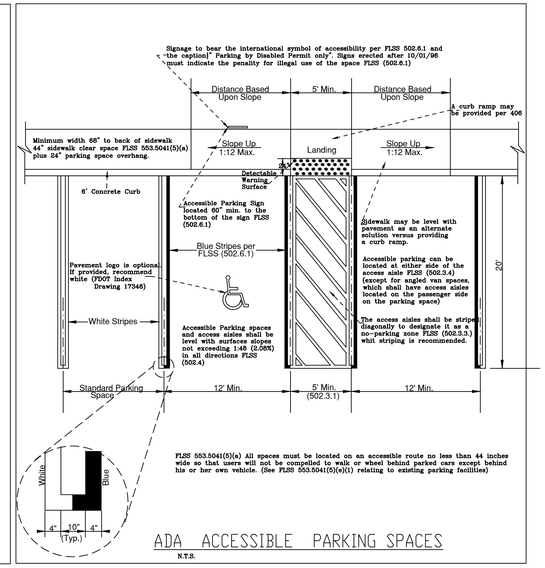

ADA ACCESSIBLE PARKING SPACES

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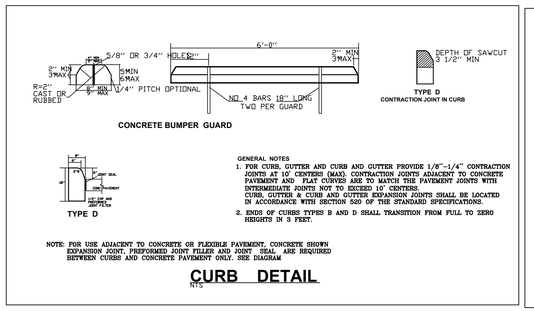

CURB DETAIL

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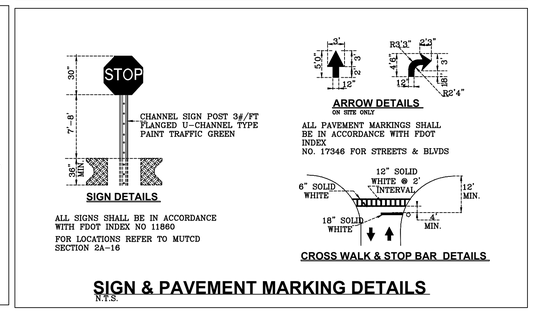

SIGN & PAVEMENT MARKING DETAILS

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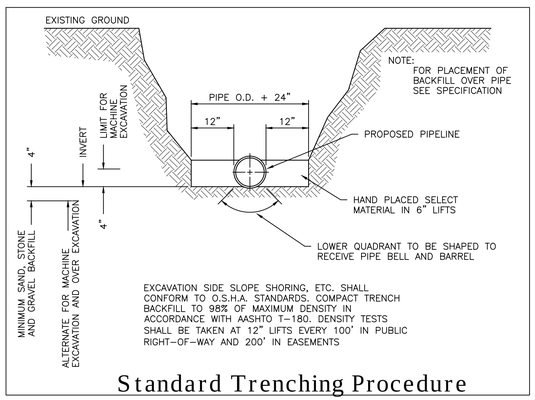

Standard Trenching Procedure

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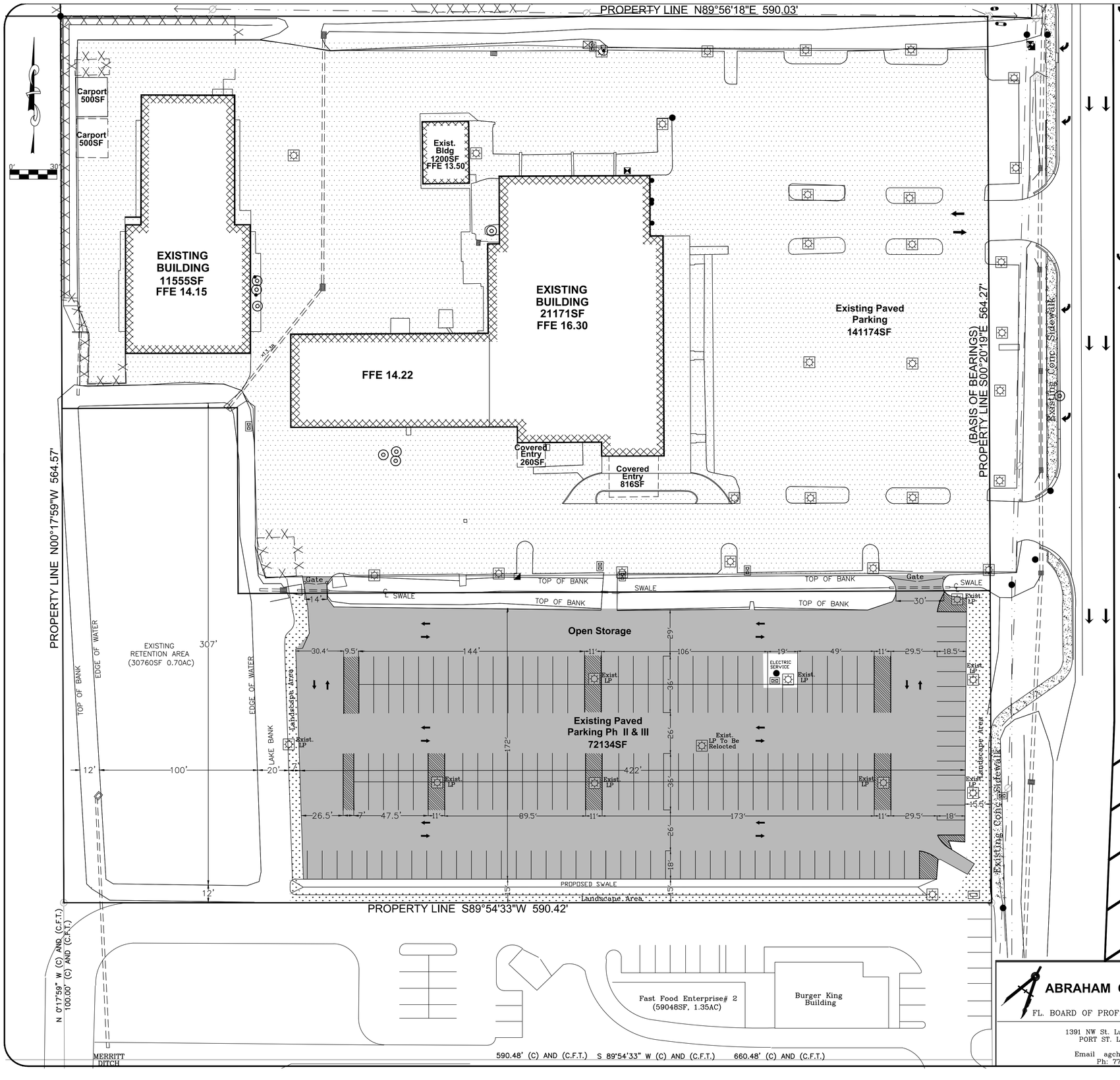
SUTHERLIN NISSAN

GENERAL NOTES & DETAILS

DESIGNED BY AC
DRAWN BY AC
DATE Aug. 8/2021
SHEET 4 OF 4

REVISIONS	DATE



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	: FPUA
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	
SITE COVERAGE	ACREAGE	SF	ACREAGE	SF
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

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

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SUTHERLIN NISSAN

SITE PLAN

DESIGNED BY AC
DRAWN BY AC
DATE Jan. 01/22
SHEET 2 OF 4

REVISIONS	DATE

SUMMERLIN NISSAN - FT. PIERCE

4815 SOUTH US HWY 1 ▪ FT. PIERCE, FLORIDA

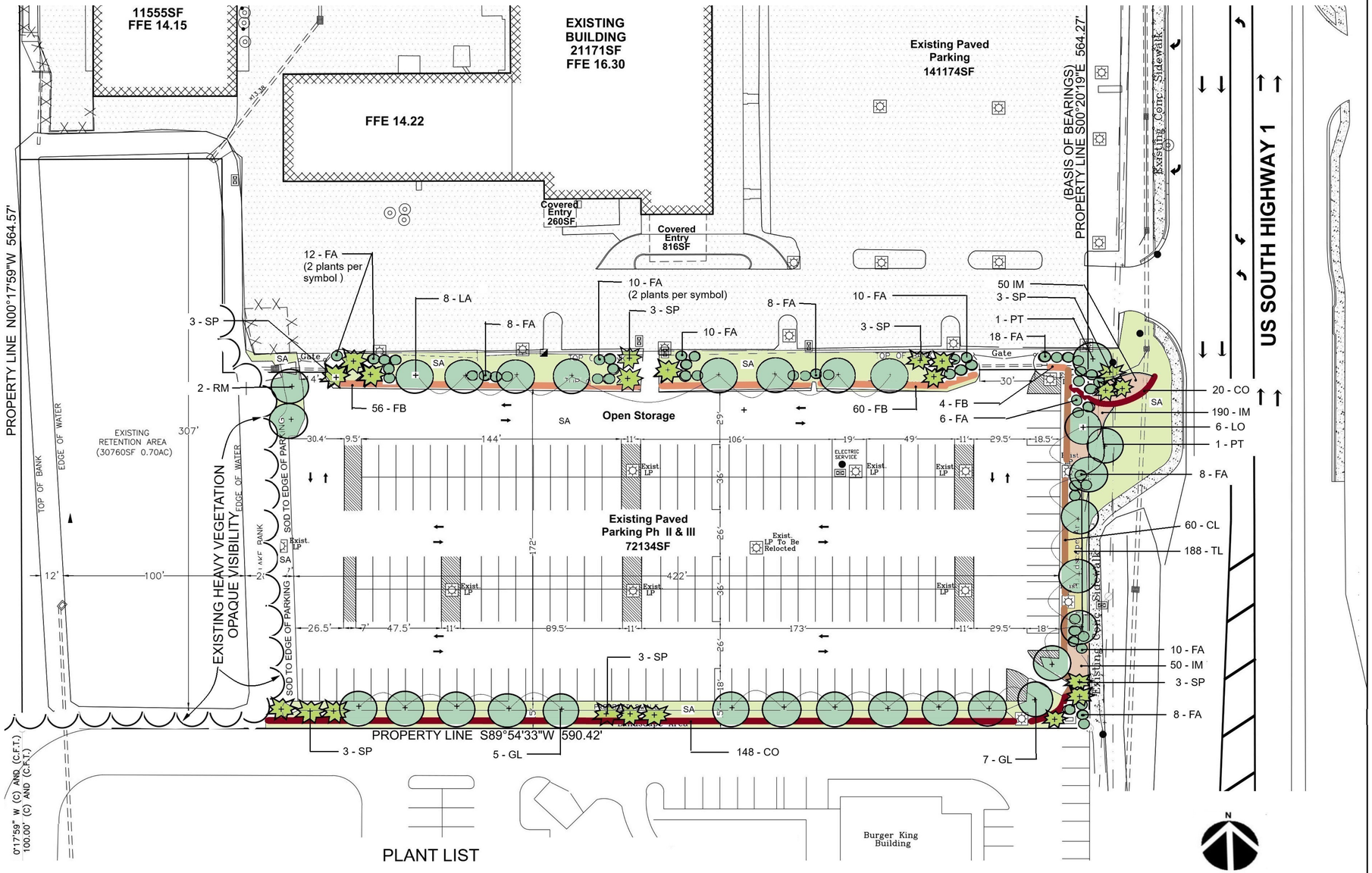
JULY 11, 2022

PLANTING PLAN

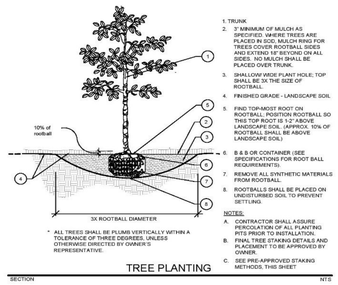
AUTO STORAGE AREA

PLANTING SPECIFICATIONS

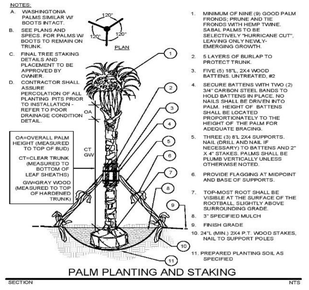
1. All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the 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 Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. 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.
8. Planting soil to be a weed-free mixture of 50% sand and 50% much or other organic planting material suitable to the Landscape Architect
9. 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.
10. Contractor shall be responsible for providing final grading of all associated planting areas.
11. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
12. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 7).
13. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
14. Contractor shall stake and 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 the Warranty Period and removal and disposal of staking after the establishment period.
15. Fertilizer is required for plantings and shall be NPK 16-4-8 at 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
16. 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.
17. 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 and thereafter for a period of 2-months.
18. All new plant material shall be guaranteed for 1-year from time of final acceptance of the 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 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
19, 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.
20. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
21. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
22. Root prune all field grown trees a minimum of 8-weeks prior to planting.



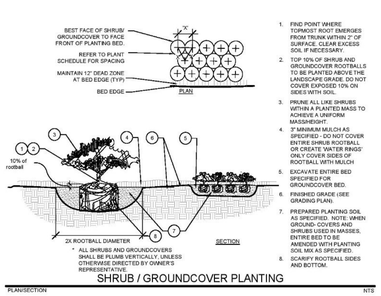
PLANTING DETAILS



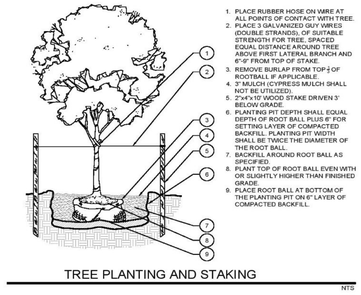
TREE PLANTING



PALM PLANTING AND STAKING



SHRUB / GROUNDCOVER PLANTING



TREE PLANTING AND STAKING

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	N*	WW*	NOTES
TREES/PALM						
GL	12	Gumbo Limbo	Bursera simaruba	X	X	12' Ht., 2 ½" DBH, Pots
LA	8	Laurel Oak	Quercus laurifolia	X	X	12' Ht., 2 ½" DBH, Pots
LO	6	Live Oak	Quercus virginiana	X	X	12' Ht., 2 ½" DBH, Pots
PT	2	Paradise Tree	Simarouba glauca	X	X	14' Ht., 3 ½" DBH, Pots
RM	2	Red Maple	Acer rubrum	X	X	12' Ht., 2 ½" DBH, Pots
SP	21	Sabal Palm	Sabal palmetto	X	X	10' – 16' C.T. Clean, 8 Fronds
SHRUBS/GROUNDCOVERS						
CL	60	Clusia, Dwarf	Clusia guttifera		X	7 Gal., 30" Ht. X 24" Spr.
CO	168	Cocoplum, Red Tip	Chrysobalanus icaco	X	X	7 Gal., 30" Ht. X 24" Spr.
FA	108	Dwarf Fakahatchee	Tripsacum floridanum	X	X	7 Gal., 30" Ht. X 24" Spr.
FB	120	Dwarf Firebush	Hamelia patens 'compacta X		X	7 Gal., 30" Ht. X 24" Spr.
IM	290	Ixora 'Maui' Yellow	Ixora coccinea 'Maui' Yellow			3 Gal., 20" Ht. X 16" Spr.
TL	188	Trailing Lantana	Lantana montevidensis		X	1 Gal., 12" Ht. X 12" Spr.
LAWN						
SA		St. Augustine 'Floratam'	Stenotaphrum secundatum	X		Solid Sod

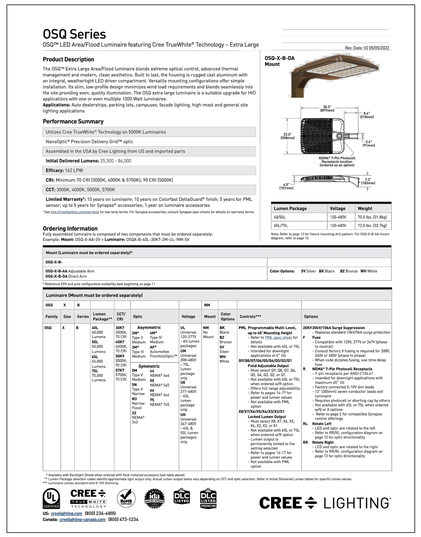
NOTES: * N = Florida Native WW = Water Wise

PREPARED BY: FL REG. # 0000422

GEORGE BOTNER, PLA, AICP
LANDSCAPE ARCHITECTURE & PLANNING
4320 S E Cove Lake Circle, Suite # 104
Stuart, FL 34997 botnerg@aol.com
(954) 798-7158 (Cell) (772) 221-9558

07-12-22

REGISTERED LANDSCAPE ARCHITECT GEORGE BOTNER LA 0000422 STATE OF FLORIDA



OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Extra Large

Rev. Date: 12 05/05/2022

Product Description

The OSQ™ Extra Large Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The OSQ extra large luminaire is a suitable upgrade for HID applications with one or even multiple 1000 Watt luminaires.

Applications: Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 25,500 – 86,000

Efficacy: 162 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire; 10 years on ColorGrat DeltaGuard® finish; 5 years for PML, terminal; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

*See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-X-AA-SV + **Luminaire:** OSQX-B-40L-30K7-2M-UL-NM-SV

OSQ-X-B-OA Mount

Lumen Package	Voltage	Weight
40/50L	120-480V	70.0 lbs. (31.8kg)
60L/75L	120-480V	72.0 lbs. (32.7kg)

Note: Refer to page 12 for fixture mounting drill patterns. For OSQ-X-B-OA mount diagram, refer to page 13.

Mount (Luminaire must be ordered separately)*

OSQ-X-B-

OSQ-X-B-AA Adjustable Arm
OSQ-X-B-DA Direct Arm

Color Options: **SV** Silver **BK** Black **BZ** Bronze **WH** White

* Reference EPA and pole configuration suitability data beginning on page 7.

Luminaire (Mount must be ordered separately)

OSQ	X	B					NM			
Family	**Size**	**Series**	**Lumen Package****	**CCT/ CRI**	**Optic**	**Voltage**	**Mount**	**Color Options**	**Controls*****	**Options**
OSQ	X	B	**40L** 40,000 Lumens **50L** 50,000 Lumens **60L** 60,000 Lumens **75L** 75,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K7** 5000K, 70 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M*** Type IV Medium **3M*** Type III Medium **4M*** Type III Short **AF*** Automotive Front Directional **Symmetric** **SL** Type V Square **RS** NEMA® 4x4 Narrow **SS** NEMA® 5x5 **RS** NEMA® 4x4 Narrow Flood **WS** NEMA® 3x3	**UL** Universal 120-277V input voltage packages **NM** Universal 347-480V input voltage packages **UNV** Universal 120-480V input voltage packages **HV** Universal 277-480V input voltage packages only	**NM** No Mount **BK** Black **BZ** Bronze **SV** Silver **WH** White	**PML Programmable Multi-Level, up to 6' Mounting Height** - Refer to PML spec sheet for more information - Not available with 40L or 75L - Intended for downlight applications only **DF/DB/ST/SL/SR/SX/SS/SZ/DT/DV Field Adjustable Output** - Refer to pages 14-17 for 30L, 40L, 50L, 60L, 75L, 2M, 3M, 4M, SL, SR, SS, or RS - Not available with 40L or 75L - Not available with PML - Others full range adjustable - Refer to pages 14-17 for 30L, 40L, 50L, 60L, 75L, 2M, 3M, 4M, SL, SR, SS, or RS - Not available with PML **XB/ST/SL/SR/SX/SS/SZ/DT/DV Locked Lumen Output** - Must select 3B, 4T, 5L, 5S, 5T, 6L, 6S, 6T, 7L, 7S - Not available with 40L or 75L when ordered w/R option - Lumen output permanently locked to the setting selected - Refer to pages 14-17 for power and lumen values - Not available with PML option	**20KV/20kV/TRA Surge Suppression** - Replaces standard 10kV/5kA surge protection **F** **Fuse** - Not available with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V, 380V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 standard for dimming/on-off applications with external control - Factory-connected 0-10V dim leads - Not available with 347-480V input voltage luminaires - Shipped with photocell or shorting cap by others - Not available with 40L or 75L when ordered w/SL or R options - Refer to page 12 for compatible Synapse control offerings **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 13 for optic directionality **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 13 for optic directionality

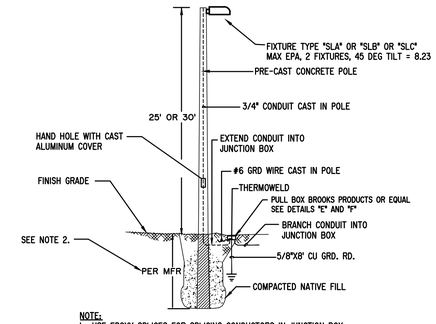
* Available with Backlight Shield when ordered with field installed accessory (see table ahead).
** Lumen Package selection codes identify approximate light output only. Actual lumen output levels vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
*** Luminaire comes standard with 0-10V dimming.

UL creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

THE PURPOSE OF THIS PLAN IS TO SHOW COMPLIANCE WITH CITY OF FORT PIERCE MUNICIPAL CODE, ARTICLE IV, SECTION 22-60(j)

(1)(a) 2.37 FC AVERAGE > 2 FC COMPLIES.
(2) 3.95 < 4 UNIFORMITY COMPLIES.
(3) PROPERTY HAS LIGHTING TIME CLOCK AND COMPLIES.
(4) SPILL. IT IS PROPOSED THAT SPILL ONTO SURROUNDING COMMERCIAL PROPERTY IS NOT OBJECTIONABLE.
(5) COMPLIANCE PENDING INSTALLATION.



NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR ANY NEW POLES THEY SELECT. ALL POLES ARE EXISTING UNLESS NOTED OTHERWISE.

DIRECT BURIAL CONCRETE POLE DETAIL

SCALE:NONE



SITE PHOTOMETRIC ANALYSIS

SCALE 1" = 20'-0"

Calculation Summary					
Label	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**
Parking Area	Fc	2.37	10.0	0.6	3.95

Luminaire Schedule					
Label	**Description**	**Symbol**	**Qty**	**Lum. Watts**	**LLF**
SLA	OSQM-B-16L-50K9-3M-Ux-xx-xx-X5 CONFIGURED FROM OSQL-B-30L-40K7-3M-UL-xx-xx-		5	85	0.900
SLB	OSQL-B-22L-50K9-3M-Ux-xx-xx-Q5 CONFIGURED FROM OSQL-B-30L-40K7-3M-UL-xx-xx-		12	104	0.900
SLC	OSQL-B-30L-50K9-3M-Ux-xx-xx-Q5 CONFIGURED FROM OSQL-B-30L-40K7-3M-UL-xx-xx-		4	159	0.900

This item has been electronically signed and sealed by Timothy C. Trewyn, PE, using a SHA-I authentication code. Printed copies of this document are not considered signed and sealed and the SHA-I authentication code must be verified on any electronic copies.

Digitally signed by Timothy Trewyn
Date: 2022.07.21 13:23:42 -04'00'

REVISIONS				
NO.	DATE			

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173

315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

PROJECT NAME: SUTHERLIN NISSAN FORT PIERCE PARKING AREA

CLIENT: ABRAHAM CHABAB, INC. 1391 NW ST LUCIE WEST BLVD #411 PORT ST LUCIE, FLORIDA 34986

PROJECT LOCATION: 4815 S US HIGHWAY 1 FORT PIERCE, FLORIDA

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSED No. 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewyn, PE
P.E. No. 61580

THESE DOCUMENTS, ALONG WITH THE CONCEPTS AND OR DESIGNS PRESENTED HEREIN ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT OF FORT PIERCE ENGINEERING, INC FOR WHICH THEY WERE PREPARED. REUSE OR IMPROPER RELIANCE ON THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY FORT PIERCE ENGINEERING, INC SHALL BE WITHOUT LIABILITY TO THE SAME. COPYRIGHT ©2022, FORT PIERCE ENGINEERING, INC ALL RIGHTS RESERVED.

SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 07-21-2022

DRAWN: TCT

APPROVED: TCT

DRAWING NUMBER

E-1.2

SHEET 1 OF 1

22797-01

Technical Review Committee **2. h.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Minor Amendment to Site Plan - Moonswiners - 2007 Totten Road, 3810 and 3900 Okeechobee Road

LOCATION

2007 Totten Rd, 3810 and 3900 Okeechobee Rd Fort Pierce, FL 34947. Parcel ID: 2417-332-0012-000-0, 2417-332-0014-000-7, 2417-332-0017-00-8 and 2417-332-0016-000-1

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

Staff Memo

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 08/04/2022 12:39 PM

Final Approval Date: 08/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Moonswiners- Minor Site Plan- 22-07000011** **2007 Totten RD, 3810 & 3900 Okeechobee RD**
BOARD DATE:	August 18, 2022

Minor Site Plan for Moonswiners

The above referenced project is being submitted for your review and comments. The applicant is requesting a Minor Site Plan for 2007 Totten RD, 3810 & 3900 Okeechobee RD for the expansion of their business.

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, August 16, 2022 If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 2007 Totten Road, 3810 Okeechobee Road, & 3900 Okeechobee Road

Parcel ID #(s): 2417-332-0013-000-0, 2417-332-0014-000-7, 2417-332-0017-000-8, & 2417-332-0016-000-1

Project description: Minor expansion for moonsiwners

Application Type

☐Site Plan ☐Conditional Use w/New Construction ☐Conceptual Development Plan

☐Minor Amendment ☐Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 1,800 sq.ft. Site Acreage: 1.9 Acres

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

Cheryl C Adkins & Danny Adkins and Assoc Inc	Redtail DG - Tod Mowery, AICP
Property Owner(s)	**Applicant/Representative, Title, Company**
9821 Orange Ave & 3900 Okeechobee Rd	100 S. 2nd Street
Street Address	Street Address
Fort Pierce FL 34945 &34947	Fort Pierce FL 34950
City State Zip	City State Zip
	772-742-1555
Phone Number	Phone Number
	todm@redtaildg.com
Email Address	Email Address

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

Tod Mowery

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.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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.

- [x] Complete application
- [ ] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] 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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location: 2007 Totten Road, 3810 Okeechobee Road, & 3900 Okeechobee Road

Parcel ID #(s): 2417-332-0013-000-0, 2417-332-0014-000-7, 2417-332-0017-000-8, & 2417-332-0016-000-1

Project description: Minor expansion for moonsiwners

Cheryl C Adkins & Danny Adkins and Assoc Inc	Redtail DG - Tod Mowery, AICP
Property Owner(s)	**Applicant/Representative, Title, Company**
9821 Orange Ave & 3900 Okeechobee Rd	100 S. 2nd Street
Street Address	Street Address
Fort Pierce FL 34945 &34947	Fort Pierce FL 34950
City State Zip	City State Zip
	772-742-1555
Phone Number	Phone Number
	todm@redtaildg.com
Email Address	Email Address

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

Tod Mowery

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.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.02	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$250,000	$229,240	$0	$229,240
2020	$208,400	$208,400	$0	$208,400
2019	$209,600	$209,600	$0	$209,600
2018	$260,000	$260,000	$0	$260,000

Permits

Number	Issue Date	Description	Amount	Fee
F93-001048	Jul 26, 1993	Alterations/Remodeling	$2,000	$2,000
F01-00001376	Oct 16, 2001	Roof	$7,550	$201
MC2002-80	Oct 14, 2002	Air Conditioning Only	$3,600	$161
MC2005318	Jun 23, 2005	Air Conditioning Only	$1,750	$75
C06030277	Mar 8, 2006	Air Conditioning Only	$2,475	$0
BP13-2269	Jun 27, 2013	Plumbing	$3,200	$155
BP13-3200	Oct 31, 2013	Demolition	$2,000	$257
BP13-3606	Jan 3, 2014	Electric	$253,000	$2,629
BP14-0365	Feb 11, 2014	Electric	$500	$155
BP15-0907	Apr 24, 2015	Wood Fence	$2,450	$255
BP16-2616	Oct 27, 2016	Paving	$37,800	$0
BP17-1860	Jul 3, 2017	Air Conditioning Only	$6,785	$6,785

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: 3810 OKEECHOBEE RD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-332-0017-000-8
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26520
Map ID: 24/17S
Zoning: General Co

Ownership

Danny Adkins and Assoc Inc

3900 Okeechobee Rd
Fort Pierce, FL 34947

Legal Description

17 35 40 BEG AT INT OF N R/W OKEECHOBEE RD AND LI DRAWN 70 FT W OF AND // TO W R/W TOTTEN RD, TH N 152.21 FT, TH E 70 FT TO W R/W TOTTEN RD, TH S ON R/W 75.32 FT TO BEG OF CURVE CONC TO NW, R 70 FT AND CA 75 DEG 24 MIN 30 SEC RUN 92.13 FT ON ARC TO END OF SD CURVE, TH S 70 DEG 20 MIN 26 SEC W 17.98 FT TO POB (AS SHOWN ON SRD MAP #9403-106) (0.18 AC) (OR 3372-408, 410: 3616-981)



Current Values

Just/Market Value:	$27,400
Assessed Value:	$27,400
Exemptions:	$0
Taxable Value:	$27,400

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.18
Land Size (SF):	7,840.8

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 24, 2014	3616 / 0981	0111	QC	Danny Adkins and Assoc Inc	$100
Mar 19, 2012	3373 / 0408	0137	WD	Adams Robin A	$30,000
Mar 16, 2012	3373 / 0410	0111	QC	Adams Robin A	$100
Mar 15, 2012	3373 / 0406	0111	QC	Adams Robin A	$0
Apr 30, 2010	3194 / 0470	0111	QC	Adams Robert	$100
Apr 30, 2010	3192 / 0997	0111	QC	Adams Robert	$100
Nov 15, 2009	3145 / 0564	0111	QC	Rayside Sonja	$100
Jan 26, 2007	2771 / 1873	XX01	QC	Roberts Agnes	$100
Nov 15, 2001	1456 / 1362	XX00	WD	Jensen Richard A	$40,000
Dec 20, 1988	0616 / 0615	XX00	WD	C R Cambron	$118,000
Jan 1, 1988	0573 / 1015	XX01	CV		$100
Mar 1, 1984	0426 / 2519	XX00	CV		$85,000
Mar 1, 1978	0283 / 1558	XX00	CV		$30,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$27,400
Just/Market:	$27,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$27,400
Exemption(s):	$0
Taxable:	$27,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.3	Fort Pierce Stormwater Charge	$158.70

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.18	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$27,400	$27,400	$0	$27,400
2020	$27,400	$27,400	$0	$27,400
2019	$27,400	$27,400	$0	$27,400
2018	$27,400	$27,400	$0	$27,400

Permits

Number	Issue Date	Description	Amount	Fee
F91000998	Aug 1, 1991	Roof	$1,200	$1,200
F910001067	Aug 20, 1991	Roof	$1,500	$1,500
F01-1539	Nov 16, 2001	Demolition	$100	$100
F02-0996	Jun 27, 2002	Roof	$3,100	$156
BP14-0495	Mar 12, 2014	Demolition	$2,380	$525

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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Property Identification

Site Address: TOTTEN RD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-332-0013-000-0
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 26517
Map ID: 24/17S
Zoning: Comm Neigh

Ownership

Cheryl C Adkins

9821 Orange Ave
Fort Pierce, FL 34945



Legal Description

17 35 40 FROM NW COR OF SW 1/4 OF SW 1/4 RUN E ALG N LI OF SD SW 1/4 OF SW 1/4 634 FT, TH S WITH INT ANG OF 94 DEG 44 1/2 MIN, ALG W SIDE OF RD 420 FT TO POB, TH W // WITH N LI OF SD SW 1/4 OF SW 1/4 150 FT, TH NLY 75 FT, TH WLY 98 FT, TH SLY 150 FT, THELY 83 FT, TH NLY 50 FT, TH ELY 165 FT, TH NLY 25 FT TO POB (0.41AC) (61) (OR 3285-346)

Current Values

Just/Market Value:	$19,200
Assessed Value:	$17,160
Exemptions:	$0
Taxable Value:	$17,160

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.41
Land Size (SF):	17,859.6

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 7, 2011	3285 / 0346	0001	WD	York Tommy M	$8,900
Apr 2, 2010	3184 / 1515	0001	WD	Cueto Sheila	$5,100
May 18, 1999	1223 / 2091	XX01	TD	Blount Raymond L	$2,700

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$19,200
Just/Market:	$19,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$2,040
Assessed:	$17,160
Exemption(s):	$0
Taxable:	$17,160

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.41	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$19,200	$17,160	$0	$17,160
2020	$15,600	$15,600	$0	$15,600
2019	$15,600	$15,600	$0	$15,600
2018	$15,600	$15,600	$0	$15,600

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

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Property Identification

Site Address: 2007 TOTTEN RD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-332-0014-000-7
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 26518
Map ID: 24/17S
Zoning: Comm Neigh

Ownership

Cheryl C Adkins

9821 Orange Ave
Fort Pierce, FL 34945



Legal Description

17 35 40 FROM INT OF N LI OKEE RD AND W R/W TOTTEN RD RUN N 150 FT FOR POB, TH CONT N 115.4 FT, TH W 165 FT, TH S 50 FT, TH E 95 FT, TH S 65.4 FT, TH E 70 FT TO POB (70) (0.29 AC) (OR 662-134)

Current Values

Just/Market Value:	$71,400
Assessed Value:	$66,550
Exemptions:	$0
Taxable Value:	$66,550

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	1,248
Gross Sketched Area (SF):	1,536
Land Size (acres):	0.29
Land Size (SF):	12,632.4

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 2, 1989	0662 / 0134	XX00	WD	Robert Lazar	$38,000
Sep 11, 1989	0653 / 2274	XX01	CT		$13,900

Building Information (1 of 1)

Finished Area: 1,248 SF

Gross Sketched Area: 1,536 SF

Exterior Data

View:
Building Type: HD+
Grade: D+
Story Height: 1 Story

Roof Cover: Metal
Year Built: 1971
Effective Year: 1977
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

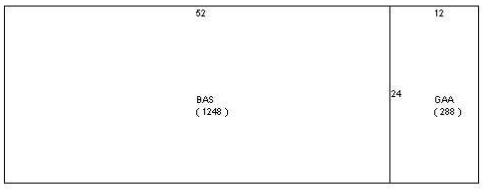
Interior Data

Bedrooms: 1
Full Baths: 2
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1248	1248	152
GAA	Garage Attached Average	288	0	72

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	600	1971

Current Year Values

Current Values Breakdown

Building:	$55,400
Land:	$16,000
Just/Market:	$71,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$4,850
Assessed:	$66,550
Exemption(s):	$0
Taxable:	$66,550

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$276.14

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.29	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$71,400	$66,550	$0	$66,550
2020	$60,500	$60,500	$0	$60,500
2019	$60,500	$60,500	$0	$60,500
2018	$58,900	$56,991	$0	$56,991

Permits

Number	Issue Date	Description	Amount	Fee
C05020581	Feb 8, 2005	Roof	$5,000	$0
C2007-0783	Aug 4, 2020	Electric	$1,800	$0
C2008-0392	Sep 14, 2020	Roof	$5,000	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 3900 OKEECHOBEE RD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-332-0016-000-1
Jurisdiction: Fort Pierce

Use Type: 2100
Account #: 26519
Map ID: 24/17S
Zoning: General Co

Ownership

Danny Adkins and Assoc Inc

3900 Okeechobee Rd
Fort Pierce, FL 34947

Legal Description

17 35 40 FROM N LI OF SW 1/4 OF SW 1/4 AND W SIDE OF TOTTEN RD RUN S 495 FT, TH W 70 FT FOR POB, TH CONT W 178 FT, TH S 267.4 FT, TH ELY ALG OKEE RD 178.7 FT, TH NLY 230.1 FT TO POB-LESS RD R/W- (69) (1.02 AC) (OR 466-448)



Current Values

Just/Market Value:	$250,000
Assessed Value:	$229,240
Exemptions:	$0
Taxable Value:	$229,240

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	2,632
Gross Sketched Area (SF):	3,094
Land Size (acres):	1.02
Land Size (SF):	44,431.2

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 1, 1985	0466 / 0448	XX00	CV		$612,000
May 1, 1978	0287 / 1825	XX00	CV		$105,000
May 1, 1973	0214 / 1851	XX00	CV		$31,800

Building Information (1 of 1)

Finished Area: 2,632 SF

Gross Sketched Area: 3,094 SF

Exterior Data

View:
Building Type: REST
Grade: Y_D
Story Height: 1 Story

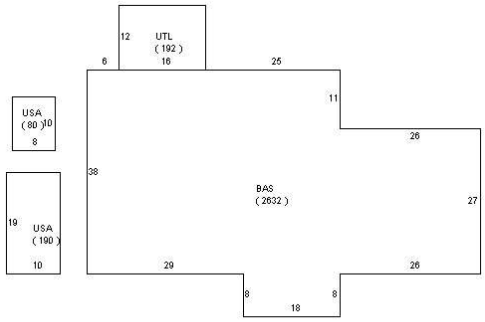
Roof Cover: Metal
Year Built: 1979
Effective Year: 1979
No. Units: 1

Roof Structure: Wood Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall: Cypress BB

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Quarry
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2632	2632	238
USA	Utility Shed Average	270	0	94
UTL	UTILITY ROOM	192	0	56

Special Features and Yard Items

Type	Qty	Units	Year Blt
DOUBLE LIGHT	1	1	1979
CEMENT CURB	1	228	1979
ASP2 LOW	1	10890	1979
CONCRETE LOW	1	1764	2015
Fen WoodSB 6'	1	138	2015

Current Year Values

Current Values Breakdown

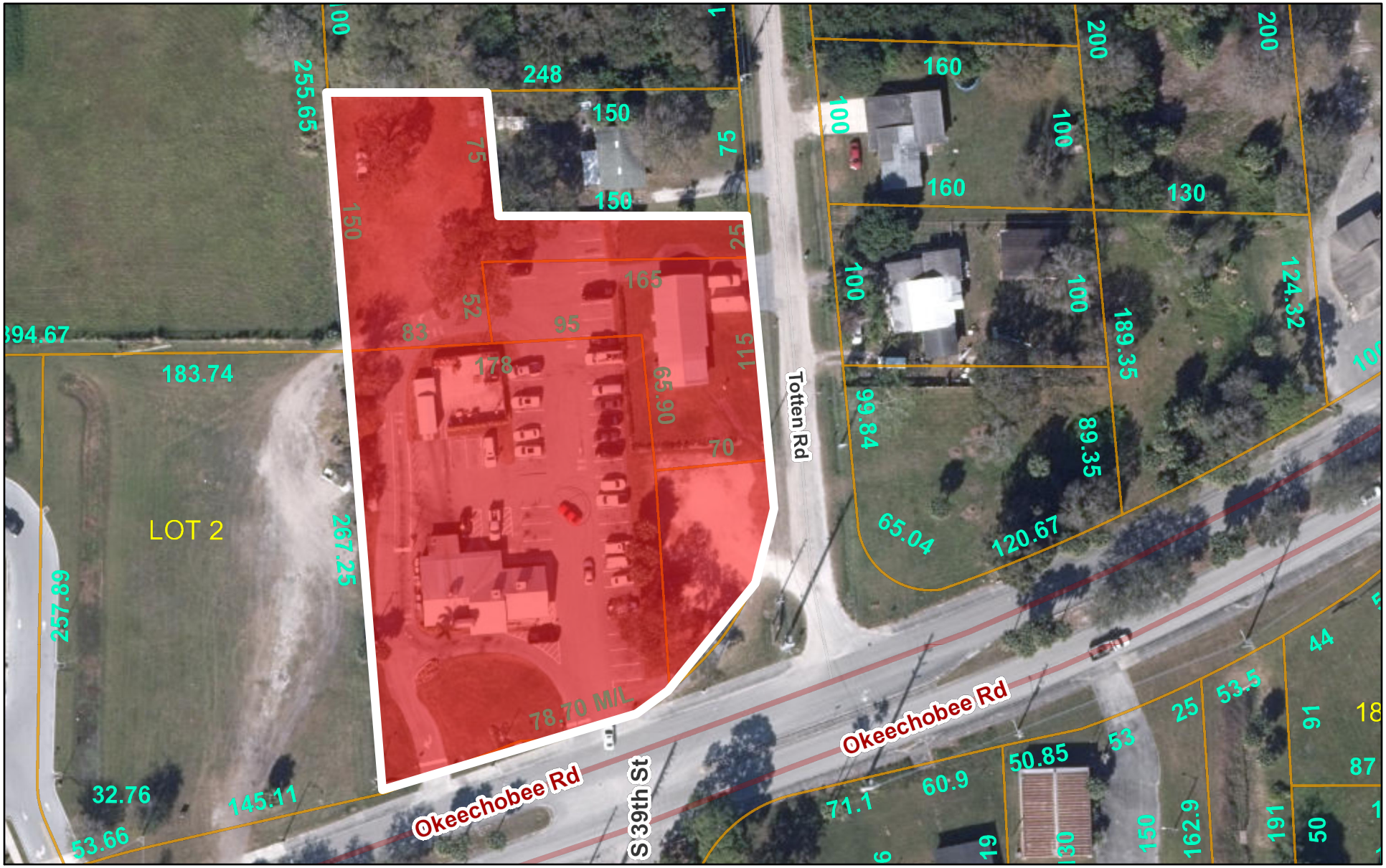
Building:	$94,500
Land:	$155,500
Just/Market:	$250,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$20,760
Assessed:	$229,240
Exemption(s):	$0
Taxable:	$229,240

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2001	0041	11.9	Fort Pierce Stormwater Charge	$821.10

Moonswiners



May 26, 2022

Override 1

Comparable Search

Street Centerline

Freeway

Highway

Major Arterial

Minor Arterial

Collector

Ramp

Local

Other

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Danny Adkins and Assoc Inc
3900 Okeechobee Road
Fort Pierce, FL 34947

OWNER CONSENT FORM

Project Name: Moonswiners Expansion

Parcel ID: 2417-332-0017-000-8 & 2417-332-0016-000-1

Address: 3810 & 3900 Okeechobee Road

Cheryl C. Adkins

BEFORE ME THIS DAY PERSONALLY APPEARED ~~Danny Adkins~~, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Jacquin & Sons, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 12 day of May, 2022, by Cheryl C. Adkins (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Valerie J Davis	Cheryl C Adkins
Notary Signature	Owner's Signature
Valerie J. Davis	Cheryl Adkins
Printed Name of Notary	Owner's Name
(Notary Seal)	
	3900 Okeechobee Rd
	Street Address
	Ft. Pierce Fl. 34947
	City, State, Zip
01/06/2025	
My commission expires	772 528-2915
	Telephone / Email

38

Notary Public State of Florida
Valerie J Davis
My Commission HH 078199
Expires 01/06/2025

Cheryl C Adkins
9821 Orange Ave
Fort Pierce, FL 34945

OWNER CONSENT FORM

Project Name: Moonswiners Expansion

Parcel ID: 2417-332-0013-000-0 & 2417-332-0014-000-7

Address: 2007 Totten Road

BEFORE ME THIS DAY PERSONALLY APPEARED Cheryl C Adkins, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Jacquin & Sons, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 12 day of May, 2022, by Cheryl C. Adkins (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Valerie J Davis	Cheryl Adkins
Notary Signature	Owner's Signature
Valerie J. Davis	Cheryl Adkins
Printed Name of Notary	Owner's Name
(Notary Seal)	
	9821 Orange Ave
	Street Address
	Fort Pierce Fl. 34945
	City, State, Zip
01/06/2025	
My commission expires	772 528-3815
	Telephone / Email

Notary Public State of Florida
Valerie J Davis
My Commission HH 078199
Expires 01/06/2025

July 1, 2022 Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: Minor Site Plan – Moonswiners Expansion

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with a Development Review application for the minor expansion of Moonswiners. This expansion will be considered a minor site plan as the proposed building expansion is under 4,000 square feet. The building will be expanded by approximately 1,800 square feet and there will be parking and other minor site improvements.

Pursuant to City Code Section 125-313 (b) (3) the submittal requirements are to provide the application, fees, a vicinity map, a site plan, and any other items deemed necessary by staff. The city does not appear to have a set application dedicated to the minor site plan process. We will be providing the Development Review application, but since this is a minor site plan, we will not be providing most of the other items listed on the Development Review application as most of those requirements are germane to the major site plan process according to City Code Section 125-313. There also is no fee listed on the Planning Departments Fee Schedule for the minor site plan so we will not be providing a fee for the minor site plan, but will be providing the fee for Design Review. In addition to the required items for a minor site plan review we are also submitting a landscape plan, a lighting plan, and colored elevations of the building.

The design for the building expansion is the same design as the current structure and does not differ architectural from what is currently present on the site. This expansion seeks to provide more kitchen capacity for the existing business.

We would also like to note that two of the parcels associated with this site plan are in St. Lucie County jurisdiction, but the building is being expanded on one of the parcels that is within the City's jurisdiction. This site has historically functioned within both jurisdictions and the owners of the properties want to keep it that way. There are only parking lot improvements that will be conducted on the parcels within County jurisdiction.

We look forward to your assistance and response.

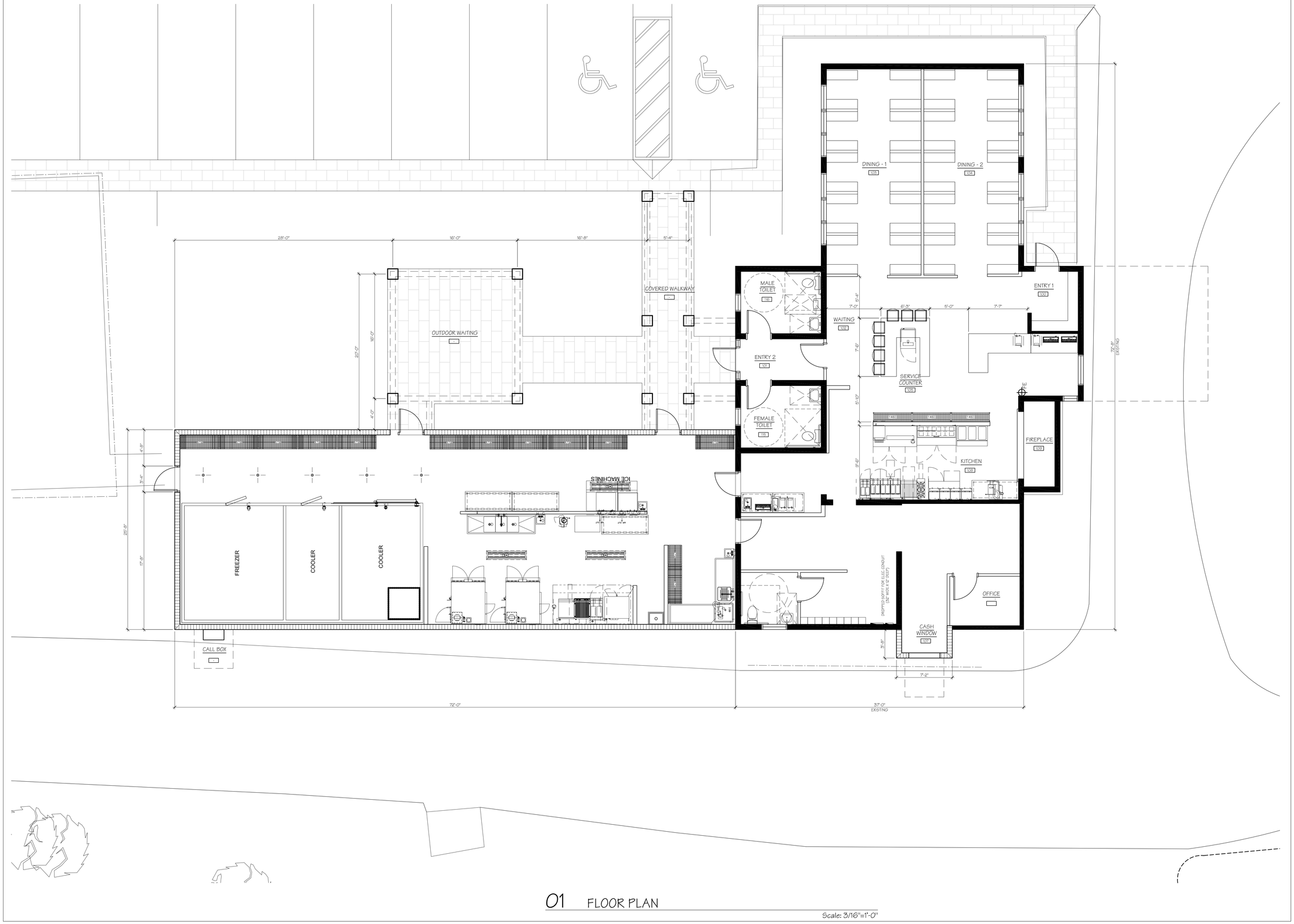
Sincerely,

Thank you,

Tod Mowery

Tod Mowery, AICP
President

C: Michael Jacquin



01 FLOOR PLAN

Scale: 3/16"=1'-0"

Project:

Moonswiners Bar-B-Q

3900 Okeechobee Rd,
Fort Pierce, FL 34947

Key Plan:

Issues:

No.:	Date:	Description:
A.	03/16/22	PERMIT

Architect:

DONADIO
& Associates, Architects P.A.
2001 9th Avenue, Suite 308
Vero Beach, FL 32960
Tel.772.794.2269
Fax.772.562.8600
License No. AA0002258
www.donadio-arch.com

Consultant:

Drawing Title:

FLOOR PLAN

Reference North

Drn:	Dwg. File:
JEM	
Chd:	XREF File:
HC	.
Project No.:	Plot File:
P2021-47	.
Sheet No.:	
Cert. No.: 12,456	
Date Signed:	A2.10

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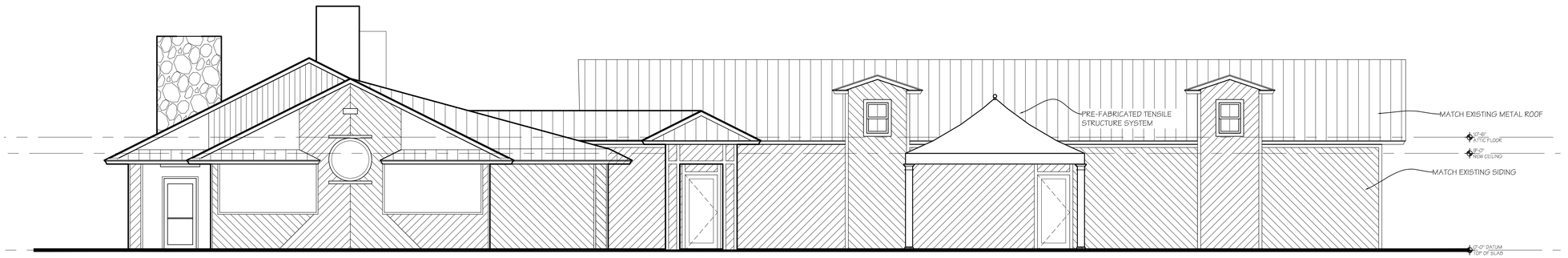
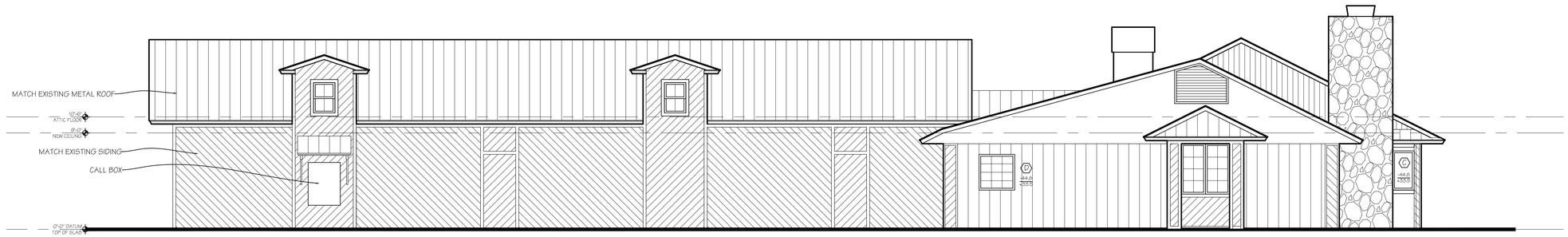


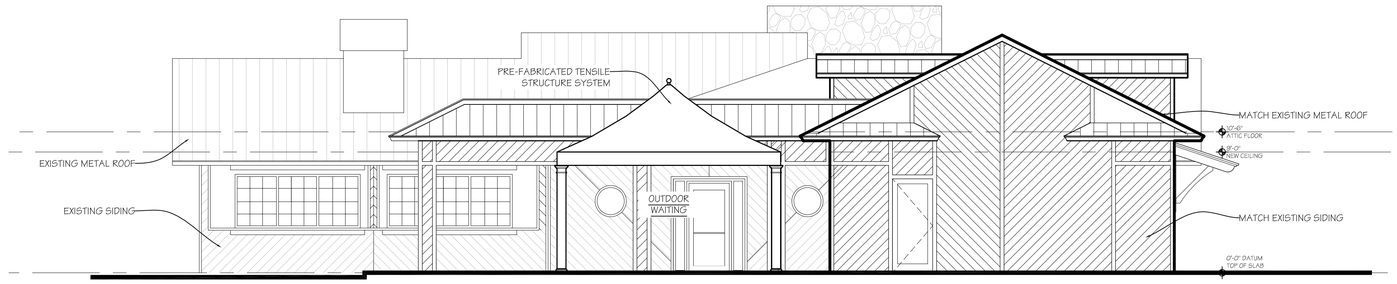
01 ELEVATION LOOKING WEST

Scale: 3/16"=1'-0"



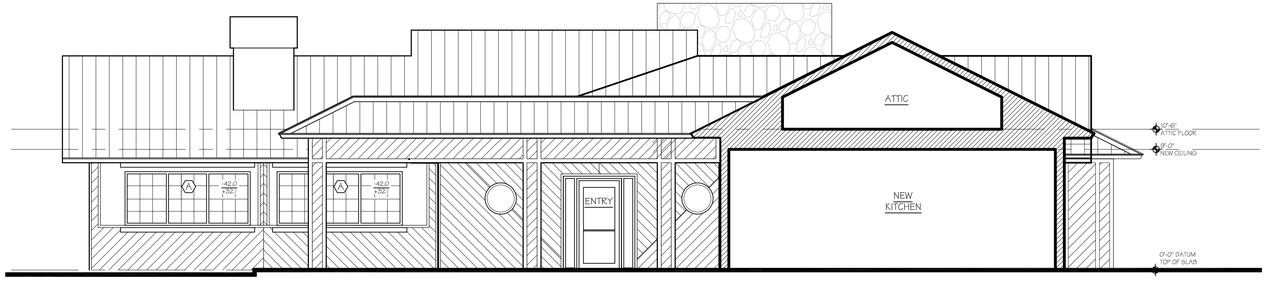
02 ELEVATION LOOKING EAST

Scale: 3/16"=1'-0"



03 ELEVATION LOOKING SOUTH

Scale: 3/16"=1'-0"



04 ELEVATION/SECTION LOOKING SOUTH

Scale: 3/16"=1'-0"

Project:

Moonswiners Bar-B-Q

3900 Okeechobee Rd,
Fort Pierce, FL 34947

Key Plan:

Issues:

No.:	Date:	Description:
A.	03/16/22	PERMIT

Architect:

DONADIO
& Associates, Architects P.A.
2007 19th Avenue, Suite 328
Vero Beach, FL 32960
Tel:772.794.2929
Fax:772.562.6600
License No. AA0002256
www.donadio-arch.com

Consultant:

Drawing Title:

EXTERIOR ELEVATIONS

Drn: JEM	Dwg. File:
Chd: HC	XREF File:
Project No.: P2021-47	Plot File: .
Sheet No.:	A3.10

Cert. No.: 12,456

Date Signed:

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01 ELEVATION LOOKING WEST

Scale: 3/16"=1'-0"



02 ELEVATION LOOKING EAST

Scale: 3/16"=1'-0"



03 ELEVATION LOOKING SOUTH

Scale: 3/16"=1'-0"



04 ELEVATION/SECTION LOOKING SOUTH

Scale: 3/16"=1'-0"

Project:

Moonswiners Bar-B-Q

3900 Okeechobee Rd,
Fort Pierce, FL 34947

Key Plan:

Issues:

No.:	Date:	Description:
A.	06/15/22	RENDERED ELEVATIONS

Architect:

DONADIO
& Associates, Architects P.A.
A Spiezle Group Inc. Company

spiezle
SPIEZLE ARCHITECTURAL GROUP INC.
2007 8th Avenue, Suite 200
Vero Beach, FL 32960
Tel: 772.794.2800
Fax: 772.985.6800
Licence No. AA0002036
www.spiezle.com

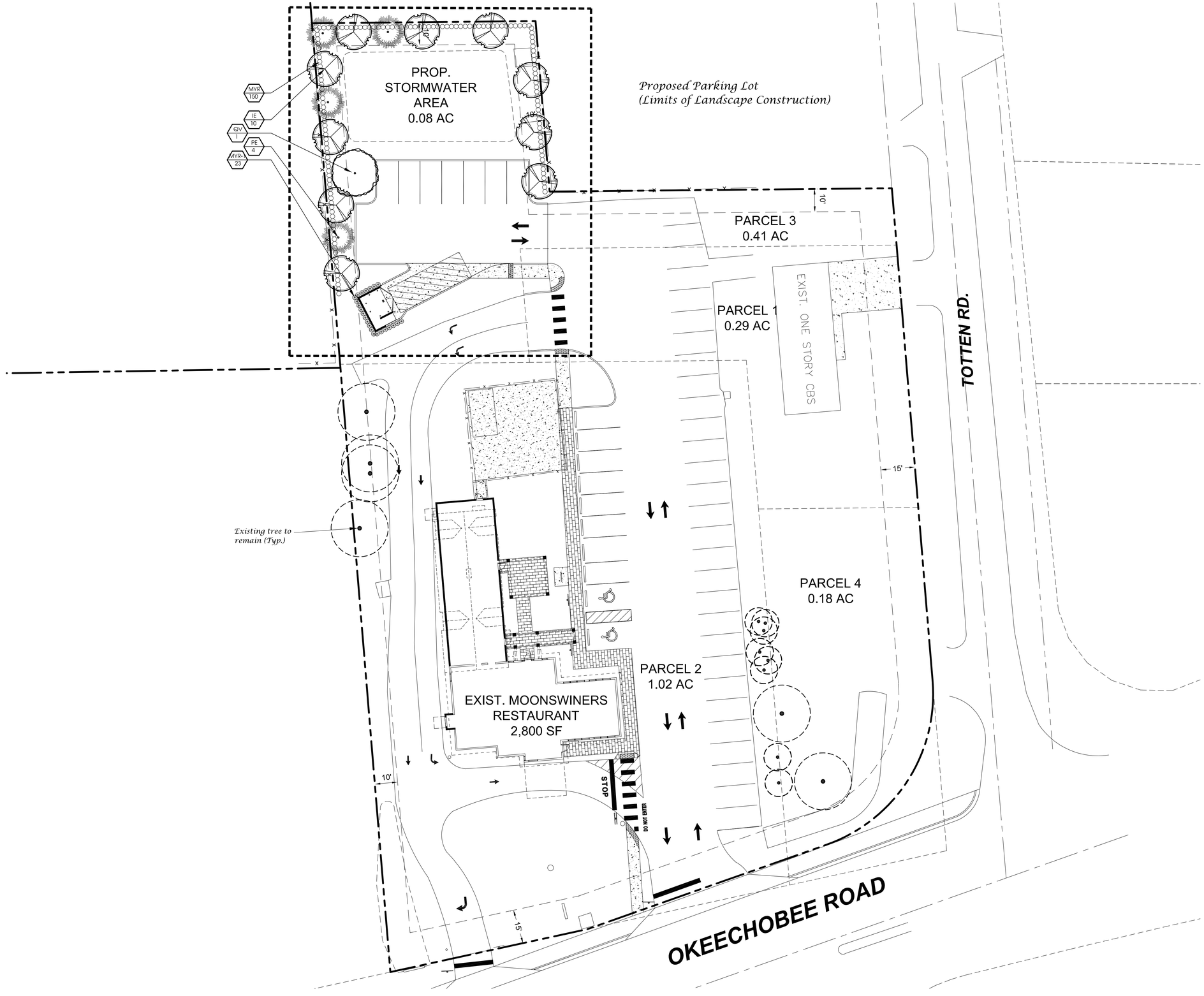
Consultant:

Drawing Title:

EXTERIOR ELEVATIONS

Drn: JEM
Dwg. File:
Chd: HC
XREF File: -
Project No.: P2021-47
Plot File: -
Sheet No.:
Cert. No.: 12,456
Date Signed:

A3.10



Landscape Plan

North
Scale: 1" = 20'

0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Moonswiners

3900 Okeechobee Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	22-0601
Drawn By	JWS
Submittal Dates	6-20-2022
Revision Dates	

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g, one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball, Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES;
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
10	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
4	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
1	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
23	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
150	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Landscape Data

Vehicular Use Area Landscaping to Adjacent Property (North, South & East Buffer) 300'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
300 l.f. x 10' = 3,000 s.f. / 200 = 15 Trees
Provided = 15

Shrubs Required = Continuous Hedge @ 2' o.c.
300 l.f. / 2' o.c. = 150 Shrubs
Provided =150 Shrubs

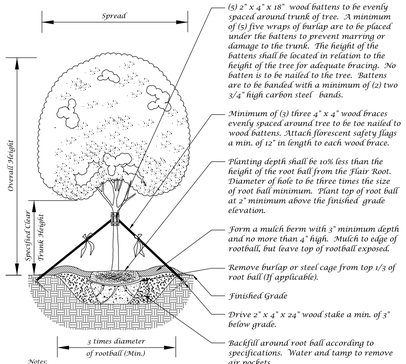
Total Trees Required = 15 Trees
Total Trees Provided = 15 Trees

Total Trees Required = 15 Trees
Total Native Trees Provided = 15 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (N/A - %)

Total Shrubs Required = 150
Total Native Shrubs Provided = 150 (100%)

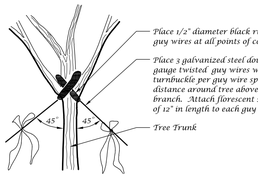
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

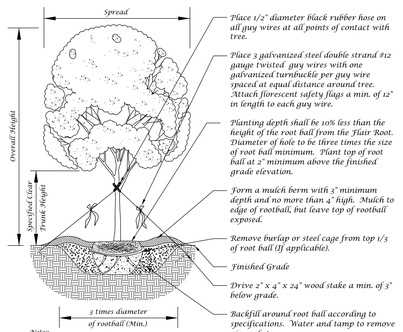
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



Guy Wire Attachment Detail

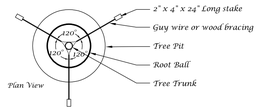
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

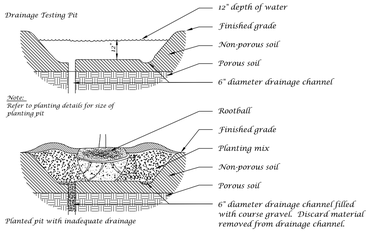
Tree Planting Detail

Not to Scale



Staking Detail

Not to Scale



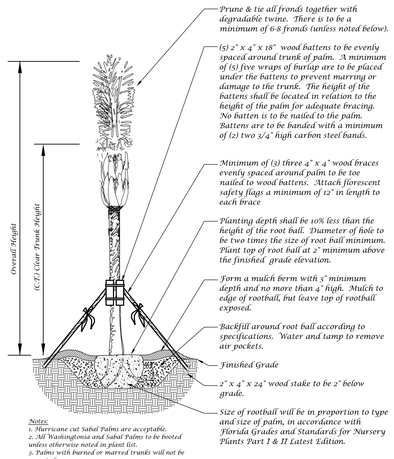
Drainage Testing Detail

Not to Scale

Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Multi-Trunk Tree Planting Detail

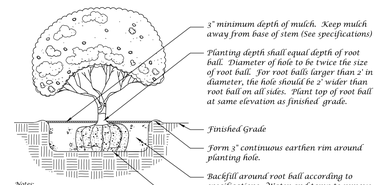
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

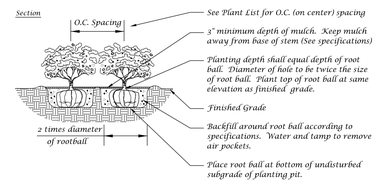
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

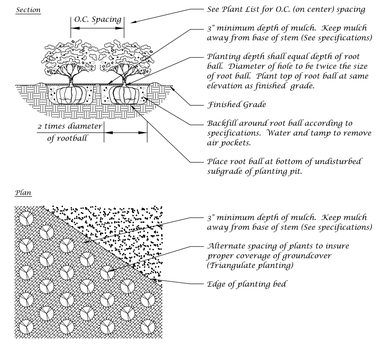
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Moonswiners
3900 Okeechobee Road
City of Fort Pierce, Florida

City Project Number:

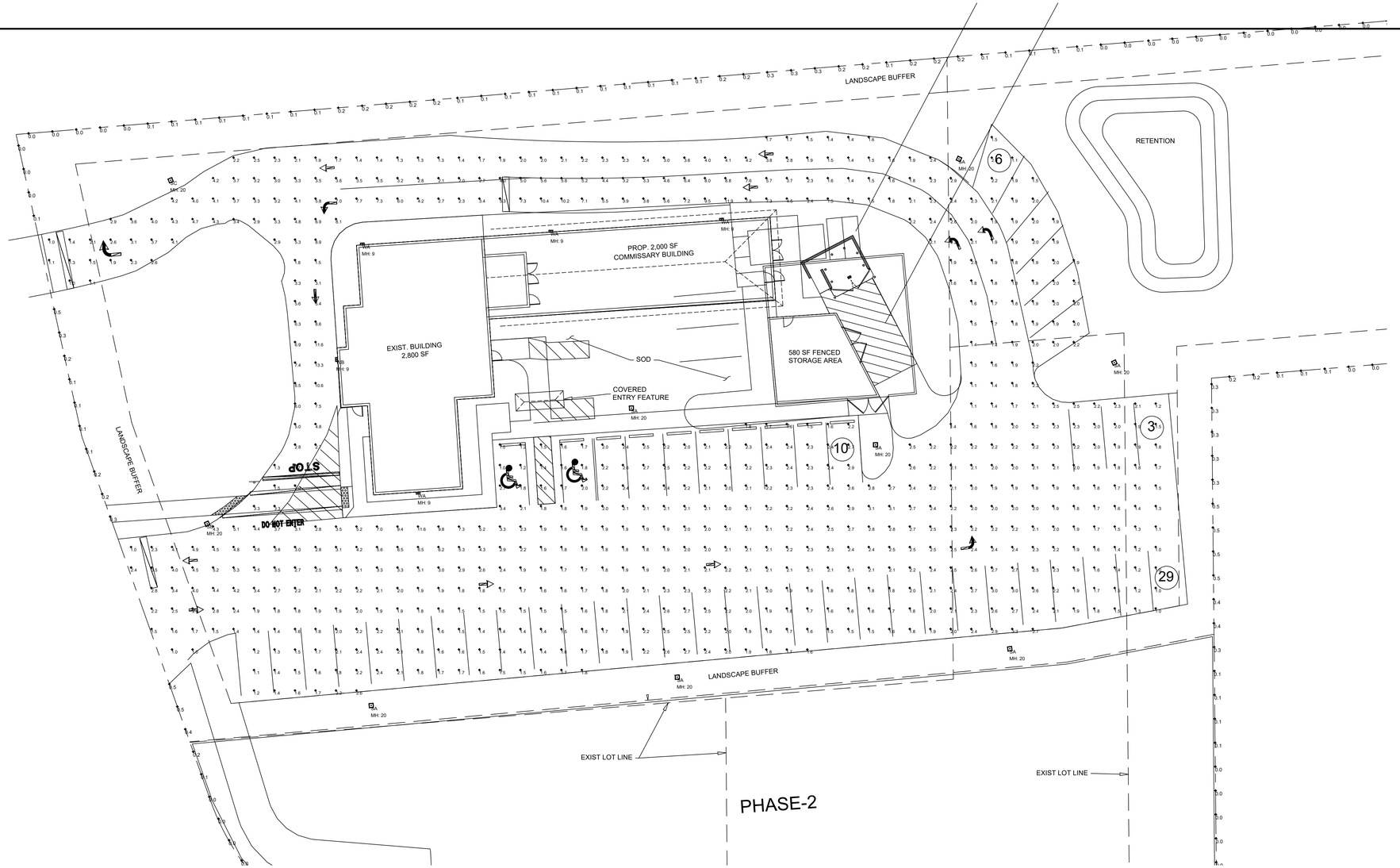
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 22-0601
Drawn By JWS
Submittal Dates 6-20-2022

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-2 of 2



MOONSWINERS

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED SITE LUMINAIRE	LUMARK	PRV-PA1B-740-U-T4W-FINISH/MA1017-XX	UNV	4000K	9738	LED	0-10V	74W	20' POLE	NOTE 1, 2
SB	LED SITE LUMINAIRE	LUMARK	PRV-PA1B-740-U-T2R-FINISH/MA1017-XX	UNV	4000K	9896	LED	0-10V	74W	20' POLE	NOTE 1, 2
SC	LED SITE LUMINAIRE	LUMARK	PRV-PA1B-740-U-T2R-FINISH-HSS/MA1017-XX	UNV	4000K	7815	LED	0-10V	74W	20' POLE	NOTE 1, 2
WA	WALLPACK	MCGRAW-EDISON	GWC-SA2A-740-U-T4W-FINISH	UNV	4000K	9658	LED	0-10V	66W	WALL	NOTE 1
WB	WALLPACK	MCGRAW-EDISON	GWC-SA2A-740-U-SL3-FINISH	UNV	4000K	9727	LED	0-10V	66W	WALL	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURES MOUNTED ON A VALMONT 20' DIRECT BURIAL POLE #1908-30504TE-P2-COOPER FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT **RYAN HUFF** AT LIGHTING DYNAMICS: **#772-285-7169**; RHUFF@LIGHTINGDYNAMICS.COM

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	7	SA	Single	9738	9738	0.900	74	74
	1	SB	Single	9896	9896	0.900	74	74
	1	SC	Single	7815	7815	0.900	74	74
	4	WA	Single	9658	9658	0.900	66	66
	1	WB	Single	9727	9727	0.900	66	66

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.59	13.3	1.0	2.59	13.30
PROPERTY LINE	Illuminance	Fc	0.09	0.5	0.0	N.A.	N.A.

PERMIT ISSUED -
CONSTRUCTION ISSUED -

revision | date

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744 Fax 772.595.1745
bbrown@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Brady L Brown
Florida License #58232
date
signed

project title: Moonswiners
Ft Pierce, FL

sheet title: Site Photometric

projt. no.: –
project manager: DM
checked by: BB
scale: AS NOTED
date: 06-30-2022

sheet
E1.1
project

@kk

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: DANA 7/11/22 01 Receipt no: 2224553

Year	Number	Type	SvcCd	Description	Amount
2022	7000011	PL		PLANNING DEPARTMENT	
					$515.00

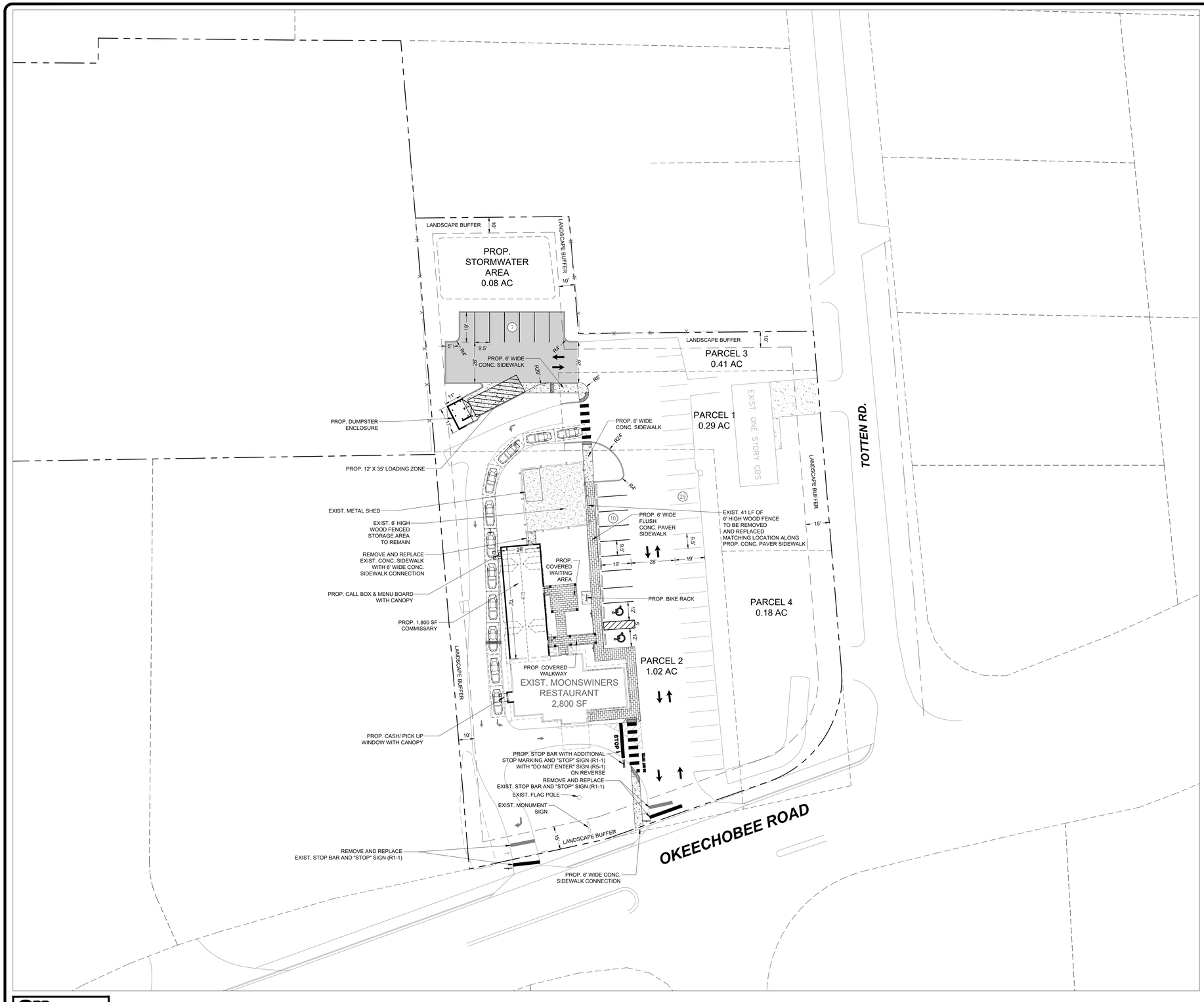
MOONSWINERS
CK FR/PAUL JACQUIN AND SONS
DESIGN REVIEW FEE SITE PLAN

Tender detail
CH Ref#: 150937 $515.00
Total tendered: $515.00
Total payment: $515.00

Trans date: 7/11/22 Time: 16:45:00

THANK YOU!

714145



LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- (11) PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STANDARD DUTY ASPHALT

SITE DATA

ZONING	CN, COMMERCIAL NEIGHBORHOOD C3, GENERAL COMMERCIAL
FUTURE LAND USE	COM, COMMERCIAL GC, GENERAL COMMERCIAL
PCN	PARCEL 1 - 2417-332-0014-000-7 PARCEL 2 - 2417-332-0016-000-1 PARCEL 3 - 2417-332-0013-000-0 PARCEL 4 - 2417-332-0017-000-8
EXISTING USE	COMMERCIAL
PROPOSED USE	COMMERCIAL

SITE AREAS

TOTAL SITE	82,764.0 SF	1.90 AC	100.00%
PARCEL 1	12,632.4 SF	0.29 AC	15.26%
PARCEL 2	44,431.2 SF	1.02 AC	53.68%
PARCEL 3	17,859.6 SF	0.41 AC	21.58%
PARCEL 4	7,840.8 SF	0.18 AC	9.48%

BUILDING & PARKING DATA

MOONSWINERS RESTAURANT

EXIST.: 2,800 SF

PROP.: 1,800 SF

TOTAL: 4,600 SF

TOTAL PARKING REQUIRED: 46 SPACES
1 SPACE PER 100 SQ FT

TOTAL PARKING PROVIDED: 46
(INCLUDES 2 ACCESSIBLE SPACES)

GRAPHIC SCALE
0 30 60
1" = 30'

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

THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS.THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

REDTAIL DG
p. 772.742.1555
holly@redtaildg.com

TM DESIGNED BY
AH DRAWN BY
RDTL SITE.DWG FILENAME
SIT LAYOUT
1" = 30' SCALE
5/27/2022 DATE

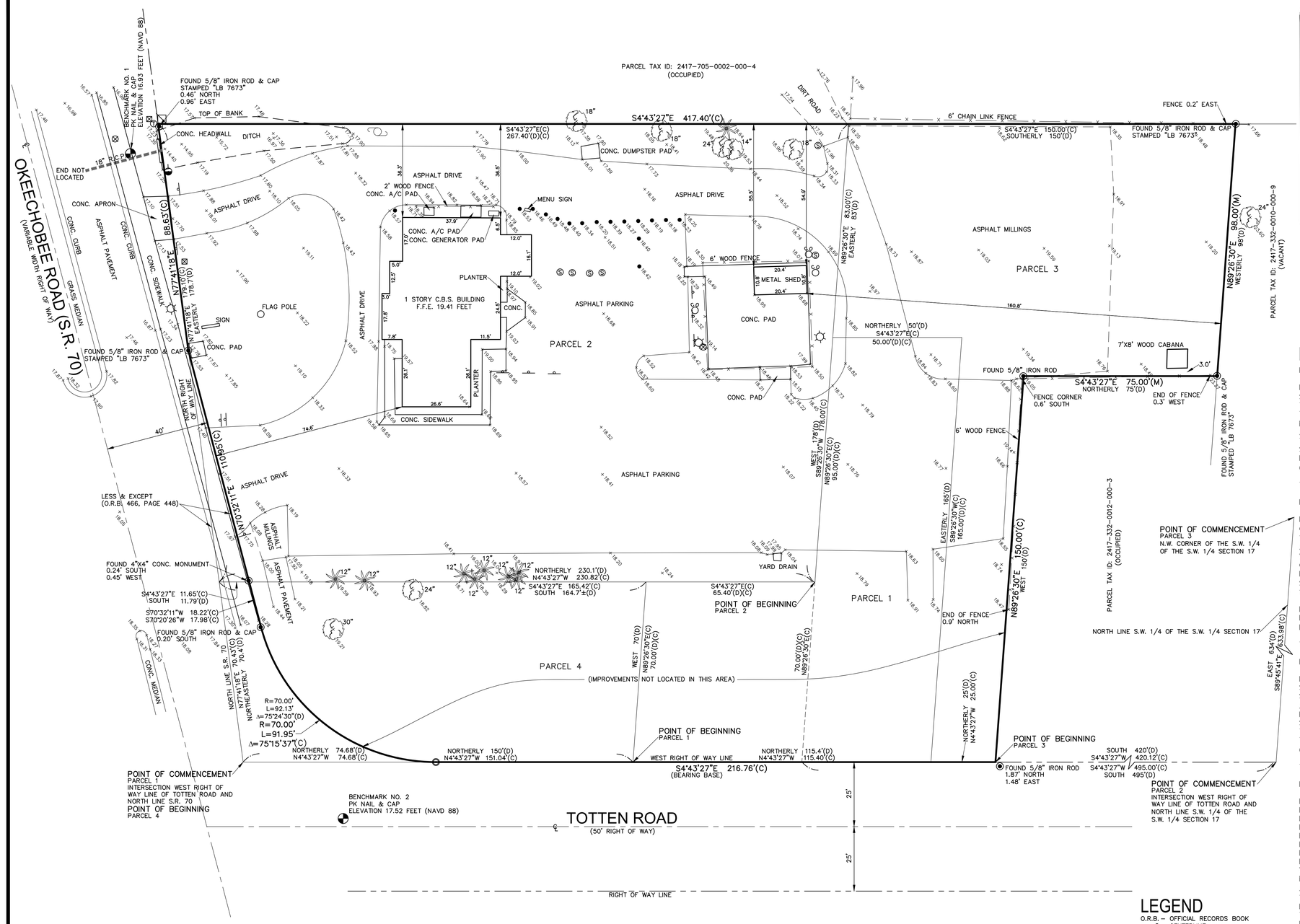
REVISION COMMENTS
DATE

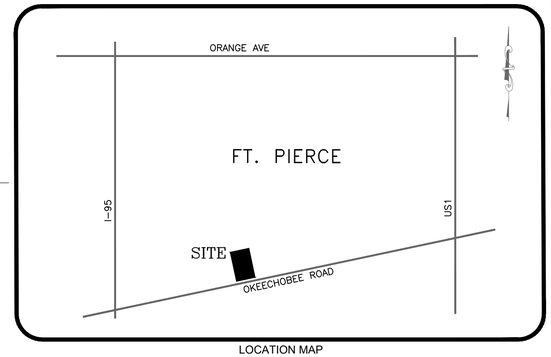
3900 OKEECHOBEE RD
MOONSWINERS BAR-B-Q EXPANSION
CONCEPTUAL SITE PLAN

FT. PIERCE FLORIDA

XX-XXX

1 OF 1





LOCATION MAP
(NOT TO SCALE)

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

DESCRIPTION

PARCEL 1

FROM THE INTERSECTION OF THE WEST LINE OF TOTTEN ROAD AND THE NORTH LINE OF STATE ROAD 70 (OKEECHOBEE ROAD) IN THE SW 1/4, OF THE SW 1/4, OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTHERLY ALONG SAID WEST LINE OF TOTTEN ROAD A DISTANCE OF 150 FEET FOR POINT OF BEGINNING; THENCE CONTINUE NORTHERLY 115.4 FEET; THENCE TO THE LEFT WITH AN INTERIOR ANGLE OF 94°44 1/2', A DISTANCE OF 165 FEET; THENCE SOUTHERLY PARALLEL WITH TOTTEN ROAD 50 FEET; THENCE EASTERLY PARALLEL TO ABOVE NORTH LINE A DISTANCE OF 95 FEET; THENCE SOUTHERLY PARALLEL WITH TOTTEN ROAD A DISTANCE OF 65.4 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING. (O.R.B. 662, PG. 134)

TOGETHER WITH:

PARCEL 2

FROM THE INTERSECTION OF THE WEST SIDE OF TOTTEN ROAD AS NOW LAID OUT NORTH OF STATE ROAD #8 (NOW STATE ROAD 70) AND THE NORTH LINE OF THE SW 1/4, OF THE SW 1/4, OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH ALONG SAID WEST LINE A DISTANCE OF 495 FEET, TO A STAKE; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SW 1/4, OF SW 1/4, A DISTANCE OF 70 FEET, TO POINT OF BEGINNING; THENCE CONTINUE WEST 178 FEET TO A STAKE; THENCE RUN SOUTH PARALLEL WITH SAID TOTTEN ROAD A DISTANCE OF 267.4 FEET TO THE NORTH SIDE OF STATE ROAD #8 (NOW STATE ROAD 70); THENCE RUN EASTERLY ALONG SAID NORTH LINE 178.7 FEET TO A STAKE; THENCE RUN NORTHERLY 230.1 FEET TO POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN DEED BOOK 240, PAGE 519, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA. (O.R.B. 466, PG. 44B)

TOGETHER WITH:

PARCEL 3

FROM THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST RUN EAST ALONG NORTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER, 634 FEET; THENCE SOUTH WITH INTERIOR ANGLE OF 94°44 1 /2 MINUTES ALONG WEST SIDE OF RD 420 FEET TO POINT OF BEGINNING, THENCE WEST PARALLEL VVITH NORTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER 150 FEET; THENCE NORTHERLY 75 FEET; THENCE WESTERLY 98 FEET; THENCE SOUTHERLY 150 FEET; THENCE EASTERLY 83 FEET; THENCE NORTHERLY 50 FEET; THENCE EASTERLY 165 FEET; THENCE NORTHERLY 25 FEET TO POINT OF BEGINNING. (O.R.B. 3285, PG. 346)

TOGETHER WITH,

PARCEL 4

BEGINNING AT THE NW CORNER OF INTERSECTION OF OKEECHOBEE ROAD AND TOTTEN ROAD; THENCE RUN NORTH ALONG THE WEST RIGHT OF WAY LINE OF TOTTEN ROAD 150 FEET; THENCE VVEST 70 FEET; THENCE SOUTH 164.7 FEET, MORE OR LESS TO THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD 70.4 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS A PORTION THEREOF DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD AND THE WEST RIGHT OF WAY LINE OF TOTTEN ROAD AND RUN NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 74.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 70 FEET; THENCE RUN SOUTHWESTERLY 92.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEGREES 24'30" TO THE END OF SAID CURVE; THENCE SOUTH 70 DEGREES 20'26" WEST 17.98 FEET; THENCE RUN SOUTH 11.79 FEET TO THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD; THENCE RUN NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 70.4 FEET TO THE POINT OF BEGINNING.

THE ABOVE LAND LYING AND BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA (O.R.B. 3373, PG. 408)

CERTIFIED TO

JACQUIN & SONS, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CIVILSURV DESIGN GROUP, INC.

_____

BY: BRIAN C. KIERNAN DATE OF SIGNATURE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6101

LEGEND

O.R.B. – OFFICIAL RECORDS BOOK
℄ – CENTERLINE
(P) – PLAT
(M) – MEASURED
(D) – DEED
(C) – CALCULATED
L.B. – LICENSED BUSINESS
CONC. – CONCRETE
C.M.P. – CORRUGATED METAL PIPE
INV – INVERT
EL – ELEVATION
F.F.E. – FINISH FLOOR ELEVATION
P.U.E. – PUBLIC UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
OHU – OVERHEAD UTILITY LINE
– WOOD POWER POLE
– GUY ANCHOR
C.C.R. – CERTIFIED CORNER RECORD
– LIGHT POLE
– WATER METER
I.D. – IDENTIFICATION
– TELEPHONE RISER
M.E.S. – MITERED END SECTION
– ELECTRICAL BOX
– CONCRETE POWER POLE
HDPE – HIGH DENSITY POLY ETHYLENE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
– SANITARY CLEAN–OUT
– 4" BOLLARD
– OAK TREE
– PALM TREE

SURVEYOR'S NOTES

1. THIS SURVEY MAP OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. HORIZONTAL RELATIONSHIPS, AS SHOWN HEREON, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NSRS 2011).
3. THE WEST RIGHT OF WAY LINE OF TOTTEN ROAD IS ASSUMED TO BEAR SOUTH 04°43'27" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
4. THE HORIZONTAL LOCATION OF NON–DIMENSIONED FEATURES ARE PLOTTED TO SCALE, UNLESS NOTED OTHERWISE.
5. SYMBOLS SHOWN WITHIN THIS DRAWING ARE NOT SCALE DEPENDENT.
6. DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
7. FIELD SURVEY LAST CONDUCTED ON MARCH 10, 2022.
8. OVERALL PARCEL CONTAINS 1.92 ACRES, MORE OR LESS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
11. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
12. LIMITS OF WETLANDS, IF ANY, UNDER GOVERNMENT JURISDICTION, WERE NOT DETERMINED AS PART OF THIS SURVEY.
13. BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE COUNTY PRIOR TO CONSTRUCTION.
14. TREE SIZES SHOWN NEXT TO TREE SYMBOLS WERE TAKEN AT BREAST HEIGHT AND ARE IN INCHES OF A FOOT.
15. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

REVISIONS

CIVILSURV
CIVILSURV DESIGN GROUP, INC.
444 4TH LANE S.W., VERO BEACH, FL 32962 Tel: 772-323-2244

DATE: 03/10/22 | FIELD BOOK(s): 861
SCALE: 1"=20' | DRAWN BY: BK
PROJECT NO: | CHECKED BY: SW
M:\DOWNINGS, RUDY TOPO\ TREE.DWG
BY JUMPER, 2015

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
MOONSWINERS - 3900 OKEECHOBEE ROAD
FT. PIERCE, FLORIDA

SHEET NO.
1
OF
1

Technical Review Committee **2. i.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Preliminary Plat - Sante Hernando - 601 Hernando Street

LOCATION

601 Hernando Street

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

Memo

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 08/04/2022 02:23 PM

Final Approval Date: 08/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-09000004 (Preliminary Plat)
BOARD DATE	:	August 18, 2022

Preliminary Plat – Sante Hernando

Attached is an Application for a Preliminary Plat for the subject property located at 601 Hernando Street. The applicant is requesting the review and approval of a Preliminary Plat to subdivide approximately .81 acres into 6 platted lots.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location 601 Hernando Street

Parcel ID #(s) 2401-502-0085-000-7

Project description Preliminary Plat - Subdivision of the property into 6 separate lots

Christopher Sante and Pamela Sante	RedtailDG - Tod Mowery, AICp
Property Owner(s)	**Applicant/Representative, Title, Company**
PO Box 373006	100 S. 2nd Street
Street Address	Street Address
Key Largo FL 33037	Fort Pierce FL 34950
City State Zip	City State Zip
	772-742-1555
Phone Number	Phone Number
santechris@yahoo.com	todm@redtaildg.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY of Monroe

The foregoing instrument was acknowledged before me this 12th day of July, 2022, by Chris Sante who is personally known to me or has produced _____ as identification.

Signature of Notary

Seal

ANN E. SANTE
MY COMMISSION # HH 130463
EXPIRES: September 17, 2025
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp

☑ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	0100 - SF Res	HIR	R-4A
South	0900 - ResCommonElemnt	HIR	R-4A
East	0000 - Vac Res	HIR	R-4A
West	0000 - Vac Res 0300 - M-F >= 10U	HIR	R-4A

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIR	R-4A	8 DU PER ACRE	0.78	AE (EL-5)
****Proposed**	HIR	R-4A	8 DU PER ACRE	0.78	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 6 X 2.6 X 100 GDP = 1,560
Current Zoning/FLU	Total gallons per day 1,300
**Proposed Zoning/FLU	Total gallons per day 1,560
**Change in Demand	Total gallons per day 260

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 6 X 2.6 X 100 GDP = 1,560
Current Zoning/FLU	Total gallons per day 1,300
**Proposed Zoning/FLU	Total gallons per day 1,560
**Change in Demand	Total gallons per day 260

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	885	885	0
Urban District	5 acres per 1,000 people	221	221	0
Community	2.5 acres per 1,000 people	111	111	0
Neighborhood	1.36 acres per 1,000 people	60	60	0

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

	K-8	High
School Name	Fort Pierce Elementary School	Fort Pierce Westwood HS
City	Fort Pierce	Fort Pierce
Distance	4.3 miles	7.2 miles
Current Zoning/FLU Enrollment Demand	1	1
****Proposed Zoning/FLU Enrollment Demand**	1	1
****Change in Demand**	0	0

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	R-4A
****Proposed Zoning/FLU**	R-4A
***Change in Demand**	0

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

Impact	No impact

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	R-4A / HIR	5am/pm peak hours trips
****Proposed Zoning/FLU**	R-4A / HIR	5am/pm peak hours trips
***Change in Demand**	Trips 35 vs 35 = 0 trips	Trips no peak hour trip change
Impact to Capacity	No impact	

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached		5	0.78		
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? 1,676

2. What is the current use of the structure to be demolished or re-used? 0800 - M-F < 10U

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

C. Exemptions Requested:

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3836645 OR BOOK 3520 PAGE 1422, Recorded 05/21/2013 at 01:53
Doc Tax: $1046.50

THIS DOCUMENT PREPARED BY:
Bridget M. Grimsley, Esquire
SUNDSTROM, FRIEDMAN & FUMERO, LLP
766 N. Sun Drive, Suite 4030
Lake Mary, FL 32746

2401-502-0085-000-7
Parcel ID Number

WARRANTY DEED

Made this 14th day of May, 2013 A.D. by Diane L. Strickland, an unmarried woman, individually and as Trustee of an unrecorded Land Trust Agreement called the 601 Hernando Land Trust dated February 22, 2009, whose address is 3007 SE Lexington Lakes Drive, Stuart, FL 34994 (hereinafter "Grantor"), and Christopher Sante and Pamela Sante, husband and wife, whose address is P.O. Box 3006, Key Largo, FL 33037 (hereinafter "Grantees"):

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

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations to said Grantor in hand paid by said Grantees, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land lying situate in St. Lucie County, Florida, viz:

Lots 2, 4, and 6, Block 8, of REVISED PLAT OF PALM HAVEN SUBDIVISION UNIT ONE, according to the Plat thereof, as recorded in Plat Book 8, Page 44, of the Public Records of St. Lucie County, Florida

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor, Diane L. Strickland, individually and as Trustee of the 601 Hernando Land Trust dated February 22, 2009 has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan Stevens
Printed Name: Susan Stevens

Caitlin Kerstner
Printed Name: Caitlin Kerstner

Diane L. Strickland
Diane L. Strickland, individually, and as Trustee of the 601 Hernando Land Trust dated February 22, 2009

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 14th day of May, 2013, by Diane L. Strickland, individually and as Trustee of the 601 Hernando Land Trust dated February 22, 2009, who is personally known to me or who has produced _____ as identification.

Susan Stevens
Notary Public - State of Florida
Printed Name: SUSAN STEVENS
My Commission Expires: 12-9-2015

NOTARY PUBLIC STATE OF FLORIDA
SUSAN STEVENS
MY COMMISSION # EE 120229
EXPIRES: December 9, 2015
Bonded Thru Budget Notary Services

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
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Printed Name: Caitlin Kerstner

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STATE OF FLORIDA
COUNTY OF Martin

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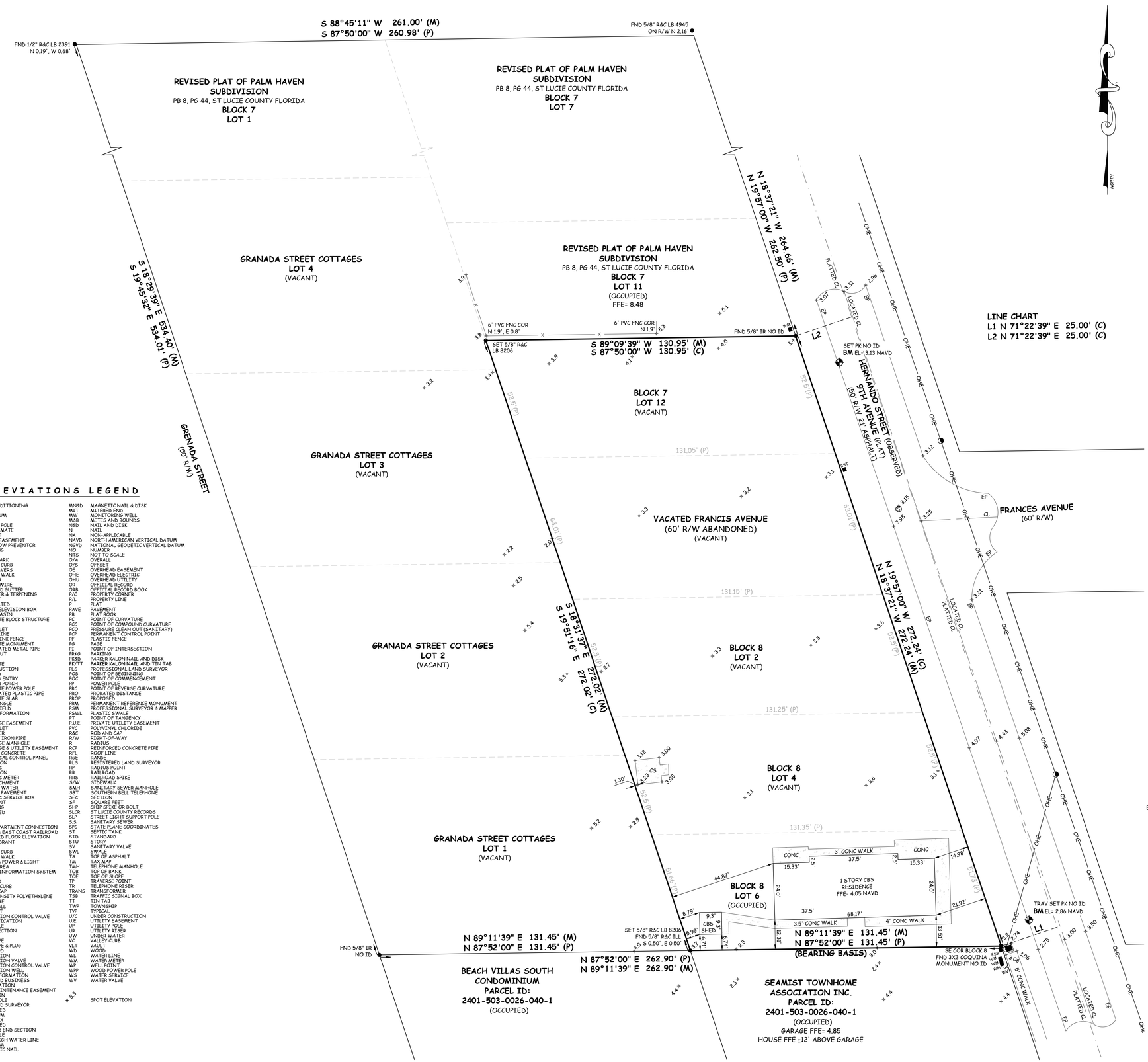
Notary Public - State of Florida
Printed Name: SUSAN STEVENS
My Commission Expires: 12-9-2015

NOTARY PUBLIC STATE OF FLORIDA
SUSAN STEVENS
MY COMMISSION # EE 120229
EXPIRES: December 9, 2015
Bonded Thru Budget Notary Services



ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING	MN&D	MAGNETIC NAIL & DISK
AC	ACRE	MIT	MITERED END
AL	ALUMINUM	MW	MONITORING WELL
ANC	ANCHOR	M&B	METES AND BOUNDS
AP	ANCHOR POLE	N&D	NAIL AND DISK
APRX	APPROXIMATE	N	NAIL
ASP	ASPHALT	NA	NON-APPLICABLE
BE	BUFFER EASEMENT	NAVD	NORTH AMERICAN VERTICAL DATUM
BFP	BACK FLOW PREVENTOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM
BLDG	BUILDING	NO	NUMBER
BLK	BLOCK	NTS	NOT TO SCALE
BM	BENCHMARK	O/A	OVERALL
BOC	BACK OF CURB	O/S	OFFSET
BP	BRICK PAVERS	OE	OVERHEAD EASEMENT
BOW	BACK OF WALK	OHE	OVERHEAD ELECTRIC
BRG	BEARING	OHU	OVERHEAD UTILITY
BW	BARBED WIRE	OR	OFFICIAL RECORD
C&G	CURB AND GUTTER	ORB	OFFICIAL RECORD BOOK
CAT	CULPEPPER & TERPENING	P/C	PROPERTY CORNER
C/O	CUT OUT	P/L	PROPERTY LINE
C	CALCULATED	P	PLAT
CATV	CABLE TELEVISION BOX	PAVE	PAVEMENT
CB	CATCH BASIN	PB	PLAT BOOK
CBS	CONCRETE BLOCK STRUCTURE	PC	POINT OF CURVATURE
CHD	CHORD	PCC	POINT OF COMPOUND CURVATURE
CT	CURB INLET	PCO	PRESSURE CLEAN OUT (SANITARY)
CL	CENTERLINE	POP	PERMANENT CONTROL POINT
CLF	CHAIN LINK FENCE	PF	PLASTIC FENCE
CM	CONCRETE MONUMENT	PG	PAGE
CMP	CORRUGATED METAL PIPE	PI	POINT OF INTERSECTION
CO	CLEAN OUT	PRKG	PARKING
COR	CORNER	PK&D	PARKER KALON NAIL AND DISK
CONC	CONCRETE	PK/TT	PARKER KALON NAIL AND TIN TAB
CONST	CONSTRUCTION	PLS	PROFESSIONAL LAND SURVEYOR
COV	COVERED	POB	POINT OF BEGINNING
CE	COVERED ENTRY	POC	POINT OF COMMENCEMENT
COVP	COVERED PORCH	PP	POWER POLE
CPP	CONCRETE POWER POLE	PRC	POINT OF REVERSE CURVATURE
CPPIPE	CORRUGATED PLASTIC PIPE	PRO	PRORATED DISTANCE
CS	CONCRETE SLAB	PROP	PROPOSED
Δ	DELTA ANGLE	PRM	PERMANENT REFERENCE MONUMENT
D/F	DRAIN FIELD	PSM	PROFESSIONAL SURVEYOR & MAPPER
D	DEED INFORMATION	PSWL	PLASTIC SWALE
DC	"D" CURB	PT	POINT OF TANGENCY
D.E.	DRAINAGE EASEMENT	P.U.E.	PRIVATE UTILITY EASEMENT
DI	DROP INLET	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	R&C	ROD AND CAP
DIP	DUCTILE IRON PIPE	R/W	RIGHT-OF-WAY
DMH	DRAINAGE MANHOLE	R	RADIUS
DUE	DRAINAGE & UTILITY EASEMENT	RCP	REINFORCED CONCRETE PIPE
EC	EDGE OF CONCRETE	RFL	ROOF LINE
ECP	ELECTRICAL CONTROL PANEL	RGE	RANGE
EL	ELEVATION	RLS	REGISTERED LAND SURVEYOR
ELEC	ELECTRIC	RP	RADIUS POINT
ELEV	ELEVATION	RR	RAILROAD
EM	ELECTRIC METER	RRS	RAILROAD SPIKE
ENC	ENCROACHMENT	S/W	SIDEWALK
EOW	EDGE OF WATER	SMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	SBT	SOUTHERN BELL TELEPHONE
ESB	ELECTRIC SERVICE BOX	SEC	SECTION
ESMT	EASEMENT	SF	SQUARE FEET
EX	EXISTING	SHP	SHIP SPIKE OR BOLT
EXT	EXTENDED	SLCR	ST LUCIE COUNTY RECORDS
FNC	FENCE	SLP	STREET LIGHT SUPPORT POLE
FC	"F" CURB	S.S.	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SPC	STATE PLANE COORDINATES
FECRR	FLORIDA EAST COAST RAILROAD	ST	SEPTIC TANK
FFE	FINISHED FLOOR ELEVATION	STD	STANDARD
FH	FIRE HYDRANT	STU	STORY
FND	FOUND	SV	SANITARY VALVE
FOC	FACE OF CURB	SWL	SWALE
FOW	FACE OF WALK	TA	TOP OF ASPHALT
FPL	FLORIDA POWER & LIGHT	TM	TAX MAP
GA	GREEN AREA	TMH	TELEPHONE MANHOLE
GIS	GLOBAL INFORMATION SYSTEM	TOB	TOP OF BANK
GND	GROUND	TOE	TOE OF SLOPE
GRD	GRINDER	TP	TRAVERSE POINT
HC	HEADER CURB	TR	TELEPHONE RISER
HCP	HANDI-CAP	TRANS	TRANSFORMER
HDPE	HIGH DENSITY POLYETHYLENE	TSB	TRAFFIC SIGNAL BOX
HGW	HOG WIRE	TT	TIN TAB
HW	HEADWALL	TWP	TOWNSHIP
HYD	HYDRANT	TYP	TYPICAL
ICV	IRRIGATION CONTROL VALVE	U/C	UNDER CONSTRUCTION
ID	IDENTIFICATION	U/E	UTILITY EASEMENT
ILL	ILLEGIBLE	UP	UTILITY POLE
INT	INTERSECTION	UR	UTILITY RISER
INV	INVERT	UW	UNDER WATER
IP	IRON PIPE	VC	VALLEY CURB
IP&P	IRON PIPE & PLUG	VLT	VAULT
IR	IRON ROD	WD	WOOD
IRR	IRRIGATION	WL	WATER LINE
IV	IRRIGATION VALVE	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WP	WELL POINT
IW	IRRIGATION WELL	WPP	WOOD POWER POLE
L1	LINE INFORMATION	WS	WATER SERVICE
LB	LICENSED BUSINESS	WV	WATER VALVE
LFST	LIFT STATION		
LME	LAKE MAINTENANCE EASEMENT		
LOC	LOCATION	✦5.3	SPOT ELEVATION
LP	LIGHT POLE		
LS	LICENSED SURVEYOR		
M	MEASURED		
MAX	MAXIMUM		
MB	MAIL BOX		
MEAS	MEASURED		
MES	MITERED END SECTION		
MH	MAN HOLE		
MHWL	MEAN HIGH WATER LINE		
MIN	MINIMUM		
MN	MAGNETIC NAIL		

LEGAL DESCRIPTION:
LOT 12, BLOCK 7 TOGETHER WITH THE NORTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 AND LOTS 2, 4, AND 6, BLOCK 8, TOGETHER WITH THE SOUTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 REVISED PLAT OF PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 44 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FT PIERCE, ST LUCIE COUNTY, FLORIDA.

ADDRESS: 601 HERNANDO STREET
FORT PIERCE, FLORIDA 34949

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

BEARINGS ARE BASED ON THE SOUTH PROPERTY LINE OF LOT 6, REVISED PLAT OF PALM HAVEN SUBDIVISION, SAID BEARING BEING N 89°11'39" E. BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM ON 1983 (1990 ADJUSTMENTS.)

ELEVATIONS ARE IN FEET AND RELATED TO THE ST. LUCIE GIS BENCHMARK "JBW", HAVING A PUBLISHED ELEVATION= 2.2587 (METERS) NAVD (NORTH AMERICAN VERTICAL DATUM,) THEN CONVERTED TO 7.41 (FEET) NAVD (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

PROPERTY LIES IN F.I.R.M. ZONE "AE 5", AS PER MAP NUMBER 12111C0183K, DATED 02-19-20. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

PUBLIC WATER & SEWER AVAILABLE.

BOUNDARY DIMENSIONS SHOWN ARE PER PLAT AND FIELD MEASURE UNLESS OTHERWISE NOTED.

THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

LEGAL DESCRIPTION WRITTEN BY SURVEYOR.

COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.03 FOOT PLUS OR MINUS.

ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS.

LOTS CONTAINS 34,003 SQUARE FEET OR 0.78 ACRES.

BOUNDARY & TOPOGRAPHIC SURVEY FIELD DATE: 03-27-21.
LAST DATE OF FIELD WORK (UPDATE SURVEY): 05-18-22.

CERTIFIED TO: CHRIS SANTE

LEGEND

	= POSTED SIGN	BST	= BELLSOUTH TELEPHONE RISER
	= LIGHT POLE	BS	= BELLSOUTH TELEPHONE MANHOLE
	= WOOD POWER POLE	GT	= GREASE TRAP
WPB	= WIRE PULL BOX	TS	= TRAFFIC SIGNAL BOX
BFP	= BACK-FLOW PREVENTOR	DDCV	= DOUBLE DETECTOR CHECK VALVE
WM	= WATER METER	FDC	= FIRE DEPARTMENT CONECTOR
WV	= WATER VALVE	FIP	= FIRE INDICATOR POST
	= FIRE HYDRANT	ELC	= ELECTRIC METER
CO	= CLEAN-OUT	GV	= GAS VALVE
	= CURB INLET TYPE 6		= CATCH BASIN
S	= SANITARY MANHOLE	MES	= MITERED END SECTION
D	= DRAINAGE MANHOLE		= CONCRETE POWER POLE
YRD	= YARD DRAIN	ESB	= ELECTRIC SERVICE BOX
IV	= IRRIGATION VALVE	AV	= AIR RELEASE VALVE
ICV	= IRRIGATION CONTROL VALVE	SV	= SANITARY VALVE

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 03, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
590 NW PEACOCK BLVD., SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

VELCON
ENGINEERING & SURVEYING

BOUNDARY & TOPOGRAPHIC SURVEY
LYING IN A PORTION OF
SECTION 1, TOWNSHIP 35S, RANGE 40E
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

REVISIONS	BY	DATE

DRAWN BY: GJS
APPROVED BY: R. KEMERSON
SCALE: 1" = 20'
DATE: 04-06-21
FIELD BOOK/PAGES: PLANS

JOB NUMBER: 21-2068

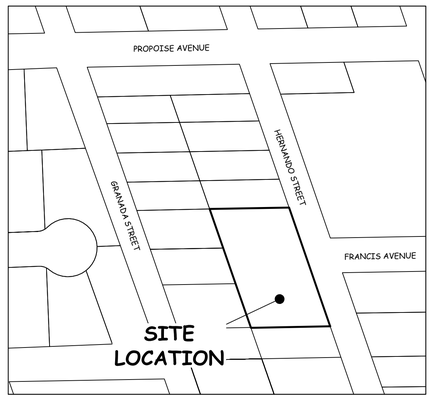
SHEET: 1 OF 1

N:\Projects\2021\21-2068 Sante- Hernando St\21-2068 BNDY TOPO.dwg, 5/19/2022 1:21:54 PM, AutoCAD PDF (General Documentation).pc3

PLAT BOOK: _____
PAGE: _____

HERNANDO SUBDIVISION

BEING A REPLAT OF LOT 12, BLOCK 7 TOGETHER WITH THE NORTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 AND LOTS 2, 4, AND 6, BLOCK 8, TOGETHER WITH THE SOUTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 REVISED PLAT OF PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 44 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FT PIERCE, ST LUCIE COUNTY, FLORIDA.



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 12, BLOCK 7 TOGETHER WITH THE NORTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 AND LOTS 2, 4, AND 6, BLOCK 8, TOGETHER WITH THE SOUTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 REVISED PLAT OF PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 44 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FT PIERCE, ST LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF _____

CHRISTOPHER SANTE AND PAMELA SANTE DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON. AS HERNANDO SUBDIVISION AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

WITNESS: _____

PRINTED NAME: _____

WITNESS: _____

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ON LINE NOTARIZATION. THIS _____ DAY OF _____ 2022, BY _____
HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY PUBLIC

_____
PRINT NAME

STATE OF FLORIDA AT LARGE
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, RUSSELL YAGEL, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF APRIL 28, 2022:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF LOT 12, BLOCK 7, TOGETHER WITH THE N 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 OF REVISED PLAT OF PALM HAVEN SUBDIVISION UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 44, OF THE PUBLIC RECORDS OF ST. LUCIE, COUNTY, FLORIDA.

AND

2. LOTS 2, 4 AND 6, BLOCK 8, TOGETHER WITH THE S 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 OF REVISED PLAT OF PALM HAVEN SUBDIVISION UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 44, OF THE PUBLIC RECORDS OF ST, LUCIE, COUNTY, FLORIDA.

3. THE NAME OF CHRISTOPHER SANTE AND PAMELA SANTE.

4. ALL RECORDED MORTGAGES ARE SATISFIED AND THERE ARE NO MORTGAGES OR LIEN OF RECORD, ENCUMBERING THE LAND.

5. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO THE SECTION 197192, FLORIDA STATUES, HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2022.

BY: _____

RUSSELL YAGEL
FLORIDA BAR NO _____672

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2022.

BY _____
PRINT NAME:_____
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO._____

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE R-4, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, AS SET FORTH IN SECTION 125-194 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2022.

BY _____
JENNIFER HOFMEISTER-DREW, AICP
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2022.

BY: _____
TANYA EARLEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2022.

FORT PIERCE CITY COMMISSION

BY:_____
LINDA COX
CITY CLERK

CLERK'S RECORDING CERTIFICATE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2022.

BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THIS PLAT OF HERNANDO SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART, FLORIDA.

DATED THIS _____ DAY OF _____, 2022.

_____
ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENCE NO. 6285

GENERAL PLAT NOTES:

1. PROPERTY LIES IN F.I.R.M. ZONE "AE 5", AS PER MAP NUMBER 12111C0183K, DATED 02-19-20.

2. THE BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS.) REFERENCE BEARING OF N 89°11'39" E, ALONG THE SOUTH PROPERTY LINE OF LOT 6, REVISED PLAT OF PALM HAVEN SUBDIVISION.

3. COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION – FLORIDA PERMANENT REFERENCE NETWORK (FDOT-FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.03 FOOT PLUS OR MINUS.

4. PLAT CONTAINS 34,003 SQUARE FEET OR 0.78 ACRES, MORE OR LESS.

5. PLAT CONTAINS 6 LOTS.

6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT PREPARED BY:

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
1449 NW COMMERCE CENTRE DRIVE
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

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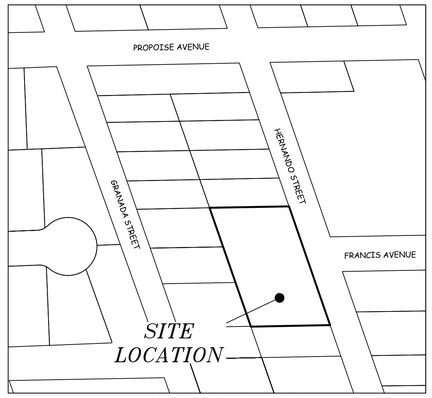
HERNANDO SUBDIVISION

PLAT BOOK: _____
PAGE: _____

BEING A REPLAT OF LOT 12, BLOCK 7 TOGETHER WITH THE NORTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 12 AND LOTS 2, 4, AND 6, BLOCK 8, TOGETHER WITH THE SOUTH 1/2 OF ABANDONED FRANCIS AVENUE ADJACENT TO LOT 2 REVISED PLAT OF PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 44 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FT PIERCE, ST LUCIE COUNTY, FLORIDA.



LOCATION MAP
(NOT TO SCALE)

GRANADA STREET COTTAGES
PARCEL ID: 2401-525-0004-000-7
LOT 4

REVISED PLAT OF PALM HAVEN SUBDIVISION
PB 8, PG 44, ST LUCIE COUNTY FLORIDA
BLOCK 7
LOT 11
PARCEL ID: 2401-502-0082-000-6

N: 1138235.41
E: 886022.30

S 89°09'39" W 130.95'

50.00'

L2

LOT 6
CONTAINS 5,685 SF
OR 0.13 ACRES±

45.52'

45.64'

N 89°11'39" E 131.05'

GRANADA STREET COTTAGES
PARCEL ID: 2401-525-0003-000-0
LOT 3

LOT 5
CONTAINS 5,657 SF
OR 0.13 ACRES±

45.30'

45.32'

N 89°11'39" E 131.13'

CL HERNANDO STREET
(50' R/W)

CL FRANCES AVENUE
(60' R/W)

LOT 4
CONTAINS 5,660 SF
OR 0.13 ACRES±

S 18°31'37" E 45.30'

N 18°37'21" W 45.32'

N 89°11'39" E 131.21'

GRANADA STREET COTTAGES
PARCEL ID: 2401-525-0002-000-3
LOT 2

2772.02'

LOT 3
CONTAINS 5,663 SF
OR 0.13 ACRES±

45.30'

45.32'

N 89°11'39" E 131.29'

LOT 2
CONTAINS 5,667 SF
OR 0.13 ACRES±

45.30'

45.32'

N 89°11'39" E 131.37'

GRANADA STREET COTTAGES
PARCEL ID: 2401-525-0001-000-6
LOT 1

LOT 1
CONTAINS 5,670 SF
OR 0.13 ACRES±

45.30'

45.32'

L1

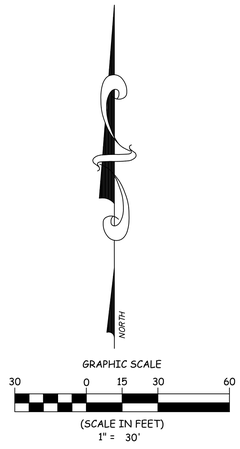
50.00'

N 89°11'39" E 131.45'
(BEARING BASIS)

SE COR BLOCK 8
FND 3X3 COQUINA
MONUMENT NO ID
N: 1137979.35
E: 886240.17

BEACH VILLAS SOUTH
CONDOMINIUM
PARCEL ID: 2401-515-0001-000-5

SEAMIST TOWNHOME
ASSOCIATION INC.
PARCEL ID: 2401-503-0026-010-2



ABBREVIATION SCHEDULE

CL	*CENTERLINE*
COR	*CORNER*
FND	*FOUND*
ID	*IDENTIFICATION*
LI	*LINE INFORMATION*
PB	*PLAT BOOK*
PG	*PAGE*
R/W	*RIGHT OF WAY*
SF	*SQUARE FEET*
●	*SET 5/8" ROD & CAP PRM LB# 8206*
○	*SET 5/8" ROD & CAP LB# 8206*

LINE CHART

L1	N 71°22'39" E	25.00'
L2	N 71°22'39" E	25.00'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT PREPARED BY:

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Technical Review Committee **2. j.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Preliminary Plat/Resubmittal of Planned Development and Site Plan - Project Hunt - 7325 Pruitt Research Road

LOCATION

7325 Pruitt Research Center Road

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

N/A

Attachments

Memo

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 08/04/2022 05:55 PM

Final Approval Date: 08/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #22-09000005 Preliminary Plat/Resubmittal of PD/Site Plan (Development & Design Review)
BOARD DATE	:	August 18, 2022

Preliminary Plat/Resubmittal of PD/Site Plan (Development & Design Review)

– Project Hunt

Attached is an Application for a Preliminary Plat/Resubmittal of PD/Site Plan (Development & Design Review) for the subject property located at or near 7325 Pruitt Research Center Road. The applicant is requesting the review and approval of all applications.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location 7325 Pruitt Research Center Road

Parcel ID #(s) 2323-501-0001-000-3

Project description Comp. Plan Amendment and Rezoning to PD to allow for a Commercial Subdivision

L&R, Inc.	Brian Nolan, AICP, ASLA (Representative) - Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
L. Ward Huntley	
Street Address	**Street Address**
1890 Kingsley Avenue, Ste 102	701 SE Ocean Blvd.
City / **State** / **Zip**	**City** / **State** / **Zip**
Orange Park / FL / 32073	Stuart / FL / 34994
Phone Number	**Phone Number**
904-272-0435	772.220.2100
Email Address	**Email Address**
boganhuntley@gmail.com	bnolan@lucidodesign.com

***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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- CLAY COUNTY

The foregoing instrument was acknowledged before me this 15th day of March, 2021, by L. Ward Huntley who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

AMY L. VAUGHN
Commission # GG 227022
Expires June 11, 2022
Bonded Thru Troy Faln Insurance 800-385-7019

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☑ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

lucido&associates

July 26, 2022

Mr. Vennis Gilmore, Sr. Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Project Hunt – Project Narrative
Our Reference Number: 20-570

Dear Mr. Gilmore,

Project Hunt is a proposed commercial subdivision, to be comprised of (3) platted Lots, a Road Tract, Stormwater Tract, and associated easements and buffers. The subject is currently comprised of (1) parcel of land totaling 19.54 ac. and is currently assigned the RM Future Land Use classification and the R4 Zoning designation. The subject parcel was previously cleared and rough graded, with a stormwater pond having been excavated, all intended to support a previously proposed development that ultimately did not proceed.

To allow for the current proposed development, a FLUMA is being requested to amend the Future Land Use to GC, along with a concurrent Zoning Atlas Map Amendment to amend the zoning designation to PD. Additionally, a Site Plan is also being concurrently processed to allow for the future construction of a proposed "Thermo King" facility on Lot 1. The proposed Thermo King facility will comprise a building housing airconditioned office space, a 4-bay garage/warehouse area wherein semitrailer refrigeration units can be serviced and/or installed, and a covered open air flex space attached to the rear of the building; vehicle and trailer parking areas are also proposed. Additionally, a Plat is also being submitted with the aforementioned requests to allow for the creation and future conveyance of the proposed Lots.

Access to the subdivision will be accommodated for via an existing, but expanded, driveway connection to Pruitt Research Center Road. Access to each of the (3) proposed platted Lots will be accommodated for via a platted 70' wide Road Tract. A proposed 20' wide Lake Access Easement is proposed to access the Stormwater Tract from the internal Road Tract, along with a 12' wide Lake Maintenance Path around the stormwater pond to allow for adequate maintenance.

All lots will utilize the proposed stormwater pond within the Stormwater Tract, with conveyance of stormwater to such pond being accommodated for via the use of below grounding piping and perimeter swales (swales will lie within platted drainage easements. The existing stormwater pond will be expended, as noted on the Site Plan, to accommodate the stormwater needs for all Lots and the Road Tract.

Water and sewer will be provided to each lot, with such utilities being brought into the subject from Pruitt Research Center Road, with a sanitary lift station (within an easement) proposed between Lots 1 and 3.

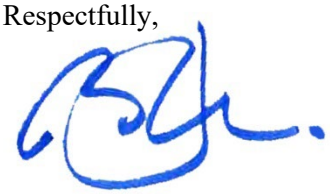
All lots will have platted perimeter landscape easements within which landscaping will be installed as each Lot is developed; perimeter landscape buffers along the north, east and west project boundaries will be planted commensurate with the construction of Lot 1 so as to provide a cohesive, finished appearance along Kings Highway, Pruitt Research Center Road and the single family homes to the west of the subject. Interior landscape buffers adjacent to the internal Road Tract, and the south project boundary buffer will be installed commensurate with the development of such lots.

As noted on the Site Plan, Future development within the subdivision will be subject to the setbacks included on Sheet 1 of 7 of the Site Plan. All development within the Lots will be subject to the City's Architectural Review Guidelines (as applicable), and all Lots shall also be subject to the City's Code of Ordinances as it relates to landscaping, signage, lighting, parking and other requirements as applicable. All Open Space requirements on each Lot shall be achieved, as noted in the Open Space Data on Sheet 1 of 7 of the Site Plan. Additionally, and as also noted on Sheet 1 of 7 of the Site Plan, all "Permitted Uses" within the C-3 and I-1 zoning districts shall be permitted within the subdivision; "Conditional Uses" shall also be allowed, subject to the standards of review set forth in the City's Code of Ordinances.

In order to provide for the perpetual maintenance of the common areas, including landscaping within platted easements, the stormwater pond and platted drainage easements, and internal road, a Property Owners Association has been created; a copy of which has been provided to the City.

It has been our pleasure to provide you with the project narrative above, and we look forward to working you.

Respectfully,



Brian Nolan, AICP, ASLA
Partner

SCPE

ENGINEER'S ESTIMATE OF PROBABLE COST

Project Hunt; Lake Tract, Road Tract & Perimeter Dry Detention Areas

7/28/2022

Description	Quantity		Unit	Engineer's Unit Cost		Engineer's Subtotal Cost
General Conditions						
Mobilization	1	$	35,000.00	ls	$	35,000.00
Surveying (inc As-Builts)	1	$	9,000.00	ls	$	9,000.00
Testing	1	$	5,000.00	ls	$	5,000.00
Maintenance of Traffic	1	$	40,000.00	ls	$	40,000.00
CEI - Engineering	1	$	18,000.00	ls	$	18,000.00
Erosion Control						
Silt Fence including Maintenance	3,715	$	2.00	lf	$	7,430.00
Turbidity Barrier	1	$	1,000.00	ls	$	1,000.00
Soil Tracking Prevention	1	$	3,450.00	ea	$	3,450.00
Misc BMPs	1	$	3,000.00	ls	$	3,000.00

Earthwork & Site Preparation

Lake Excavation	1	$	50,000.00	ea	$	50,000.00
Site Grading (inc. Perimeter)	1	$	75,000.00	ea	$	75,000.00
Dewatering Lake and Utiltiies	1	$	16,000.00	ea	$	16,000.00

Storm Water Drainage

12" RCP	106	$	35.00	lf	$	3,710.00
18" RCP	170	$	46.00	lf	$	7,820.00
Mitered Ends	10	$	2,000.00	ea	$	20,000.00
Structures	5	$	5,000.00	ea	$	25,000.00
Concrete Collar	3	$	750.00	ea	$	2,250.00

Paving

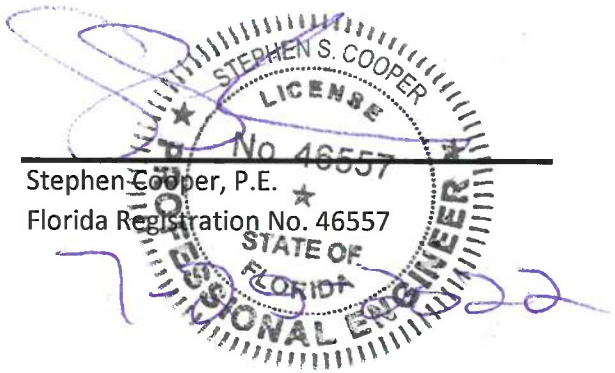
Asphalt inc SG/Base	2,710	$	46.80	sqyd	$	126,828.00
Striping/Signage	1	$	3,500.00	ea	$	3,500.00
Sidewalks	4,550	$	7.00	sqft	$	31,850.00

Water

8" PVC Water Main	330	$	30.00	lf	$	9,900.00
8" ID HDPE Dir Bor	160	$	90.00		$	14,400.00
Fire Hydrant	1	$	5,000.00	ea	$	5,000.00
Sample Points	2	$	750.00	ea	$	1,500.00
8" x 8" Wet Tap & Valve	1	$	7,500.00	ea	$	7,500.00
Temp Jumper	1	$	4,500.00	ea	$	4,500.00
8" Gate Valves	2	$	950.00	ea	$	1,900.00
8" Blow Off	1	$	7,500.00	ea	$	7,500.00
Bac-T & Testing	1	$	4,000.00	ea	$	4,000.00
Misc Fittings	1	$	2,500.00	ls	$	2,500.00

Sanitary

2" Poly FM	470	$	25.00	lf	$	11,750.00
Lift Station	1	$	75,000.00	ea	$	75,000.00
Misc Fittings inc CO	1	$	3,000.00	ea	$	3,000.00
Testing	1	$	4,000.00	ea	$	4,000.00
Total					**$**	**636,288.00**



Stephen Cooper, P.E.
Florida Registration No. 46557

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Brian M. Stephens, Esq.
Dean Mead Law Firm
7380 Murrell Rd., Ste. 200
Viera, Florida 32940

DECLARATION OF EASEMENTS, RESTRICTIONS, AND CONDITIONS FOR HUNT COMMERCIAL PARK

THIS DECLARATION OF EASEMENTS, RESTRICTIONS, AND CONDITIONS (this **"Declaration"**) is made this ____ day of _____, 2022, by L & R, INC., a Florida corporation ("**Declarant**"), and joined in by HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

1. **Name**. This commercial park shall be generally referred to as Hunt Commercial Park (the "**Park**").

2. **Introduction and Submission**.

2.1. **The Land**. Declarant owns the fee title to the land described in **Exhibit A** annexed hereto (the "**Land**").

2.2. **Submission Statement**. Declarant hereby submits the Land together with all improvements now or hereafter situated or constructed thereon, and the easements, rights, privileges and obligations appurtenant and appertaining thereto, to the terms and conditions of this Declaration.

3. **Definitions**. The following terms when used in this Declaration and in its exhibits, and as it and they may hereafter be amended, shall have the respective meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

3.1. "**Articles**" or "**Articles of Incorporation**" means the Articles of Incorporation of the Association, a copy of which is attached hereto as **Exhibit C** as amended from time to time according to their terms.

3.2. "**Assessment**" means a share of the funds which are required for the payment of Common Expenses which from time to time is assessed against the Unit Owner.

3.3. "**Association**" means HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, the sole entity responsible for the operation of the Park.

3.4. "**Association Property**" means the property, real and personal, to which title or ownership is vested in the Association for the use and benefit of its members.

3.5. "**Board**" or "**Board of Directors**" means the representative body which is responsible for administration of the Association.

3.6. "**Building**" means any structures now existing or to be constructed and situated on the Lands.

3.7. "**Bylaws**" means the Bylaws of the Association, a copy of which is attached hereto as **Exhibit D** as amended from time to time according to their terms.

3.8. "**Common Elements**" means the portions of the Land and the improvements located therein or thereon lying (for the most part) outside of the boundary of the Units which are intended for the common use and benefit of all Unit Owners, including, without limitation, any property dedicated to the Association and the following areas identified on the Plat: (i) the Road Tract, (ii) the Stormwater Tract, and (iii) any Landscape Buffer Easements, Drainage Easements, Access Easements, and/or Utility Easements.

3.9. "**Common Expenses**" mean all expenses incurred by the Association for the Park and charges assessed or imposed against Units in the Park by the Association as set forth in this Declaration and the Act including, but not limited to, the following:

(a) Expenses of maintenance, operation, repair or replacement of the Common Elements and, as applicable, Units to be maintained by the Association.

(b) Costs and expenses of capital improvements and betterments and/or additions to the Common Elements.

(c) The funds necessary to establish an adequate reserve fund ("**Reserves**") for periodic maintenance, repair and replacement of the Common Elements and the facilities and improvements thereupon in amounts determined sufficient and appropriate by the Board from time to time

(d) The expenses of administration and management of the Association attributable to the Park as hereinafter set forth and as set forth in the Articles of Incorporation and Bylaws of the Association, including, without limitation management or administrative fees paid to Declarant or any management company.

(e) Expenses declared Common Expenses by the Association, this Declaration, the Articles of Incorporation and Bylaws of the Association.

(f) Any valid charge against the Park as a whole.

3.10. "**Common Surplus**" means the excess of all receipts of the Association collected on behalf of the Association over the amount of Common Expenses.

3.11. "**Community Standard**" means in accordance with Class-A industrial flex space in the St. Lucie County, Florida metropolitan area.

3.12. "**County**" means St. Lucie County, Florida.

3.13. "**Improvements**" means all structures and artificial changes to the natural environment located on the Land, including, but not limited to any Building.

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3.14. "**Plat**" means that certain plat of the Lands recorded in the Public Records of St. Lucie County, Florida, in connection herewith, as may be amended from time to time.

3.15. "**Unit**" means a part of the Land which is subject to exclusive ownership. Their boundaries are delineated on **Exhibit "B"** and are separately identified by number (1, 2, and 3). Improvements may be constructed on the Units, but the Improvements constructed on the Units shall not be a part of the Unit for purposes of this Declaration, as the Unit consists of only land within the Unit. However, a deed or mortgage or other instrument relating to the transfer and/or encumbrance of a Unit shall include, unless a specific provision to the contrary is contained in the instrument, any Building or Improvements within the Unit.

3.16. "**Unit Owner**" or "**Owner of a Unit**" means the record owner of legal title to a Unit.

3.17. "**Unit Users**" shall mean the tenants, subtenants, employees, agents, licensees guests, invitees and customers of a Unit Owner for use of a Unit.

3.18. "**Utility Services**" means and is intended to include, but not be limited to, all available utilities or services to the Park and the improvements constructed thereon and shall include but not be limited to electric power, gas, water, sanitary sewer, solid waste disposal, storm drainage, telephone, and cable television, as applicable.

4. **Description of Park**.

4.1. **Identification of Units**. The Park consists of three (3) Units, which are identified by number (1, 2, and 3) and are delineated on **Exhibit B**. No Unit bears the same designation as any other Unit.

4.2. **Buildings**. Buildings, if any, depicted on **Exhibit B** are for illustrational purposes only. Each Unit Owner is permitted to construct, demolish, reconstruct, repair and/or modify any Improvements situated upon its Unit to the extent permitted by this Declaration (including without limitation, after obtaining the necessary approvals from the County (or any other governmental authority) otherwise in conformance zoning and land use restrictions and other applicable law.

4.3. **Easements**. The following easements and reservations are hereby created (in addition to any easements indicated on the Plat not otherwise expressly referred to herein) for the benefit of Land to be used by the Association, the Declarant, all Unit Owners, and Unit Users (except as otherwise expressly limited herein):

(a) **Utility Services**. Easements are reserved under, through and over the Common Elements as may be required from time to time for Utility Services to be provided to the Units. The Association shall have the right of access to each Unit to maintain, repair or replace any and all infrastructure, equipment, and systems related to the Utility Services and other Common Elements contained in the Unit or elsewhere in the Park. The Association may also remove any improvements interfering with or impairing such facilities or easements herein reserved. A Unit Owner shall do nothing within or outside their Unit that interferes with or impairs the provision of such Utility Services or the use of these easements. Provided, however, a Unit Owner may connect to or relocate any infrastructure or equipment constituting a part of related to the Utility Services so long as such service is not disrupted or otherwise impaired. Each Unit Owner shall pay for its own Utility Services provided to and consumed on its Unit. Notwithstanding the preceding or any term or provision herein to the contrary, to the extent portions of the easements contemplated herein lie within the boundaries of a Unit, the easement rights

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granted herein shall be exercised in a manner which is least disturbing to the affected Unit Owner's use and enjoyment of the Unit. Any person or entity making use of the easement areas shall restore the property as nearly as practicable to the condition which existed prior to commencement of construction of utility facilities, including without limitation restoration of paving, fencing, curbs, landscaping, plant materials, etc.

(b) **Encroachments**. If (a) any portion of the Common Elements encroaches upon any Unit; (b) any Unit encroaches upon any other Unit or upon any portion of the Common Elements; or (c) any encroachment shall hereafter occur as a result of (i) construction of the Improvements; (ii) settling or shifting of the Improvements; (iii) any alteration or repair to the Common Elements made by or with the consent of the Association or Declarant, as appropriate, or (iv) any repair or restoration of the Improvements (or any portion thereof) or any Unit after damage by fire or other casualty or any taking by condemnation or eminent domain proceedings of all or any portion of any Unit or the Common Elements, then, in any such event, a valid easement shall exist for such encroachment and for the maintenance of the same so long as the Improvements shall exist. The provisions of this paragraph, however, shall not apply to any grossly negligent or willful encroachments.

(c) **Pedestrian and Vehicular Traffic**. Nonexclusive, perpetual, reciprocal easements for ingress and egress shall exist for pedestrian traffic over, through and across sidewalks, paths, walks, lanes, drives and all other similar portions of the Common Elements as may from time to time be intended and designated for such purpose and use; and for vehicular traffic and parking over, through and across such portions of the Common Elements as may be from time to time paved and intended for such purposes.

(d) **Drainage**. Nonexclusive, perpetual, reciprocal easements for drainage purposes are hereby created over, through and across all Common Elements for the purposes of providing drainage for the Common Elements and each Unit and the improvements thereon.

(e) **Construction; Maintenance**. Declarant (including its affiliates and its or their designees, contractors, successors and assigns) shall have the right, in its (and their) sole discretion from time to time, to enter the Land and take all other action necessary or convenient for the purpose of undertaking and completing the construction thereof, or any part thereof, or any addition thereto, or any improvements or Units located or to be located hereto, and/or any improvements to be located adjacent thereto, and for repair, replacement and maintenance or where Declarant, in its sole discretion, determines that it is required or desires to do so.

In addition, a Unit Owner (including its affiliates and its or their designees, contractors, successors and assigns) shall have the right, with the prior approval of Declarant, the Association, and the Architectural Review Committee, as applicable, to enter the Common Elements and take all other action necessary or convenience for the purpose of undertaking and completing construction of its Unit, or any part thereto, or any addition, thereto, and for repair, replacement and maintenance of its Unit or any improvements thereon.

(f) **Reservation for Periodic Inspections**. Declarant shall have the right, but not the obligation, to conduct inspections of and tests on, from time to time, all or any parts of the Common Elements and improvements thereon in order to ascertain the physical condition of the Common Elements and improvements thereon and therein and to determine whether maintenance, repair or replacement of the same is indicated. If Declarant determines, in its sole and absolute discretion, that the Association has failed to maintain any portion of the Common Elements in a manner consistent with the provisions of this Declaration, it may so notify the Association, in writing, and the Association shall promptly perform the required maintenance or repairs. Failure of the Association to maintain the Common Elements in such a manner shall relieve Declarant and any successor Declarant (specifically assigned such rights and powers)

of any liability to the Association or to any Unit Owner or occupant of a Unit for any condition of the Common Elements. Declarant hereby reserves the right of entry on, over, under, across and through the Park as may be reasonably necessary for the foregoing purposes.

(g) **Easements for Maintenance, Emergency, and Enforcement**. Declarant grants to the Association easements over the Land as necessary for the Association to fulfill its maintenance, repair and replacement responsibilities under this Declaration. The Association shall also have an easement and the irrevocable right of access to each Unit, during reasonable hours, when necessary for the maintenance, repair or replacement of the Common Elements or of any portion of a Unit to be maintained by the Association pursuant to the Declaration, or as necessary to prevent damage to the Common Elements or to any Unit. Such easement and right may be exercised by the Association through its officers, directors, committee members, employees, contractors, or agents in their capacity as such and by all emergency personnel in the performance of their duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Unit Owner.

(h) **Sales Activity**. For so long as Declarant retains any ownership interest in any portion of the Land, Declarant, its designees, successors and assigns, shall have the right to enter upon, use or exhibit such Units still owned by it and parts of the Common Elements for sales, leasing, management, resales and construction offices, to show the Units and Common Elements to prospective purchasers and tenants of Units, and to erect on the Land signs and other promotional material to advertise Units.

(i) **Declarant's Right to Grant Additional Easements**. Declarant reserves the right for itself, so long as Declarant owns any Unit in the ordinary course of business, to grant such easements over, under, in and upon the Land in favor of itself, the Association, its members, designees, and appropriate utility and other service corporations or companies, including the County (or other governmental authority), for construction, maintenance, ingress and egress for persons, and to provide Utility Services and the like and for all purposes incidental thereto. The Association shall have the right to execute, deliver and impose, from time to time, such easements and cross easements for any of the foregoing purposes and at such location or locations as determined by the Association.

(j) **Association**. The Association shall have an easement of ingress and egress upon each Unit and the improvements thereon for the purpose of performing the maintenance, repair and improvement referred to in this Declaration.

(k) **Association's Right to Grant Additional Easements**. The Association, on its behalf and on behalf of all Unit Owners (each of whom hereby appoints the Association as its attorney-in-fact for this purpose), shall have the right to grant such additional general ("blanket") and specific Utility Services or other waste disposal, electric, gas, cable television, telephone, communications or service easements (and appropriate bills of sale for equipment, conduits, pipes, lines and similar installations pertaining thereto), or relocate any such existing easements or drainage facilities or water management facilities, in any portion of the Common Elements, and to grant access easements or relocate any existing access easements in any portion of the Common Elements, as the Association shall deem necessary or desirable for the proper operation and maintenance of the Improvements, or any portion thereof, or for the general health or welfare of the Unit Owners, or for the purpose of carrying out any provisions of this Declaration, including to utility providers (including the County) provided that such easements or the relocation of existing easements will not prevent or unreasonably interfere with the reasonable use of the Units.

5. **Maintenance and Repair of Park**. Responsibility for the maintenance of the Land and restrictions upon the alteration and improvement thereof shall be as follows:

5.1. **Common Elements**. The maintenance and operation of the Common Elements (including the maintenance, repair, replacement or operation of any signs, landscaping, fencing, paving, lighting fixtures, drainage features, septic or sanitary sewer facilities, or other improvements which may be planted, erected, or installed within the Common Elements by Declarant and/or the Association) shall be the responsibility of the Association and the expense associated therewith shall be designated as a Common Expense.

5.2. **Units**. Each Owner of a Unit shall maintain, repair and replace, as necessary, all portions of its Unit and the Buildings and improvements thereon, including but not limited to the fixtures, equipment and appliances located therein or exclusively serving the same all in accordance with the Community Standard and in accordance with this Declaration and any rules and regulations promulgated by the Declarant or the Association from time to time. Notwithstanding the foregoing or any term or provision to the contrary herein, Unit Owners shall be responsible to keep and maintain all landscaping buffers and drainage easement areas located within the boundary of their Units in a clean, neat, orderly, and functional manner free of excess debris. All maintenance, repairs and/or replacements, the performance of which Unit Owners are responsible and obligated and, which, if not performed or omitted, would affect other Units or Common Elements, shall be performed promptly as the need arises. If a Unit Owner fails to perform promptly their responsibilities of repair, maintenance and replacement, the Association shall be entitled to seek all remedies available at law, including the right to take legal action to require the Unit Owner to perform the responsibilities. The Association, in addition, shall be entitled to perform the necessary work at the cost of the Unit Owner.

5.3. **Alterations and Improvements to Common Elements**. Declarant (for so long as Declarant owns a Unit) and the Association shall have the right to make or cause to be made structural changes and improvements of the Common Elements which are approved by the Board of Directors and which do not prejudice the rights of any Unit Owner. In the event such changes or improvements prejudice the rights of a Unit Owner, the consent of such Unit Owner so prejudiced shall be required before such changes or improvements may be made or caused. The cost of such alterations and improvements shall be assessed among the Unit Owners in proportion to their share of Common Expenses.

5.4. **Community Standard of Maintenance**. The Association and all Unit Owners shall perform their maintenance responsibilities hereunder in a manner consistent with the Community Standard.

6. **Architectural Standards**.

6.1. **All Improvements Subject to Approval**. No pre-construction activities including, without limitation, staking, clearing, excavation, grading and other site work; no exterior alteration, addition or modification of existing improvements; no plantings, landscaping or removal of plants, trees or shrubs; and no construction, reconstruction, or exterior repairs, renovations, resurfacing reroofing or repainting of any buildings, structures, walls, fences, pools, patios, paving, driveways, sidewalks, signs, or other improvements of any kind, nature or description shall be commenced or otherwise take place upon any of the Land except in strict compliance with this Article, and in compliance and conformance with any plans approved pursuant to this Article after fully meeting the requirements of this Article, and after the approval of the appropriate entities, including the County (and other governmental entities), has been obtained.

6.2. **Architectural Review Committee**. The Architectural Review Committee shall have exclusive jurisdiction over, and the right to review and approve or disapprove, all construction and improvements on the Land or any portion thereof, including, without limitation, the Units. Any review by and approval or disapproval of the Architectural Review Committee shall take into account the objectives

and purposes of this Declaration, the Development Agreement and the purposes and function of the Architectural Review Committee. Such review by, and approval or disapproval of, the Architectural Review Committee shall also take into account and include the type, kind, nature, design, style, shape, size, height, width, length, scale, color, quality, quantity, texture and materials of the proposed building, structure or other improvements under review, and the compatibility and harmony of same with other contiguous, adjacent and nearby structures and other improvements, and the topography, finish grade elevation, and other physical characteristics and the proposed location of same and in relation to the character of the Park in general and the Community Standard.

6.3. **Design and Development Guidelines**. The Architectural Review Committee may, but shall not be obligated to, prepare and, on behalf of the Board of Directors, promulgate design and development guidelines and application and review procedures. If so prepared and promulgated, the Association shall make the guidelines and procedures, upon request, available to any Unit Owner who seeks to engage in development of or construction upon any portion of the Park, and such Unit Owner shall conduct such development and/or construction activities strictly in accordance therewith.

6.4. **Appointment of Architectural Review Committee**. Until Declarant no longer owns any portion of the Park, Declarant retains the right to appoint and replace from time to time all members of the Architectural Review Committee. Upon the expiration or termination of Declarant's right of appointment, the Board of Directors shall appoint the members of the Architectural Review Committee. The committee shall consist of at least three (3), but no more than six (6), persons who need not be an Owner of a Unit. The term of office of a member of the Architectural Review Committee shall be as determined by Declarant until it no longer has the power to unilaterally appoint members to the Architectural Review Committee, at which time the Board of Directors shall determine the term of office for members of the Architectural Review Committee.

6.5. **Modifications**. The Architectural Review Committee shall have exclusive jurisdiction over modifications, additions or alterations made on or to existing structures, improvements, landscaping or topography on Land, including the Units, or any portion thereof. The Architectural Review Committee may, but shall not be obligated to, promulgate detailed standards and procedures governing its area of responsibility and practice with respect to modifications, additions or alterations to the Park. Nothing contained in this Article shall be construed so as to require the submission to or approval of the Architectural Review Committee of any plans, specifications or other materials for the reconstruction or alteration of the interior of any building, structure or other improvement constructed on a Unit after having been previously approved by the Architectural Review Committee, unless any proposed interior construction, alteration or improvement will have the effect of changing or altering the exterior appearance of such building, structure or other improvement, and provided such interior construction or alteration is not in violation of this Declaration.

6.6. **Duration of Approval**. Any approval of plans, specifications and other materials, by the Architectural Review Committee shall be effective for a period of one year from the effective date of such approval. If construction or installation of the building, structure or other improvement for which plans, specifications and other materials have been approved, has not commenced (as evidenced by excavation or other similar site preparation followed by reasonably continuous construction or installation activities) within said period, such approval shall expire, and no construction shall thereafter commence without a resubmission and approval of the plans, specifications and other materials previously approved. The prior approval shall not be binding upon the Architectural Review Committee on resubmission in any respect.

6.7. **Inspection**. All work done after receiving the approval of the Architectural Review Committee shall be subject to the inspection by, and final approval of, such committee as

appropriate, to determine compliance with the plans and specifications submitted and approved by such committee.

6.8. **No Waiver of Future Approvals**. The approval of the Architectural Review Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar or dissimilar proposals, plans and specifications, drawings or matters whatever subsequently or additionally submitted for approval or consent.

6.9. **Variance**. The Architectural Review Committee may, in its sole discretion, authorize variances from compliance with any of the provisions of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship or aesthetic or environmental considerations warrant the granting of such variances in the sole discretion of the Architectural Review Committee. Such variances may be granted only, however, when unique circumstances dictate, and no variance shall (a) be effective unless in writing, (b) be contrary to the use restrictions set forth in the body of this Declaration or any part of the Development Agreement, or (c) prevent the Architectural Review Committee from denying a variance in other circumstances. For purposes of this Section, the inability to obtain (a) an approval of any governmental agency or (b) the issuance of any permit shall not be considered a hardship warranting a variance.

6.10. **Fees and Deposits**. The Architectural Review Committee shall have the power and authority to establish and collect fees and to require deposits in connection with its review and approval procedures, including fees of professional consultants, if any, and of members of the Architectural Review Committee.

6.11. **No Liability**. No approval or disapproval by the Architectural Review Committee or any other committee established pursuant to this Declaration or the Bylaws shall impose any responsibility or liability whatsoever on the Association, the Board of Directors or any such committee, or any member, employee or agent of, or consultant or other independent contractor employed by, any of the foregoing, including, without limitation, for: (i) the structural adequacy or integrity of buildings and improvements for which plans are approved; (ii) any decision, approval or disapproval of any plans, specifications or other materials required to be submitted for review and approval pursuant to the provisions of this Article, or (iii) any mistake in judgment, negligence, misfeasance or nonfeasance related to or in connection with any such decision, approval or disapproval. The review and approval process provided in this Article pertains only to compliance with the provisions provided hereunder and does not include review or approval for compliance with any applicable statutes, ordinances, or other governmental rules or regulations, including, without limitation, any applicable building codes or zoning laws, ordinances, rules and regulations.

6.12. **Enforcement**. The Board of Directors on behalf of the Association, and Declarant so long as Declarant owns any land which is subject to this Declaration, shall have the authority and standing to enforce in courts of competent jurisdiction, decisions of the committees established in this Article.

7. Ownership of Common Elements and Common Surplus and Share of Common Expenses; Voting Interests.

7.1. **Ownership of Common Elements and Common Surplus**. The Common Elements shall be (and are hereby) dedicated to the Association for the benefit of the Unit Owners, subject to the terms and provisions of this Declaration. Common Surplus held by the Association shall be the

property of the members of the Association and shall be held and credited against future Common Expenses in proportion with each Unit's allocable share for the same.

7.2. **Share of Common Expenses**. The Common Expenses shall be allocated to the Units in the same proportion as that of the Voting Interest assigned to each Unit as presently shown on **Exhibit "E".**

7.3. **Voting**. The Unit Owner, or Unit Owners, collectively, of the fee simple title of record for each Unit shall have the right to the number of votes equaling the total number of whole acres of their Unit(s) in the Association (all interests for all Units, collectively, the "**Voting Interest**"). For example, if a Unit contains a total of 6.048 acres, then, for purposes of calculating that Unit's Voting Interest, only the whole acres will count – yielding six (6) votes for such Unit. Such Voting Interest shall be cast from time to time as to matters on which a vote by Unit Owners is taken as provided under the Declaration and other organizational documents and applicable law. Notwithstanding the foregoing or any term or provision to the contrary herein, Units owned by Declarant shall have three (3) times the number of votes otherwise allocable to them.

In the event there is more than one Unit Owner with respect to a Unit as a result of the fee interest in such Unit being held by more than one person or entity, such Unit Owners shall determine a single voting representative who shall be entitled to vote for each Unit owned in the manner determined by this Declaration, as more particularly provided in the Bylaws.

8. **Amendments**. Except as elsewhere provided herein, amendments may be effected as set forth in this Section.

8.1. **Declarant's Reserved Right**. Declarant reserves the right to alter, change or modify the design and arrangement of all Units and to non-materially alter the boundaries between the Units as long as Declarant owns the Units so altered (which alterations in Declarant's Units are hereinafter referred to as the "**Alterations**"). However, any material Alterations or any Alterations which will alter the boundaries of existing Common Elements of the Park will first require an amendment to this Declaration in the manner provided in 9.3 or 9.4 hereof.

8.2. **Declarant's Amendment**. In the event the Alterations do not require an amendment in accordance with the above provisions, then, as long as Declarant owns the Units being affected, an amendment of this Declaration shall be filed by Declarant ("**Declarant's Amendment**") in accordance with the provisions of this Subsection. Such Declarant's Amendment need be signed and acknowledged only by Declarant and need not be approved by the Association, Unit Owners or lienors or mortgagees of the Units, whether or not such approvals are elsewhere required for an amendment of this Declaration; provided, however, if the amendment is material, then the consent of two-thirds (2/3) of the Voting Interests is also required.

8.3. **General Amendments**. Except as to the Amendment described in Section 8.2 hereof, and the matters described in Section 8.4, 8.5, 8.6 and 8.7 below, and except when a greater percentage vote is required by this Declaration for a certain action (in which case such greater percentage shall also be required to effect an amendment), this Declaration may be amended at any regular or special meeting of the Unit Owners called and held in accordance with the Bylaws, by the affirmative vote of not less than two-thirds (2/3) of the Voting Interests; provided that any amendment shall also be approved or ratified by a majority of the Board as a whole. An amendment to the Declaration shall be evidenced by an amendment executed by the Association and the amendment shall be recorded in the public records of the County.

8.4. **Material Alteration Amendment**. Except as otherwise provided in this Declaration, no amendment of the Declaration shall change the configuration or size of any Unit in any material fashion, materially alter or modify the appurtenances to such Unit, change the proportion or percentage by which the Unit Owner shares the Common Expenses and owns the Common Surplus or the Unit's voting rights in the Association, unless: (i) the record Owner of the Unit joins in the execution of the amendment; (ii) all record owners of liens on the Unit join in the execution of the amendment; and (iii) all the record Owners of all other Units approve the amendment. Any such amendments shall be evidenced by an amendment joined in and executed by all the Unit Owners and, as applicable, holding mortgages thereon and shall be recorded in the same manner as provided in Section 8.3.

8.5. **Defect, Error or Omission**. Whenever it shall appear to the Board that there is a defect, error or omission in the Declaration, or in other documentation required by law to establish this Park, then the Association, through its Board, shall immediately call for a special meeting of the Unit Owners to consider amending the Declaration or other organizational documents. Upon the affirmative vote of two-thirds (2/3) of the Voting Interests the Association shall amend the appropriate documents.

8.6. **Rights of Declarant, the Association and Institutional Mortgagees**. No amendment shall be passed which shall impair or prejudice the rights or priorities of Declarant, the Association under this Declaration and the other organizational documents.

8.7. **Scrivener's Error**. For so long as Declarant owns a Unit, Declarant, and thereafter the Association may amend this Declaration and any exhibits hereto, in order to correct a scrivener's error or other defect or omission by the affirmative vote of a majority of the Board without the consent of the Unit Owners provided that such amendment does not materially and adversely affect the rights of Unit Owners, lienors or mortgagees.

8.8. **Execution and Recording**. In order to be effective, an amendment to the Declaration must be properly recorded in the public records of the County. The amendment shall include recording data identifying the Declaration and shall be executed with the same formalities required for the execution of a deed.

8.9. **Proviso**. No amendment shall change the configuration or size of any Unit in any material fashion, materially alter or modify the appurtenances to any Unit, or change the proportion or percentage by which the Owner of a Unit shares the Common Expenses and owns the Common Surplus, unless the record owner(s) thereof, and all record owners of liens on the Unit join in the execution of the amendment and unless all the record owners of all other Units approve the amendment.

9. **Operation of the Park by the Association; Powers and Duties**.

9.1. **Powers and Duties**. The Association shall be the entity responsible for the operation of the Park. The powers and duties of the Association shall include only the following:

(a) The right and duty to maintain in good condition and repair the Common Elements. Such responsibility may include, as applicable, removing trash and debris from sidewalks, roadways, walkways, and common parking areas and maintaining and repairing directional signs, pavement markings and common parking lot striping (if any), providing lighting, maintaining and repairing outdoor lighting facilities, cutting the grass and otherwise caring for and replanting all shrubbery and landscaped areas, maintaining and repairing all common utility and drainage systems, and furnishing of all equipment, supplies and personnel to implement the foregoing, and the Association may enter into a contract with any firm, person or corporation to implement the foregoing.

(b) The irrevocable right to have access to each Unit from time to time during reasonable hours when necessary for the maintenance, repair or replacement of any Common Elements therein, or at any time as necessary, for making emergency repair therein to prevent damage to the Common Elements.

(c) The power to make and collect Assessments and other charges against Unit Owners.

(d) The duty to maintain accounting records according to good accounting practices, which shall be open to inspection by Unit Owners or their authorized representatives at all reasonable times upon prior request.

(e) In the event of conflict among the powers and duties of the Association as set forth in this Declaration and the exhibits attached hereto, this Declaration shall take precedence over the Articles of Incorporation, Bylaws and applicable rules and regulations; the Articles of Incorporation shall take precedence over the Bylaws and applicable rules and regulations; and the Bylaws shall take precedence over applicable rules and regulations, all as may be amended from time to time according to their terms.

9.2. **Limitation Upon Liability of Association**. Notwithstanding the duty of the Association to maintain and repair parts of the Park, the Association shall not be liable to Unit Owners for injury or damage, other than for the cost of maintenance and repair, caused by any latent condition of the Park. Further, the Association shall not be liable for any such injury or damage caused by defects in design or workmanship or any other reason connected with any additions, alterations or improvements done by, or on behalf of any Unit Owners regardless of whether or not same shall have been approved by the Association. Further, the Association shall not be liable to any Unit Owner or lessee or to any other person or entity for any property damage, personal injury, death or other liability on the grounds that the Association did not obtain or maintain insurance (or carried insurance with any particular deductible amount) for any particular matter.

9.3. **Restraint Upon Assignment of Shares in Assets**. The share of a Unit Owner in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit.

9.4. **Transfer of Control of Association**. Declarant will appoint the initial members of the Board as more particularly provided in the Bylaws. Declarant's control of the Association shall cease and the Unit Owners, including Declarant, shall be entitled to appoint the members of the Board as more particularly provided in the Bylaws.

9.5. **Approval or Disapproval of Matters**. Whenever the decision of a Unit Owner is required upon any matter, whether or not the subject of an Association meeting, that decision shall be expressed by the same person who would cast the vote for that Unit if at an Association meeting, unless the joinder of all record owners of the Unit is specifically required by this Declaration or by law.

9.6. **Acts of the Association**. Unless the approval or action of Units and/or a certain specific percentage of the Board of Directors of the Association is specifically required in this Declaration, the Articles of Incorporation or Bylaws of the Association, applicable rules and regulations or applicable law, all approvals or actions required or permitted to be given or taken by the Association shall be given or taken by the Board of Directors, without the consent of Unit Owners, and the Board may so approve and act through the proper officers of the Association without a specific resolution. When an approval or action of the Association is permitted to be given or taken, such action or approval may be conditioned in any

manner the Association deems appropriate or the Association may refuse to take or give such action or approval without the necessity of establishing the reasonableness of such conditions or refusal.

9.7. **Board Membership**. Members of the Board shall be elected, appointed or removed as provided in the Bylaws.

10. **Determination of Common Expenses and Fixing of Assessments Therefor**. The Board of Directors shall from time to time, and at least annually, prepare a budget for the Park, determine the amount of Assessments payable by the Unit Owners to meet the Common Expenses of the Park and allocate and assess such expenses among the Unit Owners in accordance with the provisions of this Declaration and the Bylaws. The Board of Directors shall advise all Unit Owners promptly in writing of the amount of the Assessments payable by each of them as determined by the Board of Directors as aforesaid and shall furnish copies of each budget, on which such Assessments are based, to all Unit Owners and (if requested in writing) to their respective mortgagees. The Common Expenses shall include the expenses of and reserve for (if required by law) the operation, maintenance, repair, and replacement of the Common Elements, the costs of carrying out the powers and duties of the Association and any other expenses designated as Common Expenses by the Act, this Declaration, the Articles or Bylaws of the Association, applicable rules and regulations or by the Association. Incidental income to the Association, if any, may be used to pay regular or extraordinary Association expenses and liabilities, to fund reserve accounts, or otherwise as the Board shall determine from time to time, and need not be restricted or accumulated. Any Budget adopted shall be subject to change to cover actual expenses at any time. Any such change shall be adopted consistently with the provisions of the Bylaws.

11. **Collection of Assessments**.

11.1. **Liability for Assessments**. A Unit Owner, regardless of how title is acquired, including by purchase at a foreclosure or by deed in lieu of foreclosure, shall be liable for all Assessments coming due while that person is the Unit Owner. In the case of a voluntary conveyance, the Unit Owner shall be jointly and severally liable with the previous Unit Owner for all unpaid Assessments for the share of the Common Expenses that come due up to the time of the conveyance, without prejudice to any right the Unit Owner may have to recover from the previous owner the amounts paid by the Unit Owner. The Unit Owner acquiring title shall pay the unpaid Assessments to the Association within thirty (30) days of the transfer of title. Failure to pay the full amount owed to the Association within such thirty (30) days shall entitle the Association to record a claim of lien in the Public Records of the County and to proceed in the same manner for the collection of unpaid assessments as in Section 11.2. The liability for Assessments may not be avoided by waiver of the use or enjoyment of any Common Elements or by the abandonment of the Unit for which the Assessments are made or otherwise.

11.2. **Default in Payment of Assessments for Common Expenses**. Assessments and installments thereof not paid within ten (10) days from the date when they are due shall bear interest at the highest lawful rate from the date due until paid. Assessments and installments thereon paid on or before ten (10) days after the date due shall not bear interest, but there shall be a late charge in an amount not to exceed the greater of (i) $25.00 or (ii) five percent (5%) of each installment of the assessment not paid within ten (10) days of the date due. The Association has a lien on each Unit for any unpaid Assessments on such Unit, with interest, and for reasonable attorney's fees and costs incurred by the Association incident to the collection of the Assessment or enforcement of the lien. The lien is effective as of the date of the recording of this Declaration and shall be evidenced by the recording of a claim of lien in the Public Records of the County, stating the description of the Unit, the name of the record owner, the name and address of the Association, the amount due and the due dates. The claim of lien shall not be released until all sums secured by it (or such other amount as to which the Association shall agree by way of settlement) have been fully paid or until it is barred by law. The claim of lien shall secure (whether or not stated therein) all unpaid

assessments, interest thereon, and costs and attorneys fees which are due and which may accrue subsequent to the recording of the claim of lien and prior to the entry of a final judgment of foreclosure thereof. A claim of lien shall be signed and acknowledged by an officer or agent of the Association. Upon payment, the person making the payment is entitled to a satisfaction of the lien in recordable form. The Association may bring an action in its name to foreclose a lien for unpaid Assessments in the manner a mortgage of real property is foreclosed and may also bring an action at law to recover a money judgment for the unpaid Assessments without waiving any claim of lien.

11.3. **Notice of Intention to Foreclose Lien**. No foreclosure judgment may be entered until at least thirty (30) days after the Association gives written notice to the Unit Owner of its intention to foreclose its lien to collect the unpaid Assessments. If this notice is not given at least thirty (30) days before the foreclosure action is filed, and if the unpaid Assessments, including those coming due after the claim of lien is recorded, are paid before the entry of a final judgment of foreclosure, the Association shall not recover attorney's fees or costs. The notice must be given by delivery of a copy of it to the Unit Owner or by certified or registered mail, return receipt requested, addressed to the Unit Owner at the last known address, and upon such mailing, the notice shall be deemed to have been given. If after diligent search and inquiry the Association cannot find the Unit Owner or a mailing address at which the Unit Owner will receive the notice, the court may proceed with the foreclosure action and may award attorney's fees and costs as permitted by law.

11.4. **Institutional First Mortgagee**. In the event an institutional first mortgagee or its successor or assignee shall obtain title to the Unit as a result of foreclosure of its mortgage pursuant to proceedings in which the Association has been properly named as a junior lienholder, or as a result of a deed given in lieu of foreclosure or in satisfaction of debt, such institutional first mortgagee, its successors and assigns, shall only be liable for the share of Common Expenses or Assessments or other charges imposed by the Association pertaining to such Unit or chargeable to the former Unit Owner of such Unit which became due during the twelve (12) months immediately preceding acquisition of title as a result of the foreclosure (provided the Association has been properly named as a defendant junior lienholder) or the acceptance of such deed. In no event shall such institutional first mortgagee be liable for more than one percent (1%) of the original mortgage debt. Such unpaid share of Common Expenses or Assessments or other charges shall be deemed to be Common Expenses collectible from all of the Unit Owners, including such acquirer, and such acquirer's successors and assigns.

11.5. **Certificate of Unpaid Assessments**. Within fifteen (15) days after receiving a written request by a Unit Owner, a purchaser or mortgagee of a Unit, the Association shall provide a certificate signed by an officer or agent of the Association stating all assessments and other moneys owed to the Association by the Unit Owner with respect to his Unit. Any person other than the Unit Owner who relies upon such certificate shall be protected thereby.

11.6. **Installments**. Assessments shall be collected quarterly, in advance, by the Association, or at such other intervals as the Association may determine from time to time.

12. **Insurance**.

12.1. **Liability Insurance**. The Board of Directors of the Association shall obtain public liability and property damage insurance covering such portions of the Park, in such amount and providing such coverage as the Board of Directors of the Association may determine from time to time. Premiums for the payment of such insurance shall be paid by the Association, and such premiums shall be a Common Expense.

12.2. **Casualty Insurance**. The Association shall obtain casualty insurance covering such portions of the Park, in such amounts and providing such coverage as the Board of Directors of the Association may determine from time to time, or as may be required by the Act. Premiums for the payment of such insurance shall be paid by the Association, and such premiums shall be a Common Expense.

12.3. **Other Insurance**. The Association is authorized to obtain such other insurance as required by the Act or as the Board of Directors of the Association shall determine from time to time to be desirable. The Board of Directors of the Association may obtain insurance policies, as provided under this Section 12, which contain such deductible clauses as the Board of Directors determines.

12.4. **Insurance Companies**. Insurance companies authorized to do business in the State of Florida shall be affirmatively presumed to be good and responsible companies, and neither the Board of Directors of the Association nor any Unit Owner shall be responsible for the quality of financial responsibility of the insurance companies provided the same are licensed to do business in the State of Florida.

13. **Occupancy and Use Restrictions**. In order to provide for congenial occupancy of the Park and for the protection of the, values of the Units, the use of the Park shall be restricted to and shall be in accordance with the following provisions:

13.1. **Rules and Regulations**. "rules and regulations" (herein so called) concerning use of the Park may be made by and may be amended from time to time by the Board of Directors of the Association in the manner provided by its Articles of Incorporation and Bylaws and shall be consistent with this Declaration. Copies of such rules and regulations, if any, and amendments thereto shall be furnished by the Association to all Unit Owners and occupants of Units upon request.

13.2. **Use of Common Elements**. The Common Elements shall be used only for furnishing of the services and facilities for which they are reasonably suited as indicated herein, on the Plat, and/or circumstances on the ground and which are incident to the use and occupancy of Units and shall be subject to the rules and regulations promulgated by the Association in accordance with this Declaration.

13.3. **Use of Units**. All Units may be used for purposes permitted by zoning and land use restrictions as well as other applicable law without the need for approval or consent by the Association or any Unit Owner.

13.4. **Nuisance**. No portion of the Park shall be used, in whole or in part, for the storage of any property or thing that will cause such portion of the Park to appear to be in an unclean, unsightly, unhealthy or unkempt condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon, nor shall any use or practice be allowed upon any portion of the Park that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of the Units, or which shall be a source of material and unreasonable annoyance or discomfort to the Unit Owners or their lessees, licensees or invitees, or which materially and unreasonably interferes with the peaceful possession and enjoyment of the Units. No illegal, noxious, or offensive activity shall be carried on or conducted upon any portion of the Park. Notwithstanding the foregoing or any term or provision to the contrary herein, all Unit Owners acknowledge and agree that this Park is to be used from time to time for industrial purposes, including, without limitation, manufacturing, shipping, warehousing, and storing and servicing of tractor trailers. Reasonable and customary operations related to the same shall not constitute a nuisance hereunder and are expressly permitted in the Park.

13.5. **Rezoning and Subdivision of Portion of the Park**. As long as Declarant owns any land which is subject to this Declaration or which under the terms of this Declaration could be annexed thereto, no Unit Owner shall seek to rezone its Unit or seek to modify or amend in any respect the zoning applicable to its Unit except with the prior, written approval of Declarant, which approval may be granted or withheld in the sole discretion of Declarant. Thereafter, no Unit Owner shall seek to rezone its Unit or seek to modify or amend in any respect the zoning applicable to its Unit except with the prior, written approval of the Board of Directors. Notwithstanding the foregoing, Declarant reserves the right to rezone, or permit the rezoning of, the portion of the Park then owned by Declarant, without the consent of any other Unit Owner.

13.6. **Casualty Destruction to Improvements**. In the event that improvements located on a Unit are damaged or destroyed by fire or other casualty, then within a reasonable period of time after such incident, not to exceed twelve (12) months unless otherwise permitted by the Board of Directors, the Unit Owner thereof shall either commence to rebuild or repair the damaged improvements and diligently continue such rebuilding or repairing until completion, or properly raze and clear the damaged improvements and restore the surface of the Unit, or portion thereof so damaged, to natural grade in a manner approved by the Architectural Review Committee. As to any such reconstruction of damaged or destroyed improvements, the same shall only be replaced in accordance with originally approved plans and specifications or as otherwise approved by the Architectural Review Committee.

13.7. **Enforcement**. In the event of the violation of, or the failure to, comply with the requirements of this Article, and the failure of the Unit Owner to cure such violation or noncompliance within the period of time stated in a written notice by the Association of such violation or non-compliance describing the nature thereof, then the Association or its duly appointed employees, agents or contractors, shall have the right, but not the obligation, and an easement and license to enter upon the affected portion of the Park, including the Units, without being guilty of any trespass therefor, for the purpose of curing or eliminating such violation, all at the sole expense of the Unit Owner thereof. Such costs and expenses, together with an overhead expense to the Association not to exceed fifteen percent (15%) of the total amount thereof shall be payable by the violating Unit Owner to the Association within ten (10) days after written notice to the Unit Owner of the amount thereof, which amount shall become or be treated in the same manner as an Assessment levied against the Unit owned by such violating Unit Owner. In addition to the remedies set forth in this Declaration, the Association may seek all other legal and equitable remedies available to it. The Association shall also have the right to levy fines against a Unit Owner for the violation of or the failure to comply with the requirements of this Article, or exercise any other remedy available at law, as more particularly set forth in the Bylaws.

14. **Subdivision**. Except regarding such rights as may be granted by Declarant hereunder, the space within any of the Units and Common Elements shall not be further subdivided. No time share units may be created in any portion of the Land. Any instrument, whether a conveyance, mortgage or otherwise, which describes only a portion of the space within any Unit shall be deemed to describe the entire Unit owned by the person executing such instrument and the interest in the Common Elements appurtenant thereto.

15. **Additional Rights of Mortgagees and Others**.

15.1. Institutional first mortgagees shall have the right, upon written request to the Association, to: (i) examine the official records documents and the Association's books and records, (ii) receive a copy of the Association's financial statement for the immediately preceding fiscal year, (iii) receive notices of and attend Association meetings, (iv) receive notice of any alleged default in any obligations hereunder by any Unit Owner, on whose Unit such mortgagee holds a mortgage, which is not

cured within thirty (30) days of notice of default to the Unit Owner, and (v) receive notice of any substantial damage or loss to any portion of the Park.

15.2. Any holder, insurer or guarantor of a mortgage on a Unit shall have, if first requested in writing, the right to timely written notice of (i) any condemnation or casualty loss affecting a material portion of the Park or the affected mortgaged Unit, (ii) a sixty (60) day delinquency in the payment of the Assessments on a mortgaged Unit, (iii) the occurrence of a lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association, (iv) any proposed termination of this Declaration, and (v) any proposed action which requires the consent of a specified number of mortgage holders.

16. **Covenants Running With the Land**. All provisions of this Declaration, the Articles, Bylaws and applicable rules and regulations of the Association shall, to the extent applicable and unless otherwise expressly herein or therein provided to the contrary, be perpetual and be construed to be covenants running with the Land and with every part thereof and interest therein, and all of the provisions hereof and thereof shall be binding upon and inure to the benefit of Declarant and subsequent owner(s) of the Land or any part thereof, or interest therein, and their respective heirs, personal representatives, successors and assigns, but the same are not intended to create nor shall they be construed as creating any rights in or for the benefit of the general public. All present and future Unit Owners, tenants and occupants of Units shall be subject to and shall comply with the provisions of this Declaration and such Articles, Bylaws and applicable rules and regulations as they may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into occupancy of any Unit, shall constitute an adoption and ratification of the provisions of this Declaration, and the Articles, Bylaws and applicable rules and regulations of the Association, as they may be amended from time to time, including, but not limited to, a ratification of any appointments of attorneys-in-fact contained herein.

17. **Additional Provisions**.

17.1. **Notices**. All notices to the Association required or desired hereunder or under the Bylaws of the Association shall be sent by certified mail (return receipt requested) or registered mail to the Association in care of its office at the Park or to such other address as the Association may hereafter designate from time to time by notice in writing to all Unit Owners. Except as provided specifically in the Act, all notices to any Unit Owner shall be sent by first class mail to the Park address of such Unit Owner or such other address as may have been designated by such Unit Owner from time to time, in writing, to the Association. All notices to mortgagees of Units shall be sent by first class mail to their respective addresses or such other address as may be designated by them from time to time, in writing, to the Association. All notices shall be deemed to have been given when mailed in a postage prepaid sealed envelope, except notices of a change of address, which shall be deemed to have been given when received, or five (5) business days after proper mailing, whichever shall first occur.

17.2. **Interpretation**. The Board of Directors of the Association shall be responsible for interpreting the provisions hereof and of any of the Exhibits attached hereto. Such interpretation shall be binding upon all parties unless wholly unreasonable. An opinion of legal counsel that any interpretation adopted by the Association is not unreasonable shall conclusively establish the validity of such interpretation.

17.3. **Signature of President and Secretary**. Wherever the signature of the President of the Association is required hereunder, the signature of a Vice-president may be substituted therefore, and wherever the signature of the Secretary of the Association is required hereunder, the signature of an Assistant Secretary may be substituted therefore.

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17.4. **Governing Law**. Should any dispute or litigation arise between any of the parties whose rights or duties are affected or determined by this Declaration, the Exhibits annexed hereto or applicable rules and regulations adopted pursuant to such documents, as the same may be amended from time to time, said dispute or litigation shall be governed by the laws of the State of Florida.

17.5. **Severability**. The invalidity in whole or in part of any covenant or restriction, or any section, subsection, sentence, clause, phrase or word, or other provision of this Declaration, the Exhibits annexed hereto, or applicable rules and regulations adopted pursuant to such documents, as the same may be amended from time to time, shall not affect the validity of the remaining portions thereof which shall remain in full force and effect.

17.6. **Waiver**. No provisions contained in this Declaration shall be deemed to have been waived by reason of any failure to enforce the same, without regard to the number of violations or breaches which may occur.

17.7. **Ratification**. Each Unit Owner, by reason of having acquired ownership (whether by purchase, gift, operation of law or otherwise), and each occupant of a Unit, by reason of his occupancy, shall be deemed to have acknowledged and agreed that all of the provisions of this Declaration, and the Articles and Bylaws of the Association, and applicable rules and regulations, are fair and reasonable in all material respects.

17.8. **Gender; Plurality**. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular and the use of any gender shall be deemed to include all genders.

17.9. **Captions**. The captions herein and in the Exhibits annexed hereto are inserted only as a matter of convenience and for ease of reference and in no way define or limit the scope of the particular document or any provision thereof.

18. **Special Water Management Provisions**. Notwithstanding any term or provision to the contrary herein:

18.1. Any amendment of this Declaration which affects the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the Common Elements, shall be submitted to the South Florida Water Management District for a determination of whether the amendment necessitates a modification of the District permitt. The South Florida Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of such system.

18.2. The Association shall operate, maintain, and manage the surface water or stormwater management system(s) in a manner consistent with the applicable South Florida Water Management District permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration which relates to the surface water or stormwater management system. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of surface water or stormwater management system. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the South Florida Water Management District prior to such termination, dissolution or liquidation.

(The remainder of this page is intentionally left blank)

IN WITNESS WHEREOF, Declarant has caused this Declaration to be duly executed this ____ day of _____, 2022.

Signed, sealed and delivered
In the presence of:

L & R, INC., a Florida corporation

_____
Print Name: _____

By: _____
Name: _____
Title: _____

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing Declaration was acknowledged before me [] online or [] in my physical presence this ____ day of _____, 2022, by _____, as _____ of L & R, INC., a Florida corporation, on behalf of the corporation.

_____
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification ____

Type of identification produced _____

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JOINDER BY ASSOCIATION

HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, hereby agreed to accept all of the benefits and all of the duties, responsibilities, obligations and burden imposed upon it by the provisions of the Declaration and Exhibits attached hereto.

WITNESSES:

HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation

_____
Print Name: _____

By: _____
Name: _____
Title: _____

_____
Print Name: _____

Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing Declaration was acknowledged before me this ____ day of _____, 20__, by _____, as _____ of HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the Association.

_____
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification ____

Type of identification produced _____

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Exhibits to Declaration:

A. Legal Description of Land
B. Survey and Plat
C. Articles of Incorporation of the Association
D. Bylaws of the Association
E. Share of Assessments and Common Surplus

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EXHIBIT A

THE LAND

All of Lot 1 and portions of Lots 2, 7, and 8, according to the Plat of Model Land Company, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida, all lying in the Northeast ¼ of Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida, Less Road and Canal Rights-of-Way, and being more particularly described as follows:

Commencing at a Railroad Spike marking the Northeast corner of said Section 23, thence S.89°46'47"W., along the North line of said Section 23, a distance of 113.00 feet to the west Right-of-way line of N.S.L.R.W.M.D. Canal No. 40; thence S.00°07'31" E., along said West Right-of-way line, a distance of 49.50 feet to the POINT OF BEGINNING; thence continue S.00°07'31"E., along said west Right-of-way line, a distance of 922.18 feet; thence S.89°46'47"W., a distance of 944.72 feet; thence N.00°07'31"W., a distance of 922.18 feet to the Southerly line of N.S.L.R.D.D. Canal No. 48; thence N.89°46'47"E., along said Southerly Right-of-way line, a distance of 944.72 feet to the West Right-of-way line of N.S.L.R.W.M.D. Canal No. 40 and the POINT OF BEGINNING.

LESS AND EXCEPT that portion conveyed to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION in O.R. Book 3844, Page 2108, of the Public Records of St. Lucie County, Florida.

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EXHIBIT B

SURVEY AND PLAT

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EXHIBIT C

ARTICLES OF INCORPORATION OF THE ASSOCIATION

[CONTINUES OF FOLLOWING PAGE]

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ARTICLES OF INCORPORATION
OF
HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC.

The undersigned, acting as the Incorporator of this corporation pursuant to Chapter 617, Florida Statutes, hereby forms a corporation not for profit under the laws of the State of Florida and adopts the following Articles of Incorporation (the "**Articles**") for such corporation:

ARTICLE I - NAME

Section 1.1. The name of the corporation shall be HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "**Association**."

ARTICLE II - DURATION

Section 2.1. The Association shall exist perpetually unless and until dissolved according to law. Corporate existence of the Association shall commence upon the filing of these Articles with the Florida Department of State.

ARTICLE III - DEFINITIONS

Section 3.1. Unless the context otherwise requires, all capitalized terms herein shall have the same meaning as set forth in the Declaration Hunt Commercial Park recorded or to be recorded in the Public Records of St. Lucie County, Florida, as it may be amended or supplemented from time to time (the "**Declaration**"), which pertains to the Property, as defined in the Declaration.

ARTICLE IV – ADDRESS OF PRINCIPAL OFFICE AND MAILING ADDRESS OF ASSOCIATION

Section 4.1. The principal office address and the mailing address of the Association shall be 1890 Kingsley Avenue, Suite 102, Orange Park, Florida 32073.

ARTICLE V - REGISTERED OFFICE AND REGISTERED AGENT

Section 5.1. The initial street address of the registered office of this Corporation in the State of Florida shall be 1890 Kingsley Avenue, Suite 102, Orange Park, Florida 32073. The Board of Directors may from time to time move the registered office to any other address in Florida. The name of the initial registered agent of this Corporation at that address is L. Ward Huntley. The Board of Directors may from time to time designate a new registered agent.

ARTICLE VI - PURPOSE AND POWERS OF THE ASSOCIATION

Section 6.1. The Association is organized to provide for the acquisition, construction, management, maintenance, and care of, including the preservation and architectural control of, the Property, and to promote the health, safety and general welfare of the members of the association. The Association shall have all the powers of a nonprofit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles of Incorporation, the Bylaws, or the Declaration; provided, however, that the Association is specifically prohibited from engaging in any political activity or any other activity whereby its status as a

not-for-profit corporation or its exemption from federal or state income taxation, if any, would be forfeited or jeopardized. The Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required or permitted to be done by the Declaration, these Articles of Incorporation and the Bylaws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the members and for the maintenance, administration and improvement of the Property. The duties and powers of the Association shall be exercised by the Board of Directors unless provided otherwise in the Declaration, these Articles of Incorporation or the Bylaws. The Association shall not pay dividends and no part of any income or net earnings of the Association shall be distributed to its members, directors, officers or other private individual.

ARTICLE VII - MEMBERSHIP

Section 7.1. Membership. Each Owner, including the Declarant, shall be a member of the Association. No Owner, whether one (1) or more Persons, shall have more than one (1) membership per Unit owned. Any person or entity who holds any interest merely as a security for the performance of any obligation shall not be a member of the Association. The Association membership of each Owner shall be appurtenant to the Unit giving rise to such membership, and shall not be transferred except upon the transfer of title to said Unit and then only to the transferee of title thereto. Any prohibited separate transfer of a membership in the Association shall be void. Any transfer of title shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof. The membership of an Owner in the Association shall not be refused, waived or surrendered, but voting rights and rights of use and enjoyment of the Common Area may be regulated or suspended as provided in these Articles of Incorporation, the Declaration, and/or the Bylaws.

Section 7.2. Voting Rights. The voting rights of members in the Association shall be as set forth in the Declaration and the Bylaws, as the same may be amended from time to time.

ARTICLE VIII - BOARD OF DIRECTORS

Section 8.1. The business and affairs of the Association shall be managed by a Board of Directors as provided in the Declaration and Bylaws. The names and addresses of persons who are to act in the capacity of director until appointment or election of their successors pursuant to these Articles of Incorporation and the Bylaws are:

Name	Address
Louis Bogan Huntley	1890 Kingsley Avenue, Ste. 102 Orange Park, FL 32073
Louis Ward Huntley	1890 Kingsley Avenue, Ste. 102 Orange Park, FL 32073
Amy Vaughn	1890 Kingsley Avenue, Ste. 102 Orange Park, FL 32073

The method of election and term of office, removal and filling of vacancies of the Board of Directors shall be as set forth in the Bylaws.

ARTICLE IX - OFFICERS

Section 9.1. The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at the first meeting, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

Office	Name	Address
President	Louis Bogan Huntley	1890 Kingsley Avenue, Ste. 102 Orange Park, FL 32073
Secretary	Amy Vaughn	1890 Kingsley Avenue, Ste. 102 Orange Park, FL 32073
Treasurer	Louis Ward Huntley	1890 Kingsley Avenue, Ste. 102 Orange Park, FL 32073

ARTICLE X - INDEMNIFICATION

Section 10.1. The Association shall indemnify every officer, director, committee member and employee of the Association against any and all costs and expenses, including reasonable attorneys' and paralegals' fees, reasonably incurred by or imposed upon such officer, director, committee member or employee in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he may be a party by reason of being or having been an officer, director, committee member or employee of the Association. Such officers, directors, committee members and employees shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent they may also be members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer, director, committee member, or employee, or former officer, director, committee member or employee may be entitled. The Association shall, as a Common Expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

ARTICLE XI - BYLAWS

Section 11.1. The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE XII - AMENDMENTS

Section 12.1. Notice. Amendments to these Articles shall be proposed and approved by a simple majority of the Board of Directors unless the approval of the membership of the Association is required under the Declaration, in which case the members must approve said amendment. No amendment shall be effective until filed with the office of the Secretary of State of the State of Florida. A certified copy of each amendment shall be recorded in the Public Records of Clay County, Florida.

Section 12.2. Proviso. No amendment to these Articles may be adopted which would eliminate, modify, prejudice, abridge, or otherwise adversely affect any rights, benefits, privileges, or priorities granted or reserved to the Declarant or mortgagees of Units without the consent of said Declarant or mortgagees in each instance. No amendment shall be made that is in conflict with the Act or the Declaration.

Section 12.3. Declarant Amendments. Notwithstanding anything herein contained to the contrary, to the extent lawful, the Declarant may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Declarant alone.

ARTICLE XIII - INCORPORATOR

Section 13.1. The name and address of the Incorporator of the Association is as follows:

Name	Address
Louis Bogan Huntley	1890 Kingsley Avenue, Suite 102 Orange Park, Florida 32073

ARTICLE XIV - NONSTOCK CORPORATION

Section 14.1. The Association is organized on a nonstock basis and shall not issue shares of stock evidencing membership in the Association; provided, however, that membership in the Association may be evidenced by a certificate of membership which shall contain a statement that the Association is a corporation not for profit.

ARTICLE XV - DISSOLUTION

Section 15.1. In the event the Association is intentionally dissolved for the purpose of winding up its affairs, then after the claims of creditors of the Association have been satisfied from the assets of the Association or otherwise, the remaining assets of the Association shall be dedicated to a public body or conveyed to a not-for-profit corporation, as defined in Chapter 617, Florida Statutes, as amended, with similar purposes, as the Board of Directors of the Association shall determine in their sole discretion.

DRAFT

IN WITNESS WHEREOF, the undersigned Incorporator has made and subscribed these Articles of Incorporation this _____ day of _____, 2022.

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

_____

Louis Bogan Huntley

DRAFT

CERTIFICATE DESIGNATING REGISTERED AGENT FOR SERVICE OF PROCESS

Pursuant to Chapters 48 and 617, Florida Statutes, the following is submitted in compliance with said Acts.

HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., desiring to organize as a corporation under the laws of the State of Florida, with its registered office at 1890 Kingsley Avenue, Suite 102, Orange Park, Florida 32073, has named Louis Bogan Huntley, located at the above registered office, as its Registered Agent to accept service of process within this State.

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

_____
Louis Bogan Huntley

Date: _____, 2022

DRAFT

EXHIBIT D

BYLAWS OF THE ASSOCIATION

[CONTINUES ON FOLLOWING PAGE]

DRAFT

BYLAWS

OF

HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation

These are the Bylaws of HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, herein called the "Association", a non-profit corporation organized pursuant to Chapter 617, Florida Statutes, for the purpose of administering HUNT COMMERCIAL PARK.

1. **Definitions**. All capitalized terms used, but not defined, herein shall have the meanings ascribed to them in this Declaration of Hunt Commercial Park.

2. **Association**.

2.1. Office. The office of the Association shall be located at 1890 Kingsley Avenue, Ste. 102, Orange Park, FL 32073..

2.2. Fiscal Year. The fiscal year of the Association shall be the calendar year.

2.3. Seal. The seal of the corporation shall bear the name of the corporation, the word "Florida", the words "corporation not for profit," and the year of incorporation.

3. **Members**.

3.1. Qualification. The members of the Association shall consist of all the record owners of Units as more particularly described in the Articles of Incorporation.

3.2. Change of Membership. Change of membership in the Association shall be established by recording in the Public Records of St. Lucie County, Florida, a deed or other instrument establishing record title to a Unit in the Park and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument shall thereby become a member of the Association. The membership of the prior owner shall be thereby terminated.

3.3. Voting Rights: The owner of record of each Unit, including Declarant, shall be entitled to the Voting Interests allocated to such Unit as set forth in the Declaration.

3.4. Designation of Voting Representative. If a Unit is owned by more than one person or entity, the person or entity entitled to cast the votes for the Unit shall be designated by a certificate signed by all of the record owners of the Unit and filed with the Secretary of the Association. If a Unit is owned by an entity, the person entitled to cast the votes for the Unit shall be designated by a certificate of appointment signed by the entity which is the owner, unless the joinder of record owners is specifically required by the Declaration or these Bylaws.

3.5. Restraint Upon Assignment of Shares in Assets. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his Unit.

4. **Members' Meetings**.

4.1. Place. All meetings of the Association membership shall be held at the Park, or at such other place and at such time as designated by the Board of Directors and stated in the notice of the meeting, and shall be open to all members.

4.2. Notices. The secretary of the Association shall mail or deliver a notice of each annual or special meeting, stating the time and place of the meeting, to each member of the Association not less than fourteen (14) days prior to the meeting. All notices shall be mailed to or served at the address of the member as it appears on the books of the Association and need not be posted on the Land. Notice of any meeting at which assessments against members are to be considered for any reason shall contain a statement that assessments will be considered and the nature of the assessments. Any notices required herein may be waived by written action of the member(s) to whom such notice is or was required to be sent.

4.3. Annual Meeting. The annual meeting of the members shall be held at such date, time, and place as may be designated by the Board of Directors or the members for the purpose of appointing Directors and transacting any other business authorized to be transacted by the members. Any annual meeting may be waived by written action of all members, in which event the existing Directors shall continue to serve as Directors until replaced as provided herein or in the Articles of Incorporation.

4.4. Special Meetings. Special meetings of the members shall be held whenever called by a majority of the Board of Directors and must be called by the Board of Directors upon receipt of a written request from a majority of the members entitled to vote at an Association meeting.

4.5. Quorum. A quorum of members at meetings shall consist of all of the members entitled to vote. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by applicable law, the Declaration, the Articles of Incorporation of the Association, or these Bylaws.

4.6. Adjourned Meetings. If any meeting of members cannot be organized because a quorum has not attended, the member(s) who is/are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

4.7. Minutes of Meetings. The Association shall maintain minutes of each meeting of the membership and of the Board of Directors in a businesslike manner and the minutes shall be kept in a book available for inspection by Unit Owners or their authorized representatives at any reasonable time, The Association shall retain these minutes for a period of not less than seven (7) years.

5. **Board of Directors**.

5.1. Membership. The affairs of the Association shall be managed by a Board of not less than three (3) Directors. Directors need not be members of the Association.

5.2. Appointment of Directors.

(a) Members of the Board of Directors shall be appointed by the Unit Owners at the annual meeting of the members of the Association, with each Unit Owner being entitled to appoint one Director. In the event any Unit Owner is not represented at the annual meeting, such Unit Owner may appoint its Director(s) at any time by written action in lieu of attending such meeting. Any Unit Owner may recall and replace its appointed Director(s) at any time for any reason or no reason by written action of such Unit Owner.

(b) Vacancies on the Board of Directors occurring between annual meetings of members shall be filled by the appointment of a new Director by the Unit Owner entitled to appoint the Director being replaced. In the event any Unit Owner fails to appoint a new Director either at or after the annual meeting of the members, the prior Director appointed by such Unit Owner shall continue to serve until replaced by appointment of such Unit Owner.

(c) Recalled Directors shall turn over to the Board any and all records of the Association in their possession within 72 hours after the meeting at which they are recalled or after notified of their recall. The vacancy on the Board of Directors created by a Director being recalled shall be filled by the member of the Association entitled to appoint such Director at the same meeting at which the Director is recalled, or by written action in lieu of attending or holding such meeting.

(d) Declarant shall be vested with the power to designate the initial Board of Directors. The initial Board of Directors shall serve until Declarant has turned over control of the Association as required by applicable law, subject to Declarant's right at any time to remove or replace any of its designated Directors for any reason or no reason.

(e) At the time that Unit Owners other than Declarant appoint a majority of the members of the Board of Directors of the Association, Declarant shall relinquish control of the Association, and the Unit Owners shall accept control. In relinquishing control of the Association Declarant shall deliver to the Association, at Declarant's expense, all Association property, including, but not limited to all corporate records and other intangible property.

5.3. Term. The term of each Director's service shall extend until the next annual meeting of the members and thereafter until his successor is duly appointed and qualified, or until he is removed in the manner elsewhere provided.

5.4. Organization Meeting. The organization meeting of a newly elected Board of Directors shall be held at the meeting at which they were elected, or may be held at any other time and place as may be determined by written action of a majority of the Directors.

5.5. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors, and shall be open to all Unit Owners. Notice of regular meetings shall be given or delivered to each Director, personally or by mail, telephone or facsimile at last three (3) days prior to the day named for such meeting, and need not be posted on the Park.

5.6. Special Meetings. Special meetings of the Directors may be called by the President and must be called by the Secretary at the written request of any Director. Not less than three (3) days notice of the meeting shall be given personally or by mail, telephone or facsimile, which notice shall state the time, place and purpose of the meeting. Notice of such meetings need not be posted on the Park.

5.7. Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

5.8. Quorum and Voting. A quorum at Directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by all Directors present at a meeting at which a quorum is present shall constitute the act of the Board of Directors. Voting power of the Directors on matters at meetings shall be the same as the number of votes assigned to the Units from which those respective Directors are appointed (or as have been allocated to such Director as being a Declarant-appointee, as applicable), as provided in the Declaration.

5.9. Adjourned Meetings. If at any meetings of the Board of Directors there be less than a quorum present, the Director(s) who is/are present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted without further notice.

5.10. Joinder in Meeting by Written Notice. A Director may submit in advance, in writing, his or her agreement or disagreement with any action taken or proposed to be taken at a meeting that the Director does not attend. This agreement or disagreement shall be used as a vote for or against the action taken, as applicable, and shall be used for the purposes of creating a quorum only as to the decision on such action.

5.11. Assessments. Notice of any meeting in which assessments against Unit Owners are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of any such assessments.

6. **Powers and duties of Board of Directors**. The Board of Directors shall exercise all of the powers and duties of the Association as provided in the Declaration and Articles of Incorporation, subject only to approval by Unit Owners when such is specifically required.

7. **Officers**.

7.1. Officers and Election. The executive officers of the Association shall be a President (who shall be a Director), a Vice-President (who shall be a Director), a Treasurer (who need not be a Director), a Secretary (who need not be a Director), and any number of Assistant Secretaries and Assistant Secretaries (who need not be Directors), all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the Directors at any meeting. Any person may be both the Secretary and the Treasurer, or an Assistant Secretary and an Assistant Treasurer, or any combination thereof. The Board of Directors shall from time to time elect such other officers and designate their powers and duties as the Board shall find necessary to properly manage the affairs of the Association**.**

7.2. President. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of president of an association, including, but not limited to, the power to appoint committees from among members from time to time, as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association. He shall serve as chairman of all Board and members meetings.

7.3. Vice-President. The Vice-President shall, in the absence or disability of the President, exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Directors.

7.4. Secretary and Assistant Secreta. The Secretary shall keep the minutes of all proceedings of the Directors and the members. He shall attend to the giving and serving of all notices to the members and Directors and other notices required by law. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an association and as may be required by the Directors or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent. The duties of the Secretary may be fulfilled by a manager employed by the Association.

7.5. Treasurer and Assistant Treasurer. The Treasurer shall have custody of all property of the Association, including, but not limited to, financial records, funds, securities, and evidence of

indebtedness. The Treasurer shall keep the financial records of the Association and shall keep the assessment rolls, the accounts of members, and the financial books of the Association in accordance with good accounting practices. The Treasurer shall perform all other duties incident to the office of Treasurer and as may be required by the Directors or President. The Assistant Treasurer shall perform the duties of the Treasurer when the Treasurer is absent. The duties of the Treasurer may be fulfilled by a manager employed by the Association.

7.6. Indemnification of Directors and Officers.

(a) Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or officer of the Association, or having served at the Association's request as a Director or officer of any other corporation, whether or not he is a Director or officer at the time such expenses are incurred, regardless of by whom the proceeding was brought, except in relation to matters as to which any such Director or officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors of the Association approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

(b) Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by all of the non-interested Directors upon receipt of an undertaking by or on behalf of the Director or officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Association as authorized by these Bylaws.

(c) The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director or officer of the Association, or is or was serving at the request of the Association as a Director or officer of another association or organization, or in any other capacity, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Bylaws.

8. **Parliamentary Rules**. Roberts' Rules of Order (latest edition) shall govern the conduct of Association meetings when not in conflict with the Declaration or these Bylaws.

9. **Amendment**. The Bylaws may be amended in the manner set forth below:

9.1. Notice. Notice of the subject matter of any proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

9.2. Adoption. Proposal of an amendment to these Bylaws shall require an affirmative vote of all Unit Owners. Approval of an amendment shall require two-thirds (2/3) vote of the Voting Interests.

9.3. Form. No bylaw shall be revised or amended by reference to its title or number only. Proposals to amend existing bylaws shall contain the full text of the bylaws to be amended; new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens.

However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of bylaw. See bylaw for present text." Non-material errors or omissions in the bylaw amendment process shall not invalidate an otherwise properly promulgated amendment.

9.4. Amendments by Written Action of Unit Owners. The Unit Owners may approve amendments to these Bylaws by written action in lieu of a meeting so long as the necessary vote for approval as set forth in Section 9.2 above is net.

10. **Rules and Regulations**. The Board of Directors may adopt reasonable rules and regulations with respect to the use of the Units and Common Elements.

The foregoing were adopted as the Bylaws of HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, at the first meeting of the Board of Directors on ____ day of _____, 20_____.

[SIGNATURE PAGE TO FOLLOW]

DRAFT

HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation

By: _____
Name: Louis Bogan Huntley
Title: President

DRAFT

EXHIBIT E

UNIT SHARE OF RESPONSIBILITY FOR ASSESSMENTS

AND OWNERSHIP OF THE COMMON SURPLUS

Unit 1	**30%**
Unit 2	**30%**
Unit 3	**40%**
Total	***100%***

DRAFT

PLAT OF HUNT COMMERCIAL PARK

BEING A REPLAT OF LOT 1 AND PORTIONS OF LOTS 2, 7, AND 8 OF THE PLAT OF MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 10D OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

ALL OF LOT 1 AND PORTIONS OF LOTS 2, 7, AND 8, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS ROAD AND CANAL RIGHTS-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID SECTION 23, THENCE S89°46'47"W, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 113.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 40; THENCE S00°07'31"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°07'31"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 922.18 FEET; THENCE S89°46'47"W, A DISTANCE OF 944.72 FEET; THENCE N00°07'31"W, A DISTANCE OF 922.18 FEET TO THE SOUTHERLY LINE OF N.S.L.R.D.D. CANAL NO. 48; THENCE N89°46'47"1E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 944.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 40 AND THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN O.R. BOOK 3844, PAGE 2108, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

L & R, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY AFFIRM AS FOLLOWS:

1. THE RIGHT-OF-WAY, SHOWN HEREON AS ROAD TRACT IS HEREBY DEDICATED TO HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS, AND UTILITY PURPOSES (INCLUDING CABLE TV), AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
2. THE WATER MANAGEMENT TRACTS SHOWN HEREON AS STORM WATER TRACT ARE HEREBY DEDICATED TO HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS. ST. LUCIE COUNTY HAS THE RIGHT TO DRAIN INTO AND THROUGH THESE WATER MANAGEMENT TRACTS.
3. THE LANDSCAPE BUFFER EASEMENTS ARE HEREBY DEDICATED TO HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC. FOR A SUBDIVISION IDENTIFICATION MONUMENT WALL AND SIGN, AND FOR LANDSCAPE PURPOSES. HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC. ACCEPTS THE MAINTENANCE RESPONSIBILITY OF THE LANDSCAPE BUFFER EASEMENTS AND ITS IMPROVEMENTS.
4. THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC. FOR ALL DRAINAGE PURPOSES. HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC. ACCEPTS THE MAINTENANCE RESPONSIBILITY OF THE DRAINAGE EASEMENTS AND ITS IMPROVEMENTS.

IN WITNESS WHEREOF, L & R, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 2022.

L & R, INC., A FLORIDA CORPORATION

BY: _____
PRINTED NAME: _____
POSITION: _____

WITNESS

_____
PRINTED NAME

WITNESS

_____
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____ AS _____ FOR L & R, INC., A FLORIDA CORPORATION.

_____
NOTARY SIGNATURE
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____
☐ PERSONALLY KNOWN OR ☐ PRODUCED IDENTIFICATION

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2022.

HUNT COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC.

BY: _____

_____, ITS PRESIDENT

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, DEAN, MEAD, MINTON & MOORE, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF _____, 20___, AT _____:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF HUNT COMMERCIAL PARK IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

   NONE.

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20___.

DATED THIS ____ DAY OF _____, 20___.

DEAN, MEAD, MINTON & MOORE

BY: _____
W. LEE DOBBINS, VICE PRESIDENT
1903 S. 25TH ST. SUITE 200
FT. PIERCE, FL 34947
FLORIDA BAR NO. 988138

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS ____ DAY OF _____, 2022.

BY _____
PRINT NAME: _____
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO._____

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE R-4, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, AS SET FORTH IN SECTION 125-194 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS ____ DAY OF _____, 2022.

BY _____
PRINT NAME: _____
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS ____ DAY OF _____, 2022.

DATED: _____
TANYA EARLEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF_____, 2022.

_____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

BY: _____

CLERK OF CIRCUIT COURT SEAL

SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF HUNT COMMERCIAL PARK IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FORT PIERCE AND ST. LUCIE COUNTY, FLORIDA.

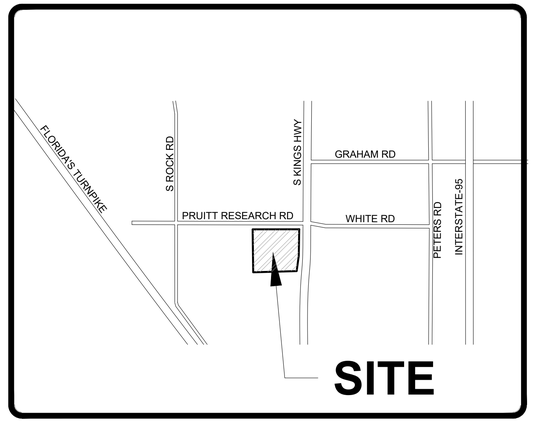
DATED THIS _____ DAY OF _____, 2022.

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

SURVEYOR SEAL

NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HERON ARE BASED UPON THE NORTH LINE OF SECTION 23, PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
3. PLAT CONTAINS 19.544 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.



SITE MAP
NOT TO SCALE

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

EDC PROJECT #22-160

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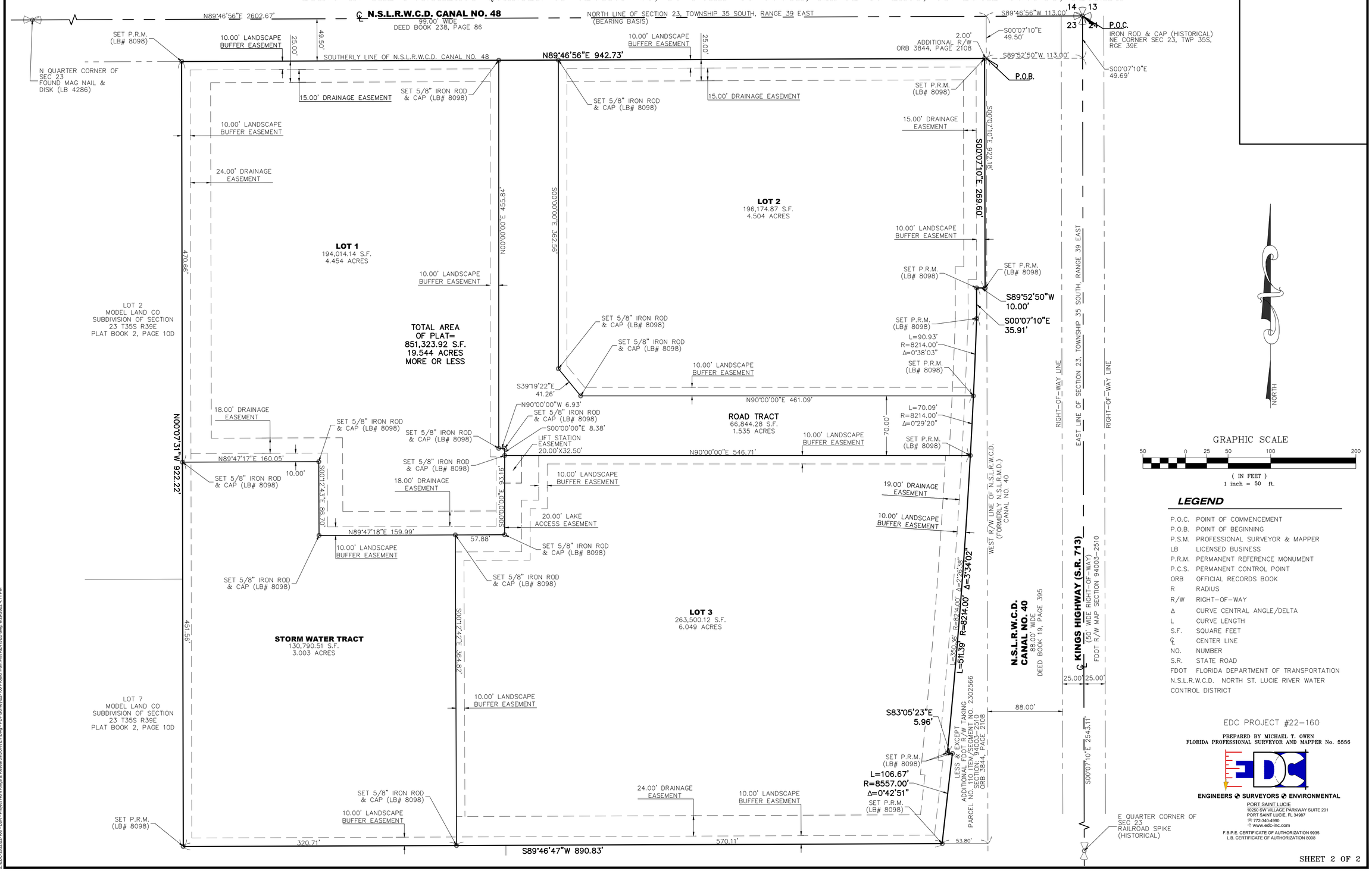
PLAT OF HUNT COMMERCIAL PARK

BEING A REPLAT OF LOT 1 AND PORTIONS OF LOTS 2, 7, AND 8 OF THE PLAT OF MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 10D OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____



LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.S.	PERMANENT CONTROL POINT
ORB	OFFICIAL RECORDS BOOK
R	RADIUS
R/W	RIGHT-OF-WAY
Δ	CURVE CENTRAL ANGLE/DELTA
L	CURVE LENGTH
S.F.	SQUARE FEET
℄	CENTER LINE
NO.	NUMBER
S.R.	STATE ROAD
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
N.S.L.R.W.C.D.	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

EDC PROJECT #22-160

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

PORT SAINT LUCIE
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Construction Plans and Specifications

For

PROJECT HUNT

CITY OF FORT PIERCE, FLORIDA

SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST



LOCATION MAP

NOTES:

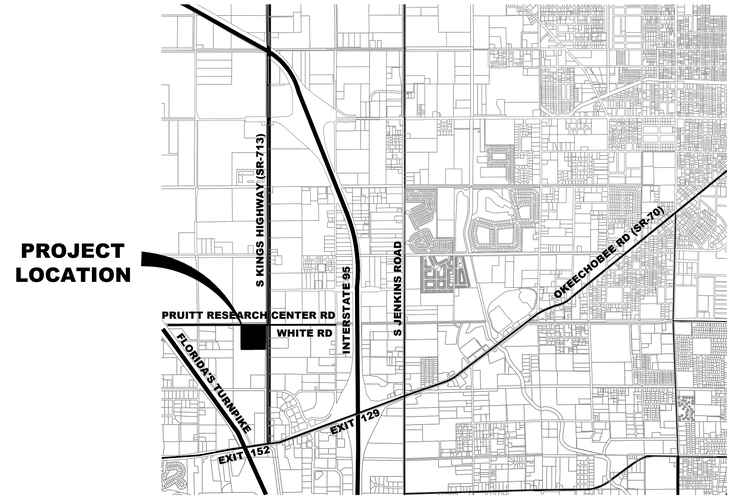
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

2) CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD CONSTRUCTION (FY 2022–23)

3) GOVERNING SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (DATED JANUARY 2022)

4) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE STANDARD DETAILS OF THE FORT PIERCE UTILITY AUTHORITY – LATEST EDITION.

5) ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 AND 22.



LOCATION MAP

N.T.S.

INDEX OF SHEETS

SHEET No.	SHEET TITLE/DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS PLAN
C2.1	DEMOLITION PLAN AND STORM WATER POLLUTION PREVENTION PLAN
C2.2	STORM WATER POLLUTION PREVENTION DETAILS
C3.0	HORIZONTAL CONTROL PLAN
C4.0	PAVING, GRADING AND DRAINAGE PLAN
C4.1	PAVING, GRADING AND DRAINAGE DETAILS
C4.2 - C4.3	CROSS SECTIONS
C5.0	UTILITY PLAN
C5.1	UTILITY PROFILES
C5.2 - C5.3	UTILITY DETAILS
C5.4	LIFT STATION DETAILS AND SPECIFICATIONS
C6.0 - C6.2	UTILITY SPECIFICATIONS

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PREPARED BY

SCPE

STEPHEN COOPER P. E.
Associates, INC.
Consulting Engineers
7450 South Federal Highway - Port St. Lucie
Fl 34952, Phone: (772) 336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856
AUGUST 2018

NO.	DATE	BY	REVISIONS

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

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SHEET **C1.0**



SURVEYOR INFO:

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 1-5, 6(b), 7(a), , 8-9, 13, 16 AND 17 OF TABLE "A" THEREOF.

ALSO

I FURTHER CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BRION D. YANCY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 7162
BOWMAN CONSULTING GROUP, LTD., INC.
301 S.E. OCEAN BLVD., SUITE 301
STUART, FL 34994
PHONE: (772) 283-1413
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

DATE OF LAST FIELDWORK
MARCH 11, 2020

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.

2. A SEARCH WAS PERFORMED BY THIS OFFICE TO DETERMINE THE BOUNDARY OF THIS PARCEL BECAUSE THE LEGAL DESCRIPTION, AS PROVIDED, CANNOT BE SURVEYED. THE NEIGHBORING PARCEL TO THE SOUTH AND WEST IS WRITTEN AS ALL OF LOTS, PORTION OF LOTS, AND THEN FURTHER DESCRIBED BY BEARINGS AND DISTANCES AS FOUND IN OFFICIAL RECORDS BOOK 2213, PAGE 1876, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE REMAINDER OF SAID LEGAL DESCRIPTION IS THIS SURVEY AND THE PROVIDED LEGAL DESCRIPTION IS EXPANDED UPON AS THE SECTION OF "MORE PARTICULARLY DESCRIBED AS".

3. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GR5 RECEIVERS WITH THE FPRN NETWORK AND VERIFIED BY MULTIPLE MEASUREMENTS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINT:

"BOUFFORD RM 4" – FOUND BRASS DISK IN CONCRETE MONUMENT STAMPED "BOUFFORD 1934 NO 4"
PID: AF7262
N = 1,119,305.94
E = 849,430.91

THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 00°07'03" WEST ALONG THE EAST LINE OF SECTION 23 SOUTH, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94003-2510.

4. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING ST. LUCIE COUNTY BENCHMARKS:

"BOUFFORD RM 4"
FOUND BRASS DISK IN CONCRETE MONUMENT STAMPED "BOUFFORD 1934 NO 4"
PID: AF7262
N = 1,119,305.94
E = 849,430.91
EL. = 16.99'

"I95 F 140"
PID: AF7269
FOUND DISK SET IN TOP OF SOUTH CONCRETE GUARDRAIL ON GRAHAM ROAD STAMPED
"BM I 95 F 14"
EL. = 46.99'

5. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10.

6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

7. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" – (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 12111C0167, DATED FEBRUARY 16, 2012.

8. SUBSURFACE OR UNDERGROUND UTILITIES OR FOUNDATIONS HAVE NOT BEEN LOCATED.

9. AS TO TABLE "A" ALTA REQUIREMENTS:
6(B) A ZONING REPORT WAS NOT PROVIDED.
7 & 9) THERE ARE NO BUILDINGS OR PARKING SPACES ON THE PROPERTY.
10) THERE ARE NO PARTY WALLS ALONG PROPERTY LINES.
16) THERE IS EVIDENCE OF RECENT CONSTRUCTION ALONG THE NORTH AND EAST PROPERTY LINES BUT NO OBSERVED EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WORK AT THE TIME OF THE SURVEY.
17) THERE IS NO OBSERVED EVIDENCE OF PROPOSED STREET RIGHT-OF-WAY CHANGES.

10. ADDITIONS AND DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION:

ALL OF LOT 1 AND PORTIONS OF LOTS 2, 7, AND 8, BLOCK 1, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, ALL LYING IN THE NE1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 100, LESS CANAL RIGHTS-OF-WAY, LESS AND EXCEPT PORTION CONVEYED TO DOT IN OFFICIAL RECORDS BOOK 3844, PAGE 2108, ALL OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA;
THENCE SOUTH 89°47'18" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 115.00 FEET;
THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 49.50 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 48 WITH THE WEST LINE OF THE PARCEL CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING;
THENCE ALONG THE WEST LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108 THE FOLLOWING SIX COURSES:
SOUTH 00°m07'03" EAST, A DISTANCE OF 269.60 FEET;
THENCE SOUTH 89°52'57" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 35.91 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 8214.00 FEET, A CENTRAL ANGLE OF 03°34'02" AND A CHORD BEARING OF SOUTH 03° 51'13" WEST, 511.31 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 511.39 FEET;
THENCE SOUTH 83°05'16" EAST, A DISTANCE OF 5.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 8537.08 FEET, A CENTRAL ANGLE OF 00°42'57" AND A CHORD BEARING OF SOUTH 06°30'38" WEST, 106.66 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.66 FEET;
THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 890.93 FEET;
THENCE NORTH 00°07'00" WEST, A DISTANCE OF 922.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 48;
THENCE NORTH 89°47'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 942.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 851,348 SQUARE FEET OR 19.5443 ACRES, MORE OR LESS.

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

Stephen Cooper, P.E. #46557

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STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
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7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2593
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

EXISTING CONDITIONS PLAN

PROJECT HUNT
CONSTRUCTION PLANS AND SPECIFICATION
FLORIDA
CITY OF FORT PIERCE

DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	1" = 50'
VERT. SCALE:	N/A

DRAWING NO.
C2.0
JOB NO. 2020-122



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- R/W CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING LOT LINE
- EXISTING DITCH
- PROPOSED SILT FENCE
- TURBIDITY BARRIER
- AREA TO BE DISTURBED 8.00± AC

STORM WATER POLLUTION PREVENTION PLAN/EROSION AND SEDIMENTATION CONTROL NOTES

1. SITE DESCRIPTION NATURE OF CONSTRUCTION ACTIVITY:

1. THE PROJECT CONSISTS OF CONSTRUCTION OF SITE IMPROVEMENTS BUILDING, PARKING LOT, PERIMETER DITCHES AND INTERNAL ROADWAY.
2. THE TOTAL OWNERSHIP AREA IS 19.5 ACRES
3. THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 8 ACRES.
4. THE EXISTING SITE SOILS GENERALLY CONSISTS OF LIGHT GRAY TO BROWN FINE SAND, TRANSITIONING TO A HARDPAN LAYER APPROXIMATELY 2' BELOW EXISTING THE EXISTING SITE SOILS GENERALLY CONSISTS OF LIGHT GRAY TO BROWN FINE SAND, TRANSITIONING TO A HARDPAN LAYER APPROXIMATELY 2' BELOW EXISTING GRADE, THEN MEDIUM TO LIGHT BROWN SAND WITH TRACES OF SILT AND CLAY.

CONSTRUCTION SEQUENCING

UNLESS AN APPROVED ALTERNATE SEQUENCE IS PROPOSED BY THE CONTRACTOR, THE FOLLOWING SITE WORK CONSTRUCTION SEQUENCE IS PROPOSED:

1. PLACEMENT AND INSPECTION OF ALL TEMPORARY EROSION CONTROL FACILITIES. PLACEMENT AND INSPECTION OF ALL TEMPORARY EROSION CONTROL FACILITIES.
2. SITE CLEARING, GRUBBING AND EARTHWORK (FILL AND EXCAVATION) REQUIRED TO BRING THE SITE TO ROUGH POST DEVELOPMENT GRADES AS DEPICTED ON THE SITE CLEARING, GRUBBING AND EARTHWORK (FILL AND EXCAVATION) REQUIRED TO BRING THE SITE TO ROUGH POST DEVELOPMENT GRADES AS DEPICTED ON THE PAVING, GRADING AND DRAINAGE PLAN.
3. CONSTRUCTION OF ALL UNDERGROUND UTILITIES (IE; SANITARY SEWER, POTABLE WATER AND DRAINAGE STRUCTURES).
4. CONSTRUCTION OF ALL UNDERGROUND UTILITIES (IE; SANITARY SEWER, POTABLE WATER AND DRAINAGE STRUCTURES).
5. SITE EARTHWORK ASSOCIATED WITH THE PROPOSED PAVED VEHICULAR USE AREAS, DUMPSTER'S, CURBING AND SIDEWALKS.
6. SEED, MULCH, FERTILIZATION AND/OR SODDING OF ALL UNPAVED DISTURBED AREAS.

2. SITE SPECIFIC EROSION CONTROLS CONSTRUCTION PHASE EROSION AND SEDIMENTATION CONTROLS

PER THE CONSTRUCTION SEQUENCING AS DESCRIBED IN 1.2 ABOVE, SILT FENCES (PER DETAIL) SHALL BE CONSTRUCTED AROUND THE ENTIRE PROJECT PERIMETER WITH THE EXCEPTION OF THE TEMPORARY CONSTRUCTION ENTRANCE. THE TEMPORARY STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED PER DETAIL, UPON INSTALLATION OF THE DRAINAGE STRUCTURES, FILTER FABRIC SHALL BE INSTALLED IN THE DRAINAGE INLETS. ONCE THE ONSITE DRAINAGE IS CONNECTED TO THE OFFSITE STUB-OUT, TURBIDITY CURTAINS SHALL BE AROUND THE OUTFALL INTO THE LAKE IMMEDIATELY NORTH OF THE SITE. HAY BALES SHALL BE INSTALLED AROUND THE ONSITE DRAINAGE INLETS SUCH THAT RUNOFF PASSES THROUGH THE BALES PRIOR TO OVERFLOWING OFFSITE. WHEN NO CONSTRUCTION ACTIVITY IS PLANNED FOR WITHIN A CONTRACTOR SHALL DOCUMENT ALL EROSION CONTROL AS DESCRIBED IN THIS SECTION. ALL EROSION CONTROL DESCRIBED IN THIS SECTION SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL COMPLETION OF THE PROJECT AS ACCEPTED BY THE OWNER, ENGINEER OF RECORD AND THE CITY OF FORT PIERCE.

POST CONSTRUCTION EROSION AND SEDIMENTATION CONTROLS

POST DEVELOPMENT STABILIZATION OF OPEN AREAS INCLUDE LANDSCAPING, SEEDING AND/OR SODDING OF ALL DISTURBED PERVIOUS SURFACES. THE POST DEVELOPMENT ONSITE STORMWATER MANAGEMENT SYSTEM INCLUDES SITE GRADING AND/OR A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORMWATER RUNOFF TO A STABILIZED DRY DETENTION SYSTEM AS DESCRIBED PREVIOUSLY IN PART 1. ABOVE.

OTHER CONTROLS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WASTE DISPOSAL AND VEHICLE SEDIMENT TRACKING PER STATE, LOCAL AND FEDERAL REGULATIONS.

3. MAINTENANCE

SILT FENCE

SILT FENCE SHALL BE MAINTAINED IN GOOD WORKING CONDITION PER THE DETAIL SHOWN ON THE PLANS. SILT FENCES SHALL BE REPLACED EVERY SIX MONTHS DURING THE CONSTRUCTION PHASE.

TURBIDITY CURTAINS

IF APPLICABLE TURBIDITY CURTAINS SHALL BE MAINTAINED IN GOOD WORKING CONDITION PER THE DETAIL SHOWN ON THE PLANS.

RAINFALL RECORDS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DAILY RAINFALL RECORDS PER NPDES REQUIREMENTS.

4. INSPECTION

QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT WHICH RESULTS IN 0.50 INCHES OR GREATER. WHEN THE SITE HAS UNDERGONE FINAL STABILIZATION, INSPECTIONS SHALL BE CONDUCTED AT LEAST EVERY MONTH.

i. POINTS OF DISCHARGE TO WATERS OF THE UNITED STATES POINTS OF DISCHARGE TO WATERS OF THE UNITED STATES
ii. POINTS OF DISCHARGE TO MUNICIPAL SEPARATE STORM SYSTEMS POINTS OF DISCHARGE TO MUNICIPAL SEPARATE STORM SYSTEMS
iii. DISTURBED AREAS OF THE SITE WHICH HAVE NOT UNDERGONE FINAL STABILIZATION .
iv. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
v. STRUCTURAL CONTROLS STRUCTURAL CONTROLS
vi. STORMWATER MANAGEMENT SYSTEM STORMWATER MANAGEMENT SYSTEM
vii. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE

5. NON-STORMWATER DISCHARGE

THE CONTRACTOR IS RESPONSIBLE FOR THIS PORTION OF THE SWPPP PLAN. CONTRACTOR SHALL OBTAIN ANY REQUIRED TEMPORARY OR PERMANENT DEWATERING PLAN TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY WHICH REQUIRED DEWATERING.

N

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

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& ASSOCIATES, INC.
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FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

DEMOLITION PLAN AND STORM WATER POLLUTION PREVENTION PLAN

PROJECT HUNT
CONSTRUCTION PLANS AND SPECIFICATION

FLORIDA
CITY OF FORT PIERCE

DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	1" = 50'
VERT. SCALE:	N/A

DRAWING NO.
C2.1

JOB NO. 2020-122

GENERAL NOTES EROSION CONTROL

THE FOLLOWING NARRATIVE OF THE STORMWATER POLLUTION PREVENTION PLAN CONTAINS REFERENCES TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE DESIGN STANDARDS, AND OTHER SHEETS OF THESE CONSTRUCTION PLANS. (CALLED THE KEY SHEET) CONTAINS AN INDEX TO THE OTHER SHEETS. THE COMPLETE STORMWATER POLLUTION PREVENTION PLAN INCLUDES SEVERAL ITEMS: THIS NARRATIVE DESCRIPTION, THE DOCUMENTS REFERENCED IN THIS NARRATIVE, THE CONTRACTOR'S APPROVED EROSION CONTROL PLAN REQUIRED BY SPECIFICATION SECTION 104, AND REPORTS OF INSPECTIONS MADE DURING CONSTRUCTION.

1.0 SITE DESCRIPTION

1.A. NATURE OF CONSTRUCTION ACTIVITY

CONSTRUCTION ACTIVITIES ARE ASSOCIATED WITH A PROPOSED LIGHT INDUSTRIAL SUB-DIVISION CONSISTING OF 3 LOTS AND A WATER MANAGEMENT TRACT ON 19.53± ACRES. PROJECT IS LOCATED IN THE CITY OF FORT PIERCE, FLORIDA.

1.B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

THE FOLLOWING SEQUENCES OF MAJOR ACTIVITIES SHALL E FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL OR EXCEEDS THE EROSION AND SEDIMENT CONTROL PRACTICES DESCRIBED IN THIS DOCUMENT, AND APPROVED BY THE ENGINEER. THE DETAILED SEQUENCE FOR THE ENTIRE PROJECT CAN VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES.

1. PLACEMENT OF ALL EROSION CONTROL DEVICES
2. CLEARING AND GRUBBING, EARTHWORK.
3. SANITARY AND STORM SEWER CONSTRUCTION; ALL STORM SEWER SHALL BE CONSTRUCTED IN THE UPSTREAM DIRECTION.
4. EARTHWORK ASSOCIATED WITH PAVEMENT, CURB, SUBGRADE, BASE AND PAVEMENT.
5. FINAL SEED AND MULCH AND OR SODDING OF THE UNPAVED PROJECT AREA AS CALLED FOR IN PLANS.

1.C. AREA ESTIMATED

TOTAL SITE AREA: 19.53± ACRES
TOTAL AREA TO BE DISTURBED: 8.00± ACRES

1.D. RUNOFF DATA:

RUNOFF COEFFICIENTS: BEFORE: 0.95
DURING: 0.20-0.95
AFTER: 0.92

SOILS DATA- THE SOILS ARE FINE SAND TO CLEAN SANDS. THE SMALL SAND PARTICLE SIZE WILL MAKE THE POTENTIAL FOR EROSION HIGH.

DRAINAGE AREAS FOR EACH OUTFALL:

1.E. SITE MAP:

THE CONSTRUCTION PLANS WILL SUBSTITUTE AS SITE MAPS. LOCATIONS OF THE REQUIRED INFORMATION ARE DESCRIBED BELOW.

DRAINAGE PATTENS:
THE DRAINAGE FLOW DIRECTIONS ARE SHOWN ON PAVING AND DRAINAGE PLAN.

APPROXIMATE SLOPES:
THE SLOPES OF THE SITE CAN BE SEEN IN THE THE PAVING AND DRAINAGE PLAN.

AREAS OF SOIL DISTURBANCE:
THE AREAS TO BE DISTURBED ARE INDICATED ON THE SWPPP PLAN.

AREAS NOT TO BE DISTURBED:
ANY OFFSITE LAKE.

LOCATION CONTROLS:
THESE ARE SHOWN ON THE PROJECT LAYOUT SHEET.

AREAS TO BE STABILIZED:
TEMPORARY STABILIZATION PRACTICES ARE ALSO SHOWN ON THE PLANS, IF APPLICABLE. AREAS OF PERMANENT STABILIZATION ARE SHOWN ON PAVING AND DRAINAGE PLAN.

SURFACE WATERS:
THE PROPOSED OUTFALL WATER MANAGEMENT SYSTEM WILL CONSIST OF SITE GRADING AND A SERIES OF INLETS, CULVERTS AND SWALE WHICH DIVERT ALL INITIAL RUNOFF TO A DRY DETENTION AREA FOR WATER QUALITY PRE-TREATMENT. ADD RUNOFF OVERFLOWS TO THE WET DETENTION AREA WHERE TOPO REMAINING WATER QUALITY TREATMENT ACTIVATION TAKES PLACE.

1.F. RECEIVING WATERS:
EXCESS DISCHARGE FROM THE FACILITY WILL DISCHARGE TO THE ADJACENT NSLRWCD CANAL 46 WHICH CONNECTS TO THE NORTH FORK OF THE ST. LUCIE RIVER (TIDAL).

2.0 CONTROLS:

2.A. EROSION AND SEDIMENT CONTROLS:

THE FOLLOWING DEFINES GENERAL QUANTITIES FOR THE SEQUENCE OF CONSTRUCTION AND THE USE OF STABILIZATION AND STRUCTURAL PRACTICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPP. THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO LAST SIX MONTHS.

INSTALL STABILIZED CONSTRUCTION ENTRANCES AT ALLCOMMON AREAS WHERE CONSTRUCTION VEHICLES WILL BE ENTERING AND EXITING THE CONSTRUCTION SITE.

INSTALL SILT FENCE, TYPE III, AROUND ALL DITCH BOTTOM INLETS ON THE PROJECT, AND THE PROJECT PERIMETER. FILTER CLOTH UNDER THE GRATES ON CATCH BASINS MAY BE USED IN LIEU OF SILT FENCE

2.A.1 STABILIZATION PRACTICES:

TEMPORARY:
SEED AND MULCH, AND SOD IN ACCORDANCE WITH SPECIFICATION SECTION 104.

PERMANENT:
ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARY OR PERMANENTLY CHANGED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPP.

2.A.2 STRUCTURAL PRACTICES:

TEMPORARY:
SILT FENCE PER DETAIL
STAKED TURBIDITY BARRIER PER DETAIL SOIL TRACKING PREVENTION DEVICE PER DETAIL. A STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PER DETAIL. ALL SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBING ACTIVITY UPSTREAM OF THE CONTROL.

2.B STORMWATER MANAGEMENT:

STORMWATER WILL BE CONVEYED IN STORM SEWER SYSTEM, CROSS DETAILS, AND SWALES TO STORMWATER RETENTION/DETENTION PONDS.

2.C OTHER CONTROLS:

2.C.1 WASTE DISPOSAL:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPP.

2.C.2 OFF-SITE VEHICLE TRACKING:

THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING THIS PORTION IF THE SWPP.

2.C.3 STATE AND LOCAL REGULATION FOR WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPP.

2.D STATE AND LOCAL PLANT

THIS PROJECT WILL REQUIRE A SURFACE WATER PERMIT MODIFICATION FROM THE SOUTH FLORIDA WATER MANAGMENT DISTRICT (SFWMD).

3.0 MAINTENANCE:

ITEM	MAINTENANCE	PROPOSED REPLACEMENT INTERVAL
SILT FENCE	IN ACCORDANCE WITH SPECIFICATION SECTION 104.	6 MONTHS
PONDS	REMOVE SEDIMENT WHEN IT BECOMES 0.15M (6") DEEP.	
SYNTHETIC BALES	REMOVE SEDIMENT WHEN IT REACHES 1/2 HEIGHT OF BALES.	3 MONTHS

THE CONTRACTOR SHALL MAINTAIN RAIN GAUGES ON-SITE AND RECORD DAILY RAINFALL. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SECTION 104 EROSION CONTROL PLAN.

4.0 INSPECTIONS:

QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEASE ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. WHERE SITES HAVE BEEN PERMANENTLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH.

POINTS OF DISCHARGE TO WATERS OF THE UNITED STATES.

POINTS OF DISCHARGE TO MUNICIPAL SEPARATE STORM DRAIN SYSTEMS.

DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.

AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.

STRUCTURAL CONTROLS.

STORMWATER MANAGEMENT SYSTEMS.

LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

5.0 NON-STORMWATER DISCHARGES:

THE CONTRACTOR IS REQUIRED TO SUBMIT A DEWATERING PLAN TO SFWMD FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES THAT REQUIRE DEWATERING. THIS PLAN SHALL INCLUDE ANY STOCKPILE AREAS AND EXCAVATION AREA.SEE SFWMD RULE 4D D2 CONSUMPTION USE OF WATER, RULE 4D D-3 REGULATION WELLS SPECIFYING REQUIREMENTS FOR DEWATERING AND ERF APPLICATION SECTION E, SUBSECTION D CONSTRUCTION SCHEDULE AND TECHNIQUES.

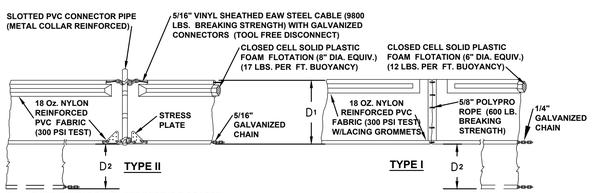
THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPP. IF CONTAMINATED SOIL OF GROUNDWATER IS ENCOUNTERED, CONTACT THE DISTRICT HAZARDOUS MATERIALS COORDINATOR.

6.0 RESPONSIBLE ENTITIES

THIS SWPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPP, THE CONTRACTOR (S) OR SUBCONTRACTOR (S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR (S) AND SUBCONTRACTOR (S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPP MUST SIGN THE FOLLOWING CERTIFICATION:

TYPE III SILT FENCE

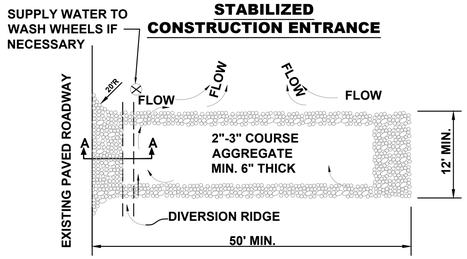
FLOATING TURBIDITY BARRIER



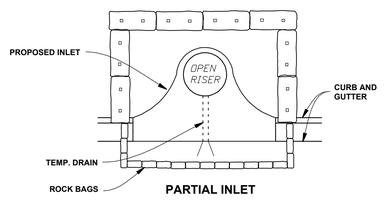
D1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS)
D2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5') CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTE: COMPONENTS OF TYPES 1 AND 11 MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

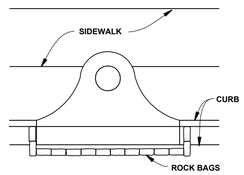
STABILIZED CONSTRUCTION ENTRANCE



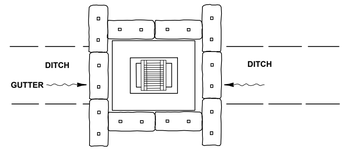
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT BASIN.



PARTIAL INLET



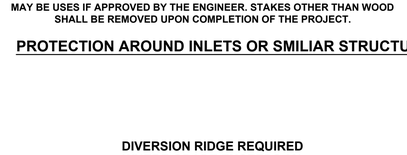
COMPLETED INLET

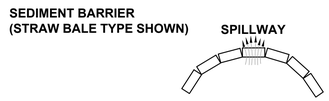


DITCH BOTTOM INLET

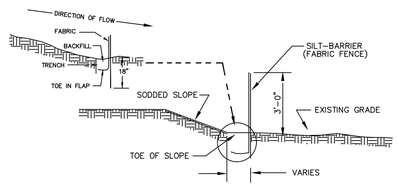
BALES SHALL BE ANCHORED WITH 2-1"X2" (PR 1" DIA.) WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USES IF APPROVED BY THE ENGINEER. STAKES OTHER THAN WOOD SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

PROTECTION AROUND INLETS OR SMILIAR STRUCTURES

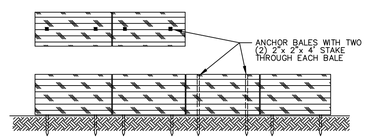




NOTE:
USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.



FABRIC FENCE SILT-BARRIER



BALED HAY SILT-BARRIER

PERIMETER EROSION AND SEDIMENT CONTROL

NOTES:
1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED. VEGETATION IS ESTABLISHED.
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.

SILT FENCE DETAIL
N.T.S.

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7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel: 1-772-336-2593
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

No.	REVISION	DATE
1	-	-
2	-	-
3	-	-
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6	-	-
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10	-	-

SCPE

STORM WATER POLLUTION PREVENTION DETAILS

PROJECT HUNT
CONSTRUCTION PLANS AND SPECIFICATION

CITY OF FORT PIERCE, FLORIDA

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

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DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	AS NOTED
VERT. SCALE:	N/A

DRAWING NO.
C2.2
JOB NO. 2020-122

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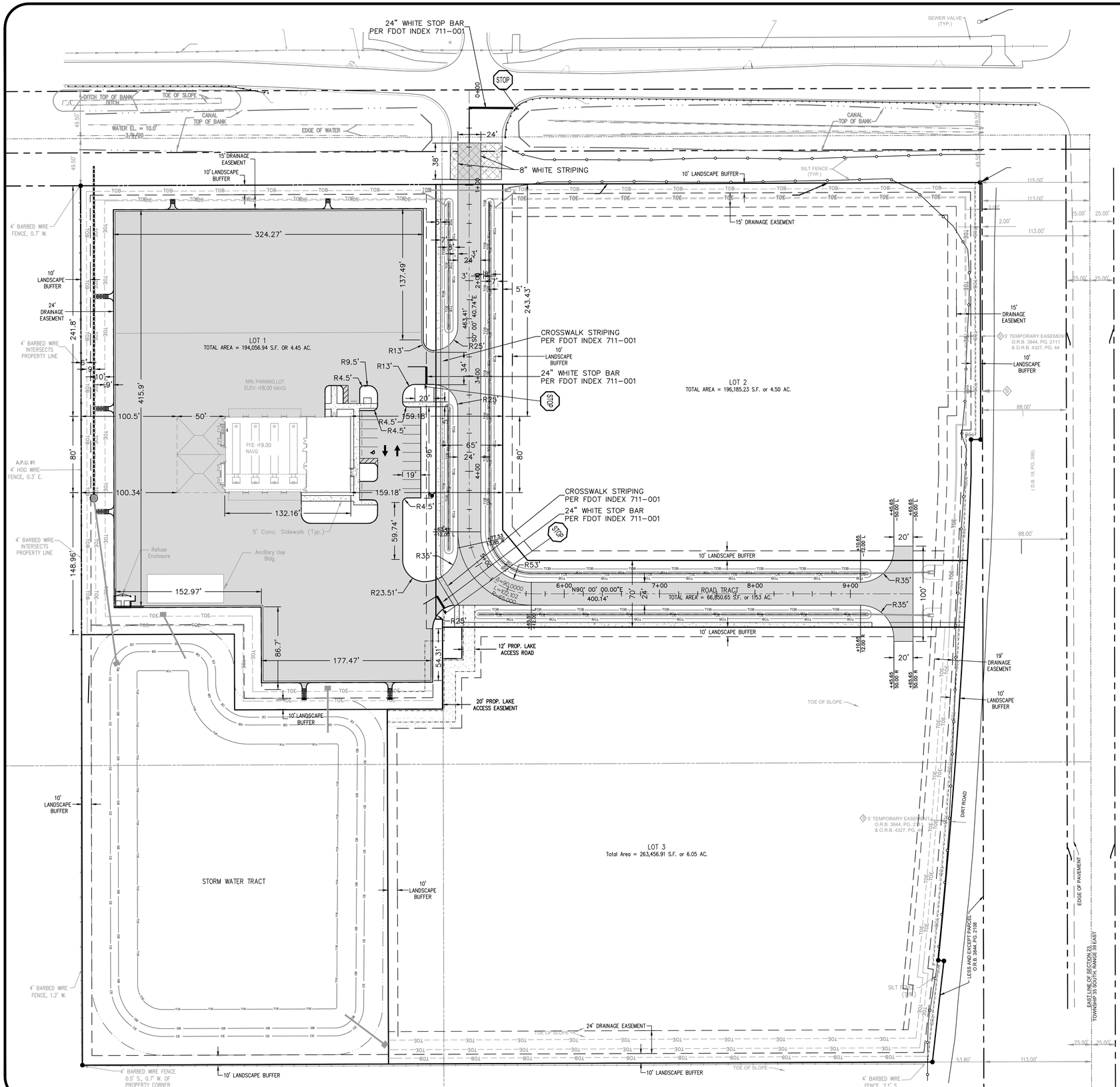
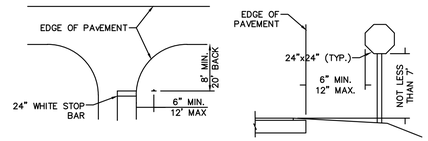
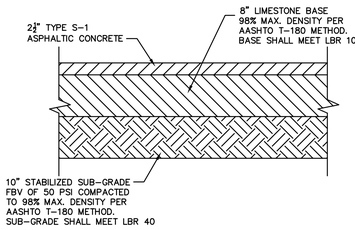


LEGEND

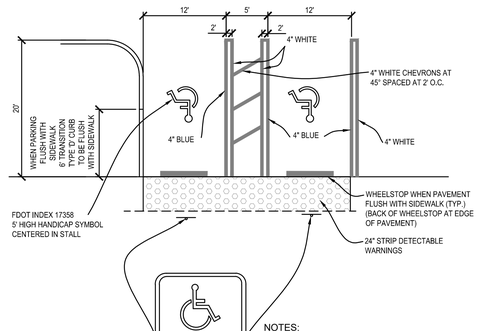
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- R/W CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING LOT LINE
- TOB — EXISTING DITCH
- FM — EXISTING FORCE MAIN
- OHU — EXISTING OVERHEAD LINE
- = ASPHALT PAVEMENT
- = BENCHMARK
- = CATCH BASIN
- = CENTRAL ANGLE
- = CONCRETE
- X = BARBED WIRE FENCE
- = CONCRETE UTILITY POLE
- = ELECTRIC BOX
- = ELECTRIC HAND HOLE
- = ELECTRIC METER
- = GUARDRAIL
- OU — = OVERHEAD UTILITY LINE
- = SEWER VALVE
- = STORM MANHOLE
- = SILT FENCE



STOP SIGN LOCATION DETAIL



ASPHALT PAVEMENT SECTION (HEAVY DUTY)



HANDICAP SIGN FDOT INDEX 17335 FTP-20-06

NOTES:

1. SIGN TO BE LOCATED BEHIND THE 2' OVERHANG.
2. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OF 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.

TYPICAL HANDICAP PARKING DETAIL

N.T.S.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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SCPE

HORIZONTAL CONTROL AND PAVEMENT MARKING PLAN

PROJECT HUNT

CONSTRUCTION PLANS AND SPECIFICATION

FLORIDA

CITY OF FORT PIERCE

DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
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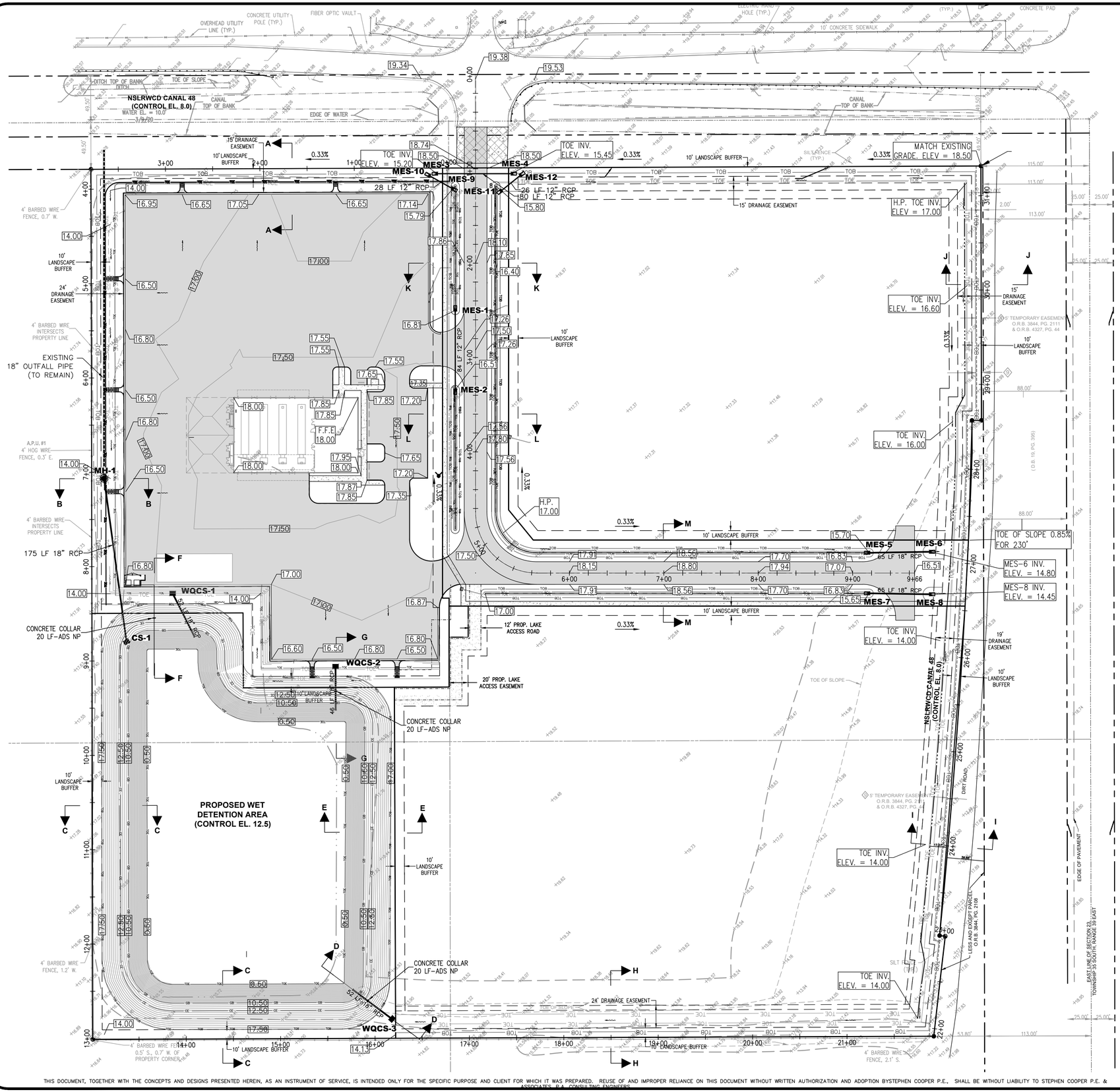

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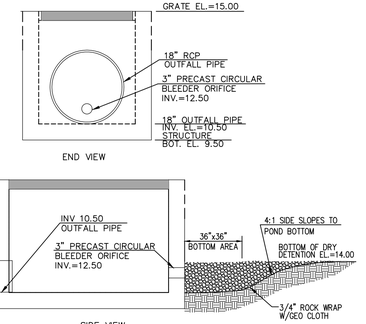
- = ELECTRIC METER
- = GUARDRAIL
- OU — = OVERHEAD UTILITY LINE
- = SEWER VALVE
- = STORM MANHOLE
- = SILT FENCE

STRUCTURE DATA	
STRUCTURE NAME	STRUCTURE DETAILS
CS-1	TYPE 'E' INLET (MODIFIED) BLEEDER ORIFICE INV. = 12.50 GRATE=16.50 INV IN=12.00
MH-1	TIE 18" RCP INTO EXISTING STORM MANHOLE GRATE=15.21 INV OUT=12.00
WQCS-1	TYPE 'E' INLET (MODIFIED) BLEEDER ORIFICE INV. = 12.50 GRATE=15.00 INV OUT=10.50
WQCS-2	TYPE 'E' INLET (MODIFIED) BLEEDER ORIFICE INV. = 12.50 GRATE=15.00 INV OUT=10.50
WQCS-3	TYPE 'E' INLET (MODIFIED) BLEEDER ORIFICE INV. = 12.50 GRATE=15.00 INV OUT=10.50

MES DATA	
STRUCTURE NAME	STRUCTURE DETAILS
MES-1	MITERED END SECTION INV OUT=12.00
MES-2	MITERED END SECTION INV IN=12.00
MES-3	MITERED END SECTION INV OUT=15.20
MES-4	MITERED END SECTION INV IN=15.45
MES-5	MITERED END SECTION INV OUT=15.70
MES-6	MITERED END SECTION INV IN=14.80
MES-7	MITERED END SECTION INV OUT=15.65
MES-8	MITERED END SECTION INV IN=14.45
MES-9	MITERED END SECTION INV OUT=16.25
MES-10	MITERED END SECTION INV IN=15.20
MES-11	MITERED END SECTION INV OUT=16.75
MES-12	MITERED END SECTION INV IN=15.45



CONTROL STRUCTURE (WQCS 1-3)
TYPE "E" INLET
(MODIFIED)

SEE SHEET C4.2 FOR CS-1 DETAIL

NOTE: MINIMUM PROJECT PERIMETER EL. 16.1 FT. (NAVD)

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel: 1-772-336-2593
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

PAVING, GRADING AND DRAINAGE PLAN

PROJECT HUNT

CONSTRUCTION PLANS AND SPECIFICATIONS

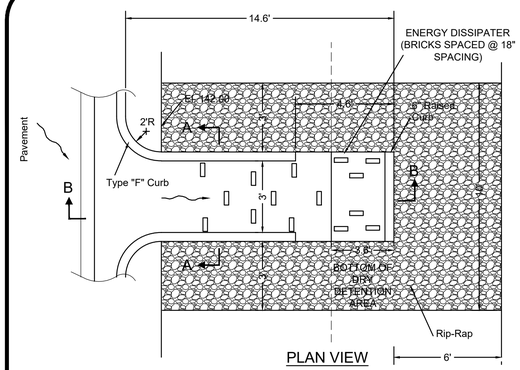
CITY OF FORT PIERCE FLORIDA

DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	1" = 50'
VERT. SCALE:	N/A

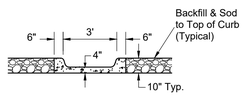
DRAWING NO.
C4.0

JOB NO. 2020-122

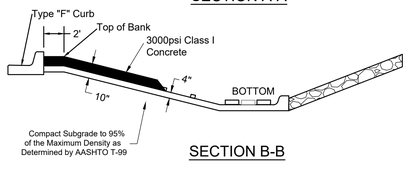
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A., CONSULTING ENGINEERS.



PLAN VIEW



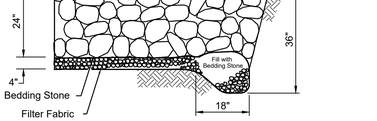
SECTION A-A



SECTION B-B

CONCRETE FLUME DETAIL (NORTH)

N.T.S.

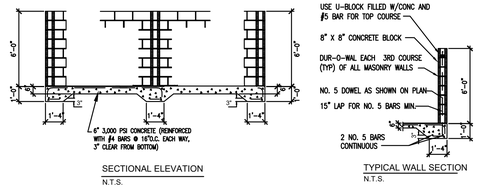


SECTION VIEW

NOTES:

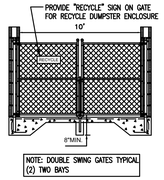
1. Installation shall be in accordance with Section 530-3.3 of the FDOT Specifications. The areas to receive riprap shall be lined with filter fabric and 4" inches of bedding stone. Rock rubble shall be placed in 2 layers for a total depth of 24" to produce a reasonably well graded mass of stone with the minimum practical percentage of voids.
2. The rock rubble shall be broken stone conforming to Section 530-2.3 of the FDOT Specifications. Broken concrete shall not be allowed.
3. The bedding stone shall conform to Section 901-1 of the FDOT Specifications for Number 4 Course Aggregate.
4. The filter fabric materials shall conform to Section 985 of the FDOT Specifications for Class 3 Fabric. Installations shall conform to Section 514-4, FDOT Specifications.

TYPICAL RIPRAP INSTALLATION N.T.S.



SECTIONAL ELEVATION
N.T.S.

TYPICAL WALL SECTION
N.T.S.

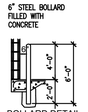


NOTE: DOUBLE SWING GATES TYPICAL (2) TWO BAYS

TYPICAL DOUBLE SWING GATE W/SLATS
N.T.S.



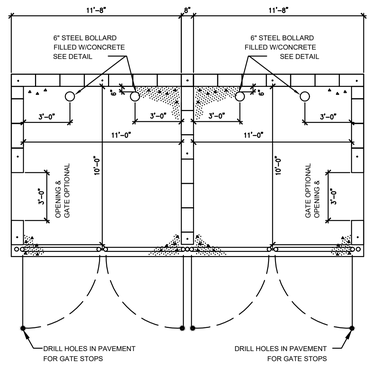
SLATS DETAIL
N.T.S.



BOLLARD DETAIL
N.T.S.

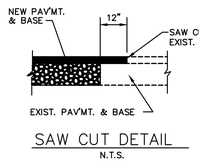


CONCRETE PAD DETAIL
N.T.S.

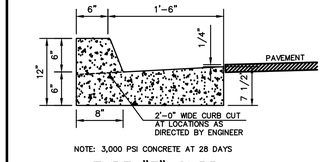


DUMPSTER ENCLOSURE (DOUBLE)

NO SCALE

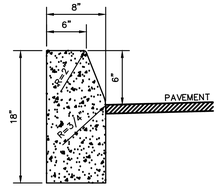


SAW CUT DETAIL
N.T.S.



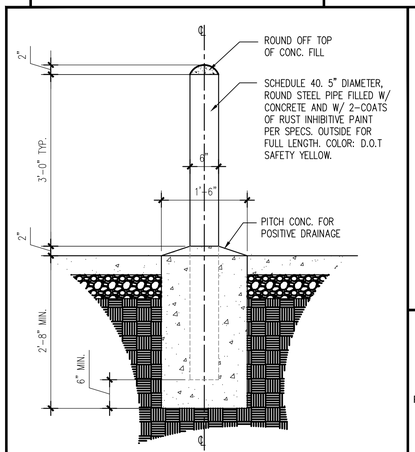
NOTE: 3,000 PSI CONCRETE AT 28 DAYS

TYPE "F" CURB

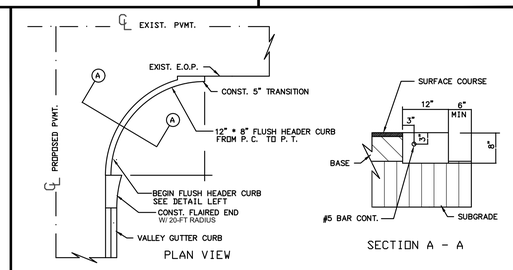


NOTE: 3,000 PSI CONCRETE AT 28 DAYS

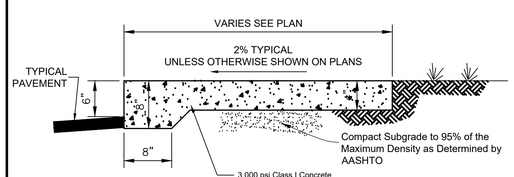
TYPE "D" CURB



BOLLARD DETAIL

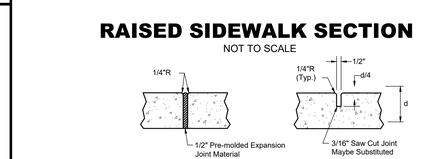


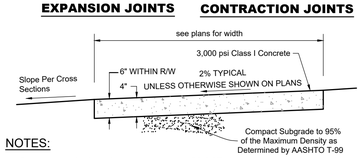
FLUSH HEADER CURB DETAIL
SCALE: N.T.S.



RAISED SIDEWALK SECTION

NOT TO SCALE

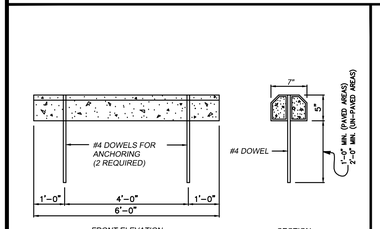




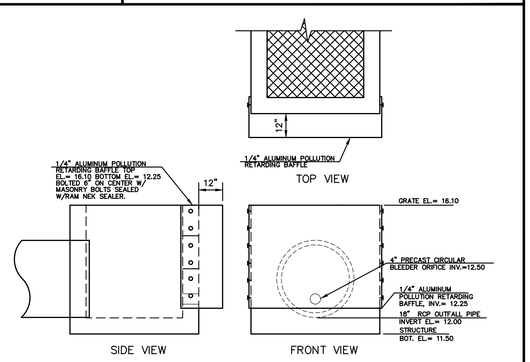
NOTES:

1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
2. Provide contraction joints 5' center to center.
3. Sod shall be placed below edge of sidewalk to allow drainage.

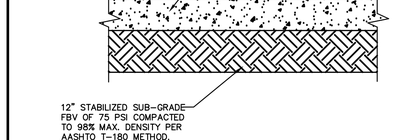
TYPICAL SIDEWALK NOT TO SCALE



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



CONTROL STRUCTURE DETAIL (LAKE) TYPE "E" INLET (MODIFIED)



NOTE:

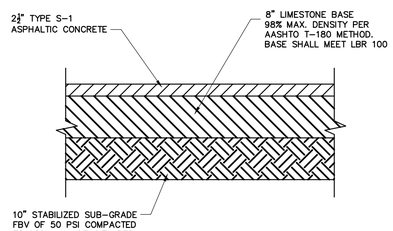
MAXIMUM JOINT SPACING 12ft X 12ft.

RECOMMENDED SAW-CUT DEPTH = 2".

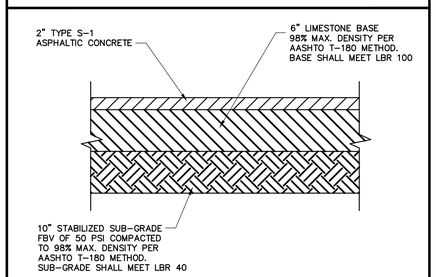
CONCRETE CYLINDER TESTS TO BE PERFORMED AT LEAST EVERY 50 CUBIC YARDS, OR AT LEAST ONCE FOE EACH DAY'S PLACEMENT.

PROVIDE EXPANSION JOINT AT SIDEWALK AND CURB.

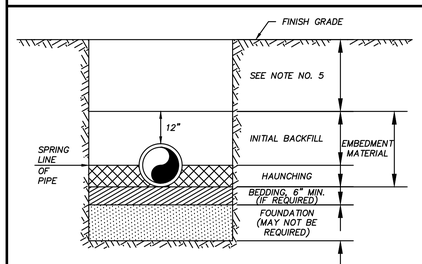
CONCRETE PAVEMENT SECTION



ASPHALT PAVEMENT SECTION (HEAVY DUTY)



ASPHALT PAVEMENT SECTION (LIGHT DUTY)



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1. IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2. BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3. HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4. INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED.
5. BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6. DENSITY TEST SHALL BE PREFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

BACKFILLING REQUIREMENTS

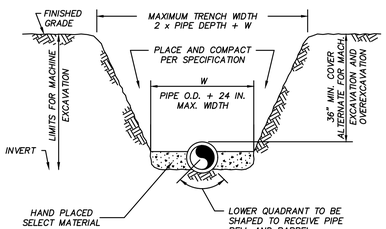
MINIMUM CONSTRUCTION CHECKPOINTS

THE ENGINEER OR HIS REPRESENTATIVE SHALL BE NOTIFIED (772) 879-7779 FOR A PROGRESS INSPECTION A MINIMUM OF 24 HOURS PRIOR TO THE FOLLOWING CONSTRUCTION MILESTONES:

1. ANY DEVIATION FROM THE APPROVED PLANS.
2. CONCRETE PLACEMENT, INCLUDING BUT NOT LIMITED TO, CAST-IN-PLACE STRUCTURES, SIDEWALKS AND CURBING.
3. BACKFILLING OF ALL DRAINAGE CONDUITS.
4. UPON COMPLETION OF BACKFILL AND COMPACTION OF PIPE TRENCH AND STRUCTURES.
5. UPON COMPLETION OF THE SUBGRADE.
6. UPON DELIVERY OF, AND PRIOR TO, THE PLACEMENT OF THE BASE COURSE.
7. UPON COMPLETION OF THE BASE COURSE, AND PRIOR TO THE APPLICATION OF THE PRIME COAT.
8. PRIOR TO, AND UPON COMPLETION OF, THE APPLICATION OF THE ASPHALTIC CONCRETE SURFACE COURSE.
9. UPON COMPLETION OF CONSTRUCTION, FOR A FINAL INSPECTION WITH REPRESENTATIVES OF THE ENGINEER, CONTRACTOR AND OWNER.
10. ANY OTHER INSPECTION REQUIREMANTS ESTABLISHED BY THE OWNER, ENGINEER, CITY OF PALATKA AND/OR SJRWMD.

DEWATERING

CONSTRUCTION DEWATERING MAY REQUIRE A SHORT OR LONG - TERM DEWATERING PERMIT FROM THE SFWMD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FOR HIS WORK.



NOTES:

1. *THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.*
2. *INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.*

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAILS

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
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SCPE

No.	REVISION	DATE
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PAVING, GRADING AND DRAINAGE DETAILS

PROJECT HUNT CONSTRUCTION AND SPECIFICATION PLANS

CITY OF FORT PIERCE, FLORIDA

DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	
VERT. SCALE:	

DRAWING NO.
C4.1
JOB NO. 2020-122

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

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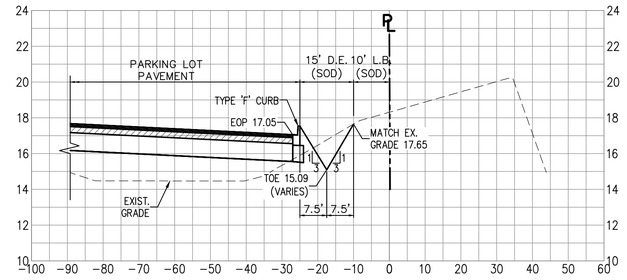
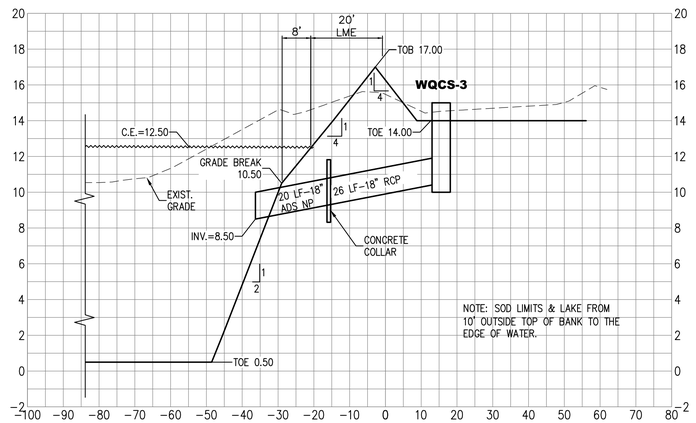


SECTION A–A
SCALE: 1" = 20' HORZ.
1" = 4' VERT.



SECTION D–D
SCALE: 1" = 20' HORZ.
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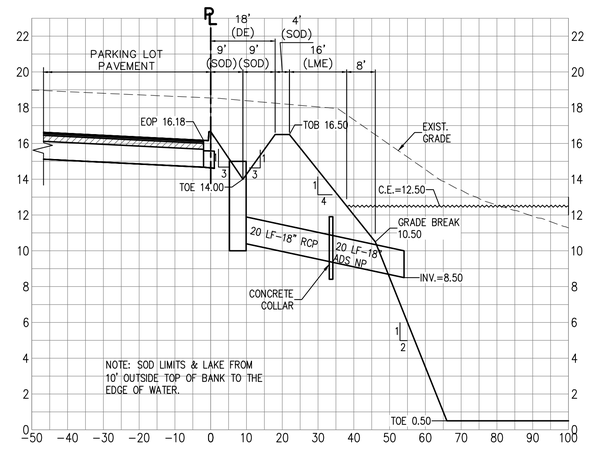

SECTION G–G
SCALE: 1" = 20' HORZ.
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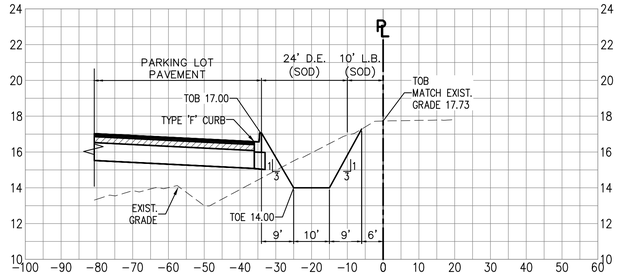
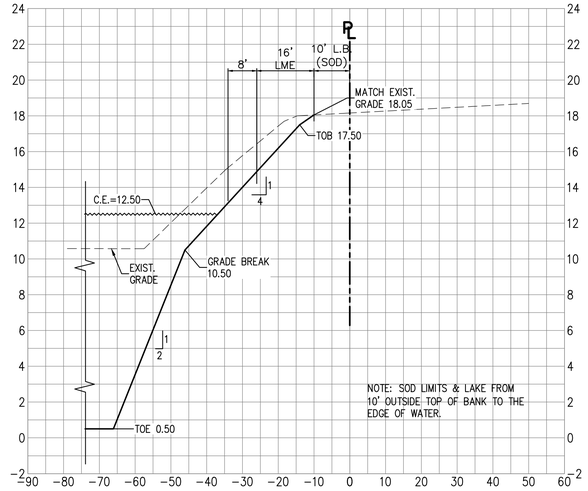


SECTION B–B
SCALE: 1" = 20' HORZ.
1" = 4' VERT.



SECTION E–E
(EAST PERIMETER)
SCALE: 1" = 20' HORZ.
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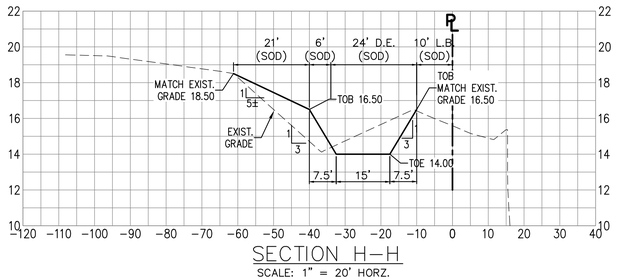
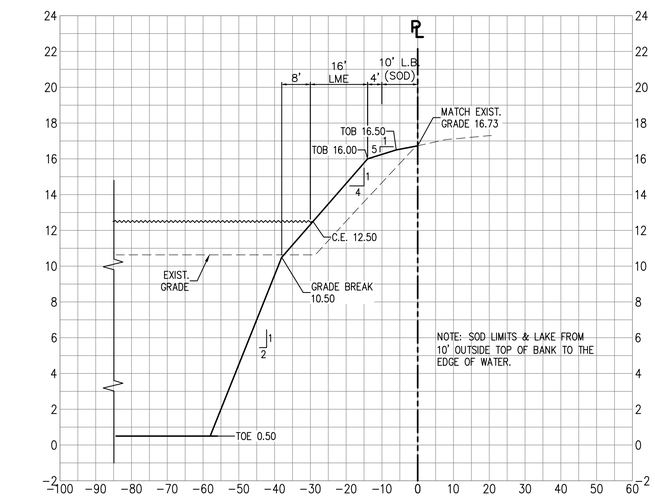


SECTION H–H
SCALE: 1" = 20' HORZ.
1" = 4' VERT.



SECTION C–C
(WEST & SOUTH PERIMETER)
SCALE: 1" = 20' HORZ.
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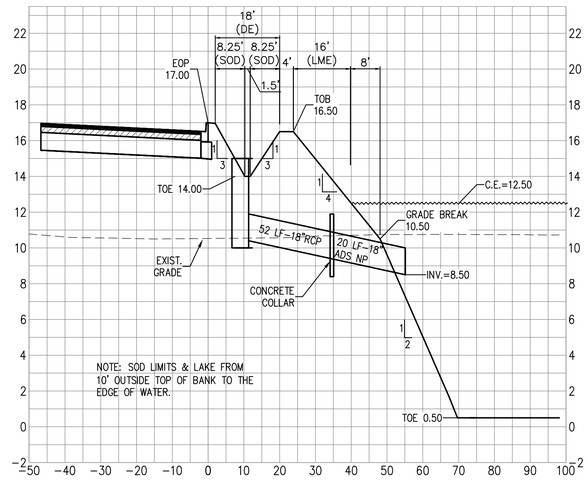

SECTION F–F
(NORTH PERIMETER)
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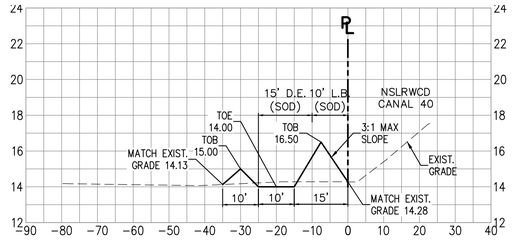
1" = 4' VERT.



SECTION I–I
(EAST PERIMETER)
SCALE: 1" = 20' HORZ.
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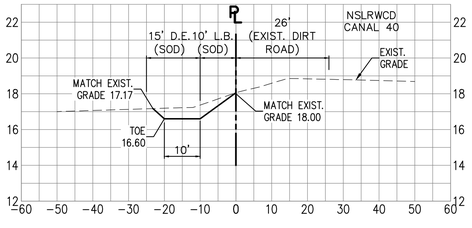

SECTION J–J
(EAST PERIMETER)
SCALE: 1" = 20' HORZ.
1" = 4' VERT.

TOE VARIES FROM 14.50 TO 17.00

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
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SCPE

No.	REVISION	DATE
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CROSS SECTIONS

PROJECT HUNT
CONSTRUCTION PLANS AND SPECIFICATIONS
CITY OF FORT PIERCE FLORIDA

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	1" = 20'
VERT. SCALE:	1" = 4'

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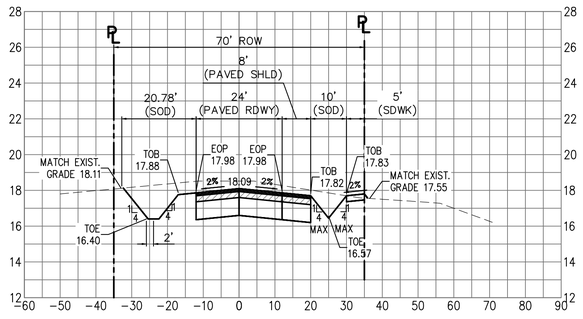
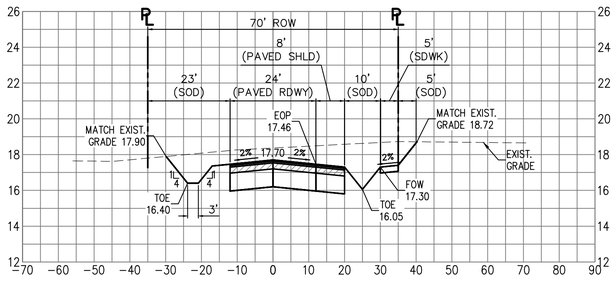


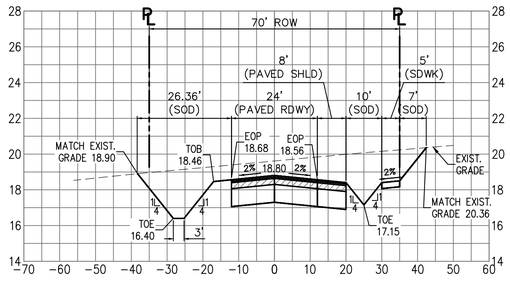
SECTION K–K

SCALE: 1" = 20' HORZ.
1" = 4' VERT.



SECTION L–L

SCALE: 1" = 20' HORZ.
1" = 4' VERT.



SECTION M–M

SCALE: 1" = 20' HORZ.
1" = 4' VERT.

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No.	REVISION	DATE
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2		
1		

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& ASSOCIATES, INC.
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PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2593
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008858

SCPE

CROSS SECTIONS

PROJECT HUNT
CONSTRUCTION PLANS AND SPECIFICATIONS

CITY OF FORT PIERCE FLORIDA

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

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DATE:	3/1/2022
DRAWN BY:	MDR
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CHECKED BY:	SSC
HORZ. SCALE:	1" = 20'
VERT. SCALE:	1" = 4'

DRAWING NO.
C4.3

JOB NO. 2020–122

PROPOSED 8" WM EXTENSION (BY OTHERS)

CONSTRUCT 1-8"x8" TAPPING SLEEVE & SADDLE 1-6" GATE VALVE (SAMPLE POINT #1) (PER FPUA SPECIFICATIONS)

EXIST. FM VALVE BOX

EXIST. 2" PVC FM (CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION)

S 89°47'18" W 2715.86'

SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)

15' DRAINAGE EASEMENT

10' LANDSCAPE BUFFER

EXIST. 2" CHECK VALVE PER FPUA SPECIFICATION (POINT OF SERVICE) (MIN. 30" COVER)

N 89°47'18" E 942.72'

10' LANDSCAPE BUFFER

SILT FENCE (TYP.)

SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)

PROPOSED 160 LF-8" HDPE VIA DIRECTIONAL BORE

15' DRAINAGE EASEMENT

CONNECT NEW 2" POLY FORCEMAIN TO EXISTING. (CONTRACTOR TO FIELD VERIFY EXACT LOCTION PRIOR TO CONSTRUCTION) (MIN. 30" COVER)

10' LANDSCAPE BUFFER

24' DRAINAGE EASEMENT

LOT 1
TOTAL AREA = 194,056.94 S.F. OR 4.45 AC.

CONSTRUCT 340 LF-8" PVC WM (MIN. 36" COVER)

10' LANDSCAPE BUFFER

CONSTRUCT 470 LF-2" POLY FM (MIN. 30" COVER)

LOT 2
TOTAL AREA = 196,185.23 S.F. or 4.50 AC.

PROPOSED 70 LF-6" PVC WM (MIN. 36" COVER)

CONSTRUCT 1-8"x6" REDUCER 1-6"x6" CROSS 1-6" BLOWOFF VALVE (PER FPUA SPECIFICATIONS)

CONSTRUCT 1-6"TEE 1-6"x2" REDUCER PROPOSED 1" RPZ BACKFLOW PREVENTER

CONSTRUCT 1-FIRE HYDRANT ASSEMBLY IN ROW (SAMPLE POINT #2) (PER FPUA SPECIFICATIONS)

A.P.U. #1
4' HOG WIRE FENCE, 0.3' E.

PROPOSED 35 LF - 6" PVC GRAVITY SEWER @ MIN. 1% SLOPE

CONSTRUCT CLEANOUT INV. ELEV. = 15.55 W/ TRAFFIC BEARING GRATE

CONFLICT 6" WATER OVER 2" FORCE MAIN W/ MIN. 12" CLEARANCE

PROPOSED 80 LF - 6" PVC GRAVITY SEWER @ MIN. 1% SLOPE

CONSTRUCT DOUBLE DETECTOR CHECK VALVE (PER FPUA SPECTICIATIONS)

10' LANDSCAPE BUFFER

ROAD TRACT
TOTAL AREA = 66,850.65 S.F. or 1.53 AC.

CONST. 1-8" 90° BEND

PROPOSED 10 LF-8" PVC WM (MIN. 36" COVER)

CONSTRUCT CLEANOUT INV. ELEV. = 14.75 W/ TRAFFIC BEARING GRATE

PROPOSED 75 LF - 6" PVC GRAVITY SEWER @ MIN. 1% SLOPE

12' PROP. LAKE ACCESS ROAD

LIFT STATION WET WELL INBOUND INV. ELEV. = 14.00 (SEE DETAIL)

20' PROP. LAKE ACCESS EASEMENT

10' LANDSCAPE BUFFER

N 00°07'00" W 922.18'

STORM WATER TRACT

10' LANDSCAPE BUFFER

LOT 3
Total Area = 263,456.91 S.F. or 6.05 AC.

SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030" (TYP.)

S 89°47'18" W 890.93'

10' LANDSCAPE BUFFER

24' DRAINAGE EASEMENT

10' LANDSCAPE BUFFER

N.E. CORNER OF SECTION 35 T35S - R39E FOUND 5/8" IRON ROD CUTOUT N = 1,124,325.39 E = 851,093.95 (HELD CORNER PER R/W)

S 00°07'03" E 269.60'

15' DRAINAGE EASEMENT

5' TEMPORARY EASEMENT O.R.B. 3844, PG. 2111 & O.R.B. 4327, PG. 44

10' LANDSCAPE BUFFER

S 89°52'57" W 10.00'

S 00°07'03" E 35.91'

NSLRWCD CANAL NO. 40 (O.B. 19, PG. 395)

S.R. 713 (KINGS HIGHWAY)

R=8214.00' Δ=3°38'02" L=511.39' CH = S3° 51' 43"W 511.31'

19' DRAINAGE EASEMENT

10' LANDSCAPE BUFFER

TOE OF SLOPE

5' TEMPORARY EASEMENT O.R.B. 3844, PG. 2111 & O.R.B. 4327, PG. 44

DIRT ROAD

S 83°05'16" E 5.96'

LESS AND EXCEPT PARCEL O.R.B. 3444, PG. 2108

EDGE OF PAVEMENT

EAST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST

R=8537.08' Δ=0°42'57" L=106.66' CH = S6° 30' 38"W 106.66'

TOE OF SLOPE

TOE OF SLOPE

10' LANDSCAPE BUFFER

25.00' 25.00' 63.80' 113.00'

115.00' 113.00' 2.00' 2.00' 113.00' 25.00' 25.00' 88.00'

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- R/W CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING LOT LINE
- TOB — EXISTING DITCH
- FM — EXISTING FORCE MAIN
- OHU — EXISTING OVERHEAD LINE
- ASPHALT PAVEMENT
- BENCHMARK
- CATCH BASIN
- CENTRAL ANGLE
- CONCRETE
- BARBED WIRE FENCE
- CONCRETE UTILITY POLE
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELECTRIC METER
- GUARDRAIL
- OU — OVERHEAD UTILITY LINE
- SEWER VALVE
- STORM MANHOLE
- SILT FENCE

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 3 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. BLUE COLOR CODED IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION		G-1 NOTES
DR/DR:		
DESIGNED:	REVISION: BY: APPR.	MISSOURI/WATER ENGINEERING
DRAWN:	COMPONENT TYPE:	
CHECKED:	SIGNAL NOTES: 20000LG.DWG	FT. PIERCE UTILITIES AUTHORITY
LAW:	SCALE:	
APPROVED:	DATE:	SHEET 1 OF 2
AJC	2019	

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600, - 2 HR MINIMUM TEST

$$L = \frac{SD\sqrt{P}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45° AND EXTENDED 30' THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE TO OUTSIDE OF PIPE. IF STRUCTURES ARE INVOLVED, THE MINIMUM SEPARATION SHALL BE MAINTAINED TO CLOSEST PIPE OF STRUCTURE. WHERE BOTH THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION		G-1 NOTES
DR/DR:		
DESIGNED:	REVISION: BY: APPR.	MISSOURI/WATER ENGINEERING
DRAWN:	COMPONENT TYPE:	
CHECKED:	SIGNAL NOTES: 20000LG.DWG	FT. PIERCE UTILITIES AUTHORITY
LAW:	SCALE:	
APPROVED:	DATE:	SHEET 2 OF 2
AJC	2019	

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

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N

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

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PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2393
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

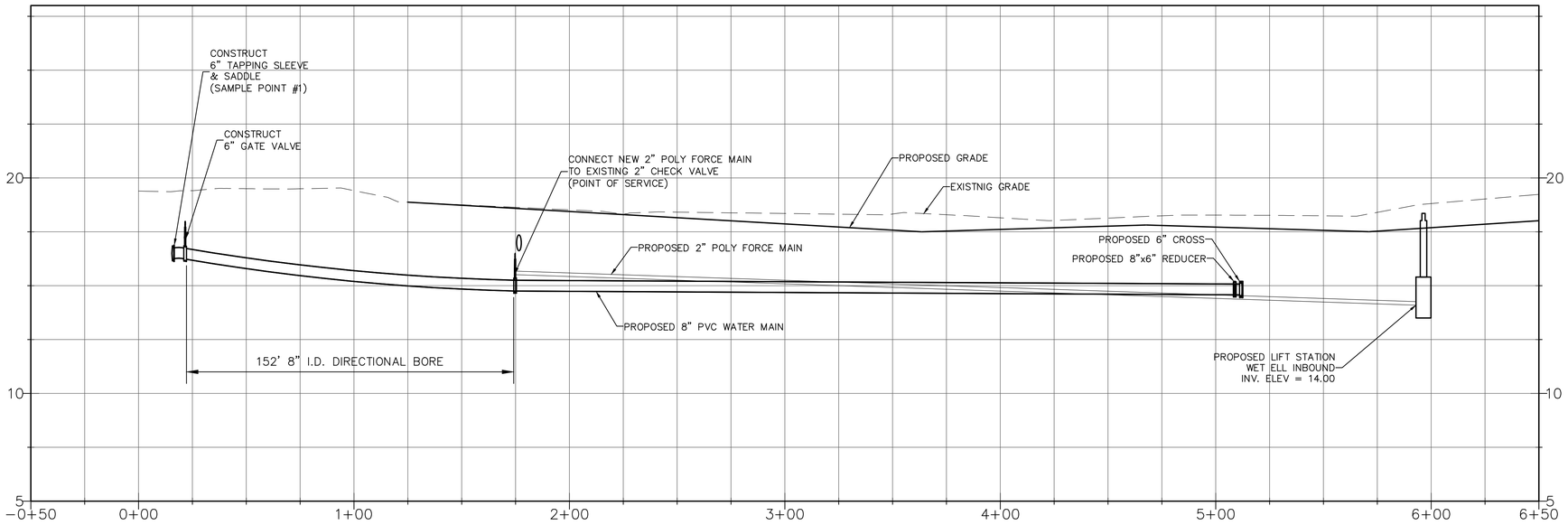
PROJECT HUNT
CONSTRUCTION PLANS AND SPECIFICATION
UTILITY PLAN

CITY OF FORT PIERCE, FLORIDA

DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	1" = 50'
VERT. SCALE:	N/A

DRAWING NO.
C5.0

JOB NO. 2020-122



UTILITY PROFILE
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

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No.	REVISION	DATE
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7	-	-
8	-	-
9	-	-
10	-	-

UTILITY PROFILE

PROJECT HUNT
CONSTRUCTION PLANS AND SPECIFICATION
CITY OF FORT PIERCE FLORIDA

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

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DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	1" = 30'
VERT. SCALE:	1" = 3'

DRAWING NO.
C5.1
JOB NO. 2020-122

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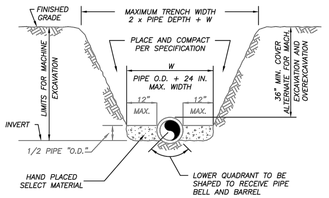


NOTES:

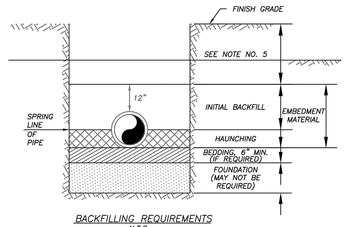
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL

N.T.S.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 706 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	TYPICAL TRENCH DETAIL	M-1
03-09 CONCRETE SLAB SLL JLC (DATE: REVISION: BY: APPD:)	WATER/WASTEWATER ENGINEERING	
DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG		
DRAWN BY: SLL — SCALE:	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: JLC — DATE: 2015 — SHEET 1 OF 1		



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

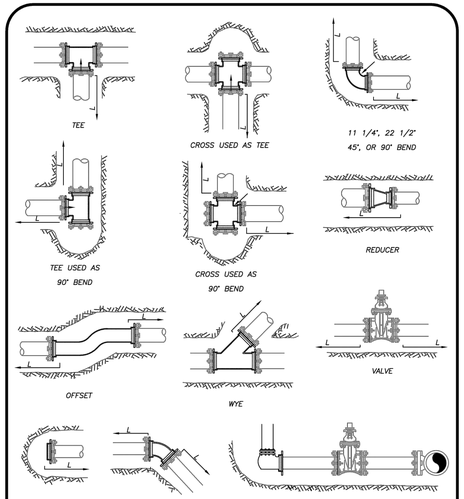
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 706 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	BACKFILLING REQUIREMENTS	M-2
03-09 CONCRETE SLAB SLL JLC (DATE: REVISION: BY: APPD:)	WATER/WASTEWATER ENGINEERING	
DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG		
DRAWN BY: SLL — SCALE:	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: JLC — DATE: 2015 — SHEET 1 OF 1		



MECHANICAL JOINT ANCHORING REQUIREMENTS

N.T.S.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 706 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 CONCRETE SLAB SLL JLC (DATE: REVISION: BY: APPD:)	WATER/WASTEWATER ENGINEERING	
DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG		
DRAWN BY: SLL — SCALE:	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: JLC — DATE: 2015 — SHEET 1 OF 1		

MECHANICAL JOINT RESTRAINT NOTES

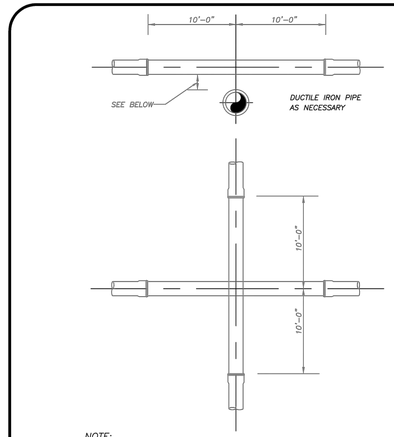
NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.

2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.

3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 706 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 CONCRETE SLAB SLL JLC (DATE: REVISION: BY: APPD:)	WATER/WASTEWATER ENGINEERING	
DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG		
DRAWN BY: SLL — SCALE:	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: JLC — DATE: 2015 — SHEET 1 OF 1		



NOTE:

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

UTILITY CROSSING DETAIL

N.T.S.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 706 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	UTILITY CROSSING DETAIL	M-5
03-09 CONCRETE SLAB SLL JLC (DATE: REVISION: BY: APPD:)	WATER/WASTEWATER ENGINEERING	
DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG		
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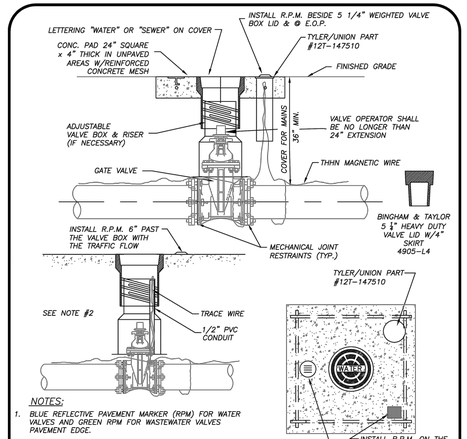

NOTES:

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

TYPICAL GATE VALVE & VALVE BOX DETAIL

N.T.S.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 706 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 CONCRETE SLAB SLL JLC (DATE: REVISION: BY: APPD:)	WATER/WASTEWATER ENGINEERING	
DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG		
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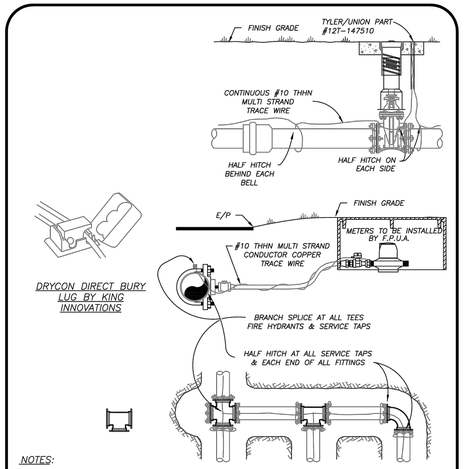

NOTES:

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

TRACE WIRE

(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 706 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	TRACE WIRE DETAIL	M-11
03-09 CONCRETE SLAB SLL JLC (DATE: REVISION: BY: APPD:)	WATER/WASTEWATER ENGINEERING	
DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG		
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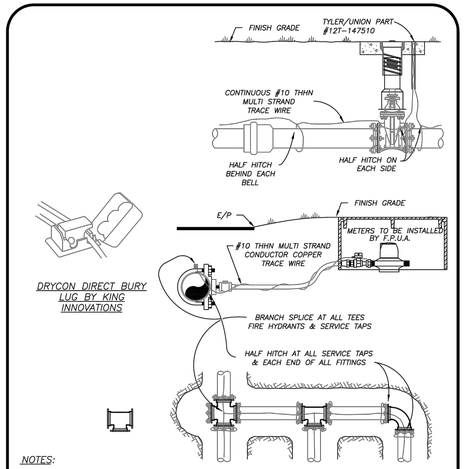

NOTES:

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

TRACE WIRE

(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 706 SOUTH 5TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	TRACE WIRE DETAIL	M-11
03-09 CONCRETE SLAB SLL JLC (DATE: REVISION: BY: APPD:)	WATER/WASTEWATER ENGINEERING	
DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG		
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PORT ST. LUCIE, FLORIDA 34952
Tel: 1-772-336-2593
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

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No.	REVISION	DATE
10		
9		
8		
7		
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UTILITY PLAN DETAILS

PROJECT HUNT

CONSTRUCTION PLANS AND SPECIFICATION

CITY OF FORT PIERCE FLORIDA

DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	
VERT. SCALE:	

DRAWING NO. C5.2

JOB NO. 2020-122

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Stephen Cooper, P.E. #46557

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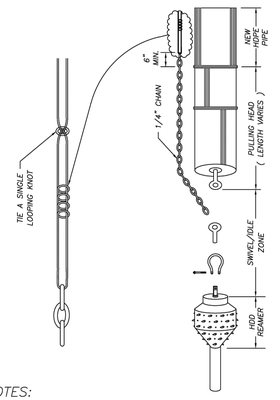


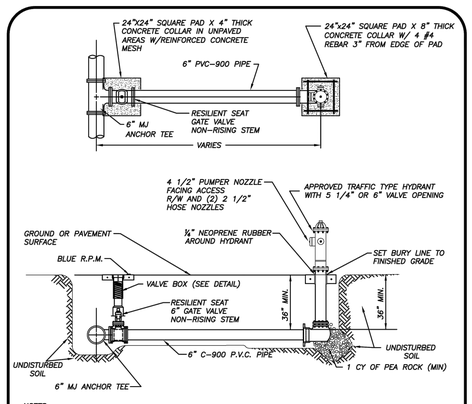
NOTES:

1. WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HDPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
2. TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION:
   MANUFACTURER – COPPERHEAD INDUSTRIES, LLC.
   PART NUMBER – 12458–EHS–500 / 12458–EHS–1000 / 12458–EHS–2500
   PART NUMBER DESCRIPTION – 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) – EHS (EXTRA HIGH STRENGTH–HARD DRAWN / 1150# BREAKING LOAD STRENGTH) – 500 (WIRE LENGTH IN FEET)

DIRECTIONAL BORE
WIRE ATTACHMENT

M–16

03–09	CONCRETE SLAB		SLL	JLC
DATE:	REVISION:		BY:	APPD:
DESIGNED:		COMPUTER FILE #		WATER/WASTEWATER ENGINEERING
JLC		MISC. DETAILS 200602.DWG		
DRAWN BY:		SCALE:		FT. PIERCE UTILITIES AUTHORITY
SLL		N.T.S.		
APPROVED:		DATE:	SHEET	
JLC		2015	1 OF 1	



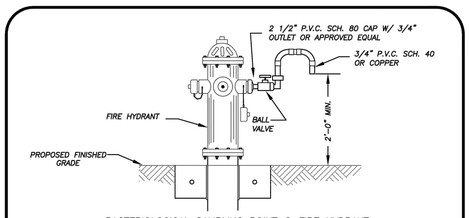
NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B–54–B–5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT–6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

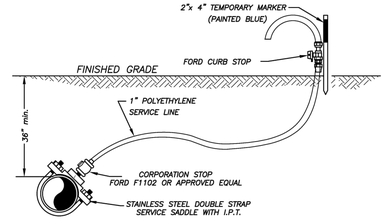
TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY — W–5

03–09	DESIGN		SLL	JLC
DATE:	REVISION:		BY:	APPD:
DESIGNED:		COMPUTER FILE #		WATER/WASTEWATER ENGINEERING
JLC		WATERDETAIL.DWG		
DRAWN BY:		SCALE:		FT. PIERCE UTILITIES AUTHORITY
SLL		N.T.S.		
APPROVED:		DATE:	SHEET	
JLC		2010	1 OF 1	



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

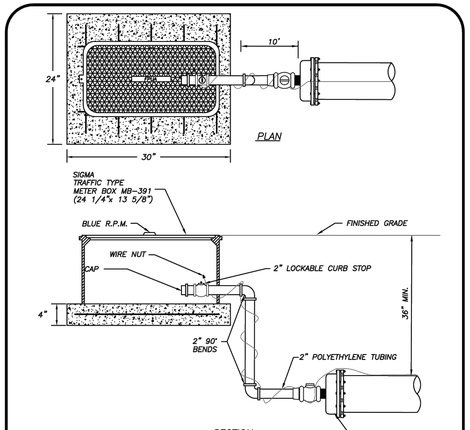


BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

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

BACTERIOLOGICAL SAMPLING PONIT DETAIL — W–6

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



SECTION

NOTE:

1. CAP SHALL BE RESTRAINED PER MANUFACTURER'S RECOMMENDATIONS AND F.P.U.A. REQUIREMENTS.
2. BLUE RPM FOR BLOWOFF ASSEMBLY
3. CONCRETE SLAB TO BE 3000 PSI WITH 6" X 6" WIRE MESH.

MANUAL BLOWOFF ASSEMBLY
(N.T.S.)

MANUAL BLOWOFF ASSEMBLY — W–7

03–09	DESIGN		SLL	JLC
DATE:	REVISION:		BY:	APPD:
DESIGNED:		COMPUTER FILE #		WATER/WASTEWATER ENGINEERING
JLC		WATER DETAILS 200602.DWG		
DRAWN BY:		SCALE:		FT. PIERCE UTILITIES AUTHORITY
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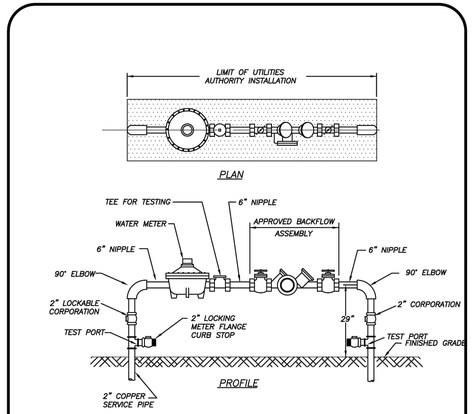
APPROVED:		DATE:	SHEET	
JLC		2010	1 OF 1	



NOTES:

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

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

WATER METER/BACKFLOW PREVENTER ASSEMBLY—DOMESTIC SERVICES (METER SIZE 2" OR LESS) — W–8

03–09	DESIGN		SLL	JLC
DATE:	REVISION:		BY:	APPD:
DESIGNED:		COMPUTER FILE #		WATER/WASTEWATER ENGINEERING
JLC		WATER DETAILS 200602.DWG		
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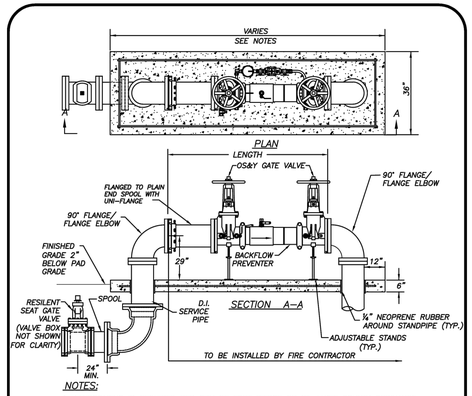
SLL		N.T.S.		
APPROVED:		DATE:	SHEET	
JLC		2010	1 OF 1	



NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY–4"–10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"–10" FIRE SERVICE — W–10

03–09	CONCRETE PAD		SLL	JLC
DATE:	REVISION:		BY:	APPD:
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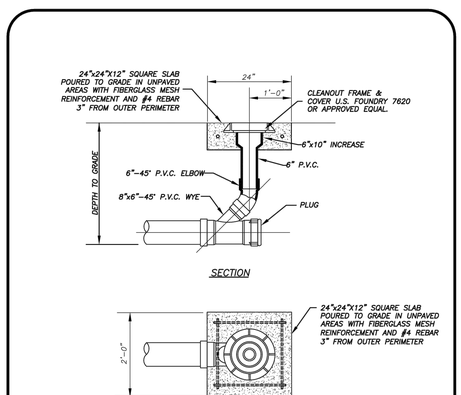
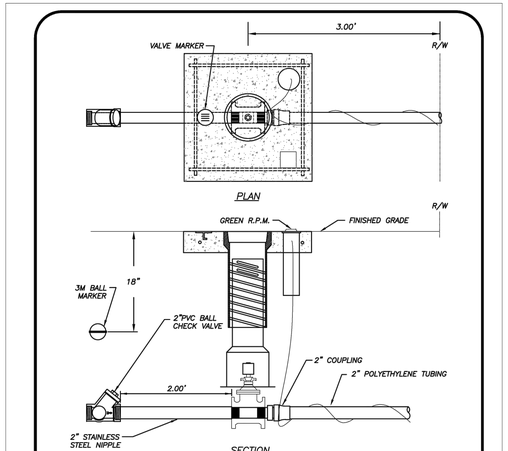


TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER — S–4B

10–08			RBC	
DATE:	REVISION:		BY:	APPD:
DESIGNED:		COMPUTER FILE #		WATER/WASTEWATER ENGINEERING
JLC		SEWER DETAIL 200602.DWG		
DRAWN BY:		SCALE:		FT. PIERCE UTILITIES AUTHORITY
SLL		N.T.S.		
APPROVED:		DATE:	SHEET	
JLC		2010	2 OF 3	



SECTION

NOTES:

1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

GRINDER STATION CONNECTION — S–16

03–09	DESIGN		SLL	JLC
DATE:	REVISION:		BY:	APPD:
DESIGNED:		COMPUTER FILE #		WATER/WASTEWATER ENGINEERING
JLC		COMPUTER#		
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JLC		2010	1 OF 1	

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No.	REVISION	DATE
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UTILITY PLAN DETAILS

PROJECT HUNT
CONSTRUCTION PLANS AND SPECIFICATION
CITY OF FORT PIERCE FLORIDA

DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	
VERT. SCALE:	

DRAWING NO.
C5.3
JOB NO. 2020-122

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SPECIFICATIONS

NON CLOG PUMP SPECIFICATION

Part 1 - General

1. 01 Furnish and install two non-clog pumps capable of delivering (1) GPM against a total head of (2) feet Total Dynamic Head (TDH). Pumps shall be capable of handling domestic sewage with minimal maintenance. The motor shall be (3)HP, (4)PM, (5)VOLT/ (6)PHASE/ 60 HERTZ. The motor shall be an integral part of the pumping unit. Pump discharge size shall be (7)in. Pump, control system, and FRP (fiberglass reinforced polyester) wetwell shall be "CBG/LIFT PAC" provided and manufactured by Hydro-Pumps, 6212 N.W. 13th Court, Plantation, Florida 33313 1-800-306-7867 or 954-583-3303

Contract award shall be on the basis of the base bid CBG/Lift PAC system. Alternative deductive systems shall be considered only after contract award. Alternative deductive system must be specified at bid time. The contractor shall reimburse the engineer for additional expenses to review alternative system. Any savings shall be shared with the owner.

Due to the superior corrosion resistance and leak proof design of fiberglass, a concrete wetwell will NOT be permitted.

The entire lift station system shall be supplied by the pump supplier and certification of supply will be required.

Part 2 - Products

2.01 PUMP - Pump shall be of the centrifugal non-clog type Model (8) (7) or equal with an integrally built submersible type motor. The pump shall be mounted in the FRP basin in such a way that solids are fed in an upflow direction to the impeller.

Motor - shall have two heavy duty ball bearings to support the pump shaft and take radial and thrust loads. Ball bearings shall be designed for 50,000 hours B-10 life. Stator shall be heat shrunk into the motor housing. On single phase motors a line break overload shall be attached to the windings to stop the motor if the temperature of the winding is more than 130 C. This overload will automatically reset when the motor cools to safe operating temperature. On three phase motors overcurrent protection should be provided in the control panel. The common pump-motor shaft shall be of AISI 416 stainless steel.

Seal - Motor shall be protected by mechanical seal. Seal faces shall be lubricated by the oil-filled motor housing above the seal. Faces shall be carbon and ceramic and lapped to a flatness of one light band. Seal faces of tungsten carbide are optional.

Impeller - Shall be cast iron and of the 2 vane non-clog enclosed type capable of passing (14) dia. size solids. Vane inlet tips shall be carefully rounded to to prevent stringy material from catching in the vanes. Pump-out vanes shall be used on front and back shrouds and impeller shall be dynamically balanced by grinding on shroud faces. Impeller shall be driven by stainless steel shaft key and held in place with lock screw and washer. Impeller and motor shall lift off case as a unit without disturbing discharge piping.

Pump Case -The volute case shall be cast iron and have a flanged centerline discharge. Discharge flange shall be (13)in standard with bolt holes straddling center line.

Pump and Motor Casting - All castings shall be of high tensile cast iron and shall be treated with phosphate and chromate rinse. All fasteners shall be 304 stainless steel.

Power Cables - Power cable shall be double sealed. Cable entry into cord cap shall be sealed by a cord grip fitting. Individual wire entry into top of motor housing shall be sealed by a rubber compression sealing grommet. Insulation of power cable shall be type SOW/SOW-A.

2.02 DUPLEX PUMP CONTROL PANEL - Each non-clog pump control panel shall control two (10)HP, (11)Volt / Single Phase (12)/ 60 Hz. non-clog pumps. the four float control system shall operate on 24 volt service. The enclosure shall be NEMA 3R, minimum 24" High, 20" wide, 8" deep, fabricated from AISI 304 stainless steel with provision for padlocking. The backpanel and hinged deadfront shall be constructed of corrosion resistant T6065 alloy aluminum.

All bolts, nuts, washers, lock washers, and machine screws shall be stainless steel. The enclosure shall have external mounting feet to allow for wall mounting. The deadfront shall be held closed by an easily opened locking device. All components mounted to or protruding through the deadfront shall be identified by lettering engraved in 2 ply phenolic engraving stock.

The following components shall be mounted through the deadfront:

1 Main circuit breaker (if EGR used)
1 Emergency circuit breaker (if EGR used)
1 Control/ Convenience receptacle circuit breaker
1 Duplex GFI convenience receptacle
2 Pump run indicator lights
2 Hand-off-auto switches
2 Manual overload resets
2 Two pole pump circuit protectors with on/off switch (1 0), three pole (3 0)

The following shall be mounted to the backpanel:

2 Motor circuit protectors providing single phase sensitivity and Class 10 ambient temperature compensated thermal overload protection as defined in NEMA Standards (Part ICS 2-222) and complying with IEC-292 and IEC-157-1 Standards. Definite purpose contactors are not acceptable.
2 Start capacitors sized to match motor requirements, 1 0.
2 Run capacitors sized to match motor requirements, 1 0.
2 Start relays sized to match motor requirements.
1 24 volt control transformer
1 Strip heater to prevent corrosion due to condensation
8 Terminals for float connections
2 Ground lug

SEE PUMP DATA CHART FOR (1) THRU (14)

The following shall be included:

1. Flasher and alarm horn with silence alarm reset mounted on the outside of the enclosure
2. Emergency generator receptacle (EGR) if required
3. Lightning arrestor. A lightning arrestor shall be field mounted by electrician at the switch disconnect ahead of the control panel The lightning arrestor shall meet or exceed the requirements of ANSI/IEEE Std. C62.1-1984 section 8.6.1. and 8.7.3. and be UL listed.
4. Four float duplex system. The third float shall energize the lag pump. The fourth float shall energize the alarm.
5. Elapsed time meters. Non-resettable elasped time meters shall be mounted on the deadfront to indicate pump run time.
6. Phase/voltage monitor control device for protection of pump motors from either loss of phase (30) or low voltage.

2.03 FASTENER and APPURTENANCES - All fasteners, lifting cables, float cable bracket and appurtenances shall be made of AISI 304SS or other material inert to the highly corrosive atmosphere of a sewagelift station. Hinges for the wet well and valve box shall be AISI 304SS minimum.

An aluminum slide/latch assembly shall be provided for holding the doors open on both the wet well and the valve box.

Slide rails shall be SCH 40 AISI 304SS pipe .

Pump lifting devices shall be made of AISI 304SS (min.) cable (1/4"min) or 304SS chain of sufficient size, with safety factor tO handle safely the specific pumps. AISI 304SS (min.) pump lifting baits shall be provided.

Part 3 - Execution.

3.01 INSTALLATION - shall be in strict accordance with the manufacturer's instructions and recommendations in the locations shown on the drawing.

3.02 INSPECTION AND TESTING -A factory representative shall be provided for one (1) day and shall have complete knowledge of proper operation and maintenance to inspect the final installation and supervise the test run of the equipment.

Megger the motor. The pump motors shall be megged out prior to startup to ensure the insulation of the pump motor/cable system is intact.

The pump controls and pumps shall be checked for mechanical reliability and proper operation.

COMPONENT LEGEND

MCB	-	MAIN CIRCUIT BREAKER	FR	-	FLOAT REGULATOR
ECB	-	EMERGENCY CIRCUIT BREAKER	CTR	-	CONTROL TRANSFORMER
MCP	-	MOTOR CIRCUIT PROTECTOR	ETM	-	ELAPSED TIME METER
C/B	-	CIRCUIT BREAKER	AH	-	ALARM HORN
CCB	-	CONTROL CIRCUIT BREAKER	AHS	-	ALARM HORN SILENCER
P1/P2	-	PUMP 1/PUMP 2	LA	-	LIGHTNING ARRESTOR
EGR	-	EMER GENERATOR RECEPTACLE	SC	-	START CAPACITOR (1Ø)
MS	-	MOTOR STARTER	RC	-	RUN CAPACITOR (1Ø)
RL	-	PUMP RUN INDICATORS	SR	-	START RELAY (1Ø)
OL	-	OVERLOAD HEATERS	PTS	-	PUMP TERMINAL STRIP
HOA	-	HAND-OFF-AUTOMATIC SWITCH	GRD	-	GROUND
GFI	-	DUPLEX GRND. FAULT RECEPT.	FS	-	FUSE
ALT	-	PUMP AUTOMATIC ALTERNATOR	R	-	RELAYS
VM/PM	-	VOLTAGE/PHASE MONITOR	RTS	-	REGULATOR TERMINAL STRIP
IPTB	-	INCOMING POWER TERM. BLOCK	N	-	NEUTRAL
NTB	-	NEUTRAL TERM. BLOCK	O/L	-	OVERLOAD

PUMP DATA CHART

(1)	PRIMARY PUMP CAPACITY	38	GPM
(2)	PRIMARY TDH	60	FT
(3)	SECONDARY PUMP CAPACITY	31	GPM
(4)	SECONDARY TDH	73	FT
(5)	PEAK INFLUENT FLOW RATE	11.1	GPM
(6)	PUMP CYCLE TIME	15	MIN.
(7)	PUMP SYSTEM MANUFACTURER	MYERS	
(8)	PUMP MODEL NO.	WG20	
(9)	R.P.M.	3500	
(10)	HORSE POWER	2	
(11)	ELECTRICAL -VOLTS/PHASE	230/3	
(12)	FULL LOAD AMP. F.L.A. PER PUMP / F.L.A. TOTAL		
(13)	PUMP DISCHARGE SIZE	1.25"	
(14)	MIN. DIA. SOLIDS	N/A	
(15)	IMPELLER DIA.	5.5"	

ELEVATION CHART

(a)	TOP OF WETWELL	17.00
(a)	TOP OF VALVE BOX	17.00
(b)	INLET PRESENT / INVERT FUTURE	14.00 / 10.00
(c)	HIGH LEVEL ALARM	9.20
(d)	nd 2 PUMP ON	8.40
(e)	st 1 PUMP ON	7.60
(f)	PUMPS OFF	6.80
(g)	BOTTOM OF WET WELL	4.00

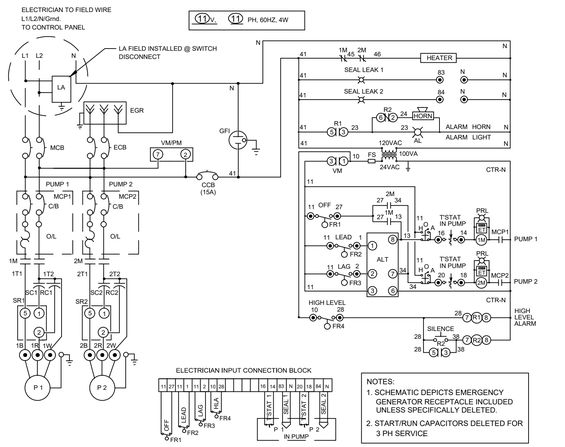
NOTES:

1. ALL DIMENSIONS ARE IN FEET EXCEPT AS NOTED.
2. DRAWING IS NOT TO SCALE.
3. ALL DIMENSIONS AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
4. PAINT EXPOSED FRP AS REQUIRED BY OWNER/ENGINEER.
5. SHOP DRAWINGS OF THE LIFT STATION (INCLUDING CONCRETE WET WELL/BOUANCY CALCS.) TO BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
7. ★ ELECTRICIAN TO RUN TWO (2 HP PUMPS) / THREE (3 HP & LARGER PUMPS) SEPARATE 2" CONDUITS (ONE EACH FOR HIGH & LOW VOLTAGES) PER ELECTRICAL CODE BETWEEN CONTROL PANEL AND WETWELL.
8. ★ ALUMINUM WIRE SHALL NOT BE USED BETWEEN MAIN METER AND CONTROL PANEL.
9. ★ ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS INSIDE WETWELL AND INSIDE OF CONTROL PANEL.
10. ★ ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT (AHEAD OF THE PUMP CONTROL PANEL).
11. BOTH WETWELL AND VALVE BOX SHALL BE PROVIDED WITH A MEANS FOR LOCKING.
12. CONTRACTOR SHALL FIELD INSTALL INLET FITTING AT PROPER ELEVATION.
13. ALL HARDWARE AND FASTENERS SHALL BE STAINLESS STEEL.
14. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.

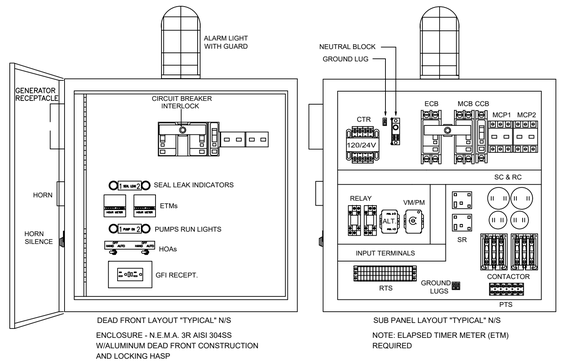
★ ELECTRICIAN NOTE

ELECTRICAL NOTES:

1. SEAL OFFS TO BE IN ACCORDANCE WITH NEC CHAPTER 500, SECTION 501-5-A-4 OR 501-5-B
2. ALL EQUIPMENT TO COMPLY WITH NEC 430-102 (BREAKERS FOR PUMPS SHALL BE CAPLE OF BEING LOCKED IN THE OPEN POSITION).
3. SPECIFY ALL PRE-WIRED AND/OR CONTROL PANELS WILL BE U.L. LISTED. LABEL TO BE ON PANEL AT TIME OF FINAL INSPECTION.
4. ALL ITEMS TO BE CIRCUITED AS PER S.F.B.C.
5. ALL CABLES/CORDS SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY FOR USE AND APPLICATION. SUBMERSIBLE PUMP MOTOR CODES, TO BE SUPPLIED INTEGRAL WITH THE MOTOR BY THE MANUFACTURER.
6. ALL SERVICE EQUIPMENT SHALL BE SERVICE RATED.
7. ALL ELECTRICAL EQUIPMENT AND APPERTENANCES SHALL BE IN COMPLIANCE WITH NEC 110-16.



NOTES:
1. SCHEMATIC DEPICTS EMERGENCY GENERATOR RECEPTACLE INCLUDED UNLESS SPECIFICALLY DELETED.
2. START/RUN CAPACITORS DELETED FOR 3 PH SERVICE



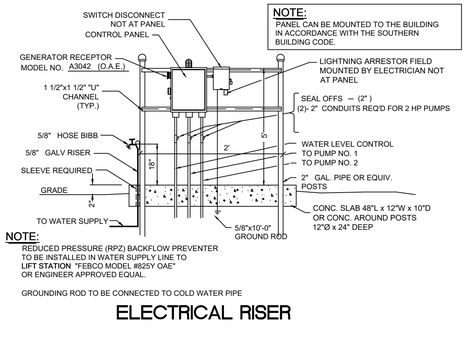
DEAD FRONT LAYOUT "TYPICAL" N/S

ENCLOSURE - N.E.M.A. 3R AISI 304SS W/ALUMINUM DEAD FRONT CONSTRUCTION AND LOCKING HASP

SUB PANEL LAYOUT "TYPICAL" N/S

NOTE: ELAPSED TIMER METER (ETM) REQUIRED

DUPLEX PUMP CONTROL PANEL

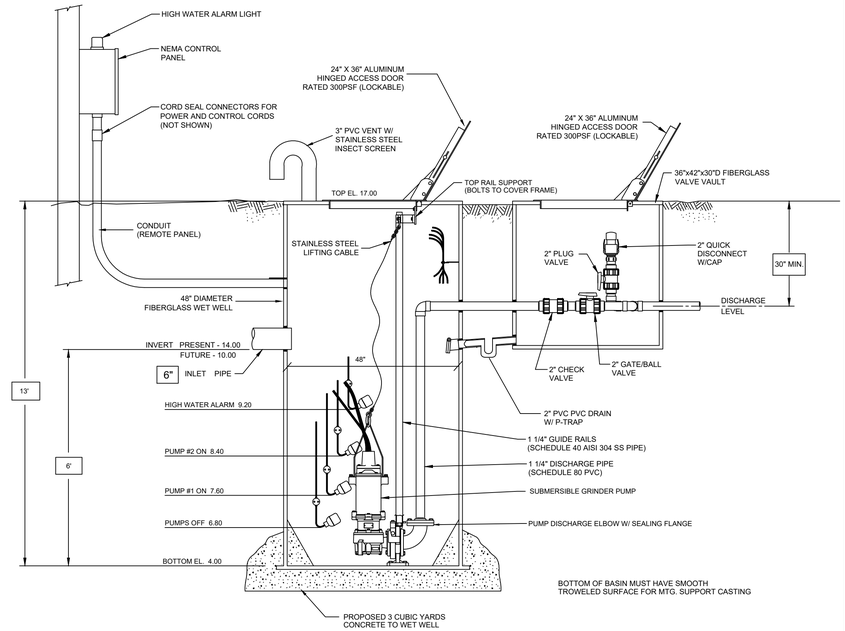


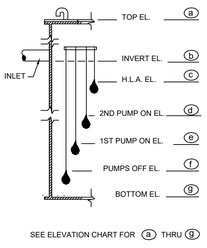
NOTE:
PANEL CAN BE MOUNTED TO THE BUILDING IN ACCORDANCE WITH THE SOUTHERN BUILDING CODE.

NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO MODEL #825Y OAE" OR ENGINEER APPROVED EQUAL.

GROUNDING ROD TO BE CONNECTED TO COLD WATER PIPE

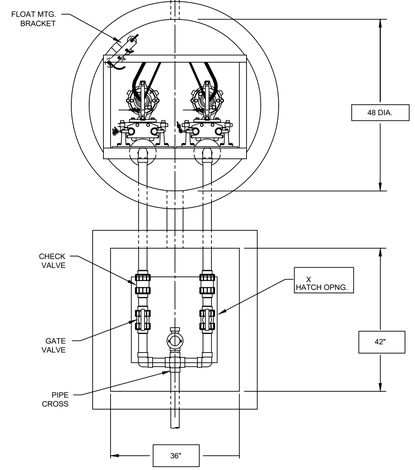
ELECTRICAL RISER





SEE ELEVATION CHART FOR (a) THRU (9)

LEVEL CONTROL DIAGRAM



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7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

No.	REVISION	DATE
1		
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LIFT STATION DETAILS AND SPECIFICATIONS

PROJECT HUNT

CONSTRUCTION PLANS AND SPECIFICATION

CITY OF FORT PIERCE FLORIDA

DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	
VERT. SCALE:	

DRAWING NO.
C5.4
JOB NO. 2020-122

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STEPHEN S. COOPER LICENSE No. 46557 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

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SECTION 01000
GENERAL REQUIREMENTS

PART 1 – GENERAL

1.01 INTRODUCTION:

The specifications and standards presented herein are to assure uniformity and quality of construction of potable water and wastewater facilities that will be connected to FPUA water and wastewater systems. These specifications shall be used in the design and construction of such systems, and applicable provisions herein shall be incorporated into all plans and specifications for new systems or connections to existing systems. In case of conflicts, the following precedence will apply: State and local ordinance, FPUA Resolutions, FPUA approved contracts, FDEP Regulations, these design standards, drawings, and specifications. Conflicts should be brought to the attention of the Utilities Engineer. Both plan and profile drawings are required, and shall be submitted to FPUA for review and approval.

TERMINOLOGY

Contractor – The Owner, Developer, Builder, Contractor, or other individual, company, or corporation responsible for the construction of potable water and/or wastewater facilities covered by these standards.

FPUA – Fort Pierce Utilities Authority, governed by the Fort Pierce Utilities Authority Board, whose offices are located at 206 South Sixth Street, Fort Pierce, FL 34950.

Director – The Director of Utilities or his authorized representative.

Department – The applicable FPUA Water or Wastewater Department.

Utilities Engineer – FPUA Water/Wastewater/Natural Gas Utilities Engineer or his authorized representative.

Engineer – Engineer of Record.

He, His – Pronouns used to designate either male or female personnel.

1.02 COMMENCEMENT OF WORK:

No construction work shall be started without approval by the Utilities Engineer and by other interested agencies having jurisdiction. A pre-construction meeting shall be held a

minimum of 48 hours prior to commencement of construction. All agencies having jurisdiction shall be notified of the preconstruction meeting.

1.03 USE OF RIGHT-OF-WAY:

Permission for use of right-of-way shall be obtained from the appropriate governing agency having jurisdiction. All required right-of-way use permits shall be obtained prior to construction. Owner and Engineer are responsible for applying for and obtaining all required permits.

1.04 OTHER STANDARDS:

These standards and specifications contain certain abbreviated references to standards or specifications of various organizations including, but not limited to, the following:

AASHTO, American Association of State Highway Traffic Officials

ANSI (USASI, ASA), American National Standards Institute (formerly United States of America Standards Institute, formerly the American Standards Association)

AWWA, American Water Works Association

CSI, Construction Standards Institute

DIPRA, Ductile Iron Pipe Research Association

EPA, Environmental Protection Agency, United States

FDEP, Florida Department of Environmental Protection

FDOT, Florida Department of Transportation, State of Florida

FM, Factory Mutual

FS, Florida Statutes

NEC, National Electrical Code

NEMA, National Electrical Manufacturers Association

OSHA, Occupational Safety and Health Administration - (U.S. Department of Labor)

SFWMD, South Florida Water Management District

TSS (S), Ten State Standards, i.e., Recommended Standards for Wastewater Facilities

TSS (W), Ten State Standards, i.e., Recommended Standards for Water Works

UL, Underwriters Laboratories

When standards or specifications are indicated herein by reference, the referenced portion shall apply to the most recent edition of the publication and shall have the same force and effect, to the extent indicated by the references thereto, as if they were included herein in their entirety.

1.05 SAMPLING AND TESTING:

A. Except as otherwise provided, sampling and testing of materials, and the laboratory methods and testing equipment used, when required, shall be in accordance with the latest published standards (including published tentative) or methods of ASTM, (including published tentative) or methods of AASHTO, AWWA, or other such organizations recognized as authoritative for the type of test required.

B. The testing of samples and materials shall be made at the expense of the Contractor, unless otherwise specifically authorized or approved in writing. All test results shall be submitted to the Engineer and Utilities Engineer for review and acceptance.

1.06 LEGAL RESTRICTIONS AND PERMITS:

The Contractor at all times shall observe and comply with all Federal, State, County, City, and other laws, codes, ordinances, and regulations in any manner affecting the conduct of the work. He shall further procure all permits, other than those required by the Engineer, and licenses, pay all charges and fees, and give all notices necessary and incidental to the due and lawful prosecution of the work. The Engineer will be responsible for City, County, State, Regional, and Federal permits.

1.07 PUBLIC CONVENIENCE AND SAFETY:

A. Materials stored at the site of the work shall be so placed and the work shall at all times be so conducted as to cause no obstruction to vehicular or pedestrian traffic. No roadway shall be closed except by express permission of the authorized public agency having jurisdiction. Contractor is responsible for public convenience.

B. Precaution shall be exercised at all times for the protection of persons and property. The Contractor shall be responsible for safety on the job site. The

safety provisions of applicable laws, building codes and construction codes shall be observed. Machinery, equipment and other hazards shall be guarded in accordance with the safety provisions of OSHA, and the Manual of Accident Prevention in Construction, published by the Associated General Contractors of America.

1.08 CHEMICAL USAGE:

All chemicals used during project construction or furnished for project operations, whether herbicide, pesticide, disinfectant, polymer, reactant or of other classification, must show approval of either U.S. Environmental Protection Agency or U.S. Department of Agriculture. Use of all such chemicals and disposal of residues shall be in strict conformance with environmental regulations. Any chemicals used in construction or operation of the water system shall be NSF International approved.

1.09 PROTECTION OF PROPERTY

A. The Contractor shall not enter upon private property for any purpose without first obtaining permission, and he shall use every precaution necessary to prevent damage or injury to any public or private property, trees, fences, monuments, and underground structures, etc., on and adjacent to the site of the work. If work is to be performed in an easement on private property, then affected property owners shall be notified 24 hours in advance of construction.

B. The Contractor shall not do any work that would affect any railway track, pipeline, telephone, power transmission line, or other utilities or structure, or enter upon the right-of-way or other land appurtenant thereto, until proper authority has been secured from the proper persons. Utility location agencies shall be given sufficient notice prior to construction in accordance with Underground Facility Damage Prevention and Safety FS 556.

C. The Contractor shall be responsible for all damage or injury to property of any character resulting from any act, omission, neglect or misconduct in his manner or method or executing said work, from his non-execution of said work, or from defective work or materials, and he shall not be released from said responsibility until the work has been completed and accepted and the warranty requirements fulfilled.

1.10 RESTORATION OF PROPERTY

A. Responsibility: All damage as a result of construction work done to existing structures, wetland areas, roadway pavement, driveways, other paved areas, fences, utilities, traffic control devices, and any other obstruction not specifically

named herein, shall be repaired, restored, or replaced by the Contractor unless otherwise specified.

When or where any direct or indirect damage or injury is done to public or private property by or on account of any act, omission, neglect, or misconduct in the execution of the work, or in consequence of the non-execution thereof on the part of the Contractor, he shall restore such property, at his own expense, to a condition equal to that existing before such damage or injury was done by repairing, rebuilding, or otherwise restoring, as may be directed, or he shall make good such damage or injury in a manner acceptable to the damaged or injured party.

B. Temporary Repairs: All damage named in Paragraph 1.10A above shall be at least temporarily repaired, restored, or replaced immediately following construction efforts at that location. Temporary restoration shall mean putting the affected area back into a safe, usable condition. In no case shall trenches remain open overnight within a street right-of-way unless specific approval is granted by the agency having jurisdiction.

C. Permanent Repairs: All damage named in Paragraph 1.10A above shall be permanently repaired, restored, or replaced no later than the 30 calendar days following the completion of construction at that location unless otherwise stipulated. Permanent repairs will be accomplished in a professional workmanship-like manner in accordance with specifications contained herein, or contract documents, if addressed. The Contractor may be relieved of the 30-day time limit only by specific written agreement with the Utilities Engineer or by the Director.

D. FPUA Restitution: In the event that the Contractor fails to make the permanent repairs within the time specified in Paragraph 1.10 C. above, FPUA at its option will with its own resources or by contract with others, cause the repair, restoration, or replacement of the affected area to be accomplished. The costs of such work will then be deducted either from the next pay request or from any other monies owed the Contractor by FPUA.

E. Protection and Restoration of Easement on and/or Road Right-of-Way, and Private Property: During the course of construction, the Contractor shall take special care and provide adequate protection in order to minimize damage to vegetation, surfaced areas, and structures within the construction right-of-way, easement, or site, and take full responsibility for the replacement or repair thereof. The Contractor shall immediately repair any damage to the private property created by encroachment thereon. Should the removal or trimming of valuable trees, shrubs or grass be required to facilitate the installation within the designated construction area, this work shall be done in cooperation with the

appropriate agency having jurisdiction in the area in which the work takes place. Said valuable vegetation, removed or damaged, shall be replanted, if possible, or replaced by items of equal quality, and maintained until growth is reestablished. Topsoil damaged in the course of work shall be replaced with at least a four-inch layer of suitable material. Following construction completion, the work area along the route of the installation shall be finish graded to elevations compatible with the adjacent surface, with grassing or hand raking required within developed areas.

F. Sidewalk and Driveway Restoration: Existing sidewalks and driveways removed, disturbed, or destroyed by construction shall be replaced or repaired. Restoration shall be to the nearest joint, right-of-way line or road apron. The finished work shall, as a minimum, be equal in all respects to the original or as required by the specific permit.

G. Cleanup: Work site cleanup and property restoration shall follow behind construction operations without delay. In order to facilitate an acceptable construction site, debris and waste materials shall be removed from the site daily and trenching length versus pipe laying shall be coordinated to preclude overnight trench opening. Construction site maintenance, along with on-going cleanup and final property restoration acceptance, shall be as directed and approved by Engineer, the Utilities Engineer, or the City, State, and/or County, if necessary.

1.11 WORK IN STREETS:

A. Traffic Control: The Contractor shall provide bypasses, crossings, and other means for the maintenance of one-way traffic in all streets, and two-way traffic wherever possible, in all streets where work is in progress. Construction operations shall be carried on only between those hours and days as required by the appropriate agency having jurisdiction, except for operations specified for alternate times or in cases of emergency. The Contractor shall plan and schedule his operations to impose the least possible interference with normal traffic flow. The Contractor is required to have a City, County, or State approved traffic control plan for each situation that may occur during the course of construction. This applies to State-controlled right-of-way as well as City or County right-of- way. The traffic control plan must be submitted to the appropriate agency having jurisdiction in adequate time prior to any activity for review and approval.

B. Traffic Control Devices, Signs, and Barricades: The Contractor shall provide, erect, and maintain effective barricades, traffic control devices, danger signals, and signs on all intercepted streets or highways and in other locations where required for the protection of the work and the safety of the public. Barricades or obstructions that encroach on, or, are adjacent to, public rights-of-way shall

be provided with lights that shall be kept burning at all times between sunset and sunrise. Conformity with State, County, City, and local laws and regulations is required in the use of streets and highways. The Contractor shall be responsible for all damages resulting from any neglect or failure to meet these requirements. Flagmen shall be provided as required by local regulations or as necessary to fulfill the requirements stated herein.

C. Traffic and Services: Adequate means of access to all public and private properties during all stages of construction shall be provided. Unless approval in writing is secured from the appropriate agency having jurisdiction, there shall be no interruption of service to present customers of such utilities requiring repairs, changes, or modifications caused by the construction work.

D. Applicable Codes: The FDOT Roadway and Traffic Design Standards, Uniform Manual for Traffic Control Devices, FPUA Design and Construction Standards, the City of Fort Pierce Ordinances, and the St. Lucie County Ordinances shall be followed as applicable.

1.12 DISRUPTION TO EXISTING SYSTEM OPERATIONS:

The Contractor shall perform operations necessary for connecting to the existing system at times of minimum flow rate. Said operations shall be accomplished expeditiously in order to minimize service disruption. All schedules shall be coordinated with and approved by the Utilities Engineer. A plan for connection shall be submitted to the Utilities Engineer at a minimum of three (3) working days prior to connection.

1.13 MINIMIZING SILTATIONS AND BANK EROSION:

During all dewatering or other operations involving the use and disposal of water, suitable means shall be provided by the Contractor to minimize soil erosion, siltation, and sedimentation of natural or artificial ditches, drainage channels, streams, lakes, or other waterways. The Engineer must approve such means proposed by the Contractor prior to any dewatering, pumping, or other water-involved operations in above areas. If required, in the opinion of the Engineer, methods such as stilling basins, baffles, siltation basins, matting, spread-disposal, recharge pits, etc., shall be used by the Contractor to minimize siltation and bank erosion, with said methods in full compliance with FDEP and SFWMD standards and requirements. Copies of all approved and applicable permits from Federal, State, and local agencies shall be in the possession of the Contractor prior to commencing any work.

1.14 SURVEY AND CONSTRUCTION STAKES:

It shall be the responsibility of the Contractor to provide and set in place all construction stakes and marks for lines, grades and measurements necessary or required for the

proper prosecution and control of the work. He shall be responsible for the accuracy and preservation of the stakes and marks. The plans shall also show or describe the location of reference points or monuments from which the Contractor shall lay out the work and the Contractor shall scrupulously preserve these reference points. He shall immediately restore any damaged, dislodged, or lost reference points, at his expense.

1.15 BENCHMARKS AND MONUMENTS:

The Contractor shall carefully maintain all benchmarks, monuments, and other reference points. Survey monuments or benchmarks which have to be disturbed by this construction work shall be carefully witnessed before removal and replaced upon completion of the work by a Professional Land Surveyor, registered in and by the State of Florida.

1.16 EMPLOYEES AND SUPERINTENDENTS:

The Contractor shall employ superintendents, supervisory personnel, and employees who are careful and competent. When FPUA is the owner, FPUA may demand the removal of any person or persons employed by the Contractor on the work who shall be incompetent, unsafe, or negligent in the proper performance of their duties, or neglect or refuse to comply with the directions given.

1.17 SANITARY PROVISIONS:

The Contractor shall provide and maintain in a neat and sanitary condition, accommodations for the use of his employees as may be necessary to comply with the requirements and regulations of OSHA, State, local health department, or other agencies having jurisdiction.

1.18 CONFORMITY WITH PLANS AND ALLOWABLE DEVIATIONS:

The entire installation and each part thereof shall be constructed in the position required, the finished surfaces of structures shall conform to the elevations and gradients specified, and all parts of both substructures and superstructures shall be in proper alignment and adjustment and confirmed by the Engineer of Record during and/or prior to actual installation. The Contractor shall provide all frames, forms, false work, shoring, guides, anchors, and temporary structures that may be required to assure these results. Any deviation from the plans and working drawings that may be required must have prior approval of the Engineer and the Utilities Engineer.

1.19 SUBSTITUTIONS OR "APPROVED EQUALS":

Whenever a material or article required is specified or shown on the approved plans by using the name of the proprietary product or of a particular manufacturer or vendor, it

shall be considered that this was done only for the purpose of establishing a standard of quality for the specified materials. Any material or article which will perform the function imposed by the general design will be considered equal and satisfactory, provided the Utilities Engineer is assured the material or article so proposed is of like substance, form and function. Such substitutions shall not be purchased or installed without written approval from the Utilities Engineer. Substitution may be restricted because of inventory control.

1.20 INSPECTION BY DEVELOPER

The purpose of this section is to clearly define the qualifications and responsibilities of all inspectors of private development projects. "Inspector" shall be used to define said private inspector for this Section 1.20.

A. All inspectors considered for work on an FPUA project must submit a resume for review and acceptance by the Utilities Engineer prior to the preconstruction meeting.

B. The inspector shall be required to spend an average of three hours per day on the project unless otherwise relieved of this responsibility by the Utilities Engineer. He shall be present at all critical times such as tie-ins, utility crossings, pressure testing, pigging, flushing, chlorinating, structure installations, televising, lift station start-up and testing or any other events as determined by the Utilities Engineer.

C. The inspector shall be responsible for obtaining a current copy of the FPUA Water/Wastewater Engineering "Design and Construction Standards," available at www.FPUA.com.

D. The inspector shall provide all necessary equipment required to perform his job in a professional manor.

E. In the event that construction is required in public right-of–ways or public easements, the inspector shall provide a detailed VHS or digital video of the construction route, which will be reviewed by the Utilities Engineer. The video must be provided to FPUA a minimum of one week prior to the start of construction.

F. There will be no deviations to the design on any portion of the project without the approval of the Utilities Engineer. The inspector will be responsible for providing pictures of all points of conflict or approved changes in the design.

G. The inspector will be required to keep detailed daily reports to be turned in to the Utilities Engineer on a weekly basis. He shall keep accurate mark-ups on the

approved utility plans to include all daily measurements and utility clearances. These plans will serve as the project engineer's point of reference for the creation of record drawings. At project completion, said plans shall be turned over to the Utilities Engineer.

H. The inspector shall work closely with the Utilities Engineer at all times. In the event that the quality or quantity of inspection services is questioned by the Utilities Engineer, he may direct the inspector to report to him on a more regimented schedule. If the inspector's performance is still not acceptable to the Utilities Engineer, he may direct that the construction be stopped until a suitable replacement is found.

1.21 INSPECTION BY OTHER AGENCIES:

The EPA, the U.S. Department of Labor, the DEP, and other authorized governmental agencies having legal interest in the project shall have free access to the site for inspecting materials and work, and the Contractor shall afford them all necessary facilities and assistance for doing so. Any instructions to the Contractor resulting from these inspections shall be given through the Engineer or Utilities Engineer. These rights of inspection shall not be construed to create any contractual relation between the Contractor and these agencies.

1.22 RECORD DRAWINGS

Record drawings are the sole responsibility of the Engineer of Record. The Utilities Engineer will not accept record drawings produced by a surveyor. The Engineer shall utilize the services of the inspector as referenced in Section 1.20 to compile accurate record drawings in conformance with all requirements listed below.

A. Record drawings shall be signed and sealed by the Design Engineer on plans approved for construction.
B. Record drawings by surveyors obtained **after** completion of construction **will not be accepted.**
C. All record information shall be placed in the following datums:
1. Horizontal: NAD 1983 State Plane Florida East Zone 0901 Foot
2. Vertical: NGVD29 or NAVD88 - (NAVD88 benchmarks are not as readily available however use when possible)
3. Datums shall be clearly identified on ALL submittals.
D. All entities (lines, points, etc…) in AutoCAD files shall be placed in datums listed above. A drawing file referenced to a datum will not be acceptable. For example, an AutoCAD file may be drawn to a benchmark however placed on coordinate system such as (0,0) or (10,000,10,000). All associated or x-ref files shall adhere to datum requirements.
E. Submittals for Record drawings are listed below:

1. First Submittal and Re-submittals
   i. (2) Complete set on paper (Bond).
2. Final Submittal
   i. (2) Complete sets on paper (Bond).
   ii. (1) Complete set on Mylar (Matte Film)
   iii. (1) CD with AutoCAD File and any related files.

F. All utility record drawing information shall be placed in one AutoCAD file. All layouts shall be in paper space regardless of plan and profile sheet count.
G. All utility plans shall not be larger than 24" by 36" paper size and shall adhere to one of the following scale schedule: 1" = (10', 20', 30', 40', 50'). All related profiles shall be one-tenth scale of the plan: 1"= (1', 2', 3', 4', 5').
H. All plans shall be printed as a utility plan. All utility infrastructures shall be clearly legible. For example, other utilities such as drainage shall be shown but grayed out.
I. All utilities shall use the following layering convention:
1. Proposed and/or Existing underground – P-U-*-%
   i. Use "P" and/or "E" for proposed and existing, respectively.
   ii. The * can be replaced with Water, Sewer, Raw, Gas, Electric
   iii. The % can be replaced with the following:
      1. FH = Fire Hydrant
      2. VALVE = Gate, Check, Butterfly, etc…
      3. MH = Manhole
      4. LS = Lift Station
      5. ARV = Air Release Valve
      6. BO = Blow Off
      7. REDUCER = Reducer
      8. FITNS = Fittings
      9. Other layers may be used as deemed necessary by the engineer of record
   iv. Examples: P-U-Water-FH, E-U-Sewer-MH, etc…
J. Prior to submittal to the Utilities Engineer, all other formats of digital record drawings shall be converted to AutoCAD 2004 or later.
K. All changes to design location of all material shall be drawn to scale.
L. Draw in detail any substantial changes.
M. Include linear footages installed for all pipelines (water and sewer).
N. Mark depth of pipelines (water and sewer) from grade every 100 feet.
O. Confirm all design utility separations on record drawings (vertical & horizontal). P. Denote all pipeline horizontal location from edge of pavement and right-of-way. Q. Mark locations and footage of all laterals from the downstream manhole.
R. Mark all grade, footages and inverts on sanitary runs and manholes.
S. Include make, model number, impeller size, float settings and serial number of pumps.
T. Mark all bacteriological sampling points on plans.

U. Bore logs required for all directional drills: include on record drawing depicting both horizontally and vertically.
V. GPS all appurtenances with sub meter or greater accuracy (valves, fittings, hydrants, etc.) using datum listed in Item 1.22(C).
W. All language on record drawings shall be present tense.
X. Mark all pipeline material changes, for example PVC, DIP, and HDPE.
Y. Show location of all other on-site utilities with respect to off-site utilities.
Z. Show any dedicated easements, identified by O.R. Book and Page Number.

1.23 DEFECTIVE AND UNAUTHORIZED WORK:

A. All work that has been rejected or condemned shall be removed and replaced unless a repair is approved by the Utilities Engineer. Materials not conforming to the requirements of the specifications shall be removed immediately from the site of the work and replaced with satisfactory material by the Contractor at his own expense.

B. Upon reasonable cause, due justification by, and at the request of FPUA, the Contractor shall, at any time before final acceptance of the work, remove or uncover such portions of the finished work as may be directed. After examination, the Contractor shall restore the said portions of the work to the condition required by the approved plans and specifications. If the work uncovered is rejected, then the Contractor is responsible for restoration, as well as repair. Otherwise, FPUA will bear responsibility.

C. Failure to reject any defective work or material during construction shall not prevent later rejection upon discovery prior to acceptance or obligate FPUA to final acceptance.

1.24 WARRANTY:

A. One Year Warranty Period: If, within one year after the date of final acceptance by FPUA or such longer period of time as may be prescribed by laws or regulations, or by the terms of any applicable special guarantee required by the contract documents, or by any specific provision of the contract documents, any work is found to be defective, the Contractor shall promptly, without cost to FPUA and in accordance with written instructions from the Engineer and/or the Utilities Engineer, either correct such defective work, or if it has been rejected, remove it from the site and replace it with non-defective work. If the Contractor does not promptly comply with the terms of such instructions, FPUA may have the defective work corrected or the rejected work removed and replaced, and all direct, indirect, and consequential costs of such removal and replacement (including, but not limited to, fees and charges of engineers, architects, attorneys, and other professionals) will be paid by the Contractor. In special

circumstance where a particular item of equipment is placed in continuous service before substantial completion of all the work, the warranty period for that item may start to run from an earlier date if so provided by the specifications or by written amendment to the Contract Documents.

B. Emergency Repairs: During the time that a utilities construction project is either under construction or under a warranty period, emergencies which arise must be handled as the situation dictates. In as much as each situation is unique because of time, place, and circumstance, the following guidelines will be used to the extent possible:

1. An emergency is defined as a situation, which develops suddenly and demands immediate action to halt a worsening condition.
2. Upon notification of an emergency situation, FPUA will respond as rapidly as possible to bring the situation under control, i.e., to terminate the emergency. The Contractor will be notified of the situation, as soon as practical by FPUA. Repairs, which must be affected in the aftermath of an emergency, are the responsibility of the Contractor.
3. Those non-emergency type repairs must be complete or at least in progress within seven (7) calendar days of notification by FPUA.

4. Any repairs accomplished under this section by FPUA are subject to be billed to the Contractor.
5. If circumstances warrant, notifications should be given to the Emergency Operations Center 911.

1.25 UTILITY EASEMENTS:

A. Required minimum utility easements in subdivisions, residential and commercial are fifteen (15) feet, unless approved in writing by FPUA.

B. Sidewalks shall not be constructed within utility easements, unless approved in writing by FPUA.

1.26 ACTIVATION OF NEW SERVICES:

The following items are required by the Utilities Engineer before activation of new services.

A. 100% completion of punch list items as provided by FPUA inspector or Utility Engineer.

B. Letter of Certification from the Engineer, stating all lines or lift stations, etc., have been inspected, tested, and installed according to the Engineer's specifications and as-built drawings. Show calculations and test results according to AWWA Standards.

C. Certification of compliance from the FPUA Department Superintendent(s) following the final inspection.

D. Copy of FDEP Letter of Acceptance stating that the facilities have been approved and may be put into service.

E. One set of as-built prints, one set of Mylar as built prints signed and sealed by the Engineer of, and corrected digital file in AutoCAD 2004 format.

F. Valve GPS data as specified in section 1.22.

G. Copy of all release of lien forms.

H. Copy of release of bond from any applicable agencies.

I. Final costs and quantities for all pipe, valves, structures and appurtenances.

J. Executed utility easements, if applicable forms.

K. Executed Annexation Agreement, if applicable.

L. The owner must make application for service and make payment of applicable fees.
Send complete package to:

FORT PIERCE UTILITIES AUTHORITY
Water/Wastewater/Natural Gas Engineering
1701 South 37th Street (34947)
P.O. Box 3191
Fort Pierce, FL 34948-3191

1.27 EQUIPMENT INSTALLATION:

All equipment shall be installed satisfactorily and properly for the specified service, and in accordance with the manufacturer's recommendations. All required piping, electrical connections, and other necessary items shall be furnished and connected in order to provide a complete operating facility.

1.28 NAMEPLATES:

With the exceptions noted, each piece of equipment furnished and installed by the Contractor shall be provided with a substantial nameplate of non-corrodible metal, securely fastened in place and clearly and permanently inscribed with the manufacturer's name, model or type designation, serial number, principal rated capacities, electrical or other power characteristics, and similar information as appropriate.

1.29 MODIFICATIONS TO EXISTING EQUIPMENT:

Should modifications to existing FPUA equipment be required in order to achieve the required operational facility, the Engineer shall coordinate all designs and construction procedures with the Utilities Engineer and receive advance approval there from. Additionally, the Engineer shall consult with, and obtain the written commendation of, the existing equipment manufacturer regarding any such modifications, and include all such information in the approval presentation.

1.30 SALVAGE:

Existing equipment and materials that are to be removed during the course of modification work, including pumps, motors, and pump parts; pipe, valves, and fittings; electrical and control parts; and other salvageable items, shall remain the property of Contractor, unless otherwise specified.

1.31 EQUIPMENT OPERATING TESTS:

Following the installation and final adjustment, all equipment shall be test operated under normal and full load conditions for a period of not less than two hours. Any faults or deficiencies that may appear shall be promptly corrected and the system re-tested for satisfactory operation. The tests shall be performed in the presence of the authorized representatives of the Utilities Engineer and the Engineer. The Contractor shall instruct designated employees of FPUA in the proper care, operation, and maintenance of all equipment and materials. The Contractor shall furnish all electricity, gas, lubricants, water, and other materials required to make tests and shall replace or repair all material or equipment found to be defective or deficient. Timing and performance of tests shall be coordinated with the Utilities Engineer.

1.32 MANUFACTURER SUPERVISION:

The Contractor shall require manufacturers furnishing primary equipment to provide the services of a qualified technical representative for such periods as are necessary to supervise proper installation; perform final adjustments and testing for the operational system; and instruct operating personnel in the use of the equipment. The manufacturer shall certify in writing to the Utilities Engineer as to the correct installation and operation of their equipment.

1.33 OPERATING INSTRUCTIONS AND PARTS LISTS:

The Contractor shall furnish, for each piece of operating equipment, three complete, neatly bound sets giving the information listed below:

A. Clear and concise instructions for the operation, adjustment, and lubrication and other maintenance of the equipment. These instructions shall include a complete lubrication chart.

B. List of all parts for the equipment, with catalog numbers and other data necessary for ordering replacement parts.

PART 2 – PRODUCTS

Not Used

PART 3 – EXECUTION

Not Used

END OF SECTION

SECTION 2200
UTILITY EXCAVATION, TRENCHING, AND BACKFILLING

PART 1 - GENERAL

1.01 GENERAL

The provisions set forth in this section shall be applicable to all underground wastewater and water piping installations, regardless of location, unless prior approval is received from the Utilities Engineer for special design considerations. All excavations shall be properly shored, sheeted and braced or cut back at the proper slope to provide safe working conditions, to prevent shifting of material, to prevent damage to structures or other work and to avoid delay to the work, all in compliance with the U.S. Department of Labor Occupational Safety and Health Act (OSHA), the State of Florida Trench Safety Act (Chapters 90-96 of the laws of Florida, CS/CB 2626 or as amended), and under Section 107 of the Contract Work Hours and Safety Standards Act (Public Law 91-54 or as amended). The minimum shoring, sheeting, and bracing for trench excavations shall meet the general trenching requirements of the safety and health regulations. In all cases where a conflict exists in the requirements of OSHA Regulations, Florida Trench Safety Act, and these specifications, the requirements of the state agency shall prevail.

PART 2 - PRODUCTS

2.01 MATERIALS:

A. SHEETING AND BRACING:

1. Wood sheeting to be left in place shall be pressure treated with preservative in accordance with the current requirements of the American Wood Preservers Association Manual of Recommended Practice.
2. Steel sheeting to be left in place shall be as specified in ASTM Designation A328.

B. CONCRETE:

Required concrete shall have a minimum 3,000 pounds per square inch compressive strength.

PART 3 – EXECUTION

3.01 TRENCHING:

A. Trench Dimensions: The minimum width of the trench shall be equal to the

outside diameter of the pipe, plus 12 inches, and the maximum width of trench, measured at the top of the pipe, shall not exceed the outside pipe diameter plus two feet, unless otherwise shown on the drawing details or approved by the Engineer.

B. Trench Grade: Standard trench grade shall be defined as the bottom surface of the utility to be constructed or placed within the trench. Trench grade for utilities in rock or other non-cushioning material shall be defined as six inches below the outside of the bottom of the utility, which six inches shall be backfilled with extra utility bedding material. Excavation below trench grade that is done in error shall be backfilled to trench grade with granular material and compacted.

C. Utility Bedding: The bottom of the trench shall be shaped to provide a firm bedding for the utility pipe. The utility shall be firmly bedded in undisturbed firm soil, or hand-shaped unyielding material. The bedding shall be shaped so that the pipe will be in continuous contact therewith for its full length and shall provide a minimum bottom segment support for the pipe equal to the spring line of the pipe or one-half of the outside diameter of the barrel. Bedding shall be installed in accordance with ANSI/AWWA C150/A21.50. Special bedding may be required, due to depth of cover, impact loadings, or other conditions.

D. Unsuitable Material Below Trench Grade: Soil unsuitable for a proper foundation encountered at or below trench grade, such as muck or other deleterious material, shall be removed for the full width of the trench and to the depth required to reach suitable foundation material, unless special design considerations receive prior approval from the Utilities Engineer. Backfilling below trench grade shall be in compliance with the applicable provisions of Subsection M, "Backfill", with material as specified under Paragraphs M.1. and M.2 of this section.

E. Extra Utility-Bedding Material: When rock or other non-cushioning material is encountered at trench grade, excavation shall be extended to six inches below the outside of the bottom of the utility, and a cushion of granular material rock shall be provided. Utility-bedding material shall be installed as specified under Paragraph M.2.

F. Sheeting and Bracing: In order to prevent damage to property, injury to persons, erosion, cave-ins, or excessive trench widths, adequate sheeting and bracing shall be provided, as required, and/or directed by the Engineer, in accordance with accepted standard practice. When the situation arises, sheeting and bracing shall be used as necessary to protect the integrity of the road shoulder. Sheeting shall be removed when the trench has been backfilled to at least one-half its depth, or when removal would not endanger the construction of adjacent structures. When required, to eliminate excessive trench width or other damage, sheeting, bracing, or shoring shall be left in place and the top cut off at an elevation of 5.0 feet below finished grade, unless otherwise directed.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS

No.	REVISION	DATE
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STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel: 1-772-335-2633
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008890

SCPE

UTILITY SPECIFICATIONS

PROJECT HUNT
CONSTRUCTION PLANS AND SPECIFICATION
CITY OF FORT PIERCE FLORIDA

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
C6.0

JOB NO. 2020-122

All sheeting and bracing will be in accordance with OSHA, and the Florida Trench Safety Act.

G. Excavated Material: Excavated material to be used for backfill shall be neatly and safely deposited at the sides of the trenches where space is available. Whenever possible, excavated material near a roadway should be deposited on the right-of-way side of the trench away from the travel way. Where stockpiling of excavated material is required, the Contractor shall be responsible for obtaining the sites to be used and shall maintain his operations to provide for natural drainage and not present an unsightly appearance. All sites shall be restored after fill is removed.

H. Material Disposal: Excess, unsuitable, or cleared and grubbed material resulting from the utility installation shall be removed from the work site and disposed of a location(s) secured by the Contractor, and in accordance with the agency having jurisdiction. Excess excavated material shall be spread on the disposal site and graded in a manner to drain properly and not disturb existing drainage conditions, in accordance with applicable permit requirements.

I. Borrow: Should there be insufficient satisfactory material from the excavations to meet the requirements for fill material, borrow shall be obtained from pits secured by the Contractor. All borrow shall meet the provisions of these specifications.

J. Rock Excavation: Rock excavation shall be defined as excavation of any hard natural substance that cannot be removed by a one cubic yard bucket and requires the use of explosives and/or special impact tools such as jackhammers, sledges, chisels, or similar devices specifically designed for use in cutting or breaking rock.

K. De-watering: Utilities shall be laid "in the dry," unless otherwise approved. Trench excavations may be dewatered by using one or more of the following methods: well point system, sumps with pumps, or other methods(s) as approved by the Engineer. Dewatering systems shall be utilized in accordance with good standard practice and must be efficient enough to lower the water level in advance of the excavation and maintain it continuously to keep the trench bottom and sides firm and dry. If the material encountered at trench grade is suitable for the passage of water without destroying the sides or utility foundation of the trench, sumps may be provided at intervals at the side of the main trench excavation, with pumps used to lower the water level by taking their suction from said sumps. Discharge from dewatering shall be disposed of in such a manner that it will not interfere with normal drainage of the area, in which the work is being performed, create a public nuisance, or form pending. All discharge shall be in accordance with any SFWMD issued permits. The operations shall not cause injury to any portion of the work completed, or in progress, or to the surface of streets, or to private property. The proposed dewatering method(s) and schedule shall be approved by the Utilities Engineer and necessary regulatory agencies prior to

construction.

Additionally, where private property will be involved, advance permission shall be obtained in writing by the Contractor.

L. Obstructions: It shall be the Contractor's responsibility to acquaint himself with existing conditions and to locate structures and utilities along the proposed utility alignment in order to avoid conflicts. Where actual conflicts are unavoidable, work shall be coordinated with the facility owner and performed so as to cause as little interference as possible with the service rendered by the facility disturbed. All affected utilities shall be notified prior to excavation in their vicinity.

M. Backfill in Existing Traffic Zones:

1. General: Backfill material shall be clean earth fill composed of sand, clay, and sand, sand and rock, crushed rock, or an approved combination thereof. Backfilling shall be divided into three specified areas: First, from trench grade to a point 12 inches above the top of the utility, called the pipe zone; second, from the top of the pipe zone to the bottom of the sub-grade; and third, from the bottom of the replacement base course to the replacement surface, see standard details. Where encasements or other below-grade concrete work have been installed, backfilling shall not proceed until the concrete has obtained sufficient strength to support the backfill load. The frequency of density testing is to be specified by the Engineer on the Construction Drawings.

   At a minimum, density testing will be at each manhole and tested at one point between manholes as specified by FPUA. On a sanitary sewer line, density testing is required at least one point along the run when the service line is under pavement. In a development, when there are many sanitary sewer services, at least 25% of all services need to have a density test in conjunction with the sewer main as directed by FPUA. Force mains, gas mains, and water mains under pavement will require a density test every 200-feet.

2. Pipe Zone: Granular material shall be carefully placed and tamped around the lower half (springline) of the utility. Backfilling shall be carefully continued until the fill is 12 inches above the top of the utility, using the best available material from the excavation, if approved. The material shall be lowered to within two feet above the top of pipes before it is allowed to fall, unless the material is placed with approved devices that protect the pipes from impact. The pipe zone shall exclude stones, or rock fragments larger than one inch for either ductile iron or PVC pipe.

3. Second Area: The remainder of the trench, about the pipe zone and below the sub grade, shall be backfilled and compacted in layers not exceeding

   12 inches. Compaction of each lift shall be equal to 98% of maximum density as determined by AASHTO Specification T-99.

4. Shoulder Restoration: All shoulder restoration shall be in accordance with the applicable permit requirements of the agency having jurisdiction.

5. Compaction Methods: The above-specified compaction shall be accomplished using accepted standard methods (powered tampers, vibrators, etc.), with the exception that the first 12 inches of backfilling over the pipe shall be compacted by hand-operated tamping devices. Flooding or puddling with water to consolidate backfill is not acceptable, except where sand is encountered and the operation has been approved by the Utilities Engineer.

6. Density Tests: Density tests for determination of the above-specified compaction shall be made by a testing laboratory approved by the Engineer and at the expense of the Contractor, or as otherwise specified. Test locations will be determined by the Engineer, and the permit agency having jurisdiction. Tests shall also be made where a trench crosses a paved roadway or future paved roadway. If any test results are unsatisfactory, the Contractor shall re-excavate, re-compact the backfill, and retest, at his expense until the desired compaction is obtained. Additional compaction tests shall be made to each side of an unsatisfactory test, as directed, to determine the extent of re-excavation and re-compaction necessary.

N. Backfill in New Traffic Zones: Compaction and testing requirements for backfill in areas of new road construction, i.e. subdivisions, shall be the same as for "Existing Traffic Zones," except:

1. One compaction test shall be required 24 inches above the top of the pipe.

2. Although the trench must be backfilled and compacted in 12-inch lifts as required in "Existing Traffic Zones," compaction tests are required in each 12-inch lift.

O. Backfill in Non-traffic Zones: Backfill must be placed as specified in Subsection M for the pipe zone. Above the pipe zone, the trench must be backfilled to natural density or to 95% of AASHTO T-99, whichever is greater.

P. Protective Concrete Slab: Protective concrete slabs shall be installed where required by the Utilities Engineer, to protect the installed utility against excessive loads, or when insufficient cover exists.

Q. Seed and Mulch: Fertilizing, seeding and mulching operations will be carried out in accordance with the permit agency having jurisdiction.

R. Sodding: Fertilizing and sodding operations will be carried out in accordance with the permit agency having jurisdiction.

END OF SECTION

SECTION 02320
HORIZONTAL DIRECTIONAL DRILLING

PART 1-GENERAL

1.01 SECTION DESCRIPTION

The work specified in this section consists of furnishing and installing underground utilities using the horizontal directional drilling (HDD) method of installation, also commonly referred to as directional boring or guided horizontal boring. This work shall include all services, equipment, materials, and labor for the complete and proper installation, testing, restoration of underground utilities and environmental protection and restoration.

1.02 REFERENCES

FPUA Specification 02620 – High Density Polyethylene (HDPE) Pipe and Fittings shall be used as a reference.

1.03 QUALITY ASSURANCE

The requirements set forth in this document specify a wide range of procedural precautions necessary to insure that the very basic, essential aspects of a proper directional bore installation are adequately controlled. Strict adherence shall be required under specifically covered conditions outlined in this specification. Adherence to the specifications contained herein, or the Engineer's approval of any aspect of any directional bore operation covered by this specification, shall in no way relieve the Contractor of their ultimate responsibility for the satisfactory completion of the work authorized under the Contract.

1.04 SUBMITTALS

A. WORK PLAN

Prior to beginning work, the Contractor must submit to the Engineer a general work plan outlining the procedure and schedule to be used to execute the project. Plan should document the thoughtful planning required to successfully complete the project.

B. EQUIPMENT

Contractor will submit specifications on directional drilling equipment to be used to ensure that the equipment will be adequate to complete the project.

C. MATERIALS

Specifications on material to be used shall be submitted to Engineer. Material shall include the pipe, fittings and any other item which is to be an installed component of the project.

PART 2 - EQUIPMENT REQUIREMENTS

2.01 EQUIPMENT

The directional drilling equipment shall consist of a directional drilling rig of sufficient capacity to perform the bore and pullback the pipe, a drilling fluid mixing & delivery system of sufficient capacity to successfully complete the crossing, a guidance system to accurately guide boring operations and trained and competent personnel to operate the system. All equipment shall be in good, safe operating condition with sufficient supplies, materials and spare parts on hand to maintain the system in good working order for the duration of this project.

2.02 DRILLING SYSTEM

A. DRILLING RIG

The directional drilling machine shall consist of a hydraulically powered system to rotate, push and pull hollow drill pipe into the ground at a variable angle while delivering a pressurized fluid mixture to a guidable drill (bore) head. The machine shall be anchored to the ground to withstand the pulling, pushing and rotating pressure required to complete the crossing. The hydraulic power system shall be self-contained with sufficient pressure and volume to power drilling operations. Hydraulic system shall be free of leaks. Rig shall have a system to monitor and record maximum pull-back pressure during pull-back operations.

B. DRILL HEAD

The drill head shall be steerable by changing its rotation and shall provide the necessary cutting surfaces and drilling fluid jets.

C. MUD MOTORS (if required)

Mud motors shall be of adequate power to turn the required drilling tools.

D. DRILL PIPE

Shall be constructed of high quality 4130 seamless tubing, grade D or better, with threaded box and pins. Tool joints should be hardened to 32-36 RC.

2.03 GUIDANCE SYSTEM

The Guidance System shall be of a proven type and shall be setup and operated by personnel trained and experienced with this system. The Operator shall be aware of any magnetic anomalies and shall consider such influences in the operation of the guidance system if using a magnetic system.

2.04 DRILLING FLUID (MUD) SYSTEM

A. MIXING SYSTEM

A self-contained, closed, drilling fluid mixing system shall be of sufficient size to mix and deliver drilling fluid composed of bentonite clay, potable water and appropriate additives. Mixing system shall be able to molecularly shear individual bentonite particles from the dry powder to avoid clumping and ensure thorough mixing. The drilling fluid reservoir tank shall be sized for adequate storage of the mud. Mixing system shall continually agitate the drilling fluid during drilling operations.

B. DRILLING FLUIDS

Drilling fluid shall be composed of clean water and an appropriate additive. Water shall be from a clean source with a pH of 8.5 – 10 and/or as per mixing requirements of the Manufacturer. Water of a lower pH or with excessive calcium shall be treated with the appropriate amount of sodium carbonate or equal. The water and additives shall be mixed thoroughly and be absent of any clumps or clods. No hazardous additives may be used. Drilling fluid shall be maintained at a viscosity sufficient to suspend cuttings and maintain the integrity of bore wall.

C. DELIVERY SYSTEM

The mud pumping system shall have a minimum capacity to supply mud in accordance with the drilling equipment pull-back rating at a constant required pressure. The delivery system shall have filters in-line to prevent solids from being pumped into the drill pipe. Connections between the pump and drill pipe shall be relatively leak-free. Used drilling fluid and drilling fluid spilled during drilling operations shall be contained and properly disposed of. A berm, minimum of 12" high, shall be maintained around drill rigs, drilling fluid mixing system, entry and exit pits and drilling fluid recycling system (if used) to prevent spills into the surrounding environment. Pumps and or vacuum truck(s) of sufficient size shall be in place to convey excess drilling fluid from containment areas to storage facilities.

2.05 OTHER EQUIPMENT

A. PIPE ROLLERS

Pipe rollers, if required, shall be of sufficient size to fully support the weight of the pipe while being hydro-tested and during pull-back operations. Sufficient number of rollers shall be used to prevent excess sagging of pipe.

B. PIPE RAMMERS

Hydraulic or pneumatic pipe rammers may only be used if necessary and with the authorization of Engineer.

C. RESTRICTIONS

Other devices or utility placement systems for providing horizontal thrust other than those previously defined in the preceding sections shall not be used unless approved by the Engineer prior to commencement of the work. Consideration for approval will be made on an individual basis for each specified location. The proposed device or system will be evaluated prior to approval or rejection on its potential ability to complete the utility placement satisfactorily without undue stoppage and to maintain line and grade within the tolerances prescribed by the particular conditions of the project.

PART 3 - EXECUTION

3.01 GENERAL

The Engineer must be notified 48 hours in advance of starting work. The Directional Bore shall not begin until the Engineer is present at the job site and agrees that proper preparations for the operation have been made. The Engineer approval for beginning the installation shall in no way relieve the Contractor of the ultimate responsibility for the satisfactory completion of the work as authorized under the Contract. It shall be the responsibility of Engineer to provide inspection personnel at such times as appropriate without causing undue hardship by reason of delay to the Contractor.

3.02 PERSONNEL REQUIREMENTS

All personnel shall be fully trained in their respective duties as part of the directional drilling crew and in safety.

3.03 DRILLING PROCEDURE

A. SITE PREPARATION

1. Prior to any alterations to work-site, contractor shall photograph or video tape entire work area, including entry and exit points. One copy of which shall be given to Engineer and one copy to remain with contractor for a period of one year following the completion of the project.

2. Work site as indicated on drawings, within right-of-way, shall be graded or filled to provide a level working area. No alterations beyond what is required for operations are to be made. Contractor shall confine all activities to designated work areas.

B. DRILL PATH SURVEY

Entire drill path shall be accurately surveyed with entry and exit stakes placed in the appropriate locations within the areas indicated on drawings. If contractor is using a magnetic guidance system, drill path will be surveyed for any surface geo-magnetic variations or anomalies.

C. ENVIRONMENTAL PROTECTION

Contractor shall place silt fence between all drilling operations and any drainage, wetland, waterway or other area designated for such protection by contract documents, state, federal and local regulations. Additional environmental protection necessary to contain any hydraulic or drilling fluid spills shall be put in place, including berms, liners, turbidity curtains and other measures. Contractor shall adhere to all applicable environmental regulations. Fuel or oil may not be stored in bulk containers within 200' of any water-body or wetland.

D. SAFETY

Contractor shall adhere to all applicable state, federal and local safety regulations and all operations shall be conducted in a safe manner. Safety meetings shall be conducted at least weekly with a written record of attendance and topic submitted to Engineer.

E. PIPE

Pipe shall be welded/fused together in one length, if space permits. Steel pipe welds will be X-rayed prior to being placed in bore hole. Pipe will be placed on pipe rollers before pulling into bore hole with rollers spaced close enough to prevent excessive sagging of pipe.

F. PILOT HOLE

1. Pilot hole shall be drilled on bore path with no deviations greater than 5% of depth over a length of 100'. In the event that pilot does deviate from bore path more than 5% of depth in 100', Contractor will notify Engineer and Engineer may require Contractor to pull-back and re-drill from the location along bore path before the deviation.

2. In the event that a drilling fluid fracture, inadvertent returns or returns loss occurs during pilot hole drilling operations, contractor shall cease drilling, wait at least 30 minutes, inject a quantity of drilling fluid with a viscosity exceeding 120 seconds as measured by a March funnel and then wait another 30 minutes. If mud fracture or returns loss continues, contractor will cease operations and notify Engineer. Engineer and contractor will discuss additional options and work will then proceed accordingly.

G. REAMING

Upon successful completion of pilot hole, contractor will ream bore hole to a minimum of 25% greater than outside diameter of pipe using the appropriate tools. Contractor will not attempt to ream at one time more than the drilling equipment and mud system are designed to safely handle.

H. PULL-BACK

1. After successfully reaming bore hole to the required diameter, contractor will pull the pipe through the bore hole. In front of the pipe will be a swivel. Once pull-back operations have commenced, operations must continue without interruption until pipe is completely pulled into bore hole. During pull-back operations contractor will not apply more than the maximum safe pipe pull pressure at any time.

2. In the event that pipe becomes stuck, contractor will cease pulling operations to allow any potential hydro-lock to subside and will commence pulling operations. If pipe remains stuck, contractor will notify Engineer. Engineer and contractor will discuss options and then work will proceed accordingly.

3.04 PIPE TESTING

A. FPUA Sections 02620 and 02715 shall be followed in its entirety following pull-back of the pipe.

1. All mains shall be swabbed.

SECTION 02620
HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS

PART 1 – GENERAL

1.01 SECTION DESCRIPTION

This specification includes but is not limited to high-density polyethylene (PE 3408) (ductile iron pipe size O.D.) pressure pipe primarily intended for the transportation of water and sewage either buried or above grade.

1.02 REFERENCES

Reference:	Title:
AWWA C901	Polyethylene (PE) pressure Pipe & Tubing, ½ inch through 3 inch for water service
AWWA C906	Polyethylene (PE) pressure Pipe & Fittings, 4 inch through 63 inch for water dist.
ASTM D3035	Standard Spec for PE Pipe (DR-PR) Based on Controlled Outside Diameter
ASTM D3261	Butt Heat Fusion PE Fittings for PE Pipe & Tubing
ASTM D3350	Standard Specification for PE Pipe & Fittings Materials
ASTM D1238	Melt Flow Index
ASTM D1505	Density of Plastics
ASTM D2837	Hydrostatic Design Basis
NSF Std.#14	Plastic Piping Components & Related Materials
TR-33/2005	Plastic Pipe Institute Generic Butt Fusion Joining Procedure for Field Joining of Polyethylene Pipe

1.03 GENERAL

A. USE

High Density Polyethylene (HDPE) pipes/fittings shall be allowed for use as water, wastewater and reclaimed water pressure pipe where compatible with the specific conditions of the project. The use of material other than HDPE pipe may be required by FPUA if it is determined that HDPE pipe is unsuitable for the particular application. All material used in the production of water main piping shall be approved by the National Sanitation Foundation (NSF).

B. DOCUMENTATION

1. Documentation from the resin's manufacturer showing results of the following tests for resin identification:

   a. Melt Flow Index ASTM D1238

2. Density ASTM D1505

C. MANUFACTURER

All HDPE pipe and fittings shall be from a single manufacturer, who is fully experienced, reputable and qualified in the manufacture of the HDPE pipe to be furnished. The pipe shall be designed, constructed and installed in accordance with the best practices and methods and shall comply with these Specifications. Qualified manufacturers shall be: PLEXCO Division of Chevron Chemical Company, DRISCOPIPE as manufactured by Phillips Products Co., Inc., SCLAIRPIPE as manufactured by DuPont of Canada or equal as approved by the Utilities Engineer.

D. FINISHED PRODUCT EVALUATION

1. Production staff shall check each length of pipe produced for the items listed below. The results of all measurements shall be recorded on production sheets, which become part of the manufacturer's permanent records.

   a. Pipe in process shall be checked visually, inside and out for cosmetic defects (grooves, pits, hollows, etc.)

   b. Pipe outside diameter shall be measured using a suitable periphery tape to ensure conformance with ASTM F714 or ASTM D3035, whichever is applicable.

   c. Pipe wall thickness shall be measured at 12 equally spaced locations around the circumference at both ends of the pipe to ensure conformance with ASTM F714 or ASTM D3035, whichever is applicable.

   d. Pipe length shall be measured.

   e. Pipe marking shall be examined and checked for accuracy.

   f. Pipe ends shall be checked to ensure they are cut square and clean.

   g. Subject inside surface to a "reverse bend test" to ensure the pipe is free of oxidation (brittleness).

E. STRESS REGRESSION TESTING

The polyethylene pipe manufacturer shall provide certification that stress regression testing has been performed on the specific polyethylene resin being utilized in the manufacture of this product. This stress regression testing shall have been done in accordance with ASTM D2837 and the manufacturer shall provide a product supplying a minimum Hydrostatic Design Basis (HDB) of 1,600 psi as determined in accordance with ASTM D2837.

F. COMPATIBILITY

Contractor is responsible for compatibility between pipe materials, fittings and appurtenances.

G. WARRANTY

The pipe MANUFACTURER shall provide a warranty against manufacturing defects of material and workmanship for a period of ten years after the final acceptance of the project by the OWNER. The MANUFACTURER shall replace at no expense to the OWNER any defective pipe/fitting material including labor within the warranty period.

PART 2 – PRODUCTS

2.01 MATERIALS FOR PIPE SIZES 4-INCH DIAMETER AND LARGER

A. Materials used for the manufacture of polyethylene pipe and fittings shall be made from a PE 3408 high density polyethylene resin compound meeting cell classification 345434C per ASTM D3350; and meeting Type III, Class C, Category 5, Grade P34 per ASTM D1238.

B. High Density Polyethylene (HDPE) pipe shall comply with AWWA Specifications C906.

C. If rework compounds are required, only those generated in the Manufacturer's own plant from resin compounds of the same class and type from the same raw material supplier shall be used.

D. Dimensions and workmanship shall be as specified by ASTM F714. HDPE fittings and transitions shall meet ASTM D3261. HDPE pipe shall have a minimum density of 0.955 grams per cubic centimeter. All HDPE pipe and fittings shall have a Hydrostatic Design Basis (HDB) of 1,600 psi.

E. HDPE pipe and accessories 4-inch diameter and larger, shall be 160 psi at 73.4oF meeting the requirements of Standard Dimension Ration (SDR) 11 as MINIMUM STRENGTH for directional bore and Standard Dimension Ration (SDR) 17 as MINIMUM STRENGTH for open trench installations.

F. The pipe Manufacturer must certify compliance with the above requirements.

2.02 MATERIALS FOR PIPE SIZES 2-INCH DIAMETER AND LESS

A. Materials used for the manufacture of polyethylene pipe and fittings shall be made from a PE 3408 high density polyethylene resin compound meeting cell classification 345434C per ASTM D3350; and meeting Type III, Class C, Category 5, Grade P34 per ASTM D1238.

B. High Density Polyethylene (HDPE) pipes shall comply with AWWA Specifications C901.

C. If rework compounds are required, only those generated in the Manufacturer's own plant from resin compounds of the same class and type from the same raw material supplier shall be used.

D. Dimensions and workmanship shall be as specified by ASTM D3035. HDPE fittings and transitions shall meet ASTM D3261. HDPE pipe shall have a minimum density of 0.955 grams per cubic centimeter. All HDPE pipe and fittings shall have a Hydrostatic Design Basis (HDB) of 1,600 psi.

E. HDPE pipe and accessories 2" and less in diameter, shall be 160 psi at 73.4oF meeting the requirements of Standard Dimension Ration (SDR) 9 as MINIMUM STRENGTH.

F. The pipe Manufacturer must certify compliance with the above requirements.

2.03 FITTINGS

A. All molded fittings and fabricated fittings shall be fully pressure rated to match the pipe SDR pressure rating to which they are made. All fittings shall be molded or fabricated by the manufacturer. No Contractor fabricated fittings shall be used unless approved by the Engineer.

B. The manufacturer of the HDPE pipe shall supply all HDPE fittings and accessories as well as any adapters and/or specials required to perform the work as shown on the Drawings and specified herein.

C. All fittings shall be installed using butt-fused fittings, thermo-fused fittings/couplings, or flanged adapters and must be approved by the Engineer. NO size on size wet taps shall be permitted.

D. All transition from HDPE pipe to ductile iron or PVC shall be made per the approval of FPUA Engineer and per the HDPE pipe manufacturer's recommendations and specifications. A molded flange connector adapter within a carbon steel back-up ring assembly shall be used for pipe type transitions. Ductile iron back-up rings shall mate with cast iron flanges per ANSI B16.1. A 316 stainless steel back-up ring shall mate with a 316 stainless steel flange per ANSI B16.1.

1. Transition from HDPE to ductile iron fittings and valves shall be approved by FPUA Engineer before installation.

2. No solid sleeves shall be allowed between such material transitions.

3. Fittings and transitions shall be as manufactured by Phillips DRISCOPIPE, Inc., 1000 Series Pressure Pipe, Chevron Chemical Company Plexco/Spiralite pipe, or equal.

4. The pipe supplier must certify compliance with the above requirements.

2.04 PIPE IDENTIFICATION

A. The following shall be continuously indent printed on the pipe or spaced at intervals not exceeding 5-feet:

1. Name and/or trademark of the pipe manufacturer.
2. Nominal pipe size.
3. Dimension ratio.
4. The letters PE followed by the polyethylene grade in accordance with ASTM
5. D1248 followed by the hydrostatic design basis in 160's of psi, e.g., PE 3408.
6. Manufacturing standard reference, e.g., ASTM F714 or D-3035, as required.
7. A production code from which the date and place of manufacture can be determined.
8. Color Identification, either stripped by co-extruding longitudinal identifiable color markings or shall be solid in color and as follows:
   a. BLUE – Potable Water
   b. GREEN – Sanitary Sewer
   c. LAVENDER – IQ cover all

B. Tracing Wire

1. Open trench installation of HDPE shall be identifiable per FPUA Specification Sec. 02600, Part 2, 2.01 (A).

2. Directional Drilled HDPE shall have wire conforming to Copperhead Industries Reinforced #1245 Extra-High Strength Tracer Wire and affixed to the drilling head/reamer per Detail M-17.

C. Marking Tape: Marking tape shall be installed per FPUA Engineer approval.

PART 3 – EXECUTION

3.01 JOINING METHOD

A. The pipe shall be joined with butt, heat fusion joints as outlined in ASTM D2657 and conform to the Generic Butt Fusion Joining Procedure for Field Joining of Polyethylene Pipe, Technical Report TR-33/2005, published by the Plastic Pipe Institute (PPI). All joints shall be made in strict compliance with the manufacturer's recommendations. A factory qualified joining technician as

designated by pipe manufacturer or experienced, trained technician shall perform all heat fusion joints in the presence of the FPUA inspector.

B. Lengths of pipe shall be assembled into suitable installation lengths by the butt-fusion process. All pipes so joined shall be made from the same class and type of raw material made by the same raw material supplier. Pipe shall be furnished in standard laying lengths not to exceed 50 feet and no shorter than 20 feet.

C. On days butt fusions are to be made, the first fusion shall be a trial fusion in the presence of an FPUA inspector. The following shall apply:

1. Heating plate surfaces shall be inspected for cuts and scrapes and shall be free of dirt and residue. Heater surfaces should be between 400OF (minimum) to 450OF (maximum). Measure the temperature @ 12:00, 3:00, 6:00 and 9:00 o'clock positions using a pyrometer of infrared thermometer at locations where the heating plate will contact the pipe/fitting ends. The maximum temperature difference between any two points on a single heating surface must not exceed 24OF. If this temperature is exceeded, the heating plate shall be cleaned per the manufacturer's recommendations.

2. The fusion or test section shall be cut out after cooling completely for inspection.

3. The test section shall be 12" or 30 times (minimum) the wall thickness in length and 1" or 1.5 times the wall thickness in width (minimum).

4. The joint shall be visually inspected as to continuity of "beads" from the melted material, and for assurance of "cold joint" prevention (i.e. – joint shall have visible molded material between walls of pipe). Joint spacing between the walls of the two ends shall be a minimum of 1/16" to a maximum 3/16".

D. The polyethylene flange adapters at pipe material transitions shall be backed up by stainless steel flanges conforming to ANSI B16.1 and shaped as necessary to suit the outside dimensions of the pipe. The flange adapter assemblies shall be connected with corrosion resisting bolts and nuts of Type 316 Stainless Steel as specified in ASTM A726 and ASTM A307. All bolts shall be tightened to the manufacturer's specified torques. Bolts shall be tightened alternatively and evenly. After installation, apply a bitumastic coating to bolts and nuts.

3.02 INSTALLATION

A. High Density Polyethylene (HDPE) Pipe shall be installed in accordance with the instruction of the manufacturer, as shown on the Drawings and as specified herein. A factory qualified joining technician as designated by the pipe manufacturer shall perform all heat fusion joints.

B. HDPE shall be installed either by Open Trench Construction or Directional Bore Method as outlined in Section 3.02 – Installation, Item O – Open Trench Installation or Item R – Directional Bore Installation.

C. Care shall be taken in loading, transporting and unloading to prevent damage to the pipe. Pipe or fitting shall not be dropped. All pipe or fitting shall be examined before installation, and no piece shall be installed which is found to be defective. Any damage to the pipe shall be repaired as directed by the Engineer. If any defective pipe is discovered after it has been installed, it shall be removed and replaced with a sound pipe in a satisfactory manner by the contractor, at his own expense.

D. Under no circumstances shall the pipe or accessories be dropped into the trench or forced through a directional bore upon "pull-back".

E. Care shall be taken during transportation of the pipe such that it will not be cut, kinked or otherwise damaged.

F. Ropes, fabric or rubber protected slings and straps shall be used when handling pipes. Chains, cables or hooks inserted into the pipe ends shall not be used. Two slings spread apart shall be used for lifting each length of pipe.

G. Pipes shall be stored on level ground, preferably turf or sand, free of sharp objects, which could damage the pipe. Stacking of the polyethylene pipe shall be limited to a height that will not cause excessive deformation of the bottom layers of pipes under anticipated temperature conditions. Where necessary due to ground conditions, the pipe shall be stored on wooden sleepers, spaced suitably and of such width as not to allow deformation of the pipe at the point of contact with the sleeper or between supports.

H. Pipe shall be stored on clean level ground to prevent undue scratching or gouging. The handling of the pipe shall be in such a manner that the pipe is not damaged by dragging it over sharp and cutting objects. The maximum allowable depth of cuts, scratches or gouges on the exterior of the pipe is 5 percent of wall thickness. The interior pipe surface shall be free of cuts, gouges or scratches.

I. Pipe shall be laid to lines and grade shown on the Drawings with bedding and backfill as shown on the Drawings.

J. When laying is not in progress, including lunchtime, the open ends of the pipe shall be closed by fabricated plugs, or by other approved means.

K. Sections of pipe with cuts, scratches or gouges exceeding 5 percent of the pipe wall thickness shall be removed completely and the ends of the pipeline rejoined.

L. The pipe shall be joined by the method of thermal butt fusion, as outlined in PART 3 – Execution, Section 3.01 Joining Method. All joints shall be made in strict compliance with the manufacturer's recommendations.

M. Mechanical connections of the polyethylene pipe to auxiliary equipment such as valves, pumps and tanks shall be through flanged connections which shall consists of the following:

1. A polyethylene flange shall be thermally butt-fused to the stub end of the pipe.
2. A 316 stainless steel back up ring shall mate with a 316 stainless steel flange.
3. 316 stainless steel bolts and nuts shall be used.

N. Flange connections shall be provided with a full-face neoprene gasket.

O. All HDPE pipe must be at the temperature of the surrounding soil at the time of backfilling and compaction.

P. If a defective pipe is discovered after it has been installed, it shall be removed and replaced with a sound pipe in a satisfactory manner at no additional cost to the Owner. All pipe and fittings shall be thoroughly cleaned before installation, shall be kept clean until they are used in the work and when laid, shall conform to the lines and grades required.

Q. Open Trench Installation:

1. FPUA Standards and Specification, Section 02200 – Utility Excavation, Trenching, and Backfilling shall apply in its entirety.
2. The centerline of the pipe shall not deviate from a straight line drawn between the centers of the openings at the ends of the pipe by more than 1/16-in per foot of length. If a piece of pipe fails to meet this requirement check for straightness, it shall be rejected and removed from the site. Laying instructions of the manufacturer shall be explicitly followed.
3. Good alignment shall be preserved during installation. Deflection of the pipe shall occur only at those places on design drawings and as approved by the Engineer. Fittings, in addition to those shown on the Drawings, shall be used only if necessary or required by the Engineer.
4. Each length of the pipe shall have the assembly mark aligned with the pipe previously laid and held securely until enough backfill has been placed to hold the pipe in place. Joints shall not be "pulled" or "cramped".

5. Precautions shall be taken to prevent flotation of the pipe in the trench.
6. When moveable trench bracing such as trench boxes, moveable sheeting, shoring or plates are used to support the sides of the trench, care shall be taken in placing and moving the boxes or supporting bracing to prevent movement of the pipe, or disturbance of the pipe bedding and the backfill. Trench boxes, moveable sheeting, shoring or plates shall not be allowed to extend below top of the pipe. As trench boxes, moveable sheeting, shoring or plates are moved, pipe bedding shall be placed to fill any voids created and the backfill shall be re-compacted to provide uniform side support for the pipe.
7. Restrained joints shall be installed where shown on the Drawings or as directed by the Engineer.

R. Directional Bore Installation:

1. Refer to FPUA Specification 02320 - Horizontal Directional Drilling in its entirety.

3.03 CLEANING

A. At the conclusion of the work, thoroughly clean all of the new pipe lines to remove all dirt, stones, pieces of wood or other material which may have entered during the construction period by forcing a cleaning swab through all mains 4" or greater. Flushing velocities shall be a minimum of 2.5 feet per second. All flushing shall be coordinated with FPUA Inspector and Water Resources Department. Debris cleaned from the lines shall be removed from the job site.

3.04 TESTING

A. Pressure testing shall be conducted per Manufacturer's recommendations and as approved by the FPUA Engineer.

B. All HDPE water mains shall be disinfected prior to pressure testing as per FPUA specification, Section 02715, Part 3 - Execution, 3.01 - Disinfection.

C. All HDPE mains shall be field-tested. Contractor shall supply all labor, equipment, material, gages, pumps, meters and incidentals required for testing. Each main shall be pressure tested upon completion of the pipe laying and backfilling operations, including placement of any required temporary roadway surfacing.

D. All mains shall be tested at 150 percent of the operating design pressure of the pipe unless otherwise approved by the Engineer.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS

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SCPE

UTILITY SPECIFICATIONS

PROJECT HUNT
CONSTRUCTION PLANS AND SPECIFICATION

CITY OF FORT PIERCE, FLORIDA

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DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
C6.1

JOB NO. 2020-122

E. Pressure testing procedure shall be per Manufacturer's recommendations or as follows:

1. Fill line slowly with water. Maintain flow velocity less than 2 feet per second.
2. Expel air completely from the line during filling and again before applying test pressure. Air shall be expelled by means of taps at points of highest elevation.
3. Apply initial test pressure and allow to stand without makeup pressure for two to three hours, to allow for diametric expansion or pipe stretching to stabilize.
4. After this equilibrium period, apply the specified test pressure and turn the pump off. The final test pressure shall be held for one to three hours.
5. Upon completion of the test, the pressure shall be bled off from a location other than the point where the pressure is monitored. The pressure drop shall be witnessed by the resident project representative and FPUA representative at the point where the pressure is being monitored and shall show on the recorded pressure read-out submitted to the Engineer of Record.

F. Allowable amount of makeup water for expansion during the pressure test shall conform to Chart 6, Allowance for Expansion Under Test Pressure, Technical Report TR 31/9-79, published by the Plastic Pipe Institute (PPI). If there are no visual leaks or significant pressure drops during the final test period, the installed pipe passes the test.

G. If any test of pipe laid disclosed leakage significant pressure drop greater than the manufacturer's recommended loss, the Contractor shall, at his/her own expense, locate and repair the cause of leakage and retest the line. The amount of leakage, which will be permitted, shall be in accordance with AWWA C600 Standards.

H. All visible leaks are to be repaired regardless of the amount of leakage.

I. The Contractor must submit his plan for testing to the Engineer for review at least 10 days before starting the test and shall notify FPUA Inspector a minimum of 48 hours prior to test.

END OF SECTION

02620-10 High Density Polyethylene Pipe & Fittings
Revised 11/20

SECTION 02715
WATER DISTRIBUTION SYSTEMS

PART 1- GENERAL

1.01 GENERAL:

This section sets forth the general requirements for design and installation of water distribution systems for potable service.

The relevant provisions specified in Division 2, "Technical Specifications", shall be applicable to this section unless otherwise indicated herein or changed in writing by the Utilities Engineer.

SPECIAL NOTE: Due to recent amendments to Section 1417 of the Safe Water Drinking Act, effective immediately, FPUA is requiring that all water works brass installed in water distribution system meet the requirements of Senate Bill 3874/House Bill 5289 (Lead Free).

1.02 DESIGN STANDARDS:

A. Required Reference: The plans shall comply with the design and installation requirements as specified by the "Ten States Standards for Water Works", unless otherwise indicated herein or approved by the Utilities Engineer.

B. System Design:

1. **Normal Flow Demands: Flow demands for design shall be calculated on the basis of full ultimate development as shown in the following table.**

Design Flow – Residential	Estimated Flow
Single-Family Unit – Normal 3br/2bath	300 gpd
Multifamily Unit – Normal type	210 gpd

Note: All other units not specified above will be assessed on a case-by-case basis.

Maximum-day demand to be used for design shall be computed by using peak factors of 1.67 for individual customers. Flow demands for commercial, industrial, or other special developments shall be established from existing records or by estimated projections, using the best available data.

2. Fire Flow: Minimum system requirements for fire flow rates and duration (time) for total flow shall be as set forth by local ordinance.

3. System Size Computation: The minimum design for water distribution systems shall provide for at least 100% of the combined maximum-day demand rate and required fire flow for said rate, with special provisions for the peak flows in excess thereof. The allowable minimum service pressure under said design condition shall not be less than 20 pounds per square inch. Design computation shall be by the "Kypipe" procedure for developments larger than 250 units, or other applicable methods, as dictated by the system configuration. Design flows and method of computation shall be subject to review and approval by the Engineer.

4. Valve Locations: Valves shall be provided for all branch connections, loop ends, fire hydrant stubs, or other locations, as required to provide an operable, easily maintained and repaired water distribution system. Valves are to be placed so that the maximum allowable length of water main required to be shut down for repair work shall be no more than 1,000 feet. Water mains ending as stub-outs, intended for future expansion, shall terminate with a line size gate valve and temporary blow-off, so designed that water service is not interrupted during future tie-in. Valve locations shall be so marked as specified in Section 02600. A blue magnetic ball locator as manufactured by 3M Corporation, or approved equal, shall temporarily mark valve boxes during construction.

PART 2 – PRODUCTS

2.01 STANDARD REQUIREMENTS:

A. General: The materials of construction and general installation procedures, with the exception of fire hydrants (Paragraph C Section 1 and 2, following), shall comply with the specific applicable standards set forth under the section "Utility Excavation, Trenching and Back-filling", the section "Casing Pipe – Boring and Jacking," and the section "DIP and PVC Pipe Fittings, Valves and Appurtenances," as well as "Standard Details – Water Distribution Systems."

B. Approved Pipe, Fittings, and Valves: The types tabulated below, within the size range indicated and for the applicable service, are approved for water distribution system construction:

Pipe and Fittings	Size Range
Ductile Iron (DI), Class 50 Pipe & Fittings – Cement Mortar Lined	No limit

Polyvinyl Chloride (PVC) Pipe AWWA C-900, DR-18 AWWA C-905, DR-18	12 Inches or Less Larger than 12 Inches
Polyethylene Pipe Brass Fittings **(LEAD FREE)**	Service Connections, Blow Offs, and Bacteriological Sample Points
HDPE Pipe and Fittings (Shall be approved by Utilities Engineer)	No Limit

Valves	Size Range
Gate Valves (GV) – EPDM Wedge	24 Inches Maximum
Butterfly Valves (BFV)	30 Inches and Above
Corporation Stops & Curb Stops	Service Connections

C. Fire Hydrants: Hydrant spacing shall be as required per local ordinance. Fire hydrants must be installed on minimum-sized water mains as follows:
- Commercial area – eight inch
- Residential area – six inch

1. Fire Hydrant Requirements: Fire hydrants shall conform to AWWA C-502 and shall be of the compression, traffic model type. Hydrants shall be designed for 150 psi working pressure. The hydrant shall be equipped with two 2-1/2 inch type nozzles and one 4-1/2 inch pumper nozzle. Threads shall be National Standard. Hydrants shall be furnished with a sealed oil or grease reservoir located in the bonnet so that all threaded and bearing surfaces are automatically lubricated when the hydrant is operated. The hydrant will be designed for disassembly by use of a short disassembly wrench or the hydrant shoe having integral cast tieback lugs on the main valve to permit the main valve assembly and valve seat to be removed without digging earth or disassembling the hydrant barrel. Hydrants shall be furnished with a breakaway feature that will break cleanly upon impact. This shall consist of a two-part breakable safety flange with a breakable stem coupling. The upper and lower barrels shall be fluted and ribbed above and below the safety flange or have an extra strength lower barrel. The hydrant internal valve shall be 5-1/4 inch

minimum. The pentagonal operating nuts and the cap nuts shall be 1-1/2 inch point to flat. The hydrants shall open counter clockwise and the direction of opening shall be cast on the top.

Ground flange shall be located approximately 6 inches above finished grade. The hydrant shall be equipped with a 6-inch mechanical joint base inlet. The hydrant assembly shall consist of the fire hydrant, pipe connecting of the hydrant to the water main, the gate valve and box between the hydrant and the water main, the tee at the main, the restraining devices, and the bedding material. Fire hydrants shall be Mueller Super Centurion 250 or American Darling B-84-B-5. Hydrants owned by the Fort Pierce Utilities Authority shall be painted Carnival Red from factory, not field painted; privately owned hydrants shall be painted yellow from factory, not field painted.

2. Fire Hydrant Installation: Hydrants shall be located in a manner to provide complete accessibility and so that possibility of damage from vehicle, or injury to pedestrians will be minimized. Connect hydrant to main with a 6-inch PVC or ductile iron branch controlled by an independent 6-inch gate valve. The connecting pipe shall have the same depth or cover as the main. All pipe, valve, and points from the hydrant to the main shall be restrained. When placed behind the curb, the hydrant barrel shall be set so that portion of the pumper or hose nozzle cap will not be less than 12 inches nor more than 18 inches from the gutter face of the curb. When set in the space between the curb and the sidewalk, or between the sidewalk or property line, no portion of the hydrant or nozzle cap shall be within 6 inches of the sidewalk or property line. At all times, hydrants shall be no more than 15 ft. from the curb of roadways or from the edge of pavement. Clearances of seven and one half feet (7ft-6in.) in front of and to the sides of fire hydrants, with a four- foot (4 ft.) clearance to the rear of hydrants shall be maintained. Hydrants shall stand plumb and true and shall have their nozzles parallel with or at right angles to the curb, with the pumper nozzle facing the curb. Hydrants shall be set to the established grade, with nozzles at least
18 inches above the ground.

D. Restraining Joints: Pressure piping fittings and other items requiring restraint shall be braced with mechanical restraining assemblies, as specified under Section 02600. Said restraining devices shall be designed for the maximum pressure condition (testing) and the safe bearing loads for horizontal thrust.

E. Pipe Depth and Protection: The standard minimum cover for water distribution systems shall be three feet from the top of the pipe to finish grade. However, should this design not be feasible, protective concrete slabs may be required over the pipe within the limits of the lesser cover. Where waterways, canals, ditches, or other cuts are crossed, protective concrete slabs may also be required

across and to ten feet each side of the bottom. Additionally, approved utility crossing signs shall be placed on the pipe alignment at each side of the canal, etc. Signs shall be approved by FPUA and the Agency having jurisdiction over said waterway.

F. Connections at Structures: When it is necessary to extend water pipes into or through structures, flexible joints shall be provided at the wall face. If the structure is used to remedy a conflict, a ductile iron casing will be provided (casing size per Section 02315) and casing spacers used to support loading per manufacturers specifications. This design must be submitted to FPUA for review and approval prior to constructing.

G. Special Exterior Protection for Corrosion: Extra protection shall be provided for underground cast or ductile iron pipe and fittings within areas of severe corrosive conditions (i.e. the islands, Indian River Flood Plain and areas east of U.S. Highway 1), as described in ANSI/AWWA C116/A21.16. The soil-test evaluation to determine the necessity for extra protection in suspect areas shall be as set forth in ANSI Standard A21.5. Additionally, where other existing utilities are known to be cathodically protected, cast or ductile iron pipe crossing said utility shall be protected for a distance of 20 feet to each side, and when installed parallel to and within ten feet of, protection shall also be provided. Steel pipe shall not be installed in severe corrosion areas.

H. Air Venting and Blow-Offs: Where the water main profile is such that air pockets or entrapment could occur, resulting in flow blockage, methods for air releases shall be provided. Air venting capabilities shall be provided for distribution mains by appropriately placing fire hydrants, blow-offs or other manual devices. At critical points on major mains, air release assemblies shall be installed, with valves as specified under Section B. Special care shall be taken to preclude any cross-connection possibility in the design of automatic air release valve application. All dead-end water mains, temporary or permanent, shall be equipped with a manually operated blow-off at the terminal.

I. Service Connections: Connections to water mains shall be made by installing of service saddles. A corporation stop shall be placed at the saddle or fitting, with the service line extended to the property line, perpendicular to said line, and terminating with a lockable curb stop, pending meter installation (Re: Section 02600 for material specifications and Detail Sheet for "Typical Water Service Connection Details"). Contractor shall be responsible for installation of meter boxes for all 5/8-inch x ¾-inch meters. These boxes shall be manufactured by DFW Plastics, Inc product number DFW1219-10-AF3MF SMALL, with a black polymer body and blue polymer anti-float lid.

J. Water Meters: All water meters shall be purchased by FPUA in accordance with established procurement requirements. FPUA shall hold water meters until the water main and/or the service line has been installed, inspected, pressure

tested, approved by the appropriate regulatory agency, and all fees have been paid. Water meter assemblies shall be installed by FPUA.

1. A compound meter would normally be specified for the following applications:
   - **(a)** Residential (Multi-family general service)
   - **(b)** Light commercial
   - **(c)** Shopping centers and malls
   - **(d)** Adult congregate living facilities
   - **(e)** Apartment complexes
   - **(f)** Condominiums
2. A turbine meter would normally be specified for the following applications:
   - **(a)** Industrial plants
   - (b) Hospitals
   - **(c)** Any facility requiring high, constant flow rates.

K. Backflow Prevention:

1. Backflow Prevention Enforcement, New Services: All potable water connections to any residential, commercial, or industrial establishment will require the installation of the appropriate backflow prevention device as established in Resolution 82-15, or as amended, as a component of the customer's installation unless this requirement is specifically waived in writing by the Utilities Engineer.

2. Backflow Prevention Devices: All backflow prevention devices installed for the purpose of protecting the distribution system shall meet or exceed the FPUA's backflow prevention device specifications. FPUA shall be sole judge of product quality and conformity to applicable standards and shall maintain a current list of approved devices which shall be available to the public. All backflow prevention devices shall meet the requirements of UA Resolution 82-15 or as amended. Only the following will be considered acceptable backflow prevention devices: Air gap, reduced pressure principle backflow preventers, and double check valve

assembly backflow preventer, dual check valve assemblies are authorized for single family residential installations.

3. Location: Normally meters/backflow preventers shall be located on private property in areas designed by FPUA Engineering Department, parallel and adjacent to the property being served. Selection of an appropriate site for the larger meter/backflow preventer installation is dependent upon accessibility, landscaping, visibility and overall dimensions. All factors must be taken into consideration for appropriate location of the installation. All aboveground meters/backflow preventers shall be landscaped by the Contractor as required by City or County Ordinances.

4. Fire Service: All commercial sprinkler systems will require, as a minimum, a double detector check valve assembly backflow preventer when connected to a potable water system. The manufacturer's cut sheets shall be submitted for FPUA approval before purchasing and shall conform to the following:

Manufacturer	Size Range
AMES Series 3000B1	2-inch
AMES Colt Series C300	4 – 10-inch
WATTS Series 757	4 – 10-inch

Note: Assemblies must contain silicone rubber check internals and EDPM OS&Y gates originally installed by the manufacturer.

Once all required testing has been completed, the fire suppression contractor shall install the assembly in the presence of an FPUA Inspector. After all DDC testing is complete, the FPUA Inspector will lock the OS&Y valves in the closed position until such time as the water mains are approved by the appropriate regulatory agency, all fees have been paid, and closeout items received.

5. Irrigation Systems: All irrigation systems will require the appropriate backflow preventer device as established in Resolution 82-15, or as amended.

PART 3 – EXECUTION

3.01 DISINFECTION:

A. Disinfection of water mains shall be conducted in accordance with AWWA C-651. Advance notice of 48 hours shall be provided to the Department before disinfecting procedures start. The FPUA Inspector shall not be responsible for obtaining approved results and the analysis shall be conducted at no cost to the

Fort Pierce Utilities Authority. Mains shall not be put into service until after the necessary bacteriological samples have been approved by the applicable regulatory agencies. Samples and analysis shall be collected in accordance with standard sampling procedures and performed by a certified laboratory. Evidence that two consecutive bacteriological samples are in compliance with established regulations must be provided. Copies of approved results must be received by the FPUA Inspector.

B. Before disinfection, all mains 4-inch diameter and larger shall have a line size swab passed thru the entire length of the line to flush out all foreign material from the pipeline. Hoses, fittings, and temporary pipes in ditches shall be provided as required to dispose of flushing water without damage to adjacent properties. Flushing velocities shall be at least 2.5 feet per second.

C. Disinfection mixture shall be a chlorine-water solution having a free chlorine residual of at least 50 ppm, but no more than 200 ppm. The disinfection mixture shall be prepared by injecting a calcium hypochlorite mixture into the pipeline at a measured rate while fresh water is allowed to flow through the pipeline at a measured rate so that the chlorine water solution is of the specified strength. Using the water main diameter and length (see attached chart), the weight of H.T.H. (calcium hypochlorite) or other approved chlorine containing chemical, quantity is determined and mixed in 50-gallon drums. Because of the solubility, not more than 5 pounds of chemical can be dissolved in one drum. Thus, a drum of water is used for each successive 5 pounds of dry chlorine (H.T.H.) used.

DISINFECTANT PREPARATION DATA

Total Pounds of 65% Calcium Hypochlorite (H.T.H.) Needed to Dose at 200 MG/L

Size of Pipe (Inches)	Length of Pipe (Feet)										
	100	200	300	400	500	600	700	800	900	1000	
2	.04	.08	.13	.17	.21	.25	.29	.33	.38	.42	
4	.17	.33	.50	.67	.84	1.00	1.17	1.34	1.51	1.67	
6	.38	.75	1.13	1.51	1.88	2.26	2.64	3.01	3.39	3.77	
8	.67	1.34	2.01	2.68	3.35	4.02	4.69	5.36	6.03	6.70	
10	1.05	2.09	3.14	4.19	5.23	6.28	7.32	8.37	9.42	10.47	
12	1.51	3.01	4.52	6.03	7.54	9.04	10.55	12.06	13.57	15.08	
16	2.68	5.36	8.04	10.72	13.40	16.08	18.76	21.44	24.12	26.80	
18	3.39	6.78	10.18	13.57	16.96	20.35	23.74	27.14	30.53	33.92	
20	4.19	8.37	12.56	16.75	20.93	25.13	29.31	33.50	37.69	41.88	

GALLONS OF WATER PER EACH FOOT

Pipe Sizes (Inches)	Volume Water (Gallons)
2	.16
4	.65
6	1.47
8	2.61
10	4.08
12	5.88
16	10.44
18	13.22
20	16.32

NOTE: Value listed in the table above are based on 65% available chlorine producing a 200 mg/l solutions.
For a solution (calcium hypochlorite, sodium hypochlorite) with available chlorine other than 65%, multiply the table above by the ratio of 65% to percentage of the available chlorine.
For a disinfectant solution required less than 200 mg/l, multiply the table above by the ratio of required design strength to 200 mg/l.

D. Point of Application: The chlorine mixture shall be injected into the pipeline to be treated at the beginning of the line through a corporation stop or suitable tap in the top of the pipeline. Water from the existing system or other approved source, shall be controlled so as to flow slowly into the newly laid pipeline during the application of chlorine. The rate of chlorine mixture flow shall be in such proportion to the rate of water entering the pipe that the combined mixture shall contain 50 ppm of free available chlorine, but no more than 200 ppm of free available chlorine. Valves shall be manipulated so that the strong chlorine solution in the line being treated will not flow back into the line supplying the water. Backflow preventers shall be used if necessary.

E. Retention Period: Treated water shall be retained in the pipeline long enough to destroy all nonspore-forming bacteria. At the end of a twenty-four hour period, the disinfecting mixture shall have strength of at least 10 ppm of free chlorine. Following disinfection, water shall be flushed from the line until the water through the line is equal chemically and bacteriologically to the permanent source of supply. Disinfecting water shall not be allowed to flow into a waterway without adequate dilution or other satisfactory method of reducing chlorine concentrations to a safe level.

F. The Contractor shall furnish all equipment and materials and perform the work necessary for the disinfecting procedures, including additional disinfection as required.

3.02 TESTING:

A. The Contractor shall perform hydrostatic testing of all water distribution systems, as set forth in the following, and shall conduct said tests in the presence of representatives of the Engineer and FPUA, with 48 hours advance notice provided. Prior to the pressure and leakage testing, the water mains shall be disinfected in accordance with AWWA C-651.

B. Testing shall not proceed until all restraining devices have been installed. All piping shall be thoroughly cleaned and flushed prior to testing to clear the lines of all foreign matter. While the piping is being filled with water, care shall be exercised to permit the escape of air from extremities of the test section, with additional release cocks provided, if required. Filling of the main shall be under supervision of FPUA. Each valve section of the pipe shall be filled with water, slowly, and the specified test pressure shall be applied.

C. Hydrostatic testing shall be performed at 150 pounds per square inch pressure, unless otherwise approved by the Utilities Engineer for a period of not less than

two hours. Maximum distance to test must be less than 3000 feet or as allowed by the Utilities Engineer. Testing shall be in accordance with the applicable provisions as set forth in Section 13 of AWWA Standard C600. The allowable rate of leakage shall be less than the number of gallons per hour determined by the following formula:

$$L = \frac{SD\,(P)^{\frac{1}{2}}}{148{,}000}$$

L = allowable leakage in gallons per hour
S = length of pipe tested, feet
D = nominal diameter of the pipe in inches
P = average test pressure maintained during the leakage test in pounds per square inch gauge.

Note: Pressure testing must be completed by 12:00 noon due to thermal expansion.

D. The testing procedure shall include the continued application of the specified pressure to the test system for the two-hour period by way of a pump taking supply from a container suitable for measuring the volume displaced from said container. Any exposed pipe, fittings, valves, hydrants, and joints shall be examined during the test. Any damaged or defective pipe fittings, valves or hydrants that are discovered following the pressure test shall be repaired or replaced with sound material, and all tests shall be repeated.

E. The pressure shall not vary by more than +5 psi from the required pressure for the duration of the test. If at any point during the test the pressure loss exceeds 5 psi, the test is considered failed. Should the test fail, necessary repairs shall be accomplished by the Contractor and the test repeated until within the established limits. The Contractor shall furnish the necessary labor, water, pumps, gauges, and all other items required to conduct the required water distribution system testing and perform necessary repairs.

END OF SECTION

SECTION 02730
WASTEWATER COLLECTION SYSTEM

PART 1 – GENERAL

1.01 GENERAL:

This section includes general technical criteria for the design and installation of wastewater collection systems.

The relevant provisions included in Division 2, "Technical Specifications – General," and shown on "Standard Details – Wastewater Systems," and "Standard Location Plan – Underground Utilities," shall be applicable to this section, unless otherwise indicated herein or changed in writing by the Utilities Engineer.

1.02 DESIGN STANDARDS:

A. Required Reference: The Contractor shall comply with the applicable requirements established by the Florida Department of Environmental Protection Rule 17-604, FAC. The criteria set forth in Chapter 30, "Design of Sewers," of the "Ten State Standards – Recommended Standards for Wastewater Facilities." shall be used as a design guide. Conflicts will be brought to the attention of the Utilities Engineer.

B. System Design:

1. Average Design Flows: the sewer system design shall be based on full ultimate development as shown in the following table:

Design Flow – Residential	Estimated Flow
Single-Family Unit Normal 3br/2bath	240 gpd
Multifamily Unit – Normal type	210 gpd

Note: All other units not specified above will be assessed on a case-by-case basis.

The average daily flow (ADF) from domestic units shall be calculated at the minimum rate of 100 gallons per capita per day, which will normally cover infiltration, but should conditions be unfavorable, an additional

allowance shall be included. Flow requirements from commercial, industrial, institutional, or other special development areas shall be established from existing records, or by estimated projections using the best available data; however, in no case shall a rate of less than 1,000 gallons per acre per day be used, unless specifically approved otherwise by the Utilities Engineer. The progressive summation of the previously described contributions shall constitute the ADF for specific sections of the wastewater system.

2. Peak Design Flows: Gravity sewers shall be designed on the basis of ultimate development maximum rates of flow, which will be the product of selected peak factors, times the accumulative Maximum Monthly Average Daily Flow (MMADF) for the subject portion. In general, the following peak factors shall be applicable for the range of average daily flow rates indicated (million gallons per day – MGD); unless larger values are required for specific conditions or prior approval is received from the Engineer for modification thereof.

Flow Range (MMADF), MGD	Peak Factor
0.000 to 0.250	1.67
0.250 to 1.000	1.50
1.000 to 4.000	1.40

3. Wastewater Main Size Computation: Wastewater gravity mains shall be sized to provide ample capacity for the required peak flow rates. The minimum allowable size for any sewer, other than service connections, shall be eight inches in diameter. All gravity mains shall be designed at slopes providing minimum velocities of not less than two feet per second when flowing full or half full. Said computation shall be based on Hazen-Williams Formula, using a roughness coefficient ("C") of not less than 100, unless justifiably approved otherwise.

In general, the following minimum slopes shall be provided for sewer sizes to 24 inches:

Sewer Size (Inches)	Minimum Slope, % (Feet per 100 Feet)
8	0.40
10	0.28
12	0.22
15	0.17
18	0.14

21	0.12
24	0.10

Minimum slopes slightly less than those indicated may be considered; providing the depth of flow will not be less than 0.3 of the pipe diameter or the velocity less than 2.0 feet per second at design average daily flow, and justifiable reasons for the modification are presented to the Utilities Engineer, and to the (Project) Engineer.

4. Design Considerations:

(a) Gravity mains shall be installed with straight alignment and grade between manholes, with manhole spacing not to exceed 400 feet. Special provisions may be considered for sizes 30 inches and larger.

(b) All wastewater gravity mains shall terminate at manholes or terminal cleanout.

(c) Wastewater mains of diverse sizes shall always join at manholes, with no size conversions between. Where different sizes join, the pipes shall be placed at elevations where the depth points are equal, unless higher points are required. If the entrance pipe elevation exceeds twenty-four inches above the effluent wastewater main, drop manhole connections shall be provided.

(d) Flow direction changes in excess of 90 degrees shall not be included in wastewater main alignments without special consideration. An extra flow line elevation drop (0.1'+/-) across manholes shall be provided.

(e) Where design velocities greater than 15 feet per second are attained, due to topography or other reasons, special equipment shall be provided for wastewater main protection, as approved by the Utilities Engineer.

(f) Minimum size of gravity main is eight inches; minimum slope for an eight-inch main is 0.40%, except as allowed in Paragraph 3. above.

PART 2 – PRODUCTS:

2.01 STANDARD REQUIREMENTS:

A. General: The materials of construction and general installation procedures shall comply with the specific applicable standards set forth under Section 02200, "Utility Excavation, Trenching and Backfilling," Section 02315, "Casing Pipe – Boring and Jacking," and Section 02600, "DIP and PVC Pipe, Fittings, Valves and Appurtenances," as well as the Standard Details section.

B. Approved Pipe: The types tabulated below, with the restrictions indicated, are approved for wastewater gravity main and lateral construction:

Pipe and Fittings	Restrictions
Plastic (PVC) – SDR 26	Allowed at inverts 0-20 feet
Ductile Iron (DI) Pipe (CL-250) & Fittings - Interior Ceramic Epoxy Coated	Required at inverts below 20 feet

PART 3 – EXECUTION:

3.01 TESTING:

The Contractor shall perform testing of all wastewater gravity mains, as set forth in the following, and shall conduct said tests in the presence of representatives from the Department with two days advance notice provided. All testing (lamp testing, television inspection, deflection testing and/or infiltration/exfiltration testing) shall be performed after compaction but before any asphalt as been replaced. The contractor shall be responsible for all expenses accrued during this testing.

A. Lamp Testing: The installed wastewater gravity main shall be "lamped" between manholes as they are installed or other structures in order to ascertain that they are clear and in correct alignment. The concentricity of the lamp image received shall be such that the diameter of said image shall have no vertical reduction from that of the pipe inside diameter and not more than 10 percent (10%) horizontal reduction. Testing shall not proceed until all facilities are complete in place and compaction has been carried out. All piping shall be thoroughly cleaned prior to testing to clear the lines of all foreign matter (see next section for cleaning requirements). Lines shall be flushed with water prior to lamping to aid in the detection of dips in the line. Lines which have dips, which retain equal to or greater than ½ inch of water shall be dug up and replaced at no cost to FPUA. The use of Fernco couplings shall not be allowed during the adjustment.

B. Television Inspection and Testing: All main lines and manholes must be cleaned using a high-velocity jet cleaning system (hydro-cleaning) prior to televised inspection. High-Velocity jet (hydro-cleaning) equipment shall follow manufacturer's specification for ease and safety of operation. The jet nozzles shall be capable of producing a scouring action from 15-45 degrees in all sizes designated to be cleaned. The equipment will have a minimum working pressure of 2000 psi at 60 gpm. Equipment shall also include a high-velocity gun for washing and scouring manhole walls, troughs and benches.

Subsequent to the high-velocity cleaning and before any of the following tests can be performed on the sewer system, ample water must be reintroduced into the system to replace the water displaced during the cleaning process. This shall be performed using a 5-gallon bucket of suitably clean water to be poured into the upstream manhole in sufficient quantity to confirm flow through the downstream manhole. After this step is acknowledged, wait for 5-10 minutes to allow all the excess water to transverse through pipe segment prior to starting the CCTV inspection.

Sequence of CCTV Inspection. After cleaning, the pipe sections shall be visually inspected by means of closed-circuit television. The inspection will be done manhole-to-manhole section at a time and the flow in the section being

inspected will be suitably controlled as specified. At the beginning and end of each sanitary inspection, a video inspection of the manhole must be provided. Each phase and/or project shall be recorded on a separate DVD/CD. For any TV Inspection which is redone at the direction of FPUA, the re-inspection will be added at the end of the DVD/CD with a separate entitlement labeled "RETV'D Manhole ___ to Manhole ___".

Direction. The direction of the camera travel shall be in the direction of flow in the pipe unless access to the upstream manhole is not possible, or the camera cannot pass through the pipe from end-to-end in the direction of flow, in which case a reverse set-up will be allowed only through the prior approval of the Utilities Engineer.

Picture Clarity. Video documentation shall be furnished on Digital format, in color, and of suitable clarity and quality for good definition. If, during the inspection, the camera lens becomes soiled or fogged, the camera should be shut down and the lens cleaned, even if this requires removing the camera from the line. If the camera is removed for lens cleaning, the camera shall be returned to the point where acceptable by the FPUA representative.

Camera Travel. The camera shall be moved through the line at a moderate rate, stopping when necessary to permit the proper documentation of the pipeline's condition, see CCTV Narration and Documentation Requirements. When a defect or other feature is encountered, the progress of the camera should be slowed and stopped for a minimum of 15 seconds or as needed so that the observation can be panned with the camera, the data recorded, narration made and a still picture captured, if required. In no case will the television camera be allowed to transverse through the pipe at a speed greater then 30 feet per minute. If it is determined that this speed is in excess because the camera is displacing the water in the dips, a slower speed must be used.

CCTV Inspection Recording. The purpose of the CCTV inspection shall be to supply visual and audio record of the pipeline condition. Recording shall be in color with suitable clarity and quality for good definition. Each pipe segment must be included in a SINGLE FILE.

The following information must be provided as screen text on the video recording:

Purpose of CCTV
Job /Project name
Location(if required)
Date and time of day
Upstream and downstream manhole numbers
Direction of the camera travel

CCTV company
Operator's name

This text should be clearly displayed on a contrasting background. The text should be displayed for 15 seconds or for the duration of the start-up narration, whichever is longer. If an inspection is being performed on consecutive pipe segments with the same setup, this information must be provided at the start of each pipe segment.

During the CCTV, the running screen must include the following information. The display of this information must in no way obscure the central focus of the pipe being inspected.

Running footage(distance traveled)
Upstream and downstream manhole numbers

The end point of the inspected pipe segment should be indicated with the screen text for @ 15 seconds. The ending screen text should indicate:

Ending footage
Date and time of day
Upstream and downstream manhole numbers.

CCTV Narration and Documentation Requirements. The CCTV video recordings should not contain inappropriate language, idle chatter, background noise and/or discussions between the operator and other crew members. A Voice narration must be included in the video recording. All video narration must be live by the CCTV operator. Digital voice-overs are not allowed and will constitute a reinspection.

The narration must include the following information at the beginning of each pipe segment:

Purpose of CCTV
Job /Project name
Location(if required)
Date and time of day
Upstream and downstream manhole numbers
Pipe size
Pipe material
Direction of the camera travel
CCTV company
Operator's name

ALL observations along the length of the pipe must be narrated and documented with a description of the observation and clock position, if required. This is to include:

All lateral sizes (either entering the main line through a T-wye connection or connected through an inline manhole), location and orientation
Any debris or discoloration discovered.

Each and every joint encountered.
Depth and length (beginning and end) of ALL sags/dips found in the line that meet or exceed ½ inch.
Any other deficiency or abnormal situation that may or may not meet FPUA Details or Specifications.

DVD/CD labels. Diskette labels shall identify the project name, project phase number, date of inspection, purpose of inspection, utility contractor name and CCTV company name. All labels shall be typed or computer generate. Hand written labels are not acceptable.

C. Deflection Testing: All new wastewater gravity mains are subject to deflection testing. Tests will be conducted using a 92.5% mandrel. The mandrel shall be pulled through the sewer line by hand, using a 150-pound test line. If the mandrel cannot traverse the pipe as such, then the deficiency must be corrected. The intent is to require testing of all lines.

D. Infiltration/Exfiltration Testing: When required by Utilities Engineer, all infiltration/exfiltration testing shall be performed per the appropriate ASTM specification: C828 for clay pipe and F 1417 for plastic pipe.

END OF SECTION

02730-10 Wastewater Collection System Revised 01/12

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No.	REVISION	DATE
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SCPE

UTILITY SPECIFICATIONS

PROJECT HUNT

CONSTRUCTION PLANS AND SPECIFICATION

CITY OF FORT PIERCE FLORIDA

DATE:	3/1/2022
DRAWN BY:	MDR
DESIGNED BY:	ADO
CHECKED BY:	SSC
HORZ. SCALE:	1"=50'
VERT. SCALE:	1"=5'

DRAWING NO.
C6.2

JOB NO. 2020-122

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Project Hunt
Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

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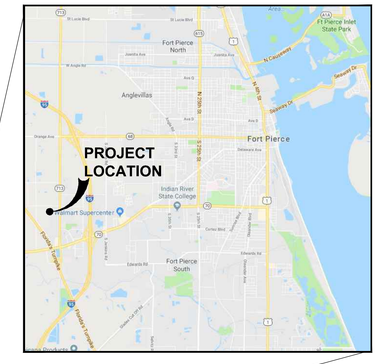

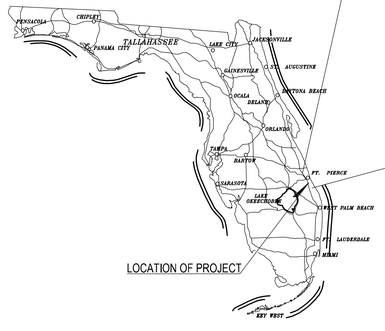

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Landscape Details 6
Landscape Specifications 7

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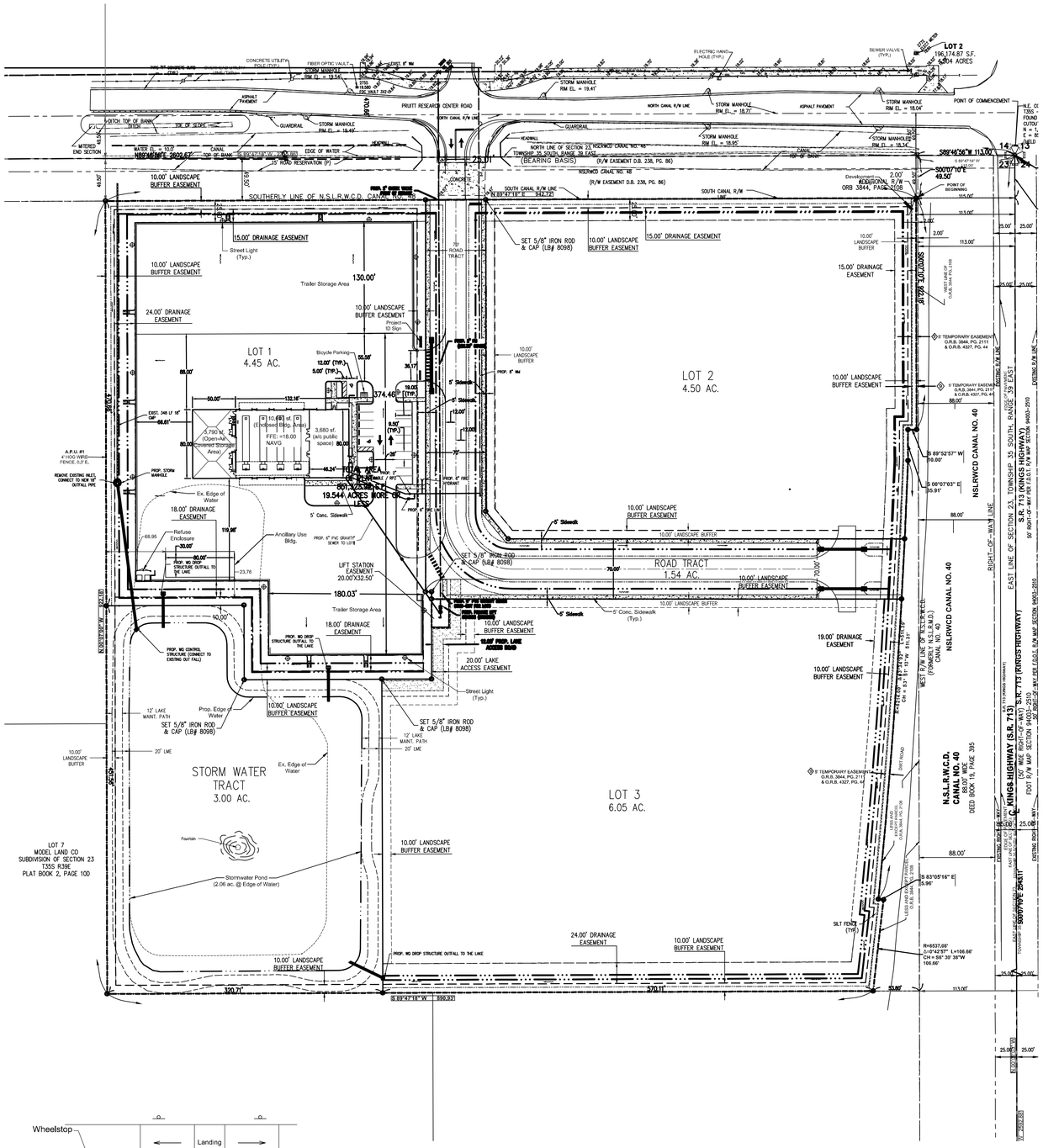
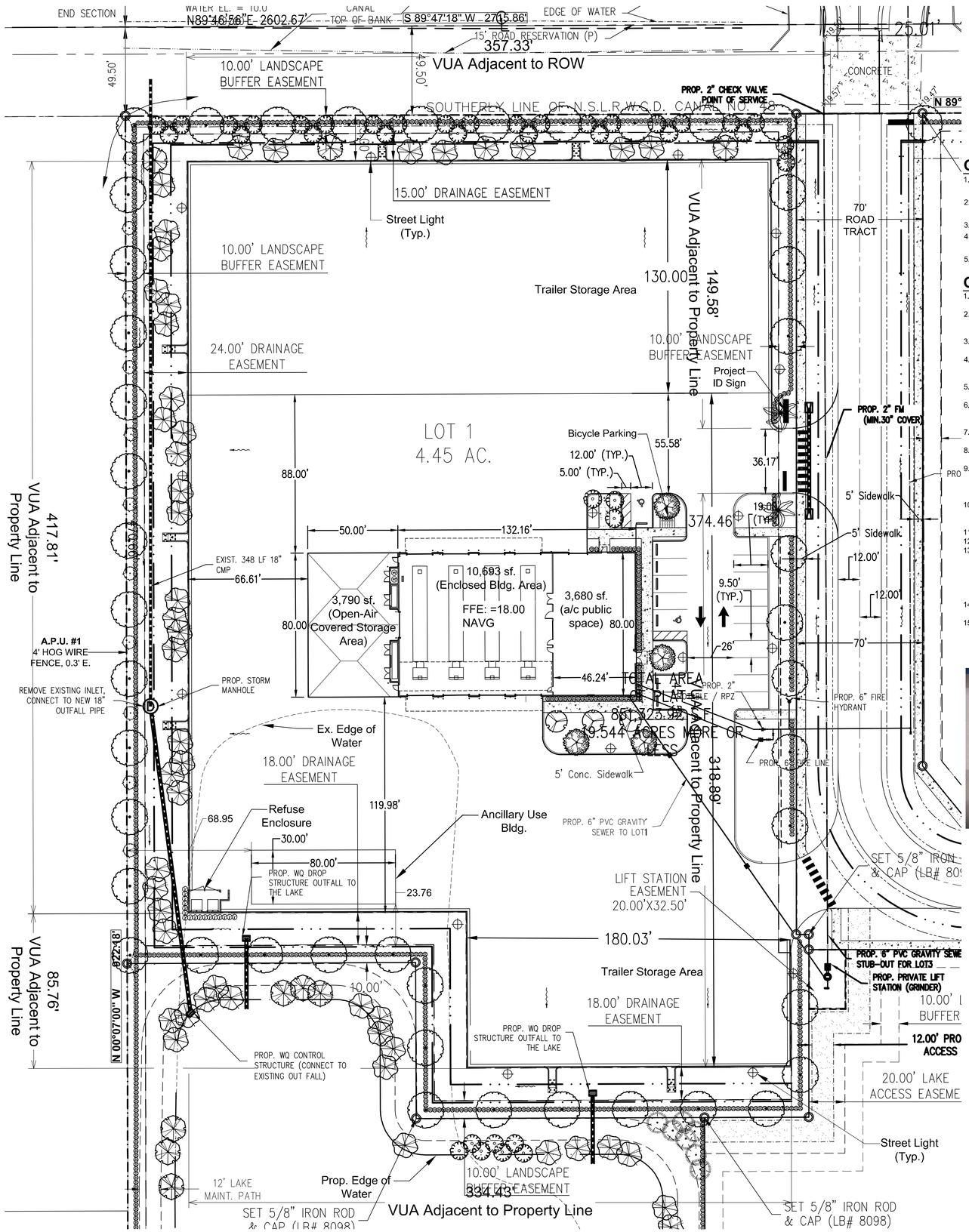

LOT 1
4.45 AC.
LOT 2
4.50 AC.
LOT 3
6.05 AC.
ROAD TRACT
1.54 AC.
STORM WATER TRACT
3.00 AC.
19.544 ACRES MORE OR LESS
PRUITT RESEARCH CENTER ROAD
SOUTHERLY LINE OF N.S.L.R.W.C.D. CANAL NO. 40
NSLRWCD CANAL NO. 40
N.S.L.R.W.C.D. CANAL NO. 40
S.R. 713 (KINGS HIGHWAY)
EAST LINE OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST
LOT 2
196,174.87 S.F.
4.504 ACRES
POINT OF COMMENCEMENT
POINT OF BEGINNING
SET 5/8" IRON ROD & CAP (LB# 8098)
15.00' DRAINAGE EASEMENT
10.00' LANDSCAPE BUFFER EASEMENT
24.00' DRAINAGE EASEMENT
18.00' DRAINAGE EASEMENT
19.00' DRAINAGE EASEMENT
20.00' LAKE ACCESS EASEMENT
LIFT STATION EASEMENT 20.00'X32.50'
Trailer Storage Area
130.00'
180.03'
374.46'
Ancillary Use Bldg.
Refuse Enclosure
Project ID Sign
Bicycle Parking
5' Sidewalk
5' Conc. Sidewalk
Street Light (Typ.)
Ex. Edge of Water
Prop. Edge of Water
Fountain
Stormwater Pond (2.06 ac. @ Edge of Water)
PROP. WC DROP STRUCTURE OUTFALL TO THE LAKE
PROP. WC CONTROL STRUCTURE (CONNECT TO EXISTING OUT FALL)
PROP. 6" PVC GRAVITY SEWER TO LIFT
PROP. 8" FIRE HYDRANT
PROP. 8" FIRE LINE
PROP. STORM MANHOLE
EXIST. 348 LF 18" CMP
A.P.U. #1
4' HOG WIRE FENCE, 0.3' E.
REMOVE EXISTING INLET, CONNECT TO NEW 18" OUTFALL PIPE
SILT FENCE (TYP.)
S 89°47'18" W 890.03'
320.71'
570.11'
88.00'
113.00'
25.00'
S 89°52'57" W 10.00'
S 00°07'03" E 35.91'
S 83°05'16" E 5.96'
R=8637.08'
Δ=0°42'57" L=106.66'
CH = S6° 30' 38"W
106.66'
S 00°07'03" E 262.31'
S 00°07'03" E 49.50'
S 89°47'18" W 115.00'
N 89°47'18" E 942.71'
S 82°46'36" W 113.00'
(BEARING BASIS)
(R/W EASEMENT D.B. 238, PG. 86)
NORTH LINE OF SECTION 23, NSLRWCD CANAL NO. 40 & TOWNSHIP 35 SOUTH, RANGE 39 EAST
NORTH CANAL R/W LINE
SOUTH CANAL R/W LINE
CANAL TOP OF BANK
CANAL TOE OF SLOPE
EDGE OF WATER
GUARDRAIL
HEADWALL
CONCRETE UTILITY POLE (TYP.)
FIBER OPTIC VAULT
ELECTRIC HAND HOLE (TYP.)
SEWER VALVE (TYP.)
STORM MANHOLE
ASPHALT PAVEMENT
CONCRETE
MITERED END SECTION
WATER EL. = 10.0'
NSLRWCD CANAL NO. 40
ORB 3844, PAGE 2108
2.00' (R/W EASEMENT D.B. 238, PG. 86)
10' TEMPORARY EASEMENT O.R.B. 3844, PG. 2111 & O.R.B. 4327, PG. 44
5' TEMPORARY EASEMENT O.R.B. 3844, PG. 2111 & O.R.B. 4327, PG. 44
WEST LINE OF CURB, SWR, PG. 2189
EXISTING R/W LINE
PROP. 5' SW
PROP. 8" SW
70' ROAD TRACT
LOT 7 MODEL LAND CO SUBDIVISION OF SECTION 23 T35S R39E PLAT BOOK 2, PAGE 100
SET 5/8" IRON ROD & CAP (LB# 8098)
12' LAKE MAINT. PATH
20' LME
10.00' LANDSCAPE BUFFER
10.00' LANDSCAPE BUFFER EASEMENT
10.00' LANDSCAPE BUFFER
10.00' LANDSCAPE ACCESS EASEMENT
10.00' PROP. LAKE ACCESS ROAD
10.00' LANDSCAPE BUFFER
10.00' LANDSCAPE BUFFER EASEMENT
10.00' LANDSCAPE BUFFER
10.00' LANDSCAPE BUFFER EASEMENT
10.00' LANDSCAPE BUFFER EASEMENT
10.00' LANDSCAPE BUFFER EASEMENT



General Notes

1. Parking space striping shall conform to Section 125-315(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 125-324(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails shall comply sith Section 125-315(c)(7) of the Fort Pierce City Code.
5. All signage to comply with Chapter 117 of the City of Fort Pierce Code of Ordinances.

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 125-324(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.



Typical Project ID Sign Detail

NTS

Site Data

Lot 1 (Thermo King): 4.45 ac.

Impervious Area:	150,066 sf.		3.45 ac. (77.5%)
Buildings:	16,960 sf.	0.39 ac.	
Pavement:	131,219 sf.	3.01 ac.	
Sidewalk:	1,887 sf.	0.04 ac.	
Pervious Area:	44,459 sf.		1.00 ac. (22.5%)
Landscape Islands:	5,788 sf.	0.13 ac.	
Open Space:	38,671 sf.	0.87 ac.	

Building and Lot Data

Common Open Space Req'd:	20% Min (0.89 ac.)
Common Open Space Provided:	20% Min. (1.02 ac.)
Maximum Height:	45'
(R-4, abutting Zoning District per Sec. 22-40(b)(2))	
Minimum Lot Size:	1 ac.
Building Setbacks:	
(R-4, abutting Zoning District per Sec. 22-40(b)(2))	
Front:	25' (most restrictive)
Side:	10' (most restrictive)
Side Corner:	15' (most restrictive)
Rear:	20' (most restrictive)

Parking Requirements

Lot 1 - Thermoking: 18 Spaces

Manuf./Warehouse Use:
1 space per 600 sf. @ 10,693 sf. = 17.8 spaces Req'd / *18 spaces Prov'd
Accessible Spaces Req'd: 1 Space Req'd / 2 Spaces Prov'd
Loading provided in service area
*Open trailer storage/parking areas provided as noted on the Site Plan.

Landscape Calculations:

Lot 1 (Thermo King)

Vehicular Use Area along Property Lines
1,306.47 Linear Feet along Property Line
1,306.47 x 10 = 13,064.7 sq. ft. required Landscape Area
(13,064.7) / 200 = **65 Trees Required**

Vehicular Use Area along Right of Way
357.33 Linear Feet along Right of Way
357.33 x 10 = 3,573.3 sq. ft. required Landscape Area
(3,573.3) / 300 = **12 Trees Required**

Interior Vehicular Use Area
10,873.78 sq. ft. total Vehicular Use Area
10,873.78 / 15 = 724.9 sq. ft. required Landscape Area
(724.9) / 100 = **7 Trees Required**

Total Landscape Area Required: 17,363.1 sq. ft.
Landscape Area Provided: 45,699 sf.
Total Trees Required: 84
Trees Provided = 84 Canopy Trees

PLANT SCHEDULE LOT I THERMOKING

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	3	Acer rubrum	Red Maple	65G	14' HT	7' SPR	F, SP	Native	4" Caliper
	3	Ilex x attenuata 'East Palatka'	East Palatka Holly	CG	8'HT	6'W		Native	
	4	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia	FG	14' HT	5'W	FTB, SP	Native	
	44	Quercus virginiana	Southern Live Oak	65G	14' HT	7' SPR	F, SP	Native	4" Caliper
	2	Roystonea regia	Florida/Cuban Royal Palm	FG	12'GW		F, SP, No Scars	Native	
	32	Sabal palmetto	Sabal Palm	FG	10'-18' CT		HVY CAL, SP	Native	
	32	Taxodium distichum	Bald Cypress	FG	14' HT	7' SPR	F, SP	Native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	754	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	
	17	Myrcianthes fragrans	Simpson's Stopper	7G	4' HT	3'W	FTB, SP	Native	
	11	Myrica cerifera	Wax Myrtle	15G	6'HT	4'W	F, SP	Native	
	20	Nerium oleander	Oleander	15G	4' HT	3'W	FTB, SP		

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Luis L. Huntley Enterprises 1890 Kingsley Avenue Orange Park, FL 32073
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc 7450 S. Federal Hwy Port Saint Lucie, FL 34952
Surveyor:	Bowman Consulting 301 SE Ocean Blvd., Ste 301 Stuart, FL 34994
Traffic Engineer:	O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994

Project Hunt

City of Fort Pierce, FL

Thermo King

Site and Landscape Plan

Date	By	Description
4.20.21	BN	Submittal
10.27.21	SAW	Resubmittal
7.27.22	BN	Resubmittal

NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

REGISTERED LANDSCAPE ARCHITECT THOMAS P. LUCIDO LA 1018 STATE OF FLORIDA

REG. # 1018
Thomas P. Lucido

Designer	SS	Sheet	2 of 7
Manager	BN		
Project Number	20-570		
Municipal Number	---		
Computer File	20-570_ProjectHunt_SitePlan_Rev_7.27.22.dwg		

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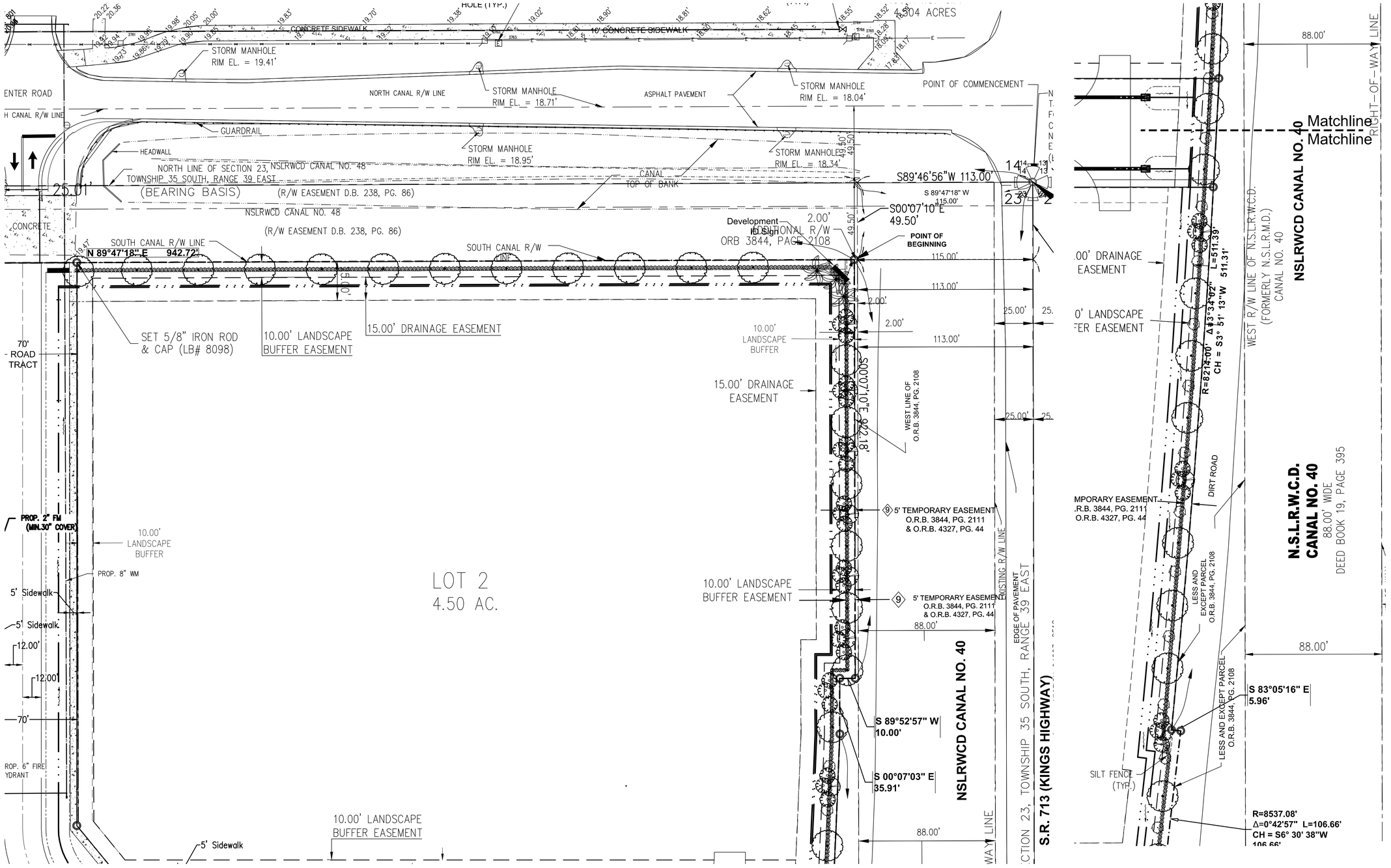

PLANT SCHEDULE LOT 2 & 3 BUFFER

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	IE	10	Ilex x attenuata `East Palatka`	East Palatka Holly	CG	8`HT	6`W		Native	
	QV	30	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
	RO	3	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native	
	SP	36	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
•	CHR	570	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	
	MC	16	Myrica cerifera	Wax Myrtle	15G	6` OA		F, SP	Native	

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

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Engineer:	Stephen Cooper, P.E. & Assoc 7450 S. Federal Hwy Port Saint Lucie, FL 34952
Surveyor:	Bowman Consulting 301 SE Ocean Blvd., Ste 301 Stuart, FL 34994
Traffic Engineer:	O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994

Project Hunt

City of Fort Pierce, FL

Lot 2 & 3 Buffer Landscape Plan

Date	By	Description
4.20.21	BN	Submittal
10.27.21	SAW	Resubmittal
7.27.22	BN	Resubmittal

NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

REGISTERED LANDSCAPE ARCHITECT THOMAS P. LUCIDO LA 1018 STATE OF FLORIDA

REG. # 1018
Thomas P. Lucido

Designer	SS	Sheet
Manager	BN	3 of 7
Project Number	20-570	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Rev_7.27.22.dwg	

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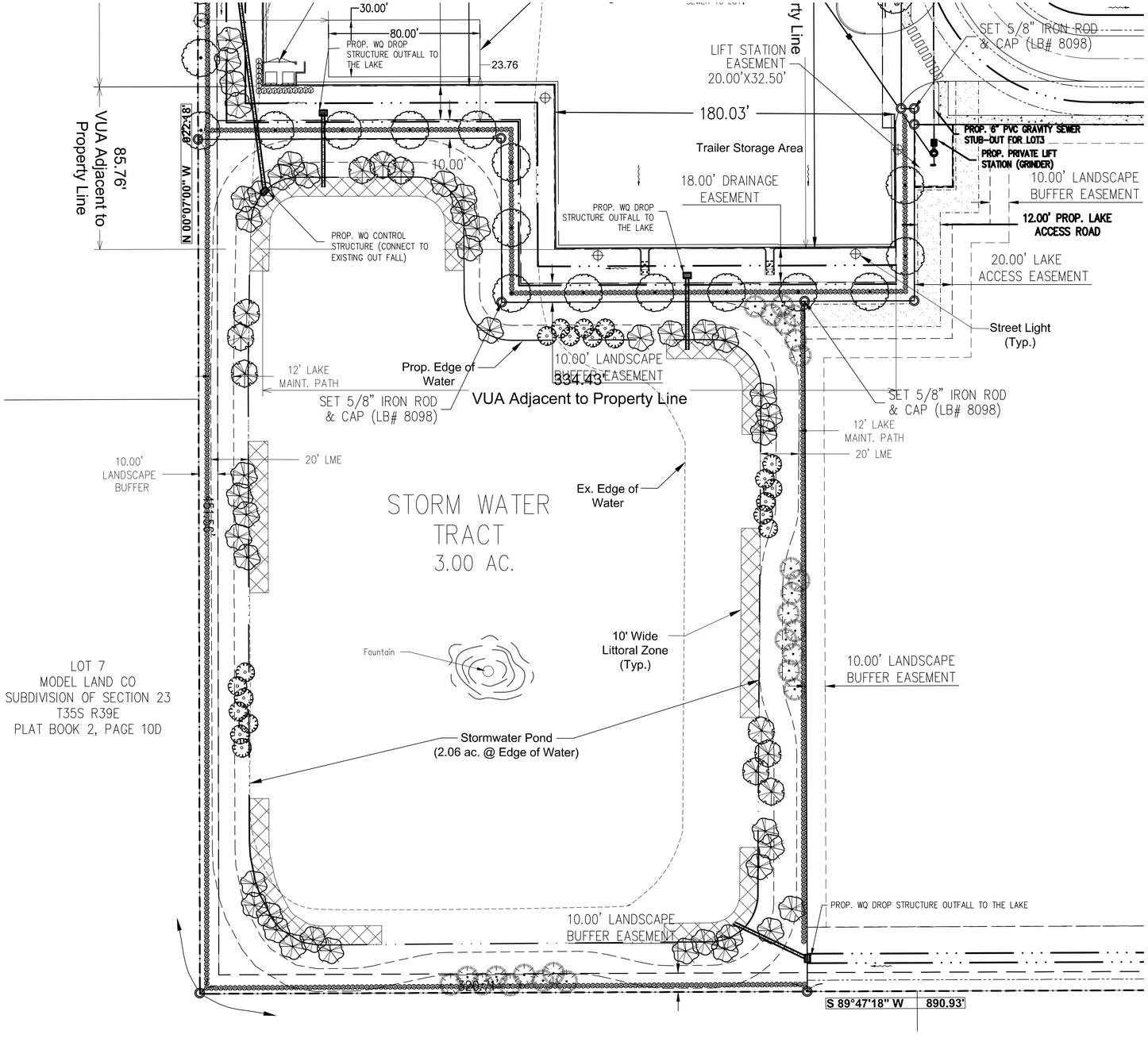

PLANT SCHEDULE STORMWATER TRACT

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	10	Acer rubrum	Red Maple	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
	25	Pinus elliotti	Slash Pine	FG	12` HT	6`W			
	20	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
	40	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	443	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native	

Site Data

Stormwater Tract:		3.00 ac. (100%)
Pervious Area:	130,778 sf.	3.00 ac. (100%)
Retention Area:	104,784.86 sf.	2.40 ac
Open Space:	25,993.14 sf.	0.60 ac.

Landscape Calculations:

Stormwater Tract

Littoral Zones

1,237 Linear Feet of Shoreline
(1,237)(50%) = 618.5 LF of Littoral Zone Req'd
(618.5 LF)(10 sf./LF) = 6,185 sf. of Littoral Zone Req'd
Total Littoral Zone Provided: 6,290 sq. ft.

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
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12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 125-324(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

General Notes

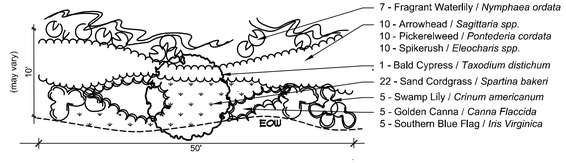
1. Parking space striping shall conform to Section 125-315(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 125-324(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails shall comply sith Section 125-315(c)(7) of the Fort Pierce City Code.
5. All signage to comply with Chapter 117 of the City of Fort Pierce Code of Ordinances.

QTY	Common Name	Botanical Name
7	Fragrant Waterlily	*Nymphaea odorata*
10	Arrowhead	*Sagittaria spp.*
10	Pickerelweed	*Pontederia cordata*
10	Spikerush	*Eleocharis interstincta*
22	Sand Cordgrass	*Spartina bakeri*
5	Swamp Lily	*Crinum americanum*
5	Golden Canna	*Canna flaccida*
5	Southern Blue Flag Iris	*Iris virginica*
1	Bald Cypress	*Taxodium distichum*

Typical 50' Littoral Plant Schedule

QTY	Common Name	Botanical Name
87	Fragrant Waterlily	*Nymphaea odorata*
124	Arrowhead	*Sagittaria spp.*
124	Pickerelweed	*Pontederia cordata*
124	Spikerush	*Eleocharis interstincta*
272	Sand Cordgrass	*Spartina bakeri*
62	Swamp Lily	*Crinum americanum*
62	Golden Canna	*Canna flaccida*
62	Southern Blue Flag Iris	*Iris virginica*
12	Bald Cypress	*Taxodium distichum*

Total Littoral Plant Schedule



Typical 50' Section-Littoral Plan

N.T.S.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Luis L. Huntley Enterprises 1890 Kingsley Avenue Orange Park, FL 32073
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Traffic Engineer:	O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994

Project Hunt

City of Fort Pierce, FL

Stormwater Tract Landscape Plan

Date	By	Description
4.20.21	BN	Submittal
10.27.21	SAW	Resubmittal
7.27.22	BN	Resubmittal

NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

REGISTERED LANDSCAPE ARCHITECT THOMAS P. LUCIDO LA 1018 STATE OF FLORIDA

REG. # 1018
Thomas P. Lucido

Designer	SS	Sheet
Manager	BN	**4 of 7**
Project Number	20-570	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Rev_7.27.22.dwg	

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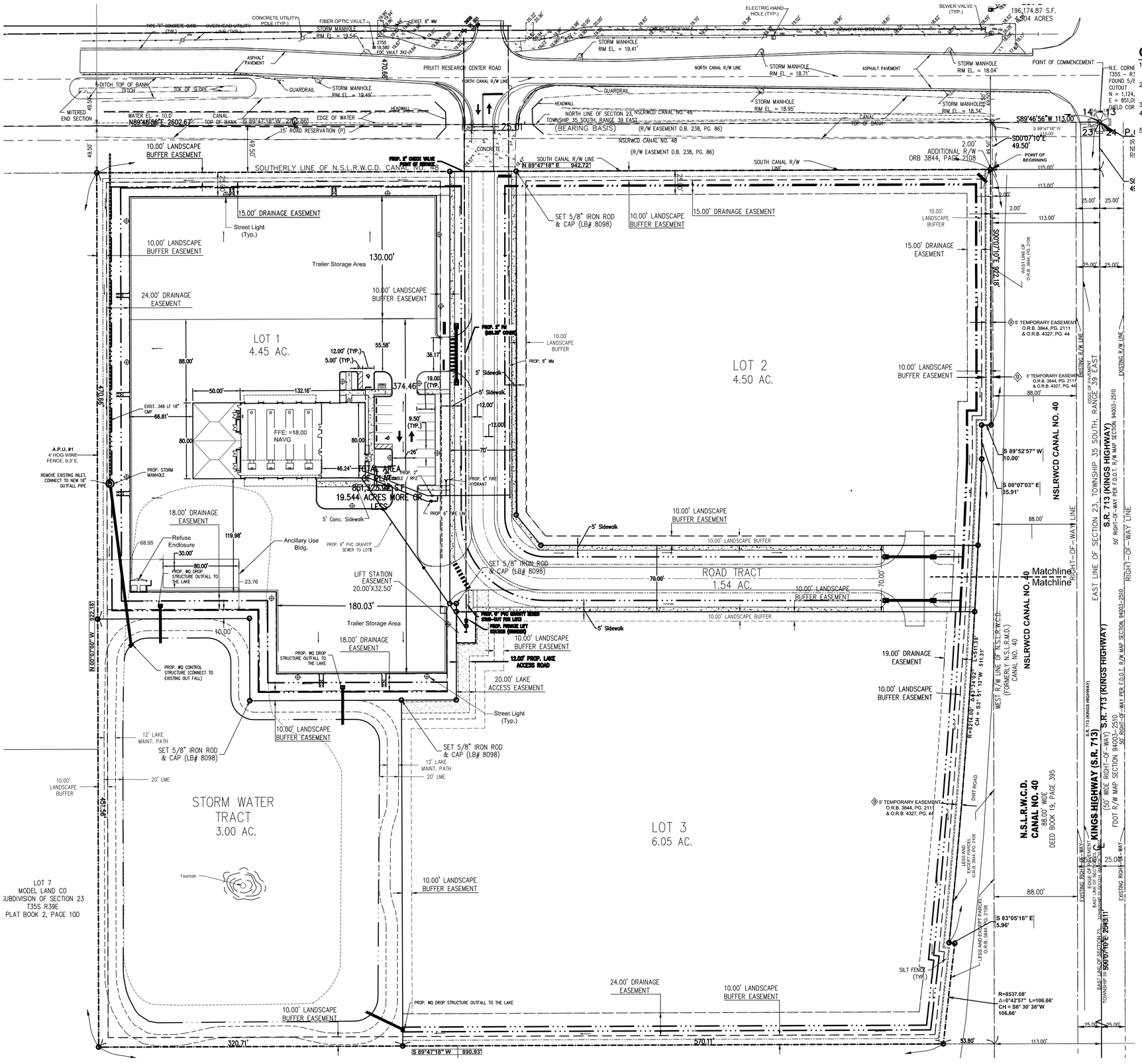
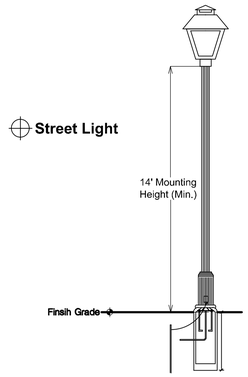


General Lighting Notes

1. All lighting adjacent to property lines shall be shielded to prevent light throw onto adjacent property and/or roadways
2. Outdoor lighting shall shall not exceed 0.5 foot-candle of throw onto adjacent properties, measured vertically and horizontally.
3. All lighting shall provide a uniformity ration of an average/minimum of 4:1.
4. After-hours lighting may be reduced by 50% of the required minimum 30 minutes after termination of such use.
5. All light fixtures shall provide a minimum vertical clearance of 14' above finished grade.



Standard Light Pole Detail
NTS

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

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Traffic Engineer:	O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994

Project Hunt

City of Fort Pierce, FL

General Site Lighting Plan

Date	By	Description
4.20.21	BN	Submittal
10.27.21	SAW	Resubmittal
7.27.22	BN	Resubmittal

NORTH

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

REG. # 1018
Thomas P. Lucido

Designer	SS	Sheet
Manager	BN	**5 of 7**
Project Number	20-570	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Rev_7.27.22.dwg	

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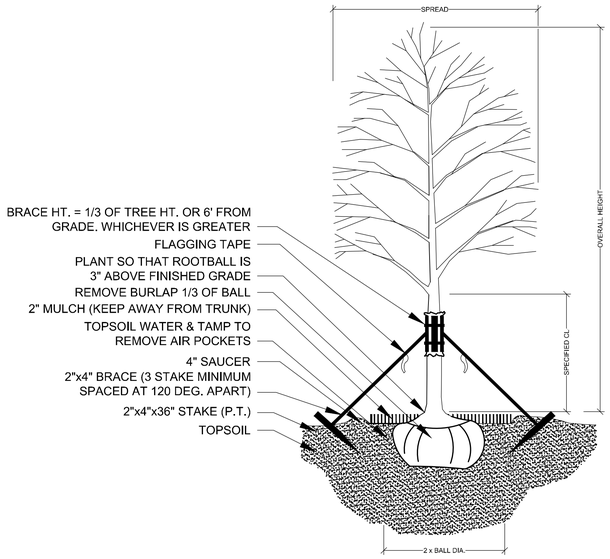
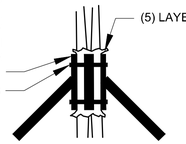
Drawing Name: J:\Projects Active\20-570 Project Hunt\Site Plan\ Jul 27, 2022 - 6:40pm 20-570_ProjectHunt_SitePlan_Rev_7.27.22.dwg



TREE PLANTING & STAKING

NOT TO SCALE

(5) 2x4x16" WOOD BATTENS. SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.

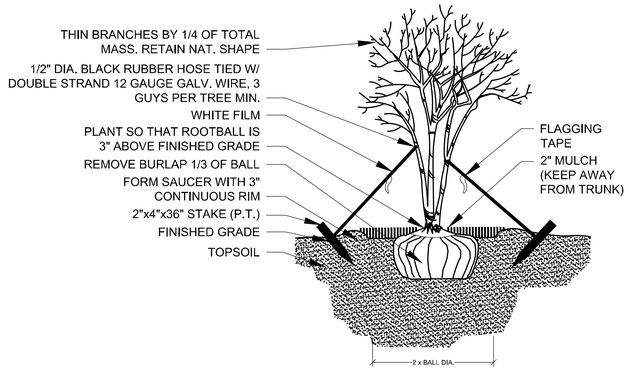


BRACING DETAIL

NOT TO SCALE

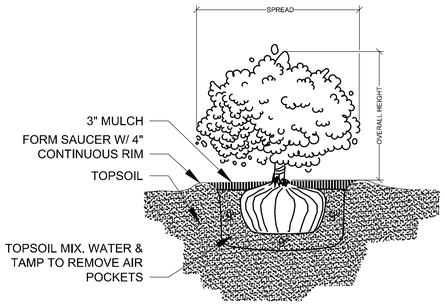
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



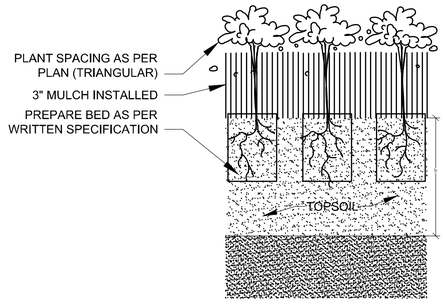
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



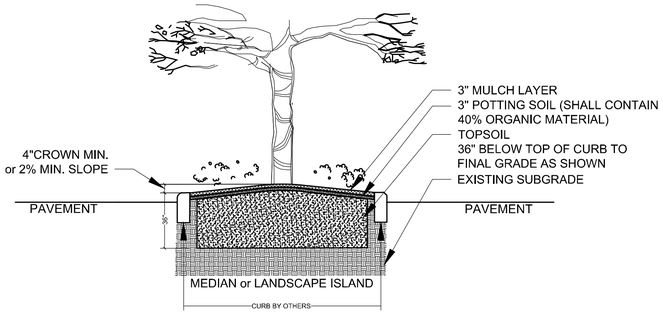
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

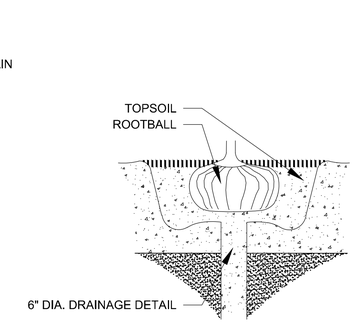
NOT TO SCALE



THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

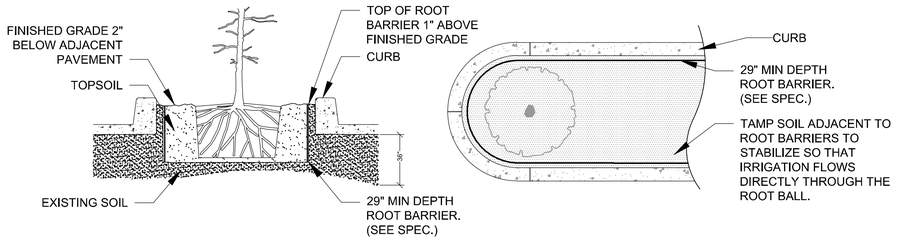
NOT TO SCALE



DRAINAGE TESTING DETAIL

NOT TO SCALE

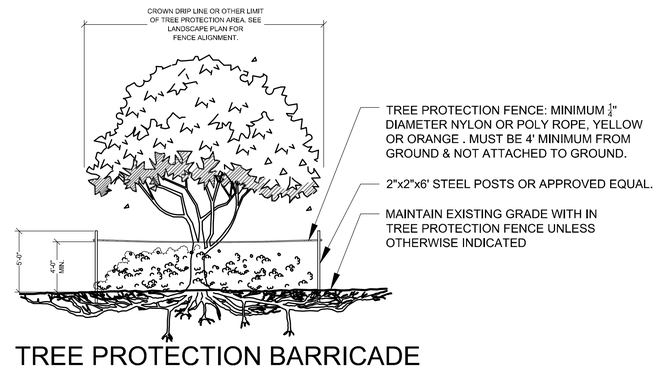
- "TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Luis L. Huntley Enterprises 1890 Kingsley Avenue Orange Park, FL 32073
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc 7450 S. Federal Hwy Port Saint Lucie, FL 34952
Surveyor:	Bowman Consulting 301 SE Ocean Blvd., Ste 301 Stuart, FL 34994
Traffic Engineer:	O'Rourke Engineering and Planning 22 SE Seminole Street Stuart, FL 34994

Project Hunt

City of Fort Pierce, FL

Landscape Details

Date	By	Description
4.20.21	BN	Submittal
10.27.21	SAW	Resubmittal
7.27.22	BN	Resubmittal

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	---	Sheet
Manager	---	**6 of 7**
Project Number	---	
Municipal Number	---	
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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

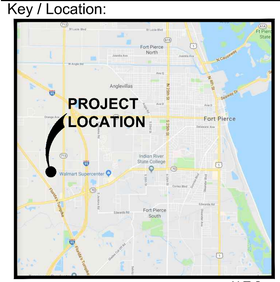
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner: Luis L. Huntley Enterprises, 1890 Kingsley Avenue, Orange Park, FL 32073

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: Stephen Cooper, P.E. & Assoc, 7450 S. Federal Hwy, Port Saint Lucie, FL 34952

Surveyor: Bowman Consulting, 301 SE Ocean Blvd., Ste 301, Stuart, FL 34994

Traffic Engineer: O'Rourke Engineering and Planning, 22 SE Seminole Street, Stuart, FL 34994

Project Hunt

City of Fort Pierce, FL

Landscape Specifications

Date	By	Description
4.20.21	BN	Submittal
10.27.21	SAW	Resubmittal
7.27.22	BN	Resubmittal

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	---	Sheet
Manager	---	7 of 7
Project Number	---	
Municipal Number	---	
Computer File	20-570_ProjectHunt_SitePlan_Rev_7.27.22.dwg	

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

■ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

☑ Warranty Deed & Legal Description

☑ St. Lucie County Property Record Card

☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.

☑ Current Survey

☐ Environmental Study

☑ Traffic Impact Report

☑ *** Capacity Analysis-Separate Form

☐ Drainage Analysis

☑ Historical Report

☐ 1 CD of all documents submitted in PDF

☐ Other_____Agent Authorization Letter_____

1. Property Address/Location: 7325 Pruitt Research Road
2. Property Tax ID(s): 2323-501-0001-000-3
3. Total Acreage: 9.1954
4. Existing Future Land Use Designation: Medium Density Residential
5. Existing Zoning Classification: R4- Medium Density Residential
6. Proposed Zoning Classification: I1 - Light Industrial
7. Other applications being submitted concurrent with this application, if any: We will be submitting concurrent applications for a replat and we will also submit site plans in the very near future.
8. Describe the existing uses, improvements and structures on the amendment lands: The site is currently clear of all vegetation and the site was prepared for a 35,541sf church development. The land was graded for development and stormwater detention was built.
9. Are there any identified or possible historical structures on the amendment lands? vacant land
10. The reason for making this request: To promote orderly light industrial development and job generation inside the city limits

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	TCERDA research park - St.. Lucie County	SD - St. Lucie County	PNRD - TCERDA Research Park - SLC
South	vacant	RM - Medium Density Residential	Medium Density Residential - R4
East	vacant	GC - General Commercial	General Commercial C3 - east of Kings Highway
West	vacant	RM - Medium Density Residential	Medium Density Residential R4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Med Den Res	R4	12 D.U. / Acre	9.1954	N/A
Proposed	Industrial	I1	1.5 FAR	9.1954	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 28,690 GPD
Proposed Zoning	Total gallons per day 75,103 GPD*
Change in Demand	**Total gallons per day** 46,414 GPD

***Based on max building area of 600,827 SF calculated by using FAR of 1.5 times 9.1954 AC project area**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 28,690 GPD
Proposed Zoning	Total gallons per day 60,083 GPD*
Change in Demand	**Total gallons per day** 31,393 GPD

***Based on max building area of 600,827 SF calculated by using FAR of 1.5 times 9.1954 AC project area**

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

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

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

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

E. Solid Waste: https://cityoffortpierce.com/Directory.aspx?DID=26
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	15 CY
Proposed Zoning	TBD CY (Based on max building 600,827 SF calculated by using FAR of 1.5 times 9.1954 AC project area)
Change in Demand	TBD (upon receipt of CY/SF information from Solid Waste)

F. Stormwater:

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

Impact

						Q = ciA
			A	c	i	Q
FLU	Project AC	Impervious % (max)	Impervious Area (AC)	Runoff Coefficient	Rainfall Intensity (in/hr)	Flow Rate (cfs)*
Pre: R-4	9.195	50%	4.60	0.58	9.5	25.1
Post: Lt Industrial	9.195	60%	5.52	0.65	9.5	34.1
					Impact:	9.0

G. Transportation Analysis:

Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	791	64
Proposed Zoning	2335	421
Change in Demand	Trips 1544	Trips 357
Impact to Capacity		

12. Name of Owner(s): First Church of the Nazarene
Mailing Address: 611 Gardenia Avenue
City Fort Pierce State FL Zip 34950
Phone #
E-mail:

13. Name of Applicant: Louis Huntley Enterprises Inc. - C/O - Ward and Bogan Huntley
Mailing Address: 1890 KingsleyAve. S-102
City Orange Park State FL Zip 32703
Phone # 904-272-0435 Fax #
E-mail: Ward Huntley - jffyjoe@aol.com

14. Name of Representative: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State FL Zip 34950
Phone # 772.742.1555 Fax #
E-mail: todm@redtaildg.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Tod Mowery, AICP 4/30/2020

Applicant's Signature

Date 4/30/2020

100 S. 2nd Street, Fort Pierce

Address State FL 34950 Zip

772-742-1555 todm@redtaildg.com

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Please see Owner's Authorization letter attached

Property Owner's Name (Please Print) Phone

Address State Zip

4/30/2

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as identification.

_____

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☐ Environmental Study N/A
- ☑ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☑ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other owner's authorization letter

1. Property Address/Location: 7325 Pruitt Research Road

2. Property Tax ID(s): 2323-501-0001-000-3

3. Total Acreage: 9.1954

4. Existing Future Land Use Designation: Medium Density Residential

5. Existing Zoning Classification: R4- Medium Density Residential

6. Proposed Zoning Classification: I1 - Light Industrial

7. Other applications being submitted concurrent with this application, if any: Land Use

8. Describe the existing uses, improvements and structures on the amendment lands: The site is currently clear of all vegetation and the site was prepared for a 35,541sf church development. The land was graded for development and stormwater detention was built.

9. Are there any identified or possible historical structures on the amendment lands? vacant land

10. The reason for making this request: To promote orderly light industrial development and job generation inside the city limits

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	TCERDA research park - St.. Lucie County	SD - St. Lucie County	PNRD - TCERDA Research Park - SLC
South	vacant	RM - Medium Density Residential	Medium Density Residential - R4
East	vacant	GC - General Commercial	General Commercial C3 - east of Kings Highway
West	vacant	RM - Medium Density Residential	Medium Density Residential R4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Med Den Res	R4	12 D.U. / Acre	9.1954	N/A
Proposed	Industrial	I1	1.5 FAR	9.1954	N/A

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Change in Demand	**Total gallons per day** 46,414 GPD

***Based on max building area of 600,827 SF calculated by using FAR of 1.5 times 9.1954 AC project area**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
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Change in Demand	**Total gallons per day** 31,393 GPD

***Based on max building area of 600,827 SF calculated by using FAR of 1.5 times 9.1954 AC project area**

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

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

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

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

E. Solid Waste: https://cityoffortpierce.com/Directory.aspx?DID=26
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	15 CY
Proposed Zoning	TBD CY (Based on max building 600,827 SF calculated by using FAR of 1.5 times 9.1954 AC project area)
Change in Demand	TBD (upon receipt of CY/SF information from Solid Waste)

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

Impact

FLU	Project AC	Impervious % (max)	A Impervious Area (AC)	c Runoff Coefficient	i Rainfall Intensity (in/hr)	Q=ciA Q Flow Rate (cfs)*
Pre: R-4	9.195	50%	4.60	0.58	9.5	25.1
Post: Lt Industrial	9.195	60%	5.52	0.65	9.5	34.1
					Impact:	9.0

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	791	64
Proposed Zoning	2335	421
Change in Demand	Trips 1544	Trips 357
Impact to Capacity		

12. Name of Owner(s): First Church of the Nazarene
Mailing Address: 611 Gardenia Avenue
City Fort Pierce State FL Zip 34950
Phone #
E-mail:

13. Name of Applicant: Louis Huntley Enterprises Inc. - C/O - Ward and Bogan Huntley
Mailing Address: 1890 KingsleyAve. S-102
City Orange Park State FL Zip 32703
Phone # 904-272-0435 Fax #
E-mail: Ward Huntley - jffyjoe@aol.com

14. Name of Representative: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State FL Zip 34950
Phone # 772-742.1555 Fax #
E-mail: todm@redtaildg.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Tod Mowery, AICP — 4/30/2020

Applicant's Signature — Date

100 S. 2nd Street, Fort Pierce

Address State Zip

772-742-1555 todm@redtaildg.com

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

please see owner's authorization ltr

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Pre-Application Meeting

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

Briefly describe the nature of your proposed project: It is our desire to replat a 19.55 acre site into smaller parcels and to apply for a small scale comprehensive plan amendment and associated rezoning, thus allowing for the development of <10 acre site with light industrial uses.

Preferred Date and Time of Meeting: April 22, 2020

Property address or location
7325 Pruitt Research RD

Parcel ID(s)
2323-501-0001-000-3

Property Owner(s) Name
First Church of the Nazarene

Applicant/Representative, Company
Tod Mowery, AICP/Redtail DG & Howard Ehrsam P.E./ Bowman Consulting

Street Address
611 Gardenia AVE

Street Address
100 S. 2nd Street, Fort Pierce 34949

City	State	Zip
Fort Pierce	FL	34982

City	State	Zip
Fort Pierce	FL	34950

Phone Number

Phone Number
772.742,1555 Tod / 772.201.0006 Howard

Email Address

Email Address
todm@redtaildg.com / hehrsam@bowmanconsulting.com

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

Property Owner's Signature First Church of the Nazarene, Fort Pierce, Fl., Inc, a not-for-profit Sean Carr Robinette G. Anthony

Reverend Sean Carr / President Robinette G. Anthony, Secretary to the Board

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.

Letter of Authorization

To Whom it May Concern:

I, Sean Carr, am an Officer/Director* of **First Church of Nazarene of Fort Pierce, FL Inc.** the Owner of the property located at **7325 Pruitt Research Road**. I hereby authorize **Bowman Consulting and/or Redtail DG** to act as a representative to apply for, sign, and file the documents necessary to obtain entitlements for Project Hunt.

*As listed on Sunbiz.org First Church of the Nazarene, Fort Pierce, Fl., Inc, a not for profit

Sean Carr
Applicant Signature

4/15/20
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida **COUNTY OF:** St. Lucie

I hereby certify that the foregoing instrument was acknowledged before me this 15th **day of** April, **20** 20, **by** Sean Carr, President of F. First Church of the Nazarene, Fort Pierce, Fl., Inc.

He ~~or She~~ X **is personally known to me or** ___ **has produced** _____ **as identification.**

Robinette G. Anthony
Notary Public Signature

Robinette G. Anthony
Printed name

ROBINETTE G. ANTHONY
Notary Public - State of Florida
Commission # GG 055981
My Comm. Expires Dec 18, 2020
Bonded through National Notary Assn.

April 30, 2020

Jennifer Hofmeister, AICP, LCAM
Planning Director
City of Fort Pierce
Planning Department
North U.S. 1 Fort Pierce, FL 34950

RE: Small Scale Future Land Use Amendment and Zoning Atlas Map Amendment – Project Hunt – 7325 Pruitt Research Road

Dear Ms. Hofmeister -

On behalf of Louis Huntley Enterprises Inc. and our project team, along with the St. Lucie County Economic Development Council, we are pleased to submit this request for a small scale future land use amendment and a zoning atlas map amendment. With your help, we believe that our requests will add to the City of Fort Pierce's plans and desires for additional tax base, job growth and overall quality of life. This request is going to be one piece of a much larger request.

Current Request: We request a small scale future land use request for a 9.1954 acre area located on Pruitt Research Road directly south of the Treasure Coast Education Research and Development Authority site. The property is located just west of King's Highway and there is no other development around the site. The request includes changing the existing RM Land Use and R4 Zoning to an Industrial Land Use and I1 Light Industrial Zoning.

The 3 C's: When we look at land use and zoning changes, we like to consider what we call the "3 C's." Specifically, we want to see if the proposed changes are in line with the City's Future Land Use amendment processes, procedures and standard; if they comply with the City's Zoning requirements, State law and other applicable City Ordinances. More specifically, from a planning perspective, it is crucial that we also consider the 3 C's, which are Consistency, Compatibility and Capability.

Is the subject application request Consistent with the City's Future Land Use Plan? Is the request Compatible with the surrounding area and is the subject site Capable of handling the permitted uses and consistent with the City's Land Development Ordinances? Based upon a review of the City's Future Land Use and Zoning Code, we believe our request is Consistent with the Comprehensive Plan, Compatible with the surrounding uses and the site is Capable of handling the permitted uses within the I1 Zoning District.

Future Requests and Larger Context:
At this time we are submitting for a Small Scale Future Land Use Amendment and a Zoning Atlas Amendment. The parent parcel is currently 19.55 acres and we are requesting changes to only the northern portion of the parent parcel. We are providing a metes/bounds description of the area to be changed. The southern portion of the parent parcel will continue to hold the existing Land Use and Zoning designations.

The other steps in our process include a concurrent replat process for the 19+ acre site allowing for the creation of new parcels totaling the amount included in our current request. Our request includes two development parcels and one private road parcel. The two development parcels will be separated by a private road allowing vehicular access for each respective development and for creating a POA for maintaining common areas. The two main development parcels will be the subject of a future site plan application. The replat and site plan applications will be forthcoming and will all be moving in a somewhat concurrent fashion.

We stand ready to assist with any questions or comments on our application. As always, we appreciate everyone's assistance on this new economic development effort and one of the first applications in the City performed in conjunction with the St. Lucie County's EDC.

Thank you,

Tod

Tod Mowery, AICP
President

C: Louis Huntley Enterprises Inc.
First Church of the Nazarene
Howard Ehrsam, Bowman Consulting
Jill Marasa, St. Lucie EDC
Phillip Parsons, Market Masters
W. Lee Dobbins, Dean Meade
Mark Walters, Mark Walters & Co.

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

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Rtqrgtv{#ef gpvk+ ecvkqp

Site Address: 7325 Pruitt Research RD
Sec/Town/Range: 23/35S/39E
Map ID: 23/23N
Zoning: Medium Den

Parcel ID: 2323-501-0001-000-3
Account #: 14080
Use Type: 7000
Jurisdiction: Fort Pierce

Qy pgtujkr

First Church of the Nazarene
611 Gardenia AVE
Fort Pierce, FL 34982



Ngicn#G guetkrvkqp

MODEL LAND CO`S S/D 23 35 39 ALL OF LOT 1 AND THAT PART OF LOTS 2, 7 AND 8 MPDAF:FROM NE COR OF SEC RUN S 89 46 47 W ALG N LI OF SEC 113 FT TO W R/W LI OF NSLRWMD CANAL NO 40,TH S 00 07 31 E ALG W R/W LI 49.50 FT TO POB,TH CONT S 00 07 31 E 922.18 FT,TH S 89 46 47 W 944.72 FT,TH N 00 07 31W 922.18 FT TO S LI OF NSLRWMD CANAL NO. 48,TH N 89 46 47 E ALG S R/W LI 944.72 FT TO W R/W LI OF NSLRWMD CANAL NO. 40 AND POB-LESS THAT PART TO DOT AS IN OR 3844-2108- (19.55 AC - 851,598 SF) (OR 1907-1145; 2181-1161)

Fwttgpv#Xcnwgu

Just/Market Value:	$383,900
Assessed Value:	$383,900
Exemptions:	$383,900
Taxable Value:	$0

Vqvcn#Dtgcu

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	19.55
Land Size (SF):	851,598

Rtqrgtv{#vczgu#ctg#uwdlgev#vq#ejcpig#wrqp#ejcpig#qh#qy pgtujkr1#

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

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Ucng#Kkuvqt{

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 20, 2004	1907 / 1145	XX02	WD	S & H Business Inc	$1,574,800
May 9, 2002	1528 / 1363	XX00	WD	Hoeffner Raymond P	$300,000
Mar 1, 1979	0306 / 2362	XX01	CV		$0

Ewknfkpi#ephqto cvkqp#4#qh#4,

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Umgvej#Dtgc#Ngigpf

Sub Area	Description	Area	Fin. Area	Perimeter

Urgekcn#Igcvwtgu#cpf#[ctf#Ewgo u

Type	Qty	Units	Year Blt

Fwttgpv#[gct#Kcnwgu

Current Values Breakdown

Building:	$0
Land:	$383,900
Just/Market:	$383,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$383,900
Exemption(s):	$383,900
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2019	2005	3600	Church	$383,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	19.55	North St. Lucie Water Management District	$342.13

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Kuvqtkecn#Kcnwgu

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$383,900	$383,900	$383,900	$0
2018	$383,900	$365,640	$365,640	$0
2017	$332,400	$332,400	$332,400	$0

Rgto kvu

Number	Issue Date	Description	Amount	Fee
C54212	Dec 18, 1990	Slab	$5,000	$5,000
0800001370	Nov 21, 2008	Cleared Lot Permit	$0	$150
bp09-0051	Apr 1, 2009		$362,384	$15,321

Additions to existing construction

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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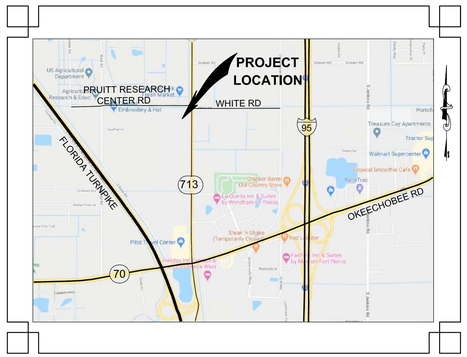
BOUNDARY SURVEY

LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PORTIONS OF LOTS 1 AND 2, BLOCK 1, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, ALL LYING IN THE NE 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 10D, LESS CANAL RIGHTS-OF-WAY, LESS AND EXCEPT PORTION CONVEYED TO DOT IN OFFICIAL RECORDS BOOK 3844, PAGE 2108, ALL OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA;
THENCE SOUTH 89°47'18" WEST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 115.00 FEET;
THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 49.50 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 48 WITH THE WEST LINE OF THE PARCEL CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE **POINT OF BEGINNING**;
THENCE ALONG THE WEST LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3844, PAGE 2108 THE FOLLOWING FOUR COURSES;
SOUTH 00°07'03" EAST, A DISTANCE OF 269.60 FEET;
THENCE SOUTH 89°52'57" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 35.91 FEET TO THE BEGINNING OF A NON-RADIAL CURVE CONCAVE WESTERLY HAVING A RADIUS OF 8214.00 FEET, A CENTRAL ANGLE OF 00°11'19" AND A CHORD BEARING AND DISTANCE OF SOUTH 02°09'52" WEST, 27.02 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.02 FEET;
THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 498.76 FEET;
THENCE SOUTH 00°12'42" EAST, A DISTANCE OF 44.67 FEET;
THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 53.67 FEET;
THENCE SOUTH 00°12'42" EAST, A DISTANCE OF 180.30 FEET;
THENCE SOUTH 89°47'18" WEST, A DISTANCE OF 379.60 FEET;
THENCE NORTH 00°07'00" WEST, A DISTANCE OF 557.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (NSLRWCD) CANAL NO. 48;
THENCE NORTH 89°47'18" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 942.72 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 400,555 SQUARE FEET OR 9.1954 ACRES, MORE OR LESS.

LEGEND

APU	= APPARENT PHYSICAL USE
CH	= CHORD BEARING AND DISTANCE
CCR	= CERTIFIED RECORD CORNER
D.B.	= DEED BOOK
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
G.P.S.	= GLOBAL POSITIONING SYSTEM
L	= ARC LENGTH
LS	= LICENSED SURVEYOR
LTD.	= LIMITED
(NR)	= NON RADIAL
NSLRWCD	= NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
PID	= POINT IDENTIFICATION
R	= RADIUS
R.T.K.	= REAL TIME KINEMATIC
R/W	= RIGHT-OF-WAY
S.R.	= STATE ROAD
TYP.	= TYPICAL
23 - T35S - R39 E	= SECTION-TOWNSHIP SOUTH-RANGE EAST

= SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
= ASPHALT PAVEMENT
= BENCHMARK
= CATCH BASIN
= CENTRAL ANGLE
= CONCRETE
= BARBED WIRE FENCE
= CONCRETE UTILITY POLE
= ELECTRIC BOX
= ELECTRIC HAND HOLE
= ELECTRIC METER
= GUARDRAIL
= OVERHEAD UTILITY LINE
= SEWER VALVE
= STORM MANHOLE
= SILT FENCE

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

2. THE PURPOSE OF THIS SURVEY IS TO DEFINE AN AREA TO CHANGE ZONING AND LAND USE PURPOSES.

3. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GRS RECEIVERS WITH THE FPRN NETWORK AND VERIFIED BY MULTIPLE MEASUREMENTS ON THE FOLLOWING PUBLISHED NATIONAL GEODETIC SURVEY CONTROL POINT:

"BOUFFORD RM 4" - FOUND BRASS DISK IN CONCRETE MONUMENT STAMPED "BOUFFORD 1934 NO 4"
PID: AF7262
N = 1,119,305.94
E = 849,430.91

THE BEARING BASIS SHOWN HEREON REFERS TO THE OBSERVED BEARING OF NORTH 00°07'03" WEST ALONG THE EAST LINE OF SECTION 23 SOUTH, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94003-2510.

4. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A STATISTICAL HORIZONTAL AND VERTICAL POSITIONAL PRECISION OF LESS THAN 0.10.

5. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

6. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" - (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 12111C0167, DATED FEBRUARY 16, 2012.

7. SUBSURFACE OR UNDERGROUND UTILITIES OR FOUNDATIONS HAVE NOT BEEN LOCATED.

8. APPARENT PHYSICAL USES:
#1) THERE IS A BARBED WIRE FENCE CROSSING THE WEST PROPERTY LINE.

9. ADDITIONS AND DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

10. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATION:

TO: THERMO KING
WESTCOR LAND TITLE INSURANCE 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 1-5, 6(b), 7(a), , 8-9, 13, 16 AND 17 OF TABLE "A" THEREOF.

ALSO

I FURTHER CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

MARCH 11, 2020
DATE OF LAST FIELDWORK

BRION D. YANCY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 7162
BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

THERMO-KING
BOUNDARY SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
010735-01-001

PLAN STATUS

DATE	DESCRIPTION

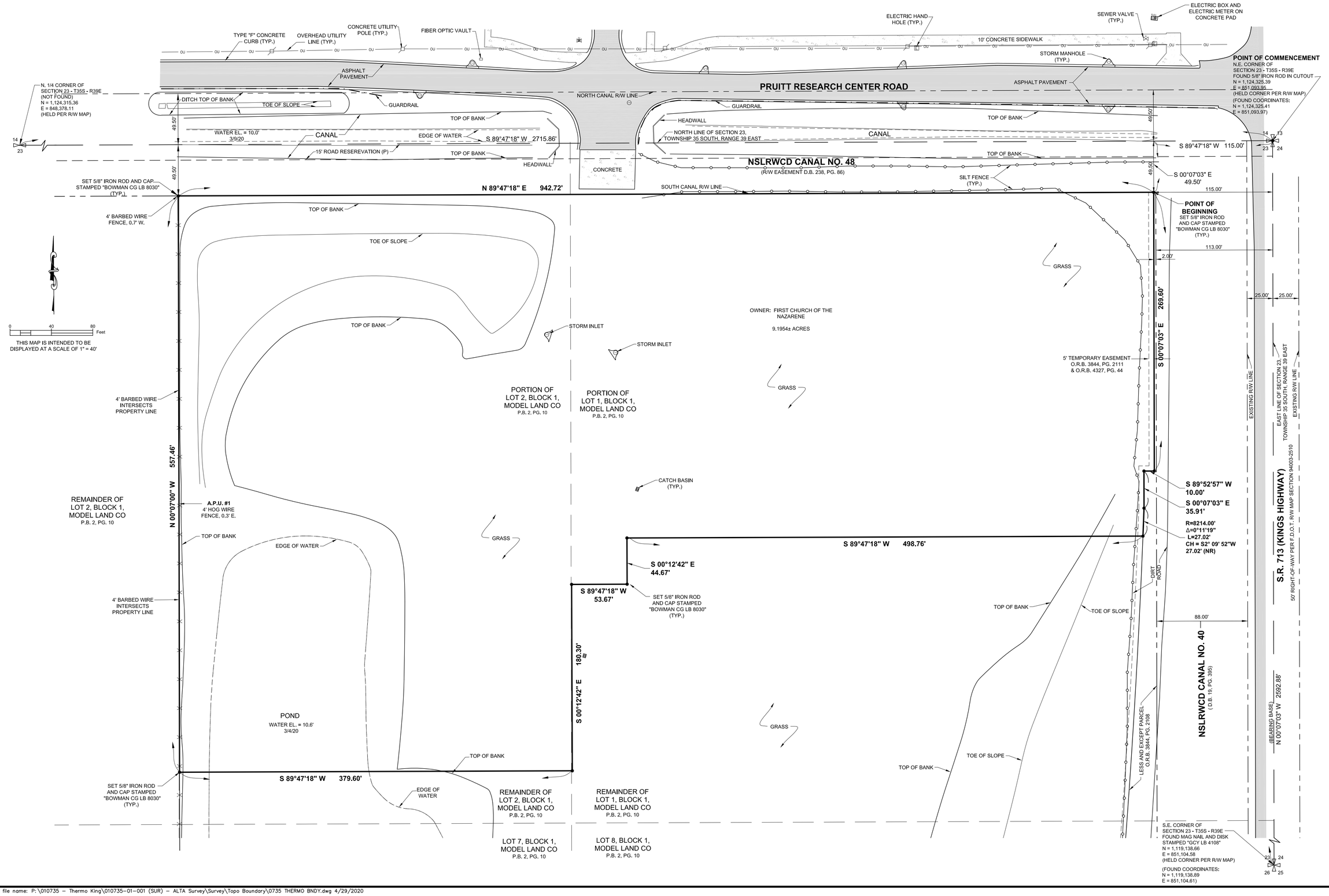
FIELD BOOK 19-187 PAGE 19-21
FIELD CREW: JD
D.A.L. B.D.Y.
DRAWN CHKD
SCALE H: N/A V: N/A
JOB No. 10735-01-001
DATE MAR. 11, 2020
FILE No. 0735 THERMO ALTA

SHEET 1 OF 2

Cad file name: P:\010735 - Thermo King\010735-01-001 (SUR) - ALTA Survey\Survey\Topo Boundary\0735 THERMO BNDY.dwg 4/29/2020

BOUNDARY SURVEY

LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA



Bowman CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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Fax: (772) 220-7881
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THERMO-KING
BOUNDARY SURVEY

FLORIDA
ST. LUCIE COUNTY

PROJECT NO
010735-01-001

PLAN STATUS

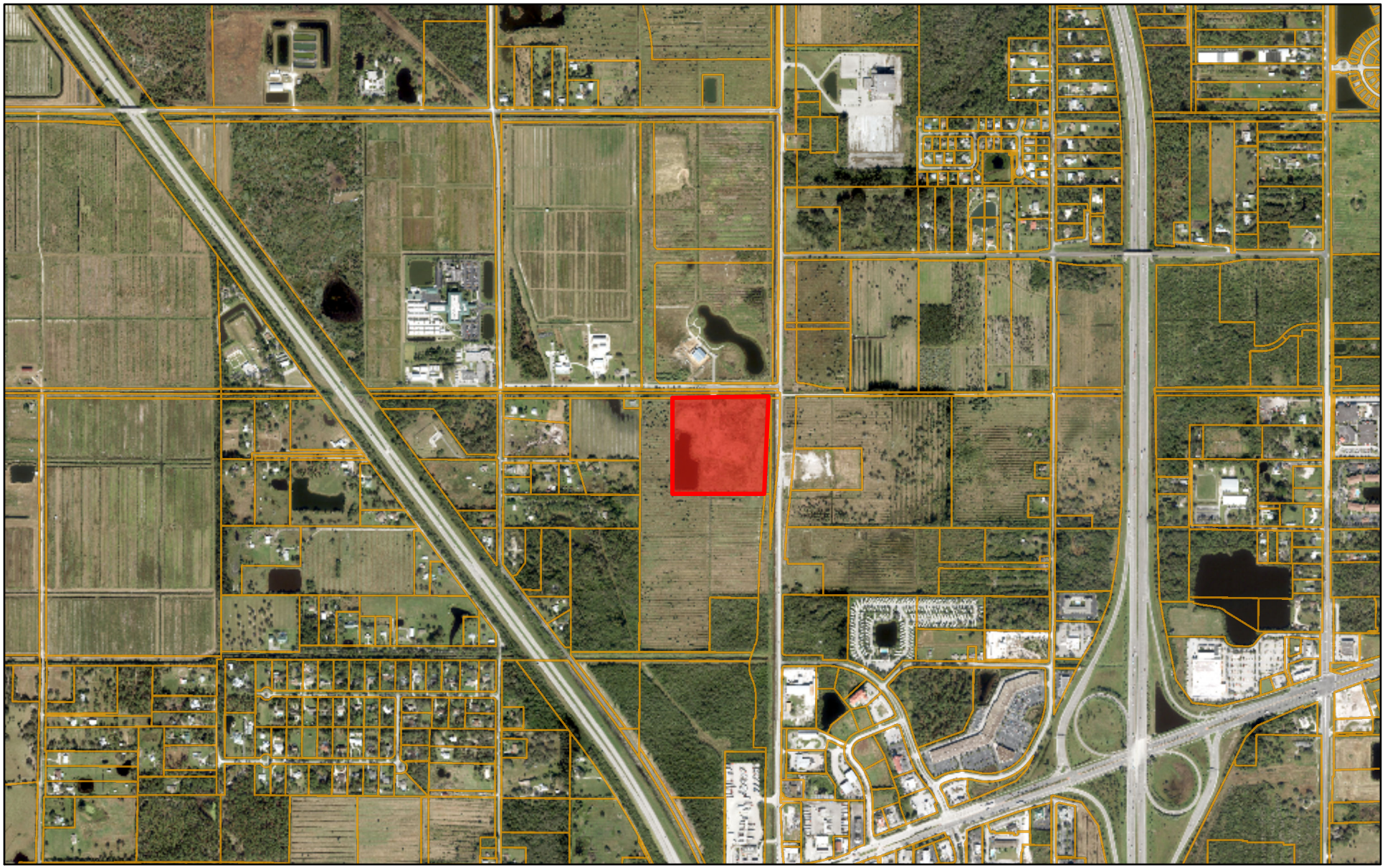
DATE	DESCRIPTION

FIELD BOOK 19-187 PAGE 19-21
FIELD CREW: JD
D.A.L. DRAWN B.D.Y. CHKD
SCALE H: 1" = 40' V: N/A
JOB No. 10735-01-001
DATE MAR. 11, 2020
FILE No. 0735 THERMO BNDY

SHEET 2 OF 2

Cad file name: P:\010735 - Thermo King\010735-01-001 (SUR) - ALTA Survey\Survey\Topo Boundary\0735 THERMO BNDY.dwg 4/29/2020

Aerial Map - Surrounding Area for 7325 Pruitt Research Road



April 30, 2020

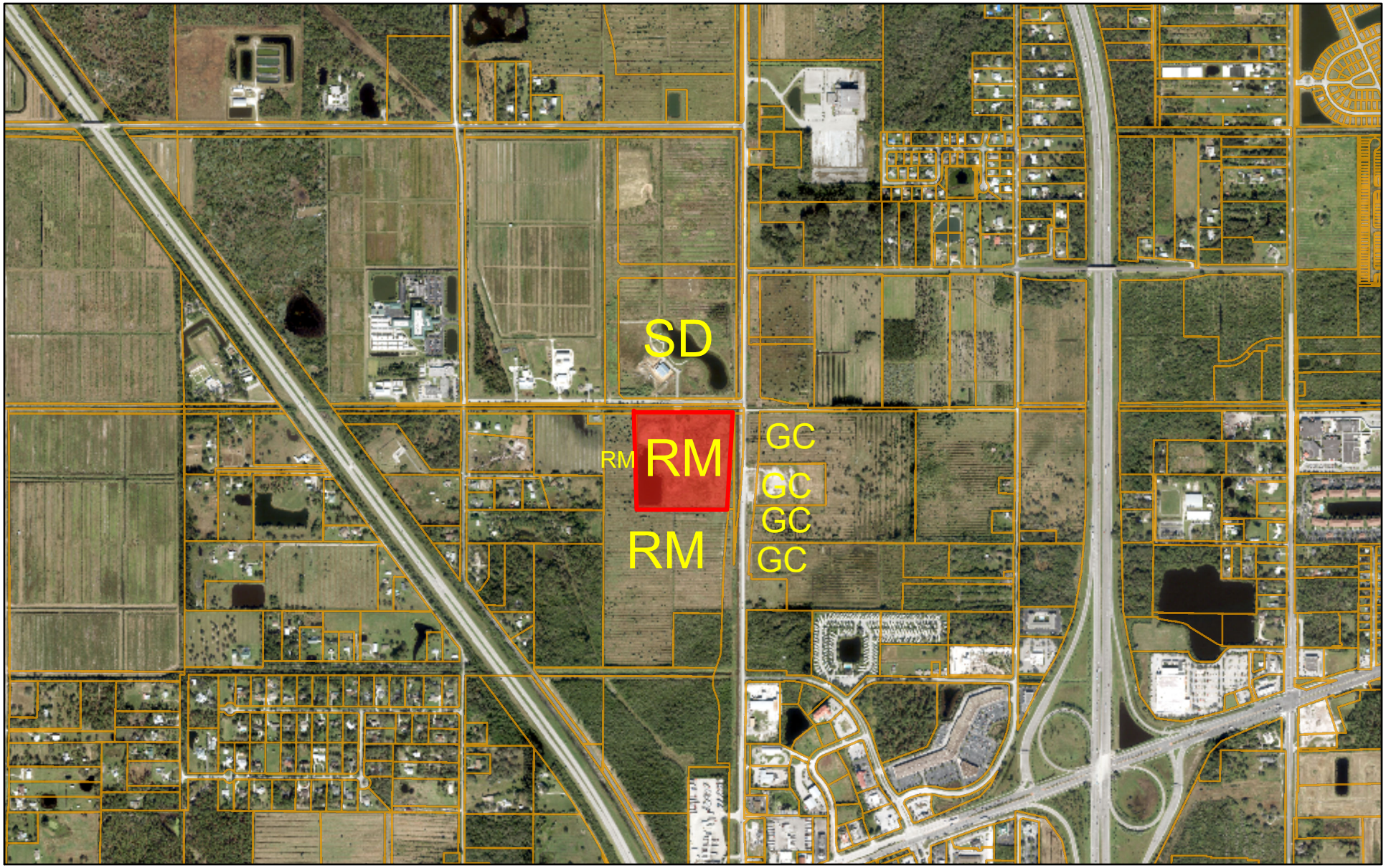
1:18,056

0 500 1,000 2,000 ft

0 225 450 900 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Existing Future Land Use for 7325 Pruitt Research Road



April 30, 2020

1:18,056

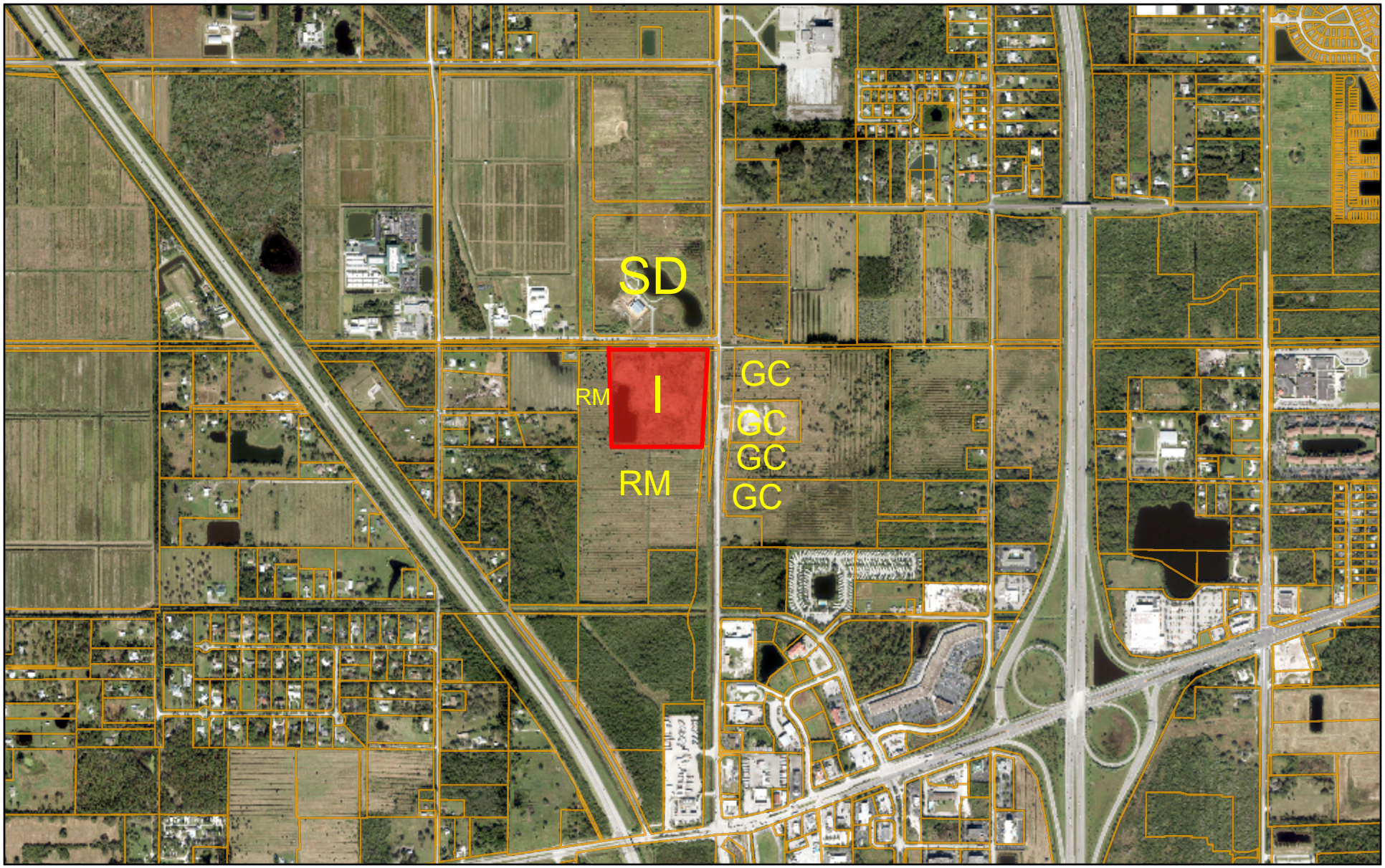
0 500 1,000 2,000 ft

0 225 450 900 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Redtail DG

Proposed Future Land Use for 7325 Pruitt Research Road



April 30, 2020

1:18,056

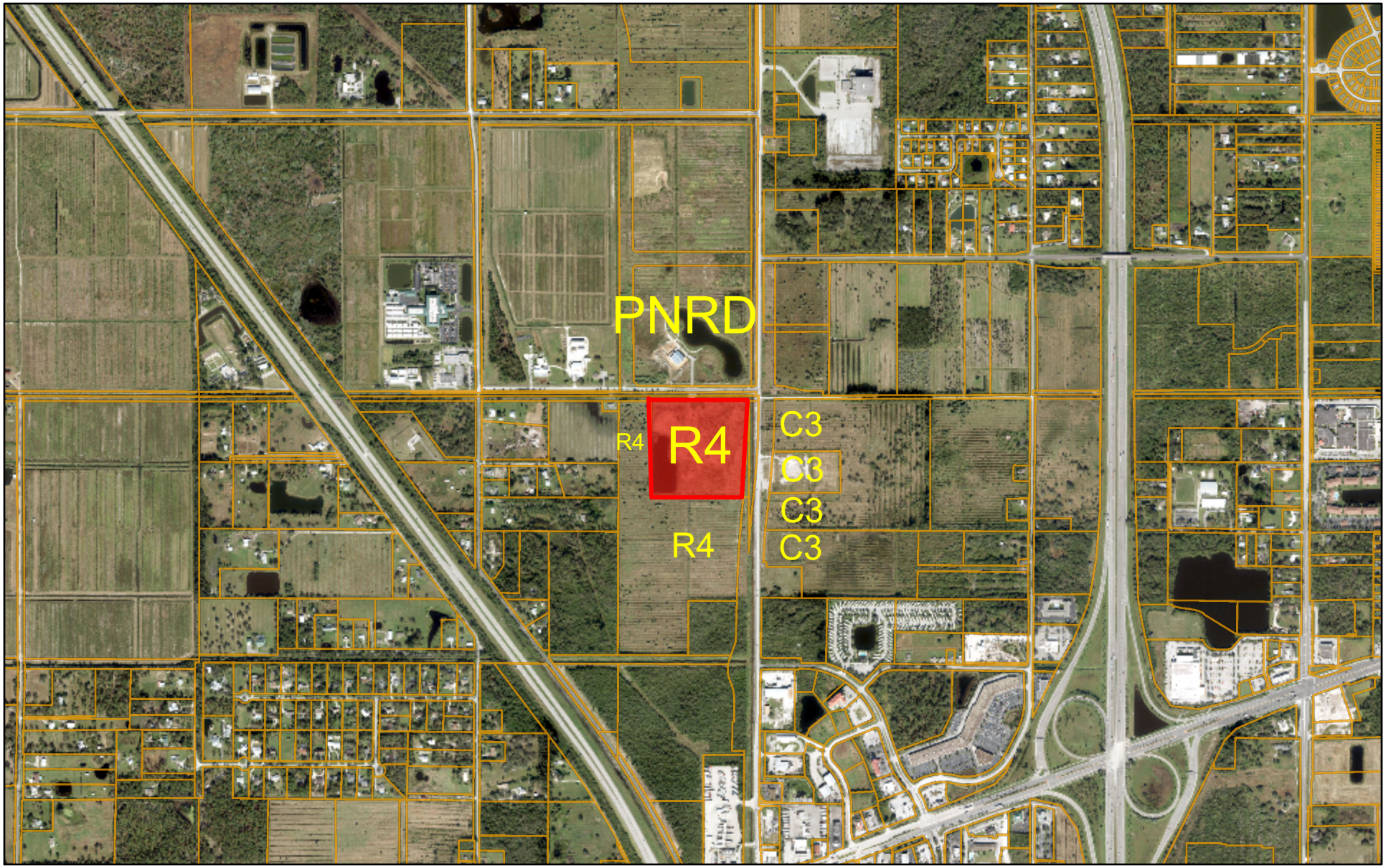
0 500 1,000 2,000 ft

0 225 450 900 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Redtail DG

Existing Zoning for 7325 Pruitt Research Road



April 30, 2020

1:18,056

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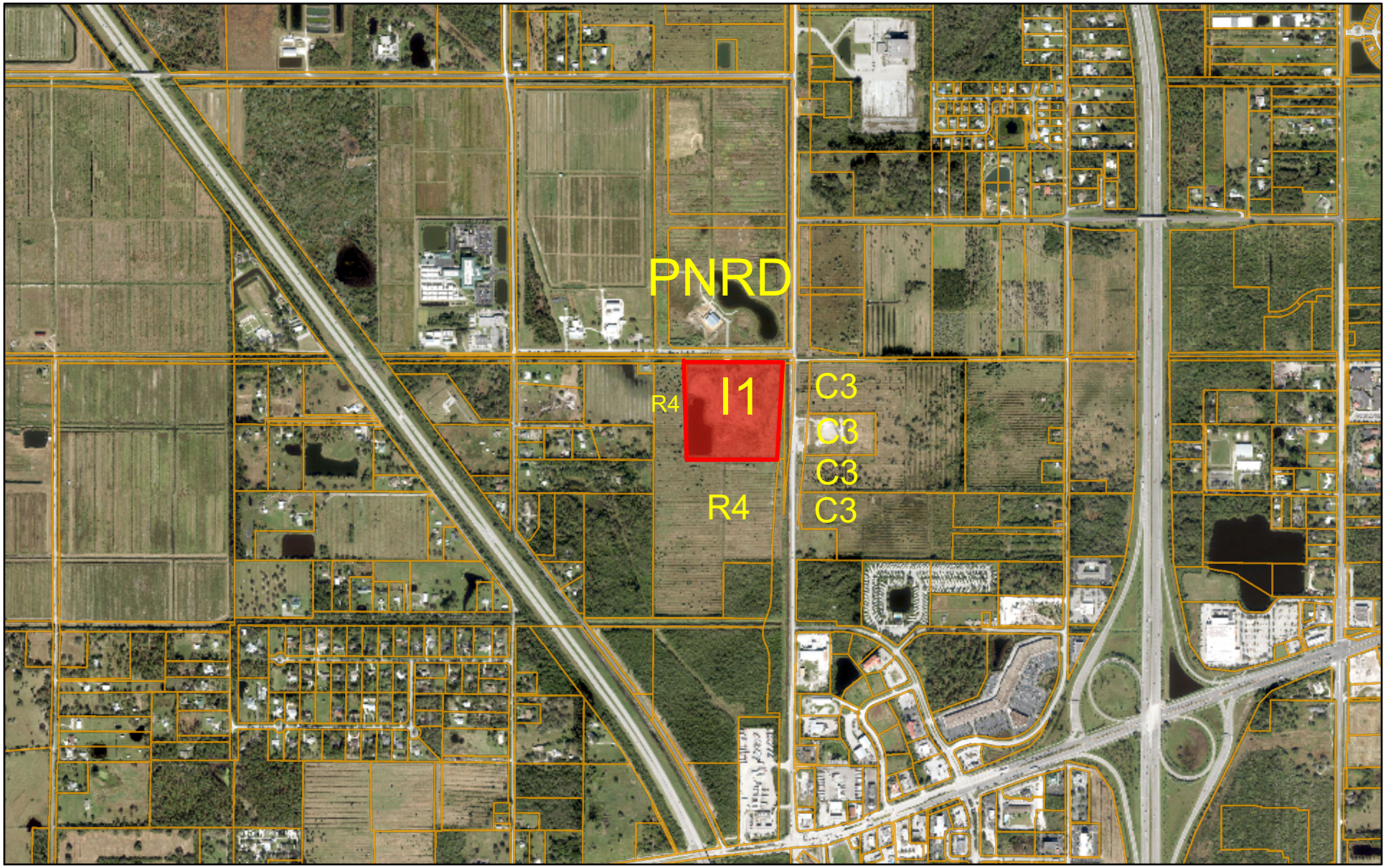
0 225 450 900 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Redtail DG

Proposed Zoning for 7325 Pruitt Research Road



April 30, 2020

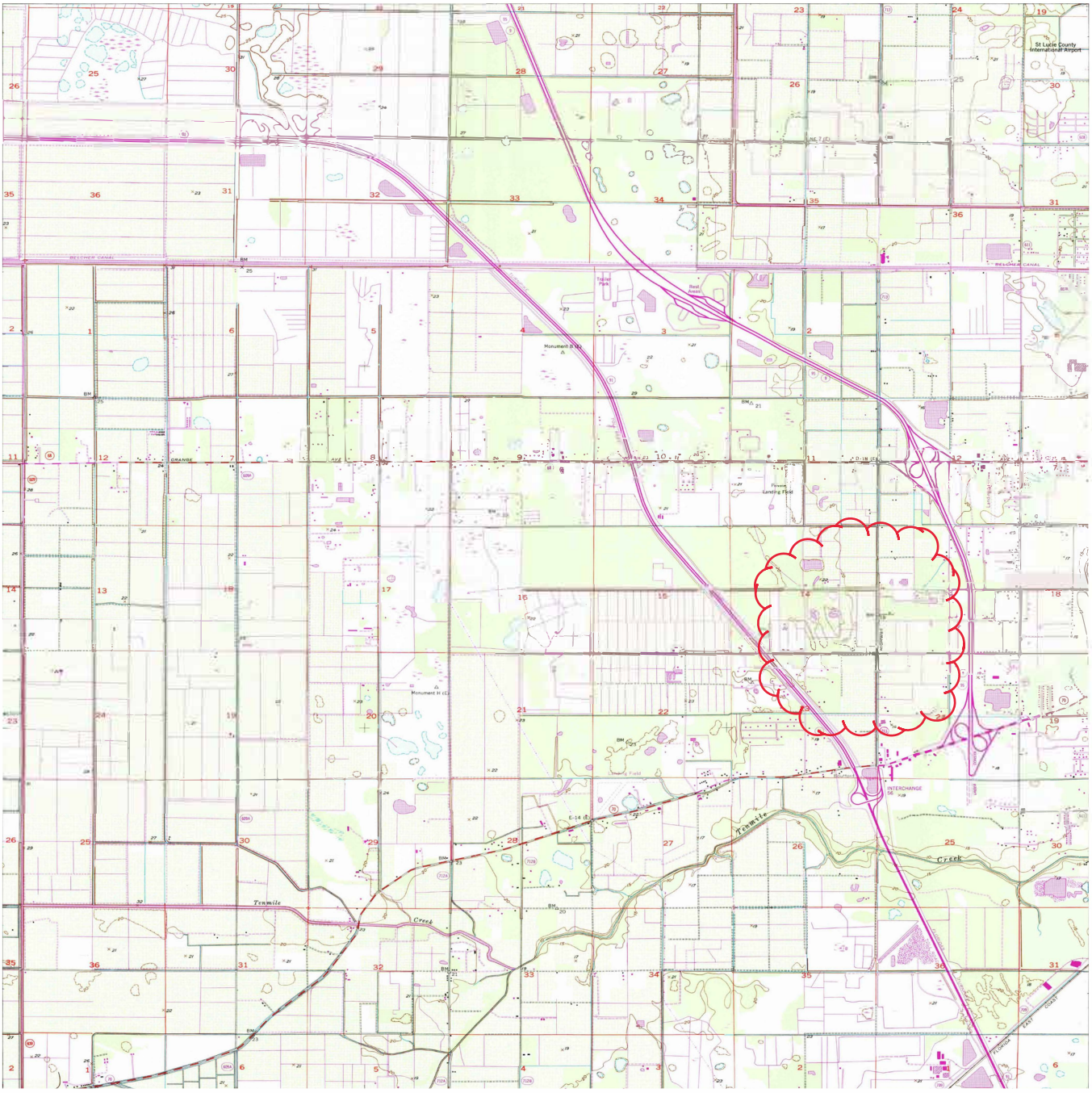
1:18,056

0 500 1,000 2,000 ft

0 225 450 900 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Redtail DG


St Lucie County International Airport
Tenmile Creek
Tenmile Creek
INTERCHANGE
E-14 (E)

Historical Report

As listed by the St. Lucie County Property Appraiser's site, the site is currently a 19.55 acre vacant site. It's first known use came when Raymond Hoeffner developed the property into a Citrus Grove. The citrus grove was sold in 2002 and then later resold two years later to the Nazarene Church in 2004. The site was cleared in early 2009 to allow for the development of their new church. The church received site plan and building permit approvals for a 35,540 sf sanctuary and they graded the site. They dug a retention pond, however they stopped all construction activities and never erected their new buildings or did other site improvements. The site is up for sale and through this application request, the site would be developed with light industrial uses, focusing on the location and proximity to the 3 nearby interchanges.

Memorandum

To: Ward Huntley
Louis L. Huntley Enterprises, Inc.

From: Evan W. Robohm
Carlos G. Garcia, P.E.

Date: 04/30/2020

Re: **Project Hunt – Traffic Statement**

CARLOS G. GARCIA
LICENSE
No. 82619
4/30/2020
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Introduction

The purpose of this Traffic Statement is to discuss the existing roadway configuration adjacent to the project site and provide general information pertinent to the anticipated trips generated by the proposed development.

Background Information

The project Hunt is proposed to be located at the south-west quadrant of the intersection of Pruitt Research Center Drive and Kings Highway, shown in **Figure 1**.



Figure 1. Site Location

The project site is located south of Pruitt Research Center Road and west of Kings Highway as Shown in **Figure 1.** The site includes two parcels totaling approximately 9.1954 acres. This site is currently zoned R-4 “Medium Density Residential”.

The current zoning of R-4 allows a maximum density of 12 units per acre, according to City of Fort Pierce Code (Chapter 22, Article 3, Section 22-27). The maximum number of residential homes (ITE Land Use Code 220) that could be constructed is 110 dwelling units.

The proposed project Hunt development is looking to rezone these two parcels from R-4 "Medium Density Residential" to I-1 "Light Industrial." Based on the proposed zoning, the maximum size of the proposed Light Industrial Facility was calculated based on the floor area ratio (FAR) of 1.5 for industrial land uses, according to the City of Fort Pierce Comprehensive Plan, "Future Land Use Element Goals, Objectives, and Policies" (Table 1-1) to maximize the proposed land use at the project site. The calculations indicate that approximately 600,827 S.F. of Light Industrial can be accommodated within these two parcels. **Figure 2** further depicts the site location and proposed driveway.

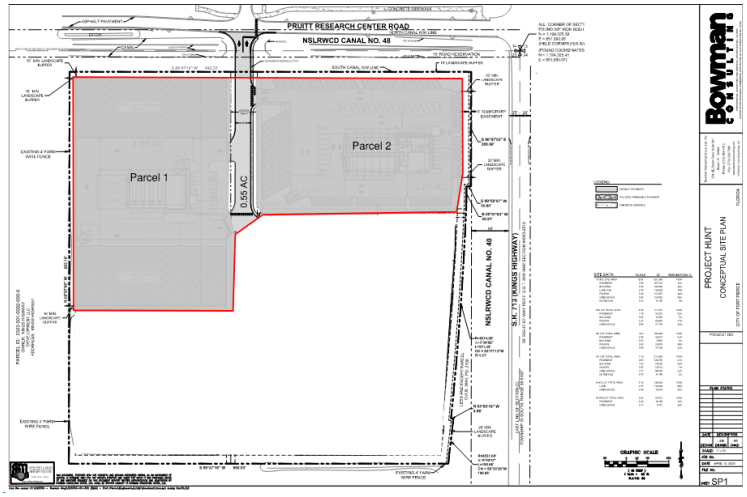


Figure 2. Site Parcel Plan

The proposed Light Industrial Facility is expected to have one full access driveway that connects to Pruitt Research Center Road as shown in **Figure 2**. Site access relating to the neighboring road network is shown in **Figure 3.**

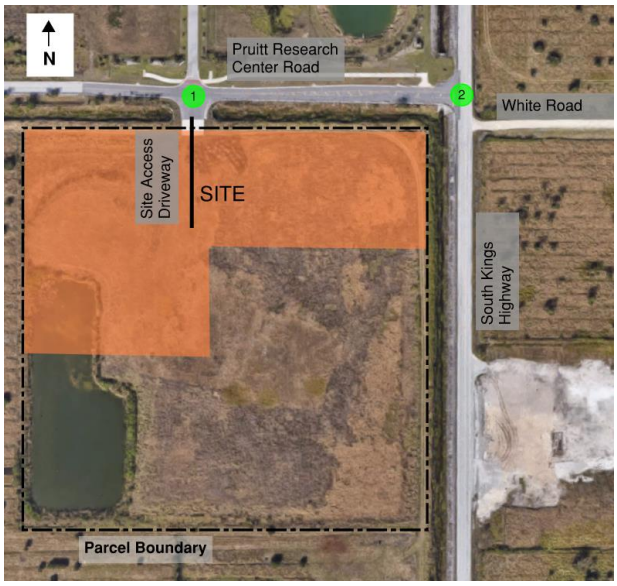


Figure 3. Site Access Points

It is our understating the several roadway improvement projects are underway in the vicinity of the site. South Kings Highway is currently under construction. This roadway will be widened from a two-lane undivided roadway to a four-lane divided roadway with auxiliary lanes. The projected is expected to be completed in 2022 (The conceptual plans attached in **Appendix A)**. This project is expected to modify the intersection of Pruitt Research Center Road and South Kings Highway to eliminate the westbound left turning movement from Pruitt Research Center Road onto South Kings Highway.

Also, a new roadway connector project is being discussed by the County, City, and FDOT. The project is expected to connect Graham Road to Pruitt Research Center Road. The time frame for the development of this project is currently unknown.

Existing Roadway Network

South Kings Highway (FL 713) is currently a two-lane paved undivided roadway with a posted speed limit of 40 miles per hour. It has a north-south alignment and is listed as a Principal Arterial on FDOT's 2010 Functional Classification Map. ADT on South Kings Highway in 2018 was 13,600 vehicles/day, obtained from FDOT. The peak hour volume on South Kings Highway is expected to be approximately 1,360 vehicles/hour using the 2018 ADT, and assuming a K factor of 10%.

South Kings Highway is currently under construction (FDOT Project 230256-6-52-01) and is expected to be widened to a four-lane divided roadway with auxiliary lanes and access management (see conceptual plans attached in **Appendix A**).

Pruitt Research Center Road is currently a two-lane paved undivided roadway with a posted speed limit of 25 miles per hour. It has an east-west alignment and is listed as a local road on FDOT's 2010 Functional Classification Map. This road is under jurisdiction of the City of Fort Pierce.

White Road is currently a two-lane unpaved undivided roadway with a posted speed limit of 20 miles per hour. It has an east-west alignment and is listed as a local road on FDOT's 2010 Functional Classification Map.

Graham Road is currently a two-lane undivided paved roadway with a posted speed limit of 40 miles per hour. It has an east-west alignment and is listed as a local road on FDOT's 2010 Functional Classification Map. The County and City have proposed to connect Graham Road to Pruitt Research Center Road with a signalized intersection. The time frame for this project is currently unknown.

Intersection of Pruitt Research Center Road and South Kings Highway is currently a three-legged stop-controlled intersection. The northbound approach consists of one shared left/through lane. The southbound approach consists of one shared through/right lane. The eastbound approach is stop-controlled and consists of one shared left/right lane. This intersection is expected to be modified as a result of the Kings Highway widening project (see conceptual plans attached in **Appendix A**).

Trip Generation

The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* was used to determine the number of trips generated by the proposed land use of Light Industrial (Land Use Code 110) and for the existing land use of Medium Density Residential (ITE Land Use Code 220). The Land Use description from the ITE publication is included in **Appendix A.**

The trip generation for the existing and proposed sites is summarized **in Tables 1** and **2. Table 1** displays the trip generation for the proposed development, including the morning and evening peak hours. **Table 2** displays the trip generation for the existing land use, including the morning and evening peak hours. Both land uses are not expected to generate pass-by trips.

Table 1. Proposed Development Trip Generation Analysis

Trip Generation (Per ITE Trip Generation Manual - 10th Edition)

Development	Land Use	Size	Units	Weekday	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Light Industrial	110	600,827	S.F.	2335	370	51	421	49	330	379

Table 2. Existing land use Trip Generation Analysis

Trip Generation (Per ITE Trip Generation Manual - 10th Edition)

Development	Land Use	Size	Units	Weekday	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Multifamily Housing	220	110	D.U.	791	12	40	52	40	24	64

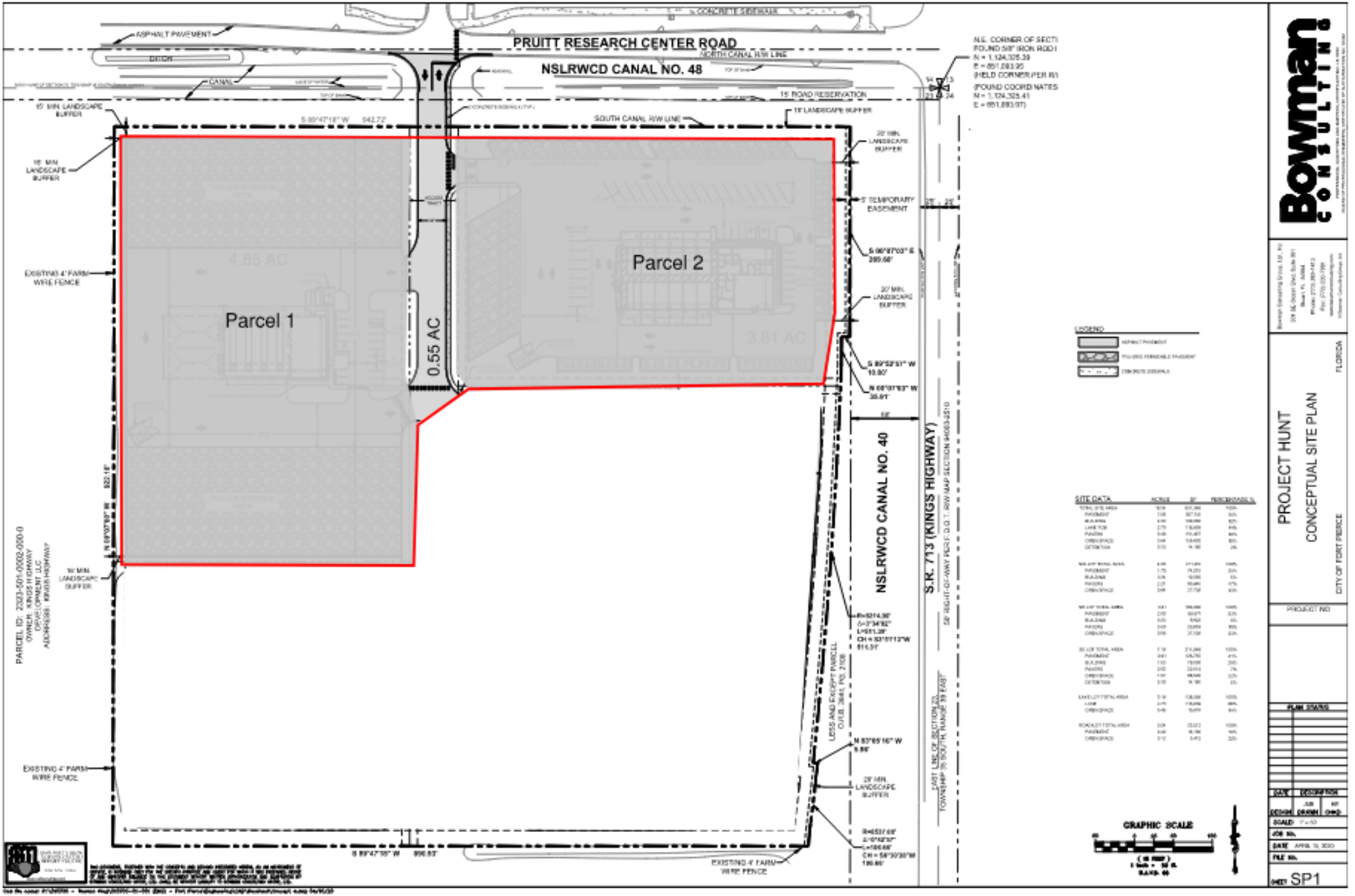
Conclusions

Based on the information contained in this memorandum and its attachments, it is our opinion that the existing roadway network can handle the anticipated trips generated by the proposed Light Industrial Facility.

The current Kings Highway project is expected to add capacity along the corridor. This facility provides a direct connection to I-95 and I-91. The planned connector roadway from Graham Road to Pruitt Research Center Road is expected to improve traffic flow and operation on the adjacent roadway system. Both roadway improvement projects are expected to provide a great benefit to the surrounding community and greater flexibility of drivers to access the proposed development.

Appendix A

Site Plan
Trip Projections
ITE Land Use Description
South Kings Highway Conceptual Plans



Bowman CONSULTING

PROJECT HUNT

CONCEPTUAL SITE PLAN

CITY OF FORT PIERCE

FLORIDA

PROJECT NO

PLAN STATUS

DATE	DESCRIPTION
DESIGN	JUB DRAWN / HT CHKD

SCALE: 1" = 40'

JOB No.

DATE: APRIL 13, 2020

FILE No.

SHEET SP1

Land Use: 110
General Light Industrial

Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the 30 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 4:30 and 5:30 p.m., respectively.

The sites were surveyed in the 1980s, the 2000s, and the 2010s in Colorado, Connecticut, Indiana, New Jersey, New York, Oregon, Pennsylvania, and Texas.

Source Numbers

106, 157, 174, 177, 179, 184, 191, 251, 253, 286, 300, 611, 874, 875, 912

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

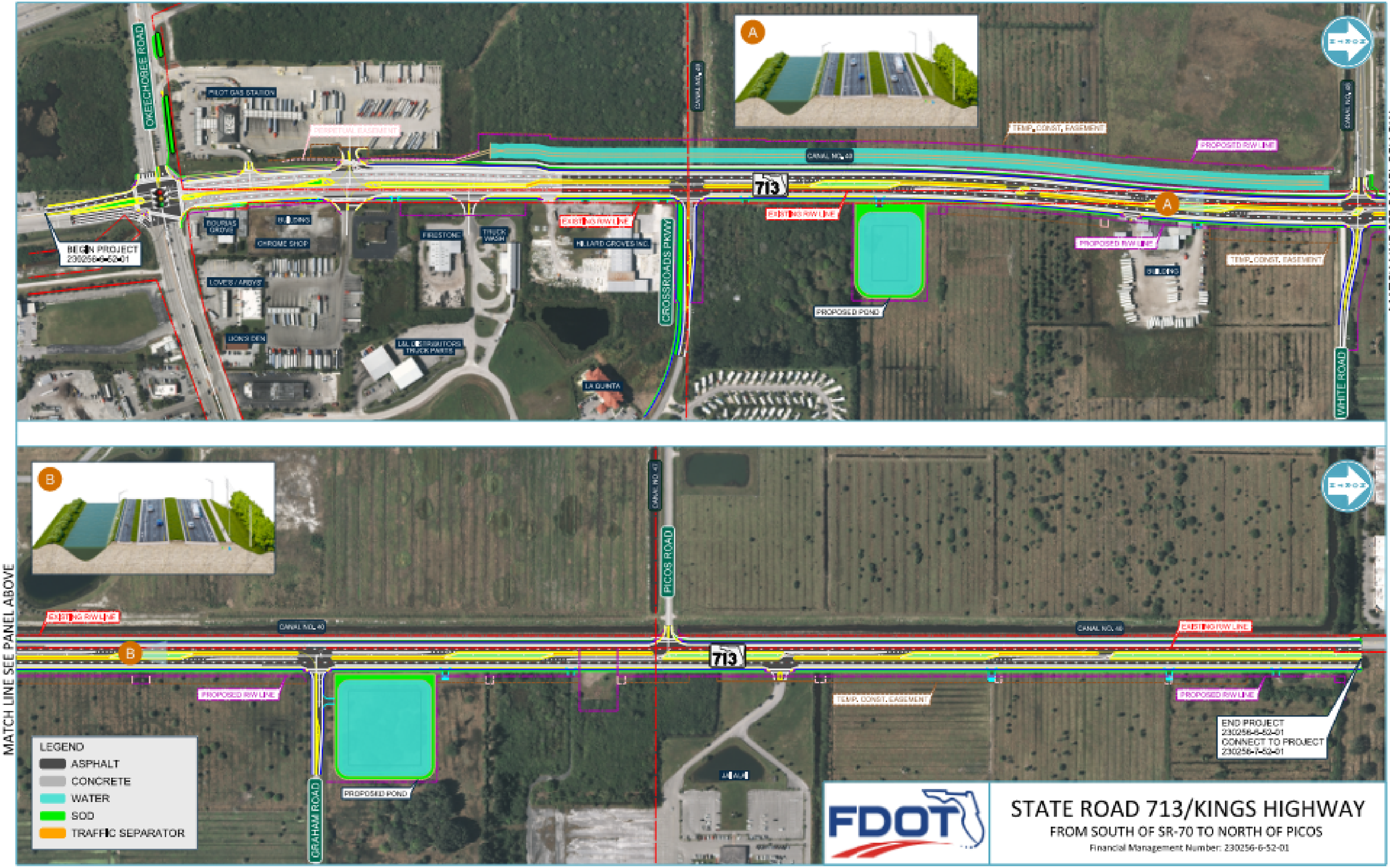
- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951



STATE ROAD 713/KINGS HIGHWAY

FROM SOUTH OF SR-70 TO NORTH OF PICOS

Financial Management Number: 230256-6-52-01

03070924

Universal Land Title, Inc.

This Instrument Prepared by:
NANCY PERELLA
1908 SE Port St. Lucie Blvd.
Port St. Lucie, Florida 34952
(772) 335-1774 Fax (772) 335-1859
for the purposes of title insurance.

Property Appraisers Parcel I.D. (Folio) Number(s):
2323-501-0001-000/3

Grantee(s) S.S.#(s):

WARRANTY DEED
(FROM CORPORATION)

* Doc Assump: $ 0.00
* Doc Tax : $ 11,023.60
* Int Tax : $ 0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2357426 OR BOOK 1907 PAGE 1145
Recorded:02/26/04 11:35

This Warranty Deed *Made and executed the* 20TH *day of* FEBRUARY *A.D.* 2004 *by* S&H BUSINESS, INC.,

a corporation existing under the laws of FLORIDA *and having its principal place of business at* 5903 NW FAVIAN AVE PORT ST. LUCIE, FL 34986 *hereinafter called the grantor, to* FORT PIERCE FIRST CHURCH OF THENAZARENE

whose postoffice address is 611 GARDENIA AVE. FORT PIERCE, FL 34982 *hereinafter called the grantee:*
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: *That the Grantor, for an in consideration of the sum of $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in* St. Lucie *County, Florida, viz:*

Lots 1, 2, 7, 8, 9, 10 and 15, Block 1, MODEL LAND COMPANY'S SUBDIVISION in Section 23, Township 35 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 2, Page 10, public records of St. Lucie County, Florida.

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 2003 *, restrictions, reservations, covenants and easements of record, if any.*

In Witness Whereof, *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

(Corporate Seal)

ATTEST: _____
Secretary

Signed, sealed and delivered in our presence:

S&H BUSINESS, INC.,

_____
Witness Signature

BY: _____

N J Perella
Printed Name

BAKUL PATEL
PRESIDENT
Printed Name and Title

WES CRAWFORD
Witness Signature

Wes Crawford
Printed Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 20TH day of FEBRUARY 2004
by BAKUL PATEL of S&H BUSINESS, INC.,
a FLORIDA Corporation, on behalf of the corporation. He/~~she is~~ personally known to me or who has produced D license as identification and did take an oath.

NOTARY PUBLIC SEAL — STATE OF FLORIDA — OFFICIAL NOTARY SEAL — N J PERELLA — COMMISSION NUMBER DD011752

_____
Notary Signature

_____
Printed Notary Signature
Title or Rank: _____
Serial Number: _____
My Commission Expires:

Technical Review Committee **2. k.**

Meeting Date: 08/18/2022

REQUESTED ACTION

Minor Replat - My Real Estate LLC - 1900 Coconut Drive

LOCATION

1900 Coconut Drive Fort Pierce, FL 34949. Parcel IDs: 2414-503-0057-000-9 and 2412-503-0056-010-5

RESPONSIBLE STAFF

Ryan Altizer, Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Staff Memo

Form Review

Form Started By: Ryan Altizer Started On: 08/04/2022 08:59 AM

Final Approval Date: 08/04/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

RECEIVED
JUL 14 2022
CITY OF FORT PIERCE
PLANNING & ZONING

Subdivision

Property address or Location 1900 Coconut Drive, Ft. Pierce, FL 34949

Parcel ID #(s) 2414-503-0057-000/9 2412-503-0056-010/5

Project description Combine the west half of lot 14 block 13 with the east half of lot 14 block 13.

Property Owner(s)
MY Real Estate LLC

Street Address
4512 N. FLagler Dr. Suite 305

City State Zip
West Palm Beach FL 33407

Phone Number
941-323-4686

Email Address
Housing@cottoncrews.com

Applicant/Representative, Title, Company
Matthew Woodbury

Street Address
4512 N. FLagler Dr. Suite 305

City State Zip
4512 N. FLagler Dr. Suite 305

Phone Number
941-323-4686

Email Address
Housing@cottoncrews.com

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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- Palm Beach COUNTY
The foregoing instrument was acknowledged before me this 28 day of June, 2022 by Matthew Woodbury who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal) Notary Public State of Florida
Amy E Barlow
My Commission GG 963212
Expires 02/27/2024

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☑ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

Prepared By and Return To:
Diane Ally
Ally Parker Brown Title Insurance Agency
2691 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34953

Property Appraiser's Parcel I.D. (folio) Number(s)
2412-503-0057-000/9
2412-503-0056-010/5

File No. APB20220176

WARRANTY DEED

THIS WARRANTY DEED dated this 16th day of May, 2022, by Robert O'Brien, and Linda O'Brien, husband and wife, hereinafter called the grantors, to My Real Estate LLC, a Florida Limited Liability Company, whose post office address is 529 NW Prima Vista Boulevard, Ste. 301B, Port St. Lucie, Fl 34983 hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

The East ½ of Lot 14, Block 13, Surfside Unit Two, according to the Plat thereof as recorded in Plat Book 11, Page 8, Public Records of St. Lucie County, Florida.

The West Half of Lot 14 and all of Lot 15, Block 13 of Surfside Unit Two, according to the Plat thereof as recorded in Plat Book 11, Page 8, Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the year 2022 and all subsequent years.

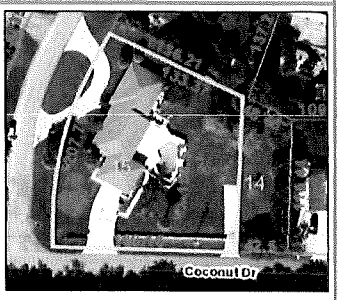
Sheet 1 of 2 (Sketch of Survey) - See Sheet 2 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

N
NE
E
SE
S
SW
W
NW

SCALE:1"=40'

BEARING REFERENCE:
CENTER LINE OF COCONUT DRIVE AS N 88°10'00" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	23.56'	15.00'	90°00'00"	21.21'	N43°10'00"W
C2	90.06'	190.99'	27°01'00"	89.23'	N15°20'30"E



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 5' U.E. ALONG NORTHEASTERLY BOUNDARY LINE OF SUBJECT LOT.
- 15' BUILDING SETBACK LINE ALONG NORTHERLY AND WESTERLY BOUNDARY LINES OF SUBJECT LOT.
- 25' BUILDING SETBACK LINE ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.
- 7' BUILDING SETBACK LINE ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
- BUILDING SETBACK LINE EXTENDS THROUGH THE SUBJECT LOT.
- FENCE EXTENDS THROUGH THE NORTHEASTERLY EASEMENT.
- WALL EXTENDS THROUGH THE NORTHEASTERLY EASEMENT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: D09387
Benchmark Elev.: 3.64'
Benchmark Datum: NAVD 1988
Elevations on Drawing are in: N.G.V.D.29 ☐ N.A.V.D.88 ☑

Revisions:	Job Nr: 143345-SE	Date of Field Work: 05/11/2022	Drawn by: I. B.
Update			
Job Nr: 144797-SE			
Date of Revision: 06/20/2022			
Revizion by: S.D.			

LANDTEC SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!
LICENSED BUSINESS No. 8007

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

☑ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Property Improvements -

LEGAL DESCRIPTION:
LOT 14 AND LOT 15, BLOCK 13, OF SURFSIDE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND CONTAINING 32,416 SQ. FT. OR 0.744 ACRES MORE OR LESS.

PROPERTY ADDRESS:
1900 COCONUT DRIVE
FORT PIERCE, FL 34949

INVOICE NUMBER: 144797-SE
DATE OF FIELD WORK: 05/11/2022

CERTIFIED TO
MATTHEW WOODBURY

FLOOD ZONE: AE
FLOOD MAP: 12111C
PANEL: 0183
SUFFIX: K
PANEL DATE: 02/19/2020

BASE FLOOD ELEVATION OR DEPTH: 5 NAVD 1988
COMMUNITY NUMBER: 120286
BENCHMARK: D09387
ELEVATION: 3.64

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 5' U.E. ALONG NORTHEASTERLY BOUNDARY LINE OF SUBJECT LOT. - WALL EXTENDS THROUGH THE NORTHEASTERLY EASEMENT.
- 15' BUILDING SETBACK LINE ALONG NORTHERLY AND WESTERLY BOUNDARY LINES OF SUBJECT LOT.
- 25' BUILDING SETBACK LINE ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT. - 7' BUILDING SETBACK LINE ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
- BUILDING SETBACK LINE EXTENDS THROUGH THE SUBJECT LOT. - FENCE EXTENDS THROUGH THE NORTHEASTERLY EASEMENT.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	DE = DRAINAGE EASEMENT	P = PLAT	QTR = QUARTER
B.S.L. = BUILDING SETBACK LINE	EL OR ELEV = ELEVATION	PC = POINT OF CURVE	R = RADIUS
C/O = CLEANOUT	EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE	RNG = RANGE
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	PH = POOL HEATER	SEC = SECTION
CATV = CABLE TV RISER	FN = FOUND NAIL	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CF = CALCULATED FROM FIELD	FND = FOUND	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CH = CHORD DISTANCE	HFA = HELD FOR ALIGNMENT	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	L= LEGAL DESCRIPTION	PP = POOL PUMP	UP = UTILITY POLE
CP = CONTROLLING POINT	M = MEASURED	PRC = POINT OF REVERSE CURVE	WM = WATER METER
CR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PT = POINT OF TANGENCY	WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE (W) = WELL
= LIGHT POLE ℄ = CENTER LINE = HANDICAP PARKING SPACE
= CATCH BASIN ℞ = PARTY WALL
= FIRE HYDRANT A/C = AIR CONDITIONER = SEC. QTR. CORNER
= MANHOLE (S) = SEPTIC LID
= WATER VALVE X = ELEV. SHOT = SECTION CORNER
☐WM = WATER METER

LINETYPES:

BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Andrew Snyder License Number LS 5639 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Andrew Snyder
Date: 2022.06.21 10:56:40 -04'00'

SIGNATURE: _____ DATE: 06/14/2022

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

LANDTEC SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!

LICENSED BUSINESS No. 8007

Sheet 1 of 2 (Sketch of Survey) - See Sheet 2 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

BEARING REFERENCE:
CENTER LINE OF COCONUT DRIVE AS N 88°10'00" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

SCALE:1"=40'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	23.56'	15.00'	90°00'00"	21.21'	N43°10'00"W
C2	90.06'	190.99'	27°01'00"	89.23'	N15°20'30"E



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 5' U.E. ALONG NORTHEASTERLY BOUNDARY LINE OF SUBJECT LOT.
- FENCE EXTENDS THROUGH THE NORTHEASTERLY EASEMENT.
- WALL EXTENDS THROUGH THE NORTHEASTERLY EASEMENT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: D09387
Instrument: GPS
Benchmark Elev.: 3.64'
Benchmark Datum: N.A.V.D.1988
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ■

Revisions:

Job No: 143345-SE | Date of Field Work: 05/11/2022 | Drawn by: I. B.

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Minor Replat- 22-05000002** **1900 Coconut DR**
BOARD DATE:	August 18, 2022

Minor Replat at 1900 Coconut DR

The above referenced project is being submitted for your review and comments. The applicant is requesting a Minor Replat for 1900 Coconut Drive.

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, August 16, 2022 If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you