CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, March 16, 2023 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Annexation - Murray Fowler - 2413-501-0102-000-7

   b. Annexation - Acerra Blk 10, Lot 14 - 2413-501-0158-000-4

   c. Annexation - Acerra Blk 10, Lot 10 - 2413-501-0154-000-6

   d. Conditional Use - Adult Day Care -1331 N. Lawnwood Circle

   e. Site Plan and Conditional Use with New Construction - Okeechobee Road Flex Space - 4646 Okeechobee Road

   f. Site Plan – John Carroll High School Field House – 2408-324-0002-000-7

   g. Minor Site Plan Amendment – Ocean Village Clubhouse – 2400 S. Ocean Drive

   h. Minor Site Plan Amendment - Tractor Supply - 4888 Okeechobee Road

   i. Final Plat – Coral Sands –2401-502-0026-000-6

   j. Final Plat – Mohawk – 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

Technical Review Committee **1. a.**

Meeting Date: 03/16/2023

REQUESTED ACTION

Annexation - Murray Fowler - 2413-501-0102-000-7

LOCATION

Parcel ID: 2413-501-0102-000-7

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 03/01/2023 02:25 PM

Final Approval Date: 03/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Murray Fowler Annexation – Annexation – 23-02000001** **Parcel ID: 2413-501-0102-000-7**
BOARD DATE:	March 16, 2023

Annexation for Parcel ID 2413-501-0102-000-7

The above referenced project is being submitted for your review and comments. The applicant is requesting an annexation for Parcel ID 2413-501-0102-000-7.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, March 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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
- Current Survey (completed within the last 12 months)

1. Address: South Ocean Drive
2. Legal description of real property for which annexation is being requested:
   Lots 10, 11, 12, 13, 20, 21, 22, 23, Block 8, SURFSIDE HARBOR, according to the plat thereof,
   as recorded in Plat Book 10, Page 68, of the Public Records of St. Lucie County, Florida.
   Property Tax ID: 2413-501-0102-000-7
3. Size of described property: 31,750 square feet
4. Project description: Annexation into the City of Ft. Pierce
5. Current St. Lucie County Future Land Use Designation: Residential/Commercial
6. Current St. Lucie County Zoning: Hutchinson Island
7. Is this a Historic property? No
8. Appraised value: $134,000.00
9. Name of Owner(s): Sean M. Murray and Michael D. Fowler
   Signature of Owner(s):
   Mailing Address: 9530 Laurelwood Court
   City Ft. Pierce State FL Zip 34951
   Phone 772-579-6147 Fax 772-617-1252

10. Name of Representative: [redacted] TONY ACERRA

Signature of representative: Anthony D. Acerra

Mailing Address: 302 S.W KANEI AVE.

City) PORT SAINT LUCIE State FL. Zip 34953

Phone 772-822-1859 Fax —

E-mail: TONYACERRA@COMCAST.NET

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1721574 OR BOOK 1224 PAGE 0906
Recorded: 05-20-99 11:04 A.M.

Prepared by and Return to:
Kevin H. Hendrickson
310 South Second Street
Fort Pierce, FL 34950
[TITLE NOT EXAMINED BY SCRIVENER]

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed on May 14, 1999, between **Lela McCarty Mitchell**, as Successor Personal Representative of the Estate of **MICHAEL S. MCCARTY**, deceased, pursuant to execution of letters of administration on October 16, 1996, whose post office address is Post Office Box 976, Thomasville, Georgia 31799, **Grantor**, and **Michael D. Fowler**, **Grantee**, whose mailing address is P. O. Box 1270, Fort Pierce, Florida 34954.

0.00
0.70
0.00

* Doc Assump: $
* Doc Tax : $
* Int Tax : $

WITNESSETH:

WHEREAS, MICHAEL S. MCCARTY (the "Decedent") died testate resident of St. Lucie County, Florida, on May 6, 1995.

WHEREAS, the decedent in his Last Will and Testament, dated April 10, 1995, which has been duly admitted to probate by the Circuit Court of the Nineteenth Judicial Circuit in and for St. Lucie County, Florida, Probate Division, in File No. 95-394-CP on the 26th day of May, 1995 along with the execution of Letters of Administration on May 26, 1995 and

WHEREAS, Michael D. Fowler is entitled to reasonable compensation for services rendered as the attorney of record for the predecessor personal representative, Lisa McCarty, and has agreed to take in kind distribution of real property in lieu of monetary remuneration and

NOW, THEREFORE, in the consideration of the sum of One Dollars ($1.00), and pursuant to the agreement between the parties hereto to settle the outstanding balance of attorneys fee due **Michael D. Fowler**, the Grantor has granted, bargained, sold, released, conveyed and confirmed to the said Grantee, his heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

> An undivided one-half interest in and to the following:
> Lots 10, 11, 12, 13, 20, 21, 22 and 23, Block 8, SURFSIDE HARBOR, Plat Book 10, page 68, in the Public Records of St. Lucie County, Florida.
> **TIN # 2413-501-0102-0007**

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by grantor) and acceptance (by grantee)

of this deed, the grantor and the grantee agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

TOGETHER with all singular tenements, hereditaments and appurtenances belonging or in any way appertaining to that real property.

TO HAVE AND TO HOLD, the above described premises unto the Grantee in fee simple forever, and the Grantor, as Successor Personal Representative, does hereby covenant with the Grantee against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor as Personal Representative, that the Grantor as Successor Personal Representative is lawfully possessed of the above described premises, that they are free and clear of all encumbrances and that the grantor as Successor Personal Representative has good, right and lawfully authority to sell, convey, alienate, hypothecate, transfer and assign the same and that in all things preliminary to and in and about, this conveyance, the laws of Florida have been followed and complied with in all respects. The Grantor as Successor Personal Representative does hereby fully warrant the title to that land and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor as Successor Personal Representative.

IN WITNESS WHEREOF, the Grantor, as duly constituted and appointed Successor Personal Representative of the Estate of **MICHAEL S. MCCARTY**, Deceased, has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the Presence of :

Patricia B Durrance
Witness's Signature

Patricia B. Durrance
Witness's Printed Name

Travis Shepherd
Witness's Signature

Travis Shepherd
Witness's Printed Name

Lela McCarty Mitchell
Lela McCarty Mitchell, as Successor
Personal Representative of the Estate of
MICHAEL S. MCCARTY
Post Office Box 976
Thomasville, Georgia 31799

OR BOOK 1224 PAGE 0907

STATE OF GEORGIA
COUNTY OF

The foregoing instrument was acknowledge before me this 14 day of MAY, 1999, by **Lela McCarty Mitchell**, as Successor Personal Representative of the estate of **MICHAEL S. MCCARTY**, who is personally known to me or has produced _____ as identification.

Ramona L Benton
Notary Public

Ramona L Benton
Printed Name
My commission Expires:

NOTARY PUBLIC, THOMAS COUNTY, GA.
MY COMMISSION EXPIRES JUNE 16, 2001

Prepared by and Return to:
Kevin H. Hendrickson
310 South Second Street
Fort Pierce, FL 34950

OR BOOK 1224 PAGE 0908

Return to: (enclose self-addressed stamped envelope)
Name: Thomas L. Campbell
Address: 1800-C Okeechobee Road
Ft. Pierce, FL 34950

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2002965 OR BOOK 1486 PAGE 615
Recorded:01/31/02 12:27

This Instrument Prepared by:
Thomas L. Campbell
Address: 1800-C Okeechobee Road
Ft. Pierce, FL 34950

Doc Assump: $ 0.00
Doc Tax : $ 0.70
* Int Tax : $ 0.00

Property Appraisers Parcel I.D. (Folio) Number(s):

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

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

This Warranty Deed *Made the* 30th *day of* November *A. D.* 19 89 *by*

GEORGE E. MURRAY, a single adult,

hereinafter called the grantor, to

SEAN M. MURRAY, a single adult,

whose postoffice address is P.O. Box 3121, Ft. Pierce, Florida 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 County, Florida, viz:*

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

Lots 10, 11, 12, 13, 20, 21, 22 and 23, Block 8, SURFSIDE HARBOR, according to the Plat thereof as recorded in Plat Book 10, Page 68 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 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, 19*

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

Signed, sealed and delivered in our presence:

John V. Cahill — Sean M. Murray L.S.

Katherine L. Blusser — L.S.

STATE OF Florida
COUNTY OF St. Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared GEORGE E. MURRAY to me known to be the person described in and who executed the foregoing instrument and HE acknowledged before me that HE executed the same.

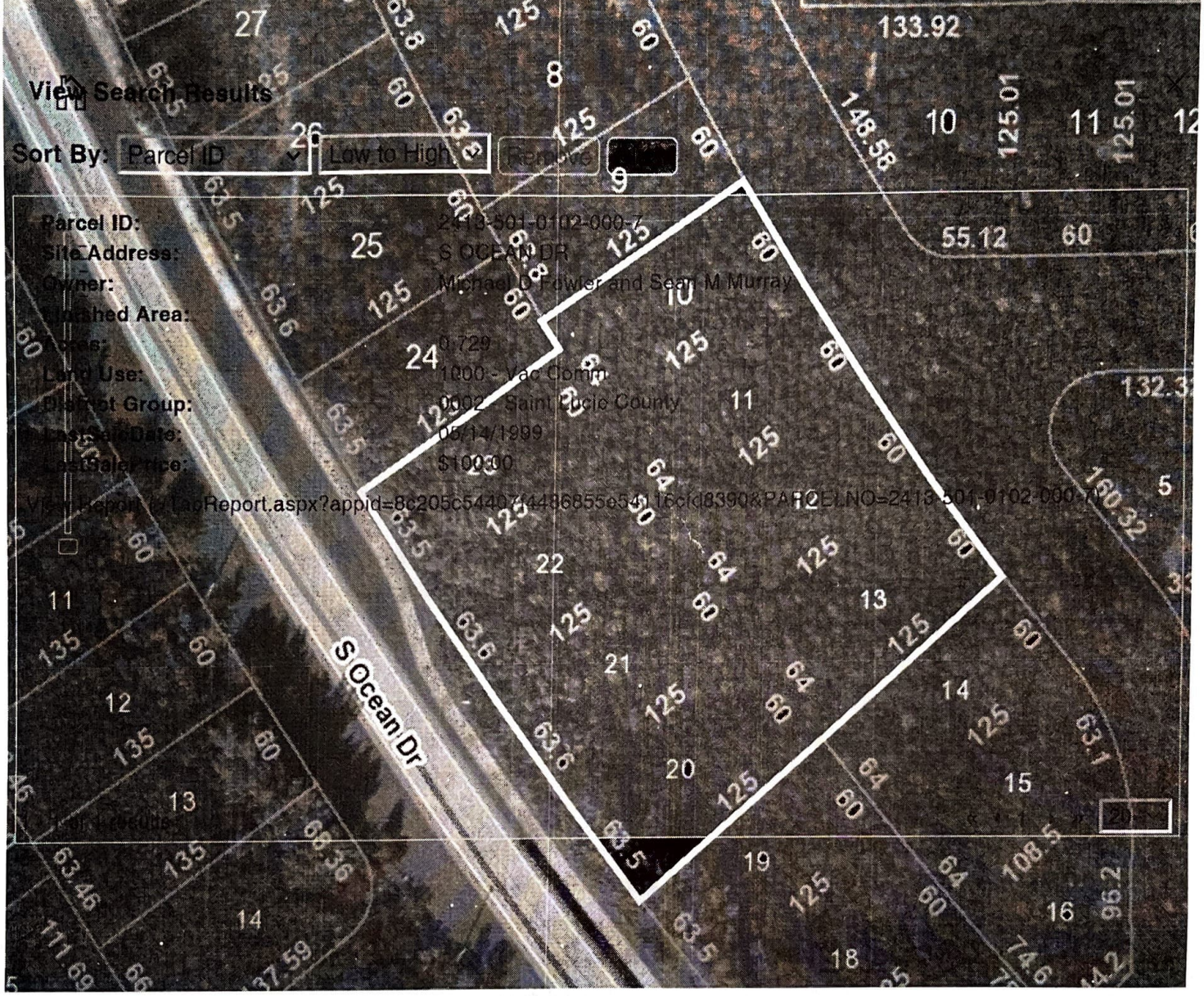
WITNESS my hand and official seal in the County and State last aforesaid this 8 day of DECEMBER A. D. 1989

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 7, 1991
BONDED BY [illegible] SURETY CORP.

Ann Procino

ANN PROCINO NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Kelton - Murray
OHO 72

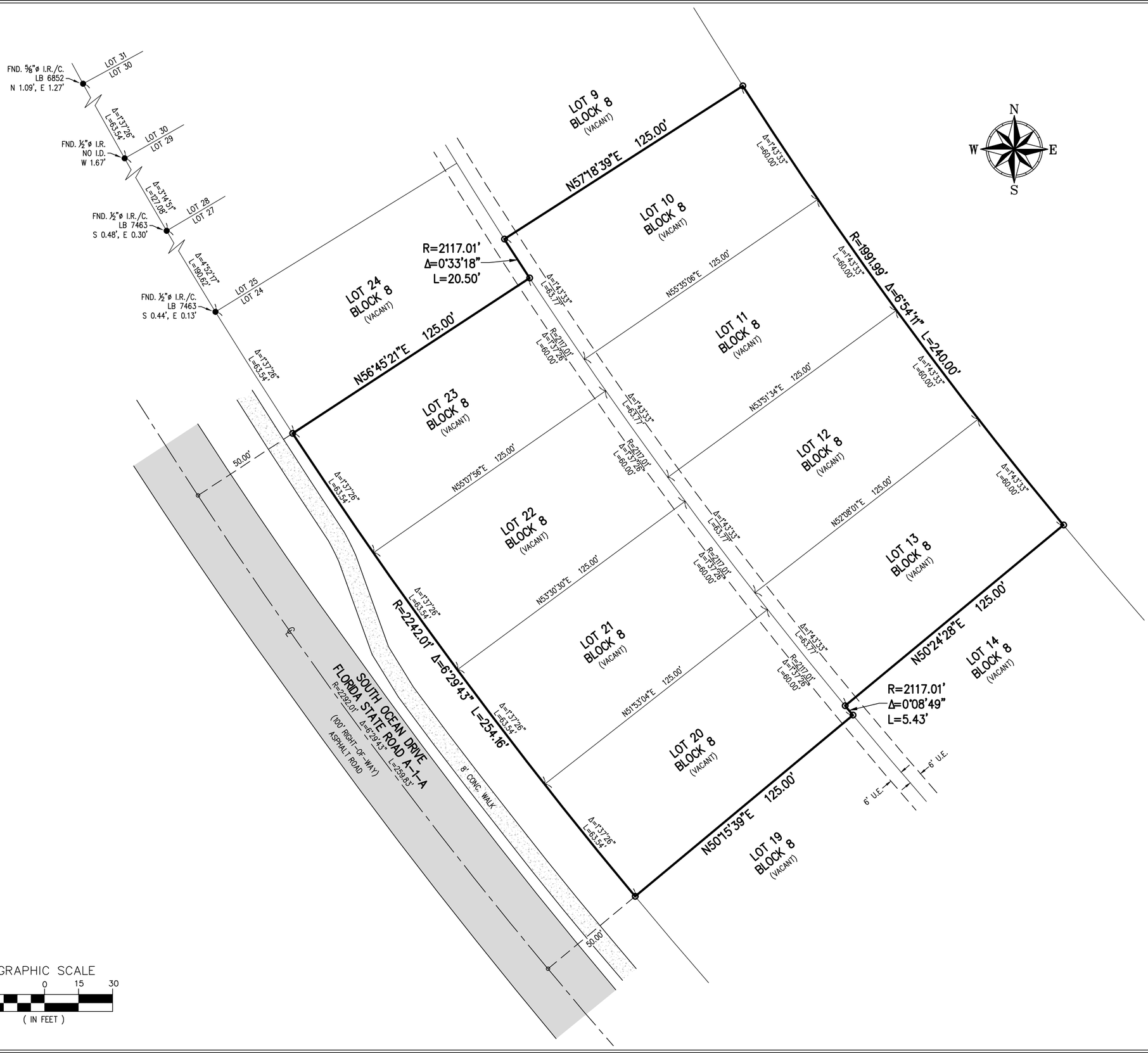


Export as: TXT Download

100ft

2021-09-28

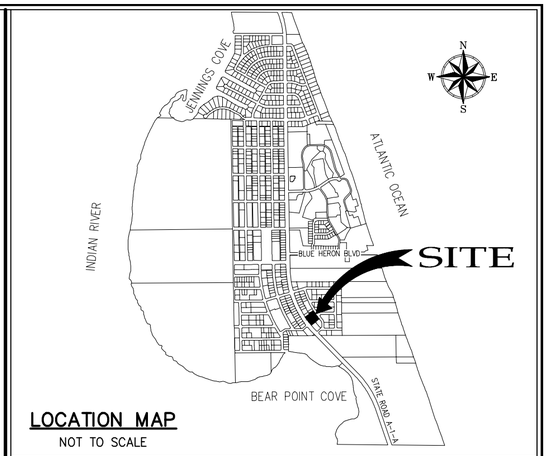
Click here for Legal Disclaimer



GRAPHIC SCALE

30 0 15 30

(IN FEET)



LOCATION MAP

NOT TO SCALE

LEGEND

Δ	– DELTA (CENTRAL ANGLE)	L.M.E.	– LIMITED MAINTENANCE EASEMENT
℄	– CENTER LINE	L.P.	– LIGHT POLE
A/C	– AIR CONDITIONER	(N.R.)	– NON RADIAL
A.K.A.	– ALSO KNOWN AS	O.R.B.	– OFFICIAL RECORD BOOK
ALUM.	– ALUMINUM	P.B.	– PLAT BOOK
B.E.	– BUFFER EASEMENT	P.C.	– POINT OF CURVATURE
C.B.	– CATCH BASIN	P.C.C.	– POINT OF COMPOUND CURVATURE
C.O.	– CLEANOUT	P.I.	– POINT OF INTERSECTION
CLF	– CHAIN LINK FENCE	PGS.	– PAGE(S)
CONC.	– CONCRETE	P.R.C.	– POINT OF REVERSE CURVATURE
COV.	– COVERED	P.R.M.	– PERMANENT REFERENCE MONUMENT
C.U.E.	– CITY UTILITY EASEMENT	PROP.	– PROPOSED
D.E.	– DRAINAGE EASEMENT	R	– RADIUS
ELEC.	– ELECTRIC	R.P.	– RADIUS POINT
ELEV.	– ELEVATION	R/W	– RIGHT–OF–WAY
EQUIP.	– EQUIPMENT	(RAD.)	– RADIAL
ESMT.	– EASEMENT	SQ. FT.	– SQUARE FEET
EXIST.	– EXISTING	TYP.	– TYPICAL
F.H.	– FIRE HYDRANT	U.E.	– UTILITY EASEMENT
F.P.L.	– FLORIDA POWER & LIGHT	W.M.	– WATER METER
FIN.	– FINISHED	00.00	– DENOTES PROPOSED ELEVATION
FLR.	– FLOOR	0.00	– DENOTES EXISTING ELEVATION
FND.	– FOUND		– DIRECTION OF FLOW
G.V.	– GATE VALVE		– DRAINAGE MANHOLE
H.H.	– HAND HOLE		– IRRIGATION CONTROL VALVE
H.P.	– HIGH POINT	OHW	– OVERHEAD WIRES
I.R./CAP	– IRON ROD & CAP		– SANITARY MANHOLE
L	– ARC LENGTH		– SET 5/8" IR/CAP LB 3591
L.E.	– LANDSCAPE EASEMENT		– SIGN

NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPERS.
2. THE LANDS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
3. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE NORTHWEST LINE OF LOT 23, BLOCK 8 AS N56°45'21"E. ALL OTHERS RELATIVE THERETO.
5. THE DESCRIPTION, AS SHOWN HEREON, IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
6. ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY, OR PARTIES, IS PROHIBITED, WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY, OR PARTIES.
8. FLOOD ZONE: "AE" BASE FLOOD ELEV.: 4.0'; FIRM MAP NO. 12111C0192K; COMMUNITY NO. 120285; DATED: FEBRUARY 19, 2020.
9. BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "97 77 A 21", ELEVATION = 2.48'.
10. PROPERTY ADDRESS: S OCEAN DRIVE

LEGAL DESCRIPTION:

LOTS 10, 11, 12, 13, 20, 21, 22 AND 23, BLOCK 8, SURFSIDE HARBOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD.

CONTAINING 61,825.96 SQUARE FEET OR 1.419 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED UNDER MY DIRECTION, ON JANUARY 12, 2023. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

_____

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA – LB #3591

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

BOUNDARY SURVEY
LOTS 10, 11, 12, 13, 20, 21, 22 AND 23, BLOCK 8
SURFSIDE HARBOR

BOUNDARY SURVEY	1/12/2023	RFC
REVISIONS	DATE	BY

DATE	1/12/2023	SCALE	1"=30'
FLD.BK.	N/A	CHECKED BY	RAL
PAGE	N/A		
FILE NAME 10299_Survey.dwg			

10299

SHT.NO. 1 OF 1 SHEETS

Technical Review Committee **1. b.**

Meeting Date: 03/16/2023

REQUESTED ACTION

Annexation - Acerra Blk 10, Lot 14 - 2413-501-0158-000-4

LOCATION

Parcel ID: 2413-501-0158-000-4

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 03/01/2023 02:31 PM

Final Approval Date: 03/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Acerra Annexation Blk 10, Lot 14 – Annexation – 23-02000002** **Parcel ID: 2413-501-0158-000-4**
BOARD DATE:	March 16, 2023

Annexation for Parcel ID 2413-501-0158-000-4

The above referenced project is being submitted for your review and comments. The applicant is requesting an annexation for Parcel ID 2413-501-0158-000-4.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, March 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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
- Current Survey (completed within the last 12 months)

1. Address: SURFSIDE HARBOUR Hutchinson ISLAND, FORT PIERCE
2. Legal description of real property for which annexation is being requested:
   SURFSIDE HARBOR BLK 10 - LOT 14

   Property Tax ID: 2413-501-0158-000-4
3. Size of described property: 9,148 sq. ft. - .21 ACRES
4. Project description: Annexation into City of FORT PIERCE
5. Current St. Lucie County Future Land Use Designation: RESIDENTIAL R-1
6. Current St. Lucie County Zoning: Hutchinson ISLAND
7. Is this a Historic property? NO
8. Appraised value: $ 23,837.00
9. Name of Owner(s): Anthony S. ACERRA

   Signature of Owner(s): Anthony S. Acerra
   Mailing Address: 302 SW KANE AVE.
   City PORT SAINT LUCIE State FL. Zip 34953
   Phone 732-822-1859 Fax

10. Name of Representative: _____

Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____ Fax _____
E-mail: _____

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

OFFICE USE:

DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

Unique Code : BAA-BAA-BCBBB-CBFGDBF-BFFJJJ-E Page 1 of 2

Prepared By and Return To:
Gail Logan, AVP
Fidelity National Title Insurance Company of New York
118 North Second Street
Fort Pierce, FL 34950

File No. 03-020-702020

Property Appraiser's Parcel I.D.(folio) Number(s)
2518-221-0010-000/8

SS#: _____

RETURN TO:
~~Fidelity National Title~~
Courthouse Box 121

* Doc Assump: $ 0.00
* Doc Tax : $ 273.00
* Int Tax : $ 0.00

WARRANTY DEED

THIS WARRANTY DEED dated February 3, 2002, by Marion Paul Broome, a married man, hereinafter called the grantor, to Anthony S. Acerra, a single man whose post office address is 24 Delaware Avenue, W. Long Branch, NJ 07764, 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 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:

Lot 14, Block 10, Surfside Harbor Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 68 of the Public Records of St. Lucie County, Florida.

Together with an easement for ingress and egress across that property as described in O.R. Book 1597, Page 1382, Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.
The above described property is vacant land and not the homestead of the grantor.
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, 2002.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2156315 OR BOOK 1656 PAGE 2398
Recorded:02/11/03 08:50

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ST. LUCIE COUNTY CLERK OF THE CIRCUIT COURT.
THIS DOCUMENT MAY HAVE REDACTIONS AS REQUIRED BY LAW.
VISIT HTTPS://STLUCIECLERK.COM/SERVICES/E-CERTIFY-OFFICIAL-RECORDS TO VALIDATE THIS DOCUMENT.

Digitally signed by The Honorable Michelle R. Miller
Date: 2022.12.05 13:11:54 -05:00
Reason: Electronically Certified Copy

Unique Code : BAA-BAA-BCBBB-CBFGDBF-BFFJJJ-E Page 2 of 2

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:

Roxanne Huldeen
(Witness Signature)

Roxanne Huldeen
(Print Name of Witness)

Gail Logan
(Witness Signature)

GAIL LOGAN
(Print Name of Witness)

Marion Paul Broome

STATE of FLORIDA

COUNTY of ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared MARION PAUL BROOME to me known to be the person(s) described in or who has/have produced D.K. as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of FEBRAURY, 2003.

Gail Logan
MY COMMISSION # DD147037 EXPIRES
December 13, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

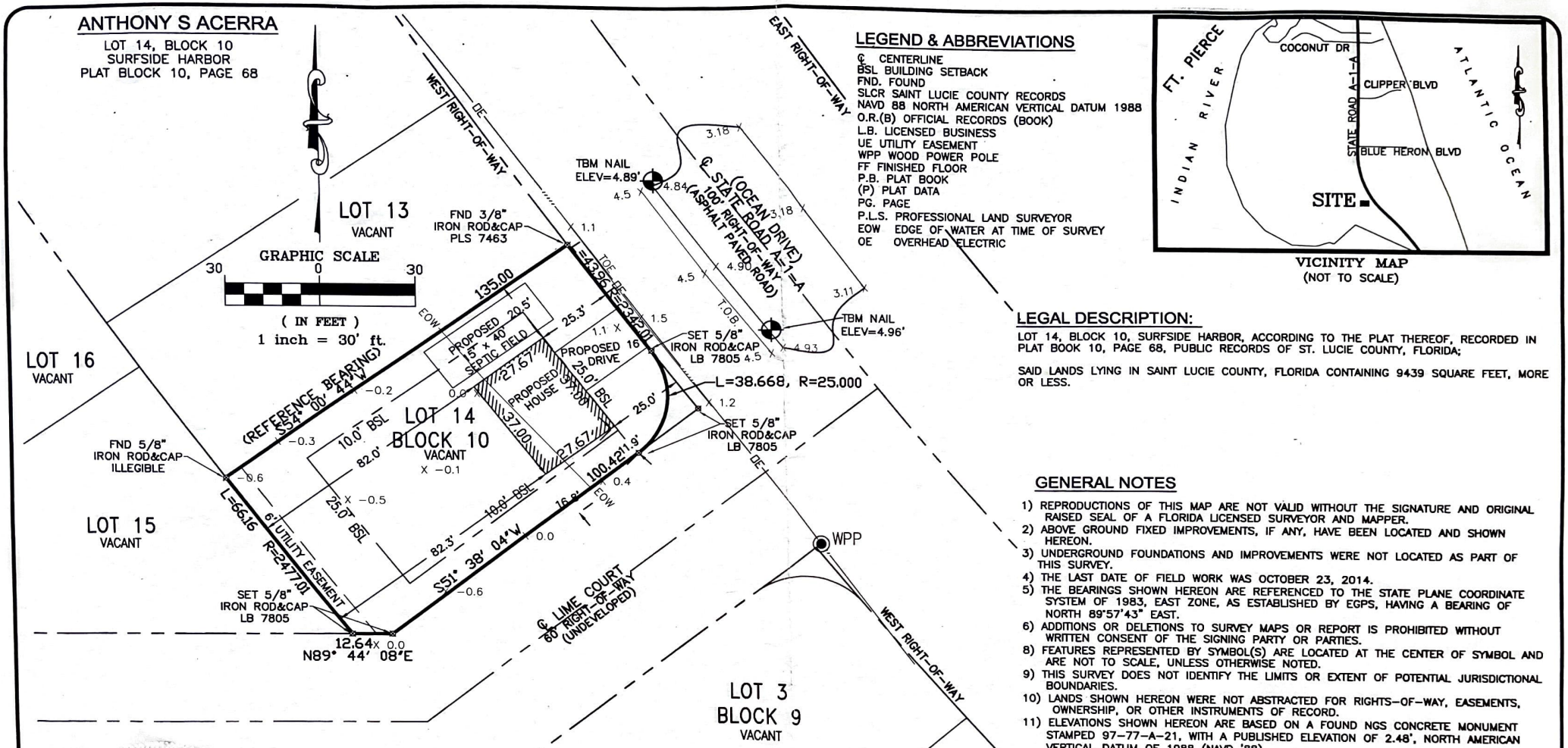
Gail Logan
Notary Signature

GAIL LOGAN
Printed Notary Name

My commission expires: _____

ANTHONY S ACERRA

LOT 14, BLOCK 10
SURFSIDE HARBOR
PLAT BLOCK 10, PAGE 68



LEGEND & ABBREVIATIONS

- ℄ CENTERLINE
- BSL BUILDING SETBACK
- FND. FOUND
- SLCR SAINT LUCIE COUNTY RECORDS
- NAVD 88 NORTH AMERICAN VERTICAL DATUM 1988
- O.R.(B) OFFICIAL RECORDS (BOOK)
- L.B. LICENSED BUSINESS
- UE UTILITY EASEMENT
- WPP WOOD POWER POLE
- FF FINISHED FLOOR
- P.B. PLAT BOOK
- (P) PLAT DATA
- PG. PAGE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- EOW EDGE OF WATER AT TIME OF SURVEY
- OE OVERHEAD ELECTRIC

VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

LOT 14, BLOCK 10, SURFSIDE HARBOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 68, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

SAID LANDS LYING IN SAINT LUCIE COUNTY, FLORIDA CONTAINING 9439 SQUARE FEET, MORE OR LESS.

GENERAL NOTES

1) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
3) UNDERGROUND FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
4) THE LAST DATE OF FIELD WORK WAS OCTOBER 23, 2014.
5) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, AS ESTABLISHED BY EGPS, HAVING A BEARING OF NORTH 89°57'43" EAST.
6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORT IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8) FEATURES REPRESENTED BY SYMBOL(S) ARE LOCATED AT THE CENTER OF SYMBOL AND ARE NOT TO SCALE, UNLESS OTHERWISE NOTED.
9) THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
10) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
11) ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND NGS CONCRETE MONUMENT STAMPED 97-77-A-21, WITH A PUBLISHED ELEVATION OF 2.48', NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
12) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 120287, COMMUNITY PANEL NO.12111C0191J, REVISED DATE FEBRUARY 16, 2012, THIS PROPERTY LIES IN ZONE "AE",WITH A BASE FLOOD ELEVATION OF 5'. THIS INFORMATION SHOULD BE CONFIRMED WITH ST. LUCIE COUNTY PRIOR TO CONSTRUCTION.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 23, 2014. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
CIVILSURV DESIGN GROUP, INC.

BY: ROBERT N. JOHNSON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6540 (FOR THE FIRM)

10/30/14
DATE OF SIGNATURE

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ALL RIGHTS RESERVED
CIVILSURV DESIGN GROUP, INC.

CELL PHONE (954) 649-9328
CIVILSURV
A Tradition of Innovative Engineering
2400 RHODE ISLAND AVENUE
FORT PIERCE, Florida, 34950
L.B. No.7805

File & Drawing No.
ACERRA.dwg

Scale:	Date:
1" = 30'	10/23/14
Drawn By:	Sheet
RNJ	1 of 1

BOUNDARY SURVEY for:
ANTHONY S ACERRA
OCEAN DRIVE
ST. LUCIE COUNTY, FL.

Technical Review Committee **1. c.**

Meeting Date: 03/16/2023

REQUESTED ACTION

Annexation - Acerra Blk 10, Lot 10 - 2413-501-0154-000-6

LOCATION

Parcel ID: 2413-501-0154-000-6

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 03/01/2023 02:35 PM

Final Approval Date: 03/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Acerra Annexation Blk 10, Lot 10 – Annexation – 23-02000003** **Parcel ID: 2413-501-0154-000-6**
BOARD DATE:	March 16, 2023

Minor Amendment to a Site Plan for Parcel ID 2413-501-0154-000-6

The above referenced project is being submitted for your review and comments. The applicant is requesting an annexation for Parcel ID 2413-501-0154-000-6.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, March 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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
- Current Survey (completed within the last 12 months)

1. Address: SURFSIDE HARBOUR HUTCHINSON ISLAND, FORT PIERCE
2. Legal description of real property for which annexation is being requested: SURFSIDE HARBOUR BLK 10 - LOT 10

   Property Tax ID: 2413-501-0154-000-6
3. Size of described property: 8,100 sq. ft. - .19 ACRES
4. Project description: ANNEXATION INTO City of FORT PIERCE
5. Current St. Lucie County Future Land Use Designation: RESIDENTIAL R-1
6. Current St. Lucie County Zoning: HUTCHINSON ISLAND
7. Is this a Historic property? NO
8. Appraised value: $20,933
9. Name of Owner(s): ANTHONY S. ACERRA + CLAUDIA F. ACERRA

   Signature of Owner(s): Anthony S. Acerra,
   Mailing Address: 302 SW KANE AVE.
   City PORT SAINT LUCIE State FL. Zip 34953
   Phone 732-822-1859 Fax

10. Name of Representative: _____

Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____ Fax _____
E-mail: _____

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3225398 06/26/2008 at 11:32 AM
OR BOOK 2989 PAGE 434 - 434 Doc Type: DEED
RECORDING: $10.00
D DOC STAMP COLLECTION: $0.70

QUITCLAIM DEED

This quitclaim deed made on 6-7-08, between CLAUDIA F. GLOGOWSKI Anthony S. ACERRA (TRANSFEROR), of 24 DELAWARE AVE. (ADDRESS), WEST LONG BRANCH (CITY), MONMOUTH Co. (COUNTY), NJ. 07764 (STATE), and Anthony S. ACERRA / CLAUDIA F. ACERRA (TRANSFEREE), of WEST LONG BRANCH (CITY), MONMOUTH (COUNTY), _____ (STATE).

That for and in the consideration of the sum of ONE Dollars, the receipt of which is hereby acknowledged, Anthony S. ACERRA (TRANSFEROR) + CLAUDIA ~~F. Glowski~~ Glogowski does hereby release, remise and forever quitclaim unto Anthony S. ACERRA / CLAUDIA F. ACERRA (TRANSFEREE) all of his interest, if any, in that certain real property commonly known as #2413-501-0154-000-6 (PARCEL) (Property Address), located in the City of FORT PIERCE, County of ST. LUCIE, State of FLORIDA, described as follows:

Legal Description SURFSIDE HARBOR BLK 10 LOT 10

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

To have and to hold, all and singular the premises, with the appurtenances, unto Anthony S. ACERRA CLAUDIA F. ACERRA (TRANSFEREE) and his heirs and assigns forever.

In witness whereof, Anthony S. ACERRA CLAUDIA F. Glogowski (TRANSFEROR) has hereunto this day and year as set forth above.

Anthony S. Acerra
Claudia Glogowski
[Signature]
Claudia Acerra

[Acknowledgment] Signed, sealed and delivered in the presence of:

WITNESSES

Anta Carstens
, Daniel Cappola
Amy Sobotka

ANTA CARSTENS
Notary Public of New Jersey
My Commission Expires May 9, 2012

Prepared By and Return To:
Gail Logan, AVP
Fidelity National Title Insurance Company of New York
118 North Second Street
Fort Pierce, FL 34950

File No. 03-020-702292

Property Appraiser's Parcel I.D.(folio) Number(s)

2413-501-0152-000/2

RETURN TO:
Fidelity National Title
Courthouse Box 121

WARRANTY DEED

THIS WARRANTY DEED dated April 7, 2003, by Marion Paul Broome hereinafter called the grantor, to Anthony S. Acerra and Claudia F. M. Glogowski whose post office address is 24 Delaware Avenue , West Long Branch, New Jersey 07764, hereinafter called the grantee: **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

(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 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:

Lot 10, Block 10, Surfside Harbor Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 68 the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the 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 accruing subsequent to December 31, 2002.

Grantor hereby certifies that subject property is vacant land and does not represent homestead property.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2192653 OR BOOK 1699 PAGE 927
Recorded:04/24/03 10:49

* Doc Assump: $ 0.00
* Doc Tax : $ 273.00
* Int Tax : $ 0.00

**THIS DEED IS BEING RE-RECORDED TO ADD VESTING TO GRANTEES.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2207688 OR BOOK 1717 PAGE 2702
Recorded:05/21/03 15:43

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:

Roxanne M. Huldeen
(Witness Signature)

Roxanne Huldeen
(Print Name of Witness)

Linda B. Hays
(Witness Signature)

LINDA B. HAYS
(Print Name of Witness)

Marion Paul Broome

(Address and Phone Number)

STATE of Fl.

COUNTY of St. Lucie

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared Marion Paul Broome, to me known to be the person(s) described in or who has/have produced personally known as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

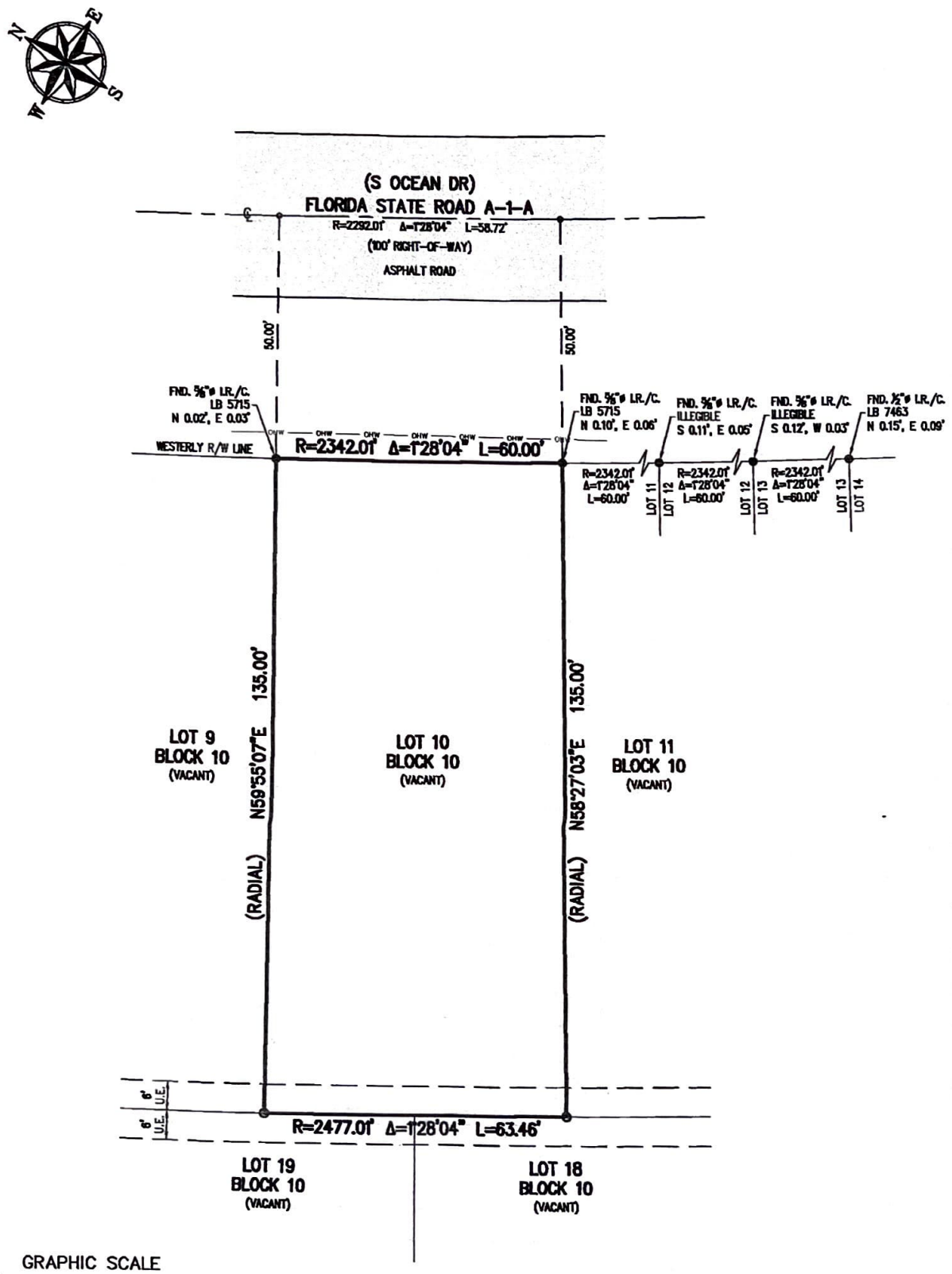
WITNESS my hand and official seal in the County and State last aforesaid this 11th day of April, 2003.

Roxanne M. Huldeen
Notary Signature

Roxanne M. Huldeen
Printed Notary Name

My commission expires: _____

ROXANNE M. HULDEEN
MY COMMISSION # DD 023560
EXPIRES: May 7, 2005
Bonded Thru Notary Public Underwriters



GRAPHIC SCALE

20 0 10 20

(IN FEET)

SHEET 2 OF 2

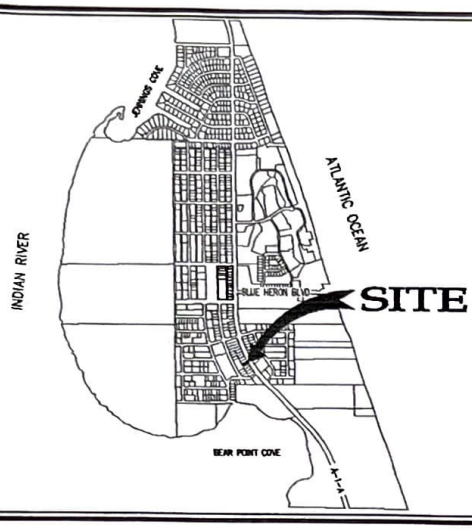
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SURFSIDE HARBOR
LOT 10, BLOCK 10 – BOUNDARY SURVEY

REVISIONS	DATE	BY

FILE NAME: 9873_ Lot 10 Blk 10 Boundary.dwg

DATE	2/22/2022
DRAWN BY	RFC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	9873



LEGEND

Δ	– DELTA (CENTRAL ANGLE)	L.M.E.	– LIMITED MAINTENANCE EASEMENT
℄	– CENTER LINE	L.P. ☼	– LIGHT POLE
A/C	– AIR CONDITIONER	(N.R.)	– NON RADIAL
A.K.A.	– ALSO KNOWN AS	O.R.B.	– OFFICIAL RECORD BOOK
ALUM.	– ALUMINUM	P.B.	– PLAT BOOK
B.E.	– BUFFER EASEMENT	P.C.	– POINT OF CURVATURE
C.B.	– CATCH BASIN	P.C.C.	– POINT OF COMPOUND CURVATURE
C.O. ●	– CLEANOUT	P.I.	– POINT OF INTERSECTION
C.L.F	– CHAIN LINK FENCE	PGS.	– PAGE(S)
CONC.	– CONCRETE	P.R.C.	– POINT OF REVERSE CURVATURE
COV.	– COVERED	P.R.M. ■	– PERMANENT REFERENCE MONUMENT
C.U.E.	– CITY UTILITY EASEMENT	PROP.	– PROPOSED
D.E.	– DRAINAGE EASEMENT	R	– RADIUS
ELEC.	– ELECTRIC	R.P.	– RADIUS POINT
ELEV.	– ELEVATION	R/W	– RIGHT-OF-WAY
EQUIP.	– EQUIPMENT	(RAD.)	– RADIAL
ESMT.	– EASEMENT	SQ. FT.	– SQUARE FEET
EXIST.	– EXISTING	TYP.	– TYPICAL
F.H.	– FIRE HYDRANT	U.E.	– UTILITY EASEMENT
F.P.L.	– FLORIDA POWER & LIGHT	W.M. ⊡	– WATER METER
FIN.	– FINISHED	(00.00)	– DENOTES PROPOSED ELEVATION
FLR.	– FLOOR	0.00	– DENOTES EXISTING ELEVATION
FND.	– FOUND		– DIRECTION OF FLOW
G.V. ⋈	– GATE VALVE	Ⓜ	– DRAINAGE MANHOLE
H.H.	– HAND HOLE	Ⓘ	– IRRIGATION CONTROL VALVE
H.P.	– HIGH POINT	—OHW—	– OVERHEAD WIRES
I.R./CAP	– IRON ROD & CAP	Ⓢ	– SANITARY MANHOLE
L	– ARC LENGTH	○	– SET 5/8" IR/CAP LB 3591
L.E.	– LANDSCAPE EASEMENT	—○—	– SIGN

NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPERS.
2. THE LANDS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENT OF RECORD.
3. THE ELEVATIONS, AS SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE SOUTH LINE OF LOT 10, BLOCK 10 AS N58°27'03"E.
5. THE DESCRIPTION, AS SHOWN HEREON, IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
6. ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY, OR PARTIES, IS PROHIBITED, WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY, OR PARTIES.
8. FLOOD ZONE: "AE" BASE FLOOD ELEV.: 4.0'; FIRM MAP NO. 12111C0192K; COMMUNITY NO. 120285; DATED: FEBRUARY 19, 2020.
9. BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT "97 77 A 21", ELEVATION = 2.48'.
10. PROPERTY ADDRESS: S OCEAN DRIVE

DESCRIPTION:

LOT 10, BLOCK 10, SURFSIDE HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 68, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD.

CONTAINING 8,333 SQUARE FEET OR 0.1913 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED UNDER MY DIRECTION, ON FEBRUARY 22, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

David Lindley

Digitally signed by David Lindley
DN: c=US, st=FL, l=Boca Raton, o=Caulfield & Wheeler, Inc., ou=Surveying, cn=David Lindley, email=dlindley@cwinc.com
Date: 2022.03.23 13:41:58 -05'00'

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA – LB #3591

SHEET 1 OF 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SURFSIDE HARBOR
LOT 10, BLOCK 10 – BOUNDARY SURVEY

REVISIONS	DATE	BY

FILE NAME: 9873_ Lot 10 Blk 10 Boundary.dwg

DATE	2/22/2022
DRAWN BY	RFC
F.B./ PG.	N/A
SCALE	1" = 20'
JOB NO.	9873

Technical Review Committee **1. d.**

Meeting Date: 03/16/2023

REQUESTED ACTION

Conditional Use - Adult Day Care -1331 N. Lawnwood Circle

LOCATION

1331 N. Lawnwood Circle
Parcel ID: 2416-604-0010-000-0

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 03/01/2023 03:16 PM
Final Approval Date: 03/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Adult Day Care – Conditional Use – 23-04000002** **1331 N. Lawnwood Circle**
BOARD DATE:	March 16, 2023

Conditional Use for 1331 N. Lawnwood Circle

The above referenced project is being submitted for your review and comments. The applicant is requesting a Conditional Use for 1331 N. Lawnwood Circle.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, March 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location
1331 N. Lawnwood Circle, Fort Pierce, FL 34950

Parcel ID #(s)
2416-604-0010-000-0

Project description
Adult Day Care

Site Information

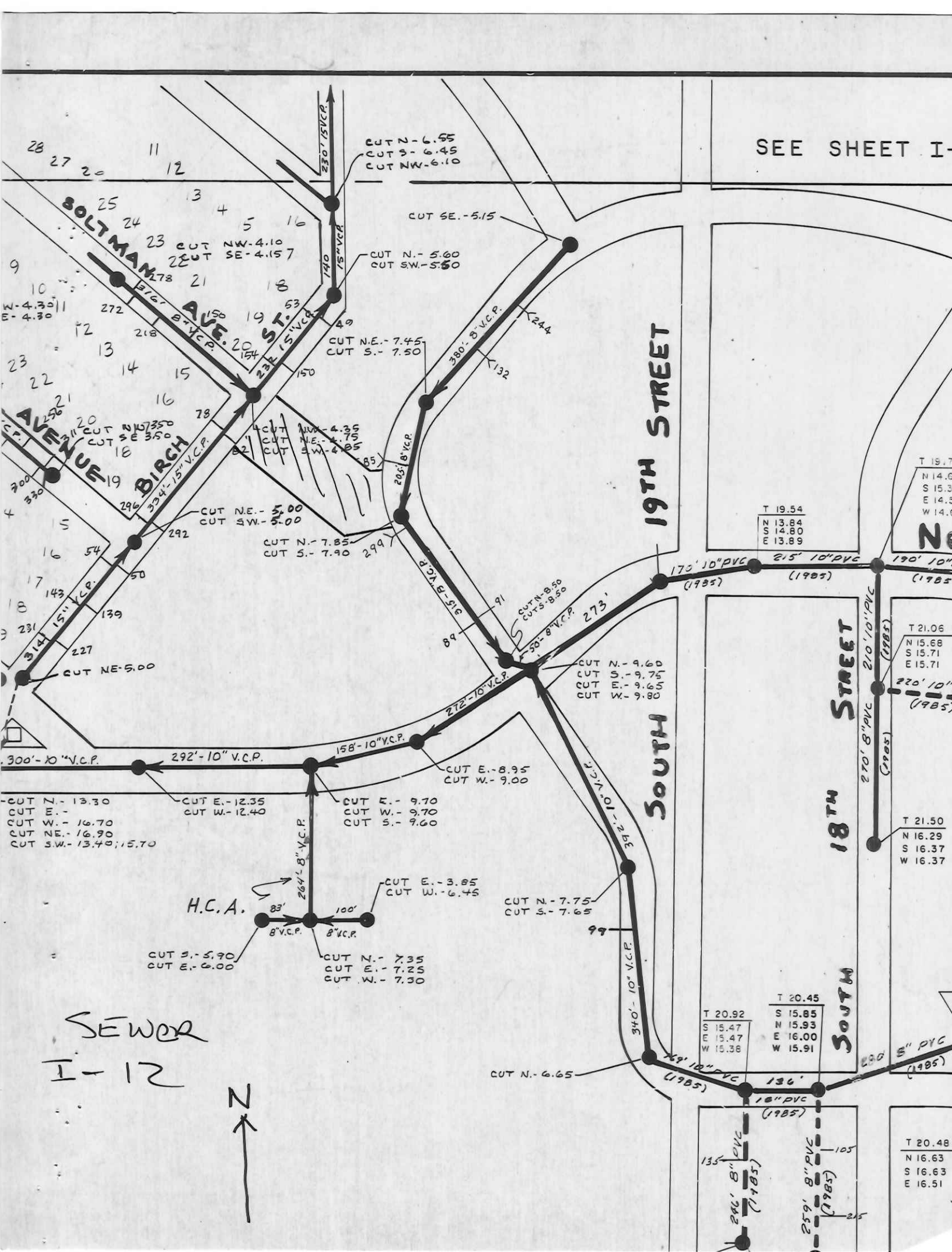
Building Size: 2,136 Parking Spaces: 13

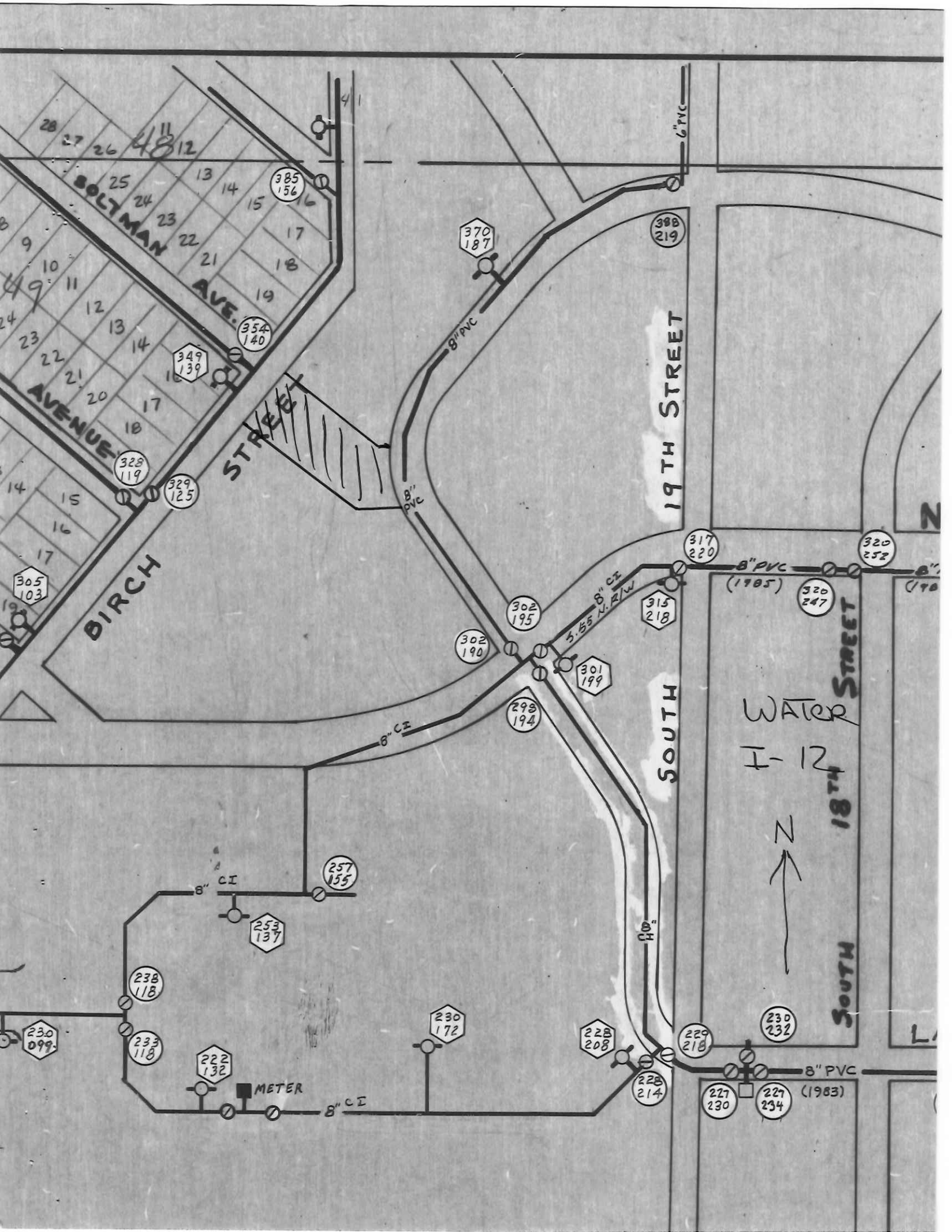
Lucsen Saintil	Nikki Kelly, COO
Property Owner(s)	**Applicant/Representative, Title, Company**
5977 NW Baynard Drive	5977 NW Baynard Drive
Street Address	Street Address
Port Saint Lucie FL 34986	Port Saint Lucie FL 34986
City State Zip	City State Zip
561-401-8260	561-401-8260
Phone Number	Phone Number
Arborvillagegh@outlook.com	arborvillagegh@outlook.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


SEE SHEET I-
SOLTMAN AVE. ST.
BIRCH AVENUE
19TH STREET
SOUTH
18TH STREET
SOUTH
CUT N-6.55
CUT S-6.45
CUT NW-6.10
230' 15" V.C.P.
CUT SE.-5.15
CUT NW-4.10
CUT SE-4.15
CUT N.-5.60
CUT S.W.-5.50
316' 8" V.C.P.
232' 15" V.C.P.
CUT N.E.-7.45
CUT S.-7.50
380' 8" V.C.P.
CUT N.W.-4.35
CUT N.E.-4.75
CUT S.W.-4.85
205' 8" V.C.P.
334' 15" V.C.P.
CUT N.E.-5.00
CUT S.W.-5.00
CUT N.-7.85
CUT S.-7.90
315' 8" V.C.P.
CUT N-8.50
CUT S-8.50
50' 8" V.C.P.
273'
CUT N.-9.60
CUT S.-9.75
CUT E.-9.65
CUT W.-9.80
272' 10" V.C.P.
158' 10" V.C.P.
292' 10" V.C.P.
300' 10" V.C.P.
CUT E.-8.95
CUT W.-9.00
CUT E.-12.35
CUT W.-12.40
CUT E.-9.70
CUT W.-9.70
CUT S.-9.60
CUT N.-13.30
CUT E.-
CUT W.-16.70
CUT NE.-16.90
CUT S.W.-13.40; 15.70
264' 8" V.C.P.
H.C.A.
CUT E.-3.85
CUT W.-6.45
CUT S.-5.90
CUT E.-6.00
CUT N.-7.35
CUT E.-7.25
CUT W.-7.30
392' 10" V.C.P.
CUT N.-7.75
CUT S.-7.65
340' 10" V.C.P.
CUT N.-6.65
169' 10" PVC (1985)
136' 10" PVC (1985)
280' 8" PVC (1985)
246' 8" PVC (1985)
259' 8" PVC (1985)
170' 10" PVC (1985)
215' 10" PVC (1985)
190' 10" (1985)
210' 10" PVC (1985)
270' 8" PVC (1985)
220' 10" (1985)
T 19.54
N 13.84
S 14.80
E 13.89
T 21.06
N 15.68
S 15.71
E 15.71
T 21.50
N 16.29
S 16.37
W 16.37
T 20.92
S 15.47
E 15.47
W 15.38
T 20.45
S 15.85
N 15.93
E 16.00
W 15.91
T 20.48
N 16.63
S 16.63
E 16.51
SEWER
I-12
N



BOLTMAN AVE.
AVENUE
BIRCH STREET
19TH STREET
SOUTH 18TH STREET
SOUTH
WATER
I-12
N
METER
8" PVC
8" CI
6" PVC
8" PVC (1985)
8" PVC (1983)
5.55 N. R/W
385 156
370 187
388 219
354 140
349 139
328 119
329 125
305 103
317 220
320 252
320 247
315 218
302 195
302 190
301 199
298 194
257 155
253 137
238 118
233 118
230 099
222 132
230 172
228 208
228 214
229 218
230 232
227 230
227 234

N

273.5'
48.39'
406.70'
6.69'
381.60'
196.51'±
196.51'±
180'±
142'
200'±
196.40'
88.7'
170'
152.8'
85.73'
85.73'
64.3'
170.17'
76.4'
54.4'
254.14'
69.29'
71.9'
116'
122.2'
74'
74'
80'
80'
80.8'
125'
25/100
79.23'
204.44'
24,400□'
9
115'
106.08'
75'
29.46'
35'5
30,800□'
10
82.85'
255.49'
81.66'
43,600□'
11
163.5'
230'
286'
390.84'±
183.98'
240'
115.33'
28,800□'
5
247.28'
113.98'
247.92'
26,000□'
6
229.1'
134.19'
28,600□'
7
206.64'
130'
519.40'
110'
115'
20,800□'
8
280.35'
129.4'
209.71'
130.28'
2
3
4
213.5'
45.09'
99.32'
23,200□
12
195.9'
212.21'
56'
89'
47,200□
13
291.37'
202.37'
227.88'
310.37'
185.40'±
275.59'±
199.53'
425'
71.13'
71.73'
72.24'
150'
145'
58'
116'
54.3'
82.6'
108.10'
53.8'
66.10'
70'
115.6'
103.8'
17'100'
90'±
107.6'
80.7'
150'
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

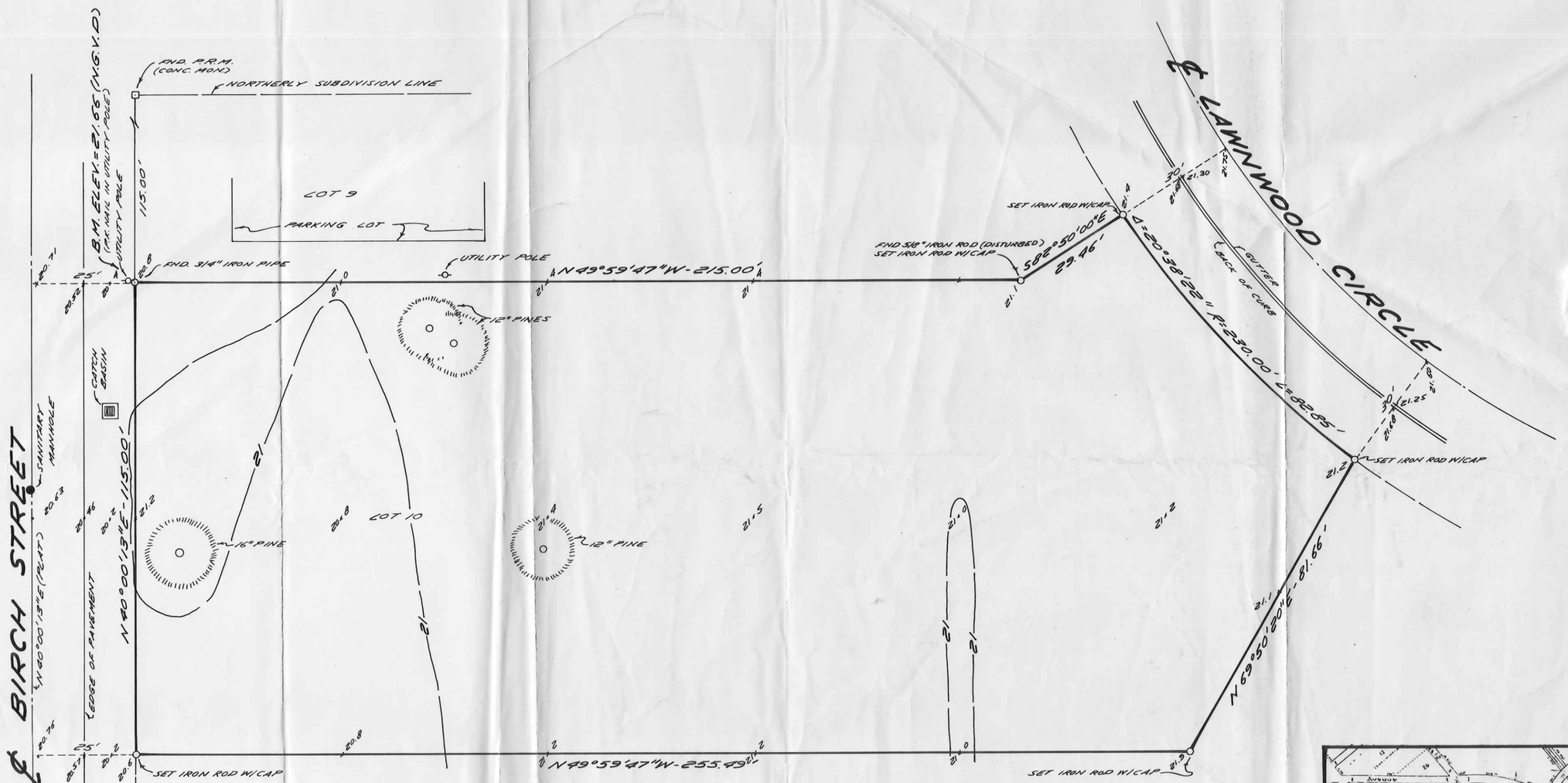
SURVEYOR'S NOTES

1. Reproductions of this sketch are not valid unless sealed with an embossed Surveyors Seal.
2. Lands shown hereon were not abstracted by this office for Rights of way, easements of record, ownership, or Murphy Act Deeds.
3. Legal description shown hereon was provided by the client.

NOTE: Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929 and are based upon a U.S.G. & G.S. Benchmark stamped H-236.

NORTH

SCALE: 1"=20'
DATE: 3-17-86



PREPARED FOR:
PSYCHIATRIC ASSOCIATES

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that the attached map of survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction on 3-13-86. I further certify that this survey meets the minimum technical standards set forth in rule 21HH-6 adopted by the Florida Board of Land Surveyors, pursuant to Florida Statute 472.027. There are no above ground encroachments other than those shown hereon, subject to the qualifications noted hereon.

Dated this 19th day of March 1986.

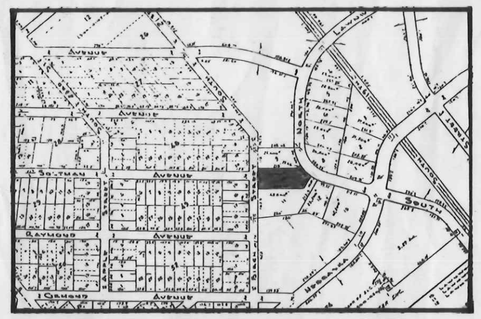
James A. Kirby III

James A. Kirby, III
Professional Land Surveyor
Florida Registration No. 2391

BOUNDARY & TOPOGRAPHIC SURVEY

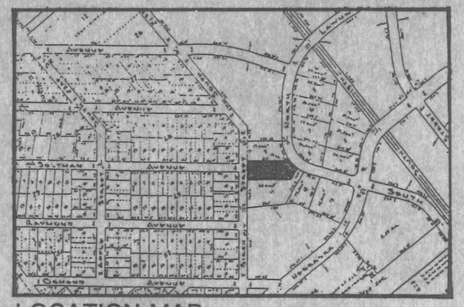
LEGAL DESCRIPTION

LOT 10,
LAWNWOOD OFFICE PARK - UNIT ONE
PLAT BOOK 18, PAGE 11
ST. LUCIE COUNTY, FLORIDA

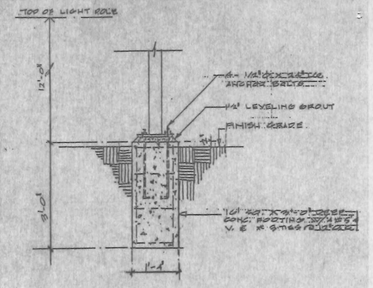


LOCATION MAP

JAMES A. KIRBY III
REGISTERED LAND SURVEYOR
JAK
1919 ORANGE AVENUE
P.O. BOX 1826
FT. PIERCE, FLA. 33450
(305) 464 - 9621



LOCATION MAP



LIGHT POLE FOUNDATION DETAIL
N.T.S.

SITE DATA

Land Use Designation	Parks
Zoning	Agricultural
Gross Site Area	31,893 S.F.
IMPERVIOUS AREA	
Total Building Area	2,110 S.F.
Paving Area	13,651 S.F.
Total Impervious Area	15,761 S.F.
% of Impervious Surface Area	49.0%
Total Green Area	16,132 S.F.
Parking	
Parking Required	10
Parking Provided	15

LANDSCAPE DATA

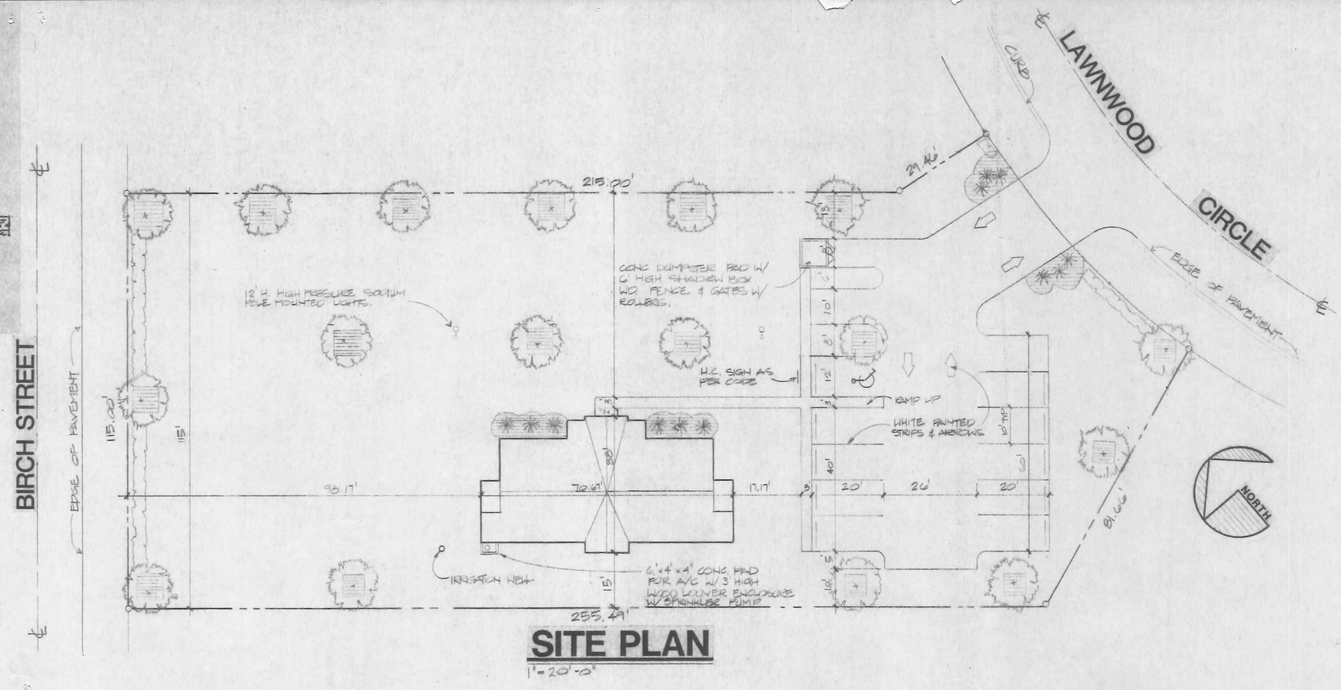
	REQUIRED	PROVIDED
North Property Line	6	6
South Property Line	3	4
East Property Line	2	2
West Property Line	3	3
Interior Trees	7	10
Total Trees	21	25

LEGEND

- 8' High Live Oak Trees
- 12' High Sabel Palm Trees
- Viburnum Hedge 3' High @ 30" O.C.
- Wedilia Ground Cover 12" O.C. Each Way (Rooted Cuttings)

NOTES

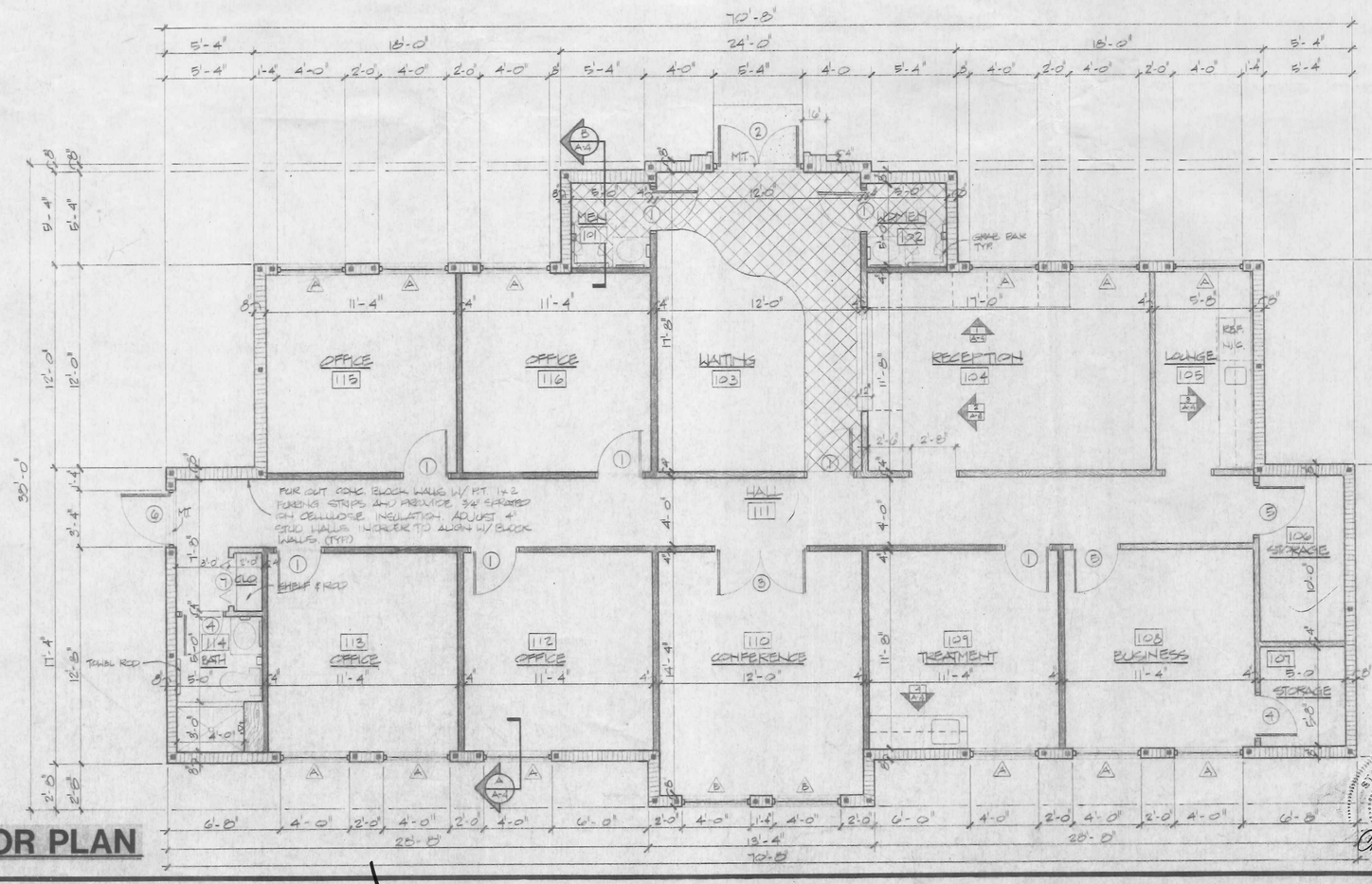
1) ALL LANDSCAPING TO BE FLORIDA #1 OR BETTER IN QUALITY AND FREE FROM INSECTS OR DECAY
2) ALL LANDSCAPING TO BE PROVIDED W/ WOOD MULCH
3) ALL PARKING STRIPS TO BE PAINTED WHITE
4) ALL HANDICAPPED PARKING SPACES TO BE IDENTIFIED W/ SIGNS ACCORDING TO FTO-EE & UBAG.



SITE PLAN
1"=20'-0"

LEGEND

- 4" STUDS @ 16" O.C.
- 4" STUDS @ 16" O.C. W/ 6½" FOAM INSULATION TIGHT TO UNDERSIDE OF TRUSSES.
- 8" CONC. BLOCK WALLS
- CONC. FILLED CELLS W/ #30 ROD CONT. FROM FTG. TO TIE BM.



FLOOR PLAN
1/4"=1'-0"

RECEIVED
OCT 29 1986
PLANNING AND DEVELOPMENT
CITY OF FORT PIERCE, FLORIDA

OCT 27 1986

DEPT. OF PUBLIC WORKS
STATE OF FLORIDA
OCT 30 1986
10:15

Charles E. Block

9-17-86
issue date

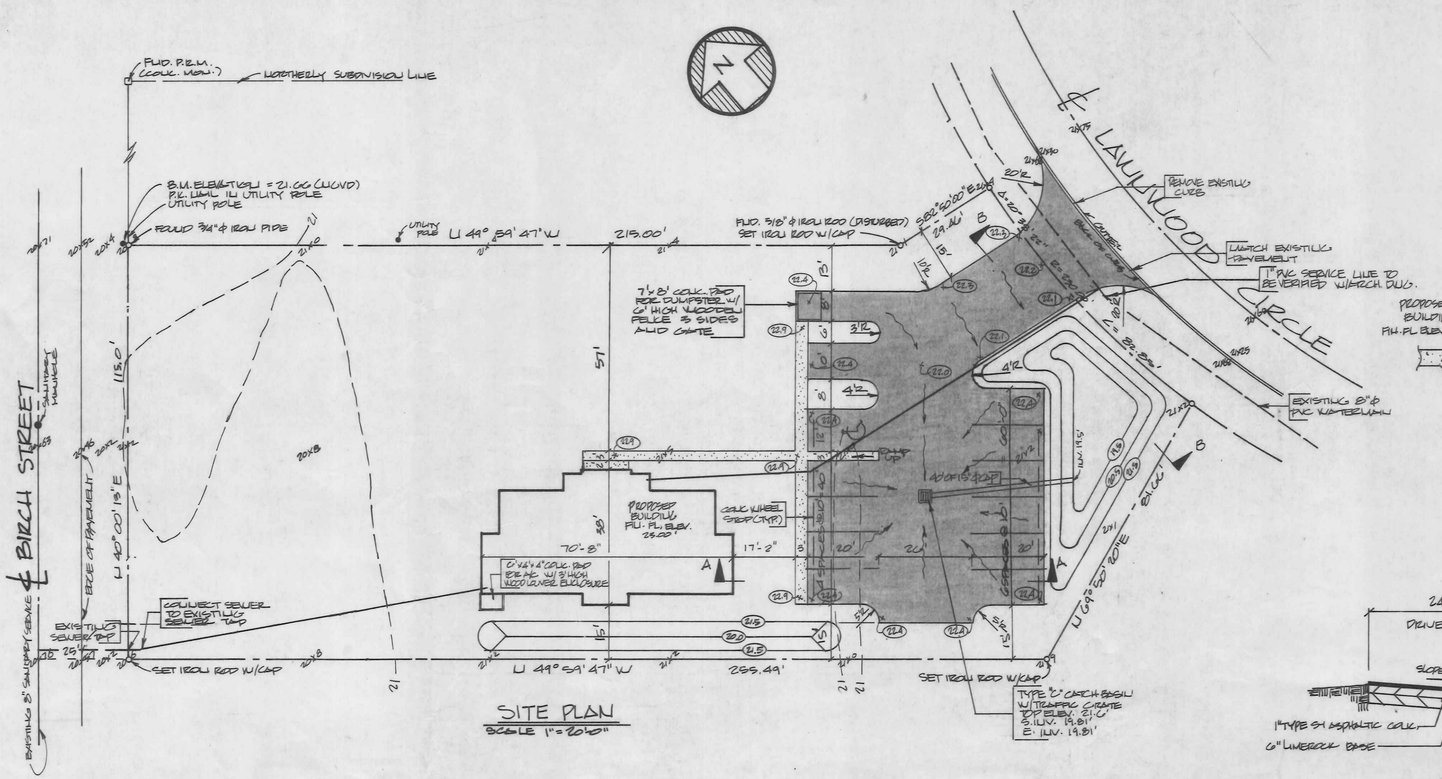
project no.
8632

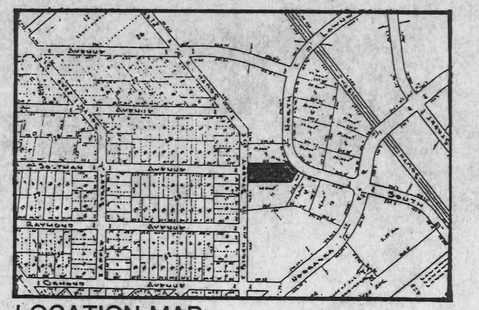
C. E. BLOCK architect inc. fla.
vero beach

PSYCHIATRIC ASSOCIATES OF ST.LUCE
FORT PIERCE FLORIDA

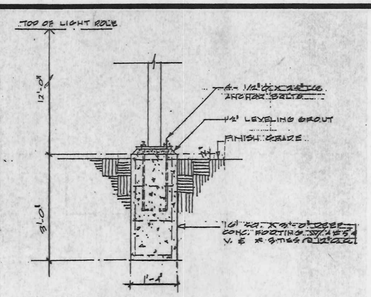
sheet no. A-1 of 4

BRUNING 40-105


FND. P.R.M. (CCUC. MON.)
NORTHERLY SUBDIVISION LINE
B.M. ELEVATION = 21.00 (NGVD)
P.I. LIML IN UTILITY POLE
UTILITY POLE
FOUND 3/4" & IRON PIPE
BIRCH STREET
EDGE OF PAVEMENT
EXISTING 8" SANITARY SEWER
CONNECT SEWER TO EXISTING SEWER MH
EXISTING SEWER MH
UTILITY POLE
N 44° 59' 47" W
215.00'
FND. 5/8" & IRON ROD (PSM 6887)
SET 12" IRON ROD W/CAP
N 40° 00' 15" E
115.0'
7'x8' CONC. PAD FOR DUMPSTER W/ 6' HIGH WOODEN FENCE 3 SIDES AND GATE
PROPOSED BUILDING FLR. EL. EV. 23.00'
CONC. WHEEL STOP (TYP.)
70'-8"
17'-2"
6'x4'x4" CONC. PAD FOR W/ 3' HIGH WOOD COVER ENCLOSURE
CONNECT SEWER TO EXISTING SEWER MH
EXISTING 8" SANITARY SEWER
SET IRON ROD W/CAP
N 44° 59' 47" W
255.49'
SET 12" IRON ROD W/CAP
TYPE "C" CATCH BASIN W/TRAFFIC GRATE TOP ELEV. 21.0' S. INV. 19.81' E. INV. 19.81'
N 44° 59' 47" E
REMOVE EXISTING CURB
MATCH EXISTING CURB/GUTTER
1" PVC SERVICE LINE TO BE REPLACED W/ 2" PVC. DUG.
EXISTING 8" D.I.P. WATER MAIN
℄ LAURELWOOD CIRCLE
EXISTING 8" SANITARY SEWER
ACCESS ROAD
EXISTING CONC. SIDEWALK
EXISTING CONC. CURB
EXISTING ASPHALT PAVEMENT



LOCATION MAP



LIGHT POLE FOUNDATION DETAIL
N.T.S.

SITE DATA

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Zoning:	Agricultural
Gross Site Area:	31,893 S.F.
IMPERVIOUS AREA	
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	REQUIRED	PROVIDED
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NOTES

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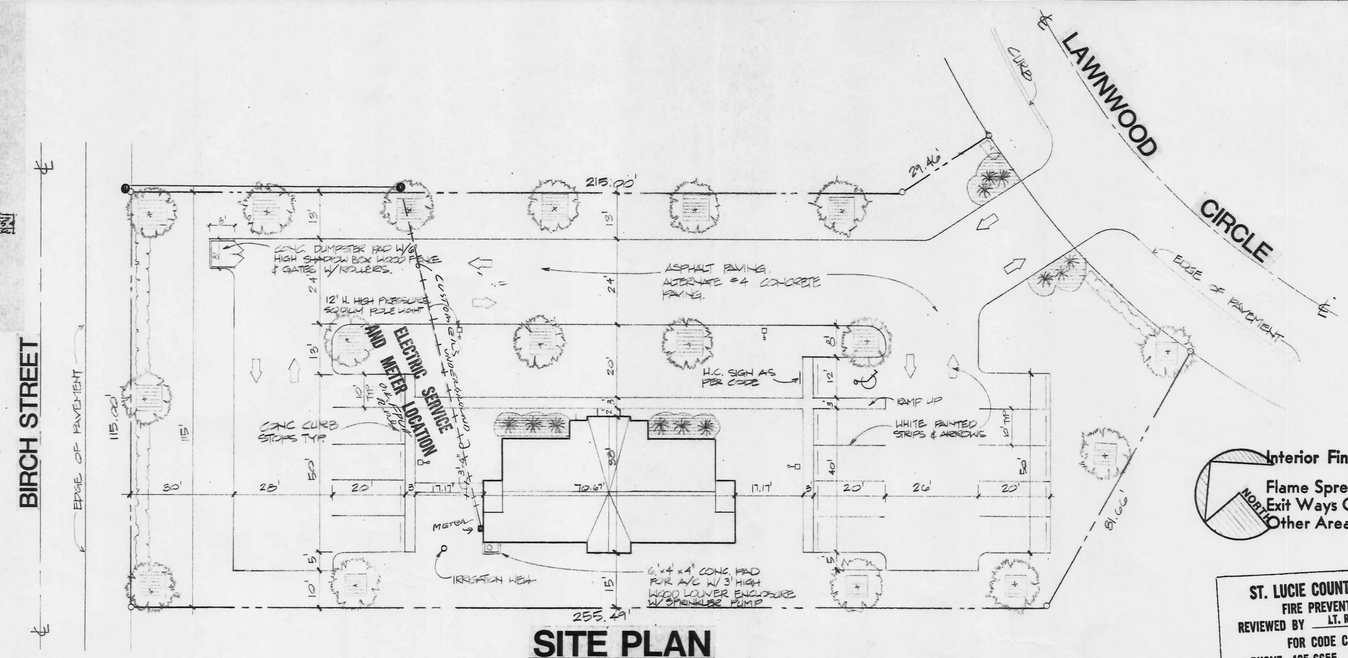
3) ALL PARKING STRIPES TO BE PAINTED WHITE
4) ALL HANDICAPED PARKING STRIPES TO BE IDENTIFIED BY SIGNS ACCORDING TO F.D.O.T. & U.F.A.S.

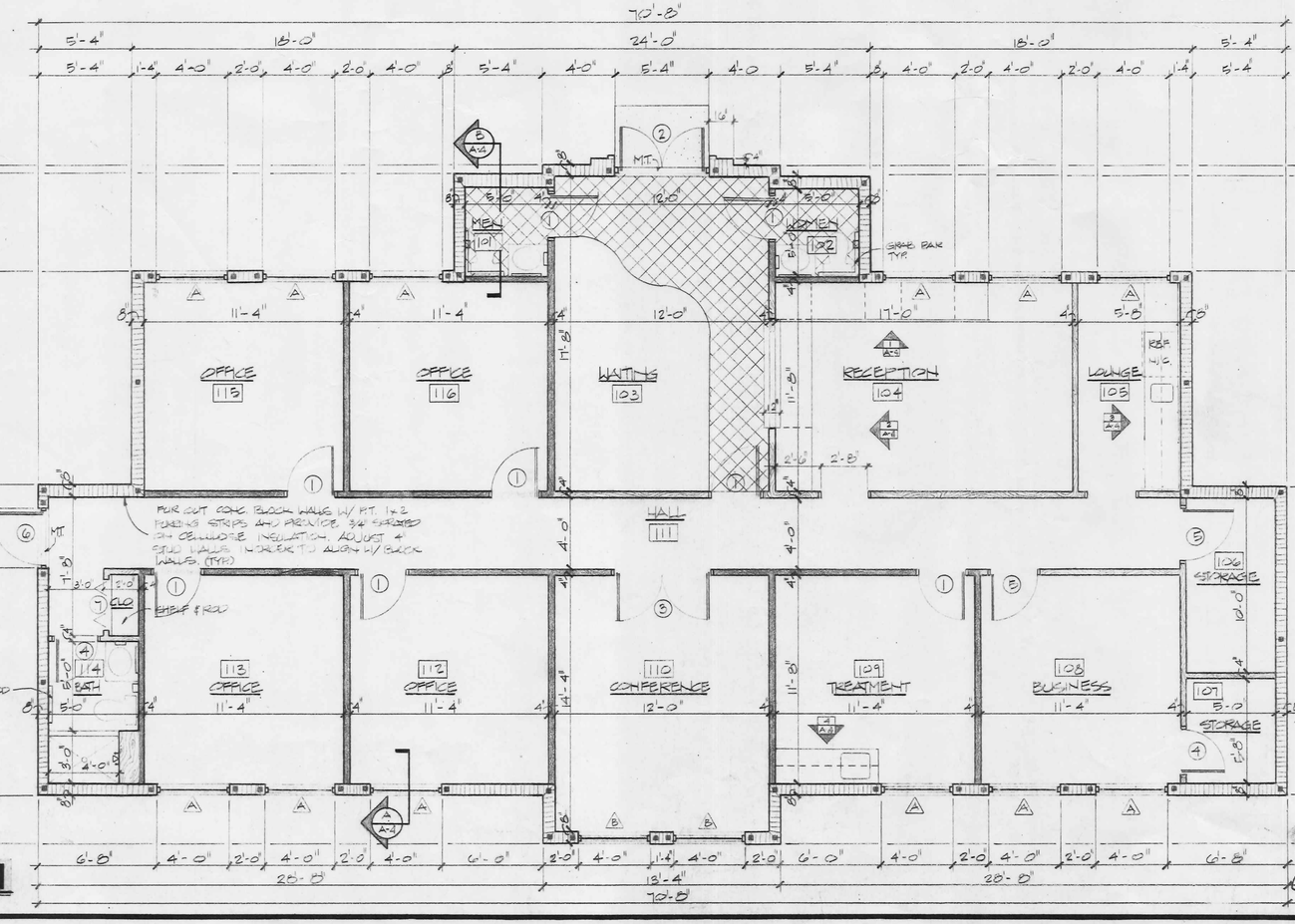


SITE PLAN

1"=40'-0"

Interior Finish
Flame Spread Rating
Exit Ways Class ..B...Minimum
Other Areas Class C.... Minimum

ST. LUCIE COUNTY — FT. PIERCE
FIRE PREVENTION BUREAU
REVIEWED BY LT. R. K. (LUG) TOMLINSON
FOR CODE COMPLIANCE
PHONE: 465-6655 DATE: 10-23-86
SUBJECT TO:
1. ST. LUCIE CO.—FT. PIERCE FIRE PREVENTION CODE
2. N.F.P.A. LIFE SAFETY CODE-101
3. STATE FIRE MARSHAL'S R & R



FLOOR PLAN

1/4"=1'-0"

LEGEND

- 4" STUDS @ 16" O.C.
- 4" STUDS @ 16" O.C. W/ 3½" SOUND INSULATION TIGHT TO UNDERSIDE OF TRUSSES.
- 8" CONC. BLOCK WALLS
- CONC. FILLED CELLS W/ #5 @ ROD CONT. FROM FTG. TO TIE BM.

STATE OF FLORIDA — CHARLES E. BLOCK — REGISTERED — SEP 17 1986

9-17-86
issue date

project no.
8632

C. E. BLOCK architect inc. fla.
vero beach

PSYCHIATRIC ASSOCIATES OF ST.LUCE
FLORIDA
FORT PIERCE

sheet no.
A-1 of 4

BRUNING 40-105

FOUNDATION NOTES

#1. Design soil bearing capacity 2000 psf.
#2. All fill shall be wet down, then mechanically compacted in 15" layers with a 10 ton steel drum vibratory roller to obtain a minimum of 98% of maximum density as determined by ASSHO T-180.
#3. Architect shall be notified of compaction test results 24 hrs. prior to pouring of concrete footings & slabs.
#4. All concrete footings, slabs on grade, shall have a minimum of 3000 psi ultimate - strength at 28 days.
All concrete beams shall have a minimum of 4000 psi ultimate strength at 28 days.
#5. All reinforcing shall be grade 60 steel.
#6. Horizontal reinforcing shall be used on masonry walls at every other course (16" o.c.) and extend at least 2-1/2" into poured concrete columns, unless otherwise noted.
#7. All reinforcing shall be held securely in position with standard accessories during placing of concrete.
#8. Splices in reinforcing where permitted shall be as follows:

Welded Wire Fabric	6"
Temperature Reinf.	12"
All Others	36 Bar Diameters

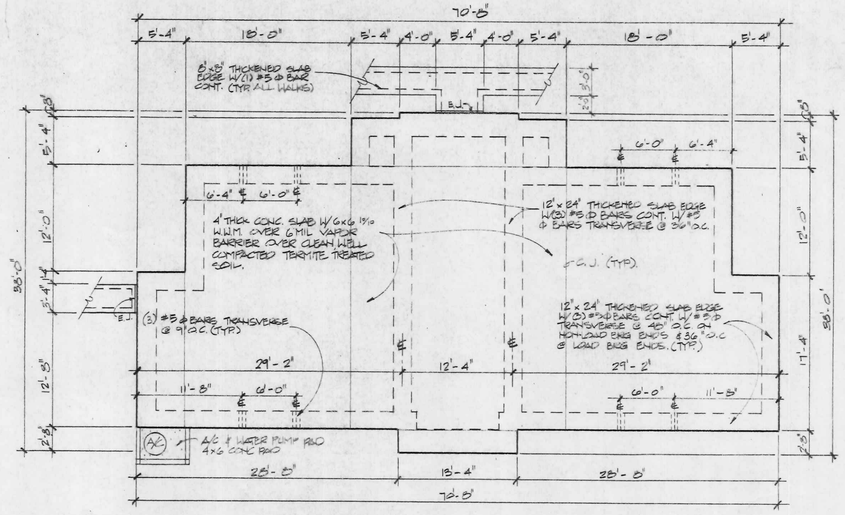
#9. Splices in top reinforcing shall be made at mid-span.
#10. Splices in bottom reinforcing shall be made over support.
#11. Verify locations of all columns, walls, openings, etc. with architectural drawings, before placing foundation.
#12. Center line of footings shall coincide with the center line of columns and/or walls (unless otherwise noted).
#13. All concrete block used for bearing walls shall have a minimum compressive strength od 1500 psi (prism strength) as determined by National Concrete Masonry Association.
#14. Provide #5 diameter vertical rods in concrete filled cells adjacent to all window & door openings.
#15. Reinforced masonry walls shall have vertical reinforcement spaced as noted on drawings. This spacing shall be governed by wall opening vertical reinforcement. Space vertical reinforcement between wall opening steel as called for.
#16. Dowels for vertical bars to be stubbed up a minimum of 30 Bar Diameter.
#17. Special care shall be taken to ensure that cells to be grouted line up properly and a "Clean-Out" left at the bottom course for grouting of cores over four feet high.
#18. Provide #5 bent bars at any change of direction at wall footings (40 bar diameter each way.)
#19. Clear distance between parallel bars in a layer shal be equal to 1" or 1 bar diameter whichever is greater.
#20. Cast-in-place concrete shall be designed, mixed, placed and cured in accordance with ACI specifications 318-83.
#21. Saw cut control joints for concrete floor slabs shall be as follows:
a. 1/8" wide x 1" deep for 4" slab.
Cut within 24 hours of slab pour and fill with a good quality rigid joint filler.
#22. Lap horizontal reinforcing full width at corners.
#23. All concrete walks at finished grade shall be 4" thick concrete with 6x6 10/10 WWM and 8x8 thickened edge with 1 #5 diameter rod continuous.
#24. Contractor shall coordinate the locations of all opening sleeves, depressions and all other mechanical, electrical & architectural items embedded in concrete with trades

FRAMING NOTES

1. TOTAL DESIGN LOADS ARE AS FOLLOWS:
ROOF LOAD: 25 PSF L.L.
30 PSF D.L.
TOTAL LOAD: 55 PSF
3. ALL WOOD HEADERS SHALL HAVE A MIN. FIBER STRESS OF 1500 PSI.
4. ALL TRUSS DIMENSIONS ARE TAKEN TO CENTER LINE OF TRUSS.
5. CONTRACTOR TO SUPPLY 2X4 BRIDGING NAILED TO TOP AND BOTTOM CHORD CONT. @ MID SPAN OF TRUSS OR @ MAX. OF 8' - 0" ON CENTER.
6. PRE ENGINEERED WOOD TRUSSES IN LOCATION OF AIR HANDLER UNITS SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOAD APPLIED TO THEM BY THE AIR HANDLING UNIT.
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS PREPARED, SIGNED AND SEALED BY CERTIFIED FLORIDA ENGINEER, SHOWING TRUSS TYPES AND CONNECTIONS; TO BE APPROVED BY THE ARCHITECT PRIOR TO FABRICATION.
8. CONTRACTOR TO VERIFY ALL TRUSS DIMENSIONS PRIOR TO FABRICATION.
9. PROVIDE PLYWOOD AROUND AIR HANDLING UNIT. PROVIDE TWO (2) SHEETS OF PLYWOOD AT ATTIC ACCESS.
10. PROVIDE A MINIMUM OF 4" SOLID BEARING AT ENDS OF ALL WOOD HEADERS AND BEAMS.

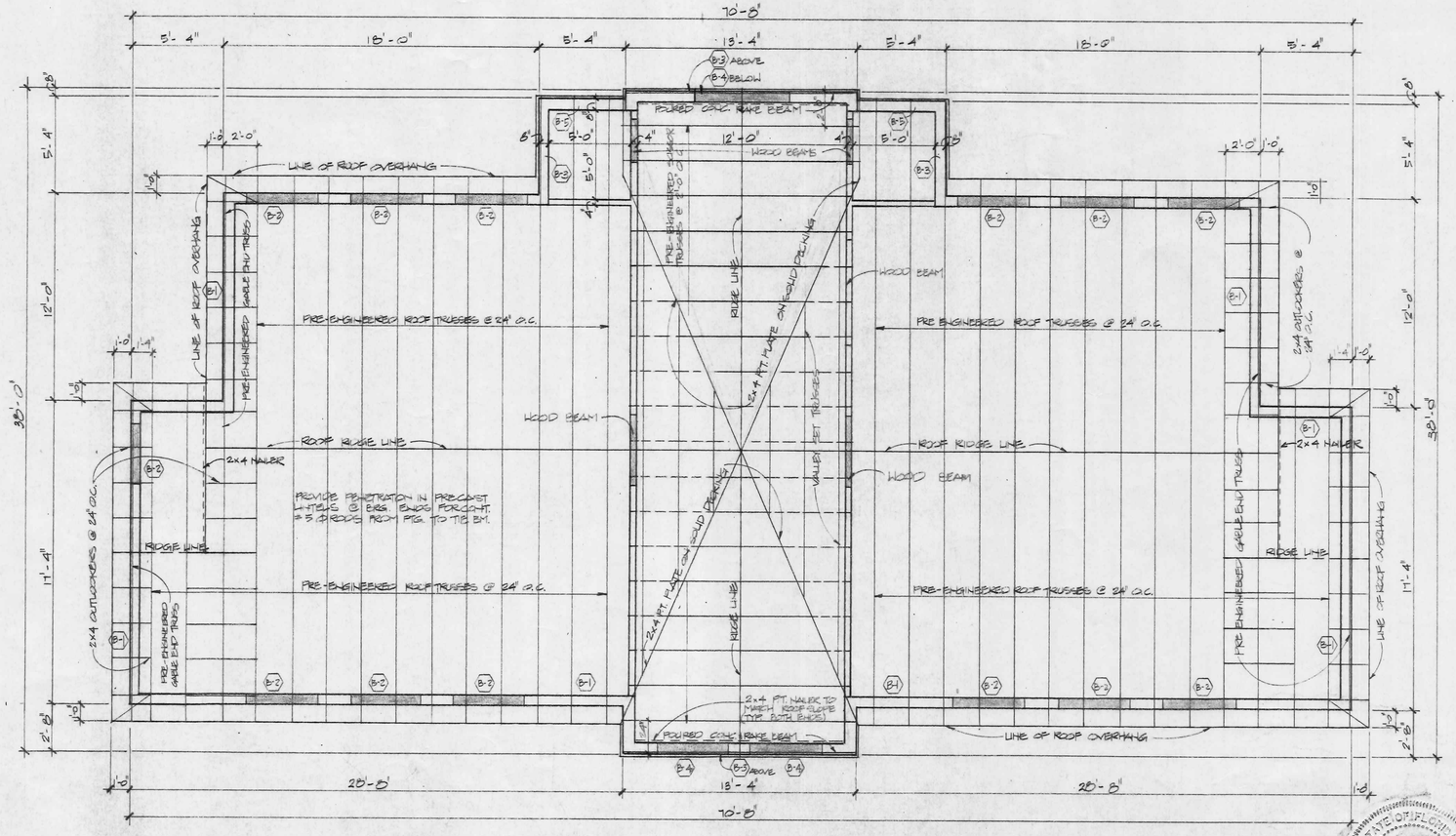
CONCRETE BEAM SCHEDULE

MK	SIZE BXH	REINFORCING TOP	REINFORCING INTER.	REINFORCING BOTTOM	STIRRUPS SIZE	STIRRUPS SPACING	REMARKS
B-1	8' x 16'	2 #5 ⌀	—	2 #5 ⌀	—	—	CONT. CONC. TIE BEAM @ ELEV. 9'-4"
B-2	8' x 8'	—	—	—	—	—	PRE CAST CONC. LINTEL
B-3	8' x 16' MIN.	2 #5 ⌀	—	2 #5 ⌀	—	—	HEIGHT VARIES DUE TO SLOPE OF RAKE BEAM
B-4	8' x 16'	2 #5 ⌀	—	2 #5 ⌀	#5 ⌀	2' O.C. THEN 6' O.C.	@ ELEV. 9'-4"
B-5	8' x 16'	2 #5 ⌀	—	2 #5 ⌀	—	—	@ ELEV. 7'-2"



FOUNDATION PLAN

1/4"=1'-0"



ROOF FRAMING PLAN

1/8"=1'-0"

STATE OF FLORIDA
CHARLES E. BLOCK
REGISTERED ARCHITECT
Charles E. Block SEP 17 1986
FILED

C.E. BLOCK architect inc. fla.
vero beach

9-17-86 issue date

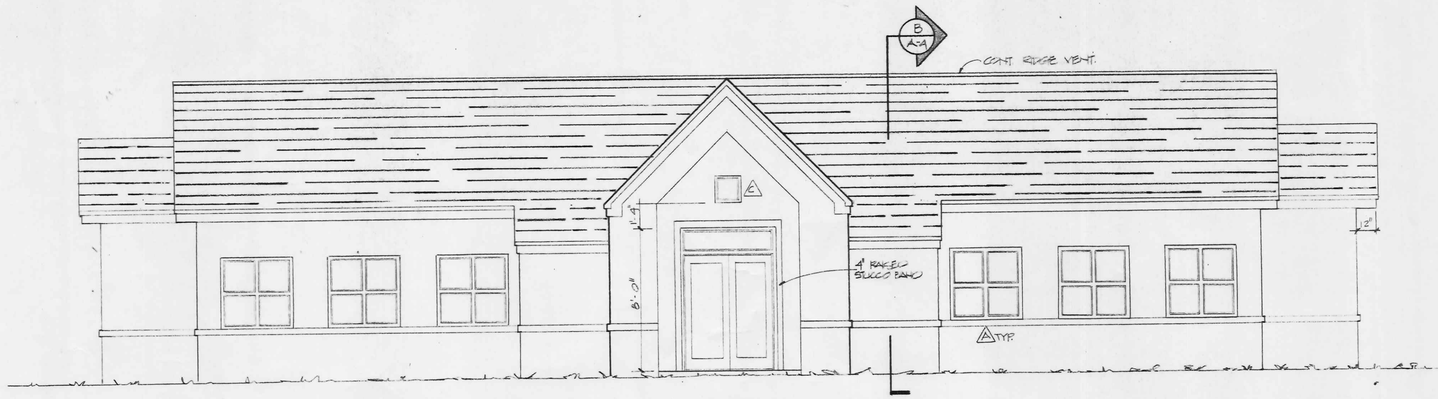
project no. 8632

PSYCHIATRIC ASSOCIATES OF ST.LUCE
FORT PIERCE FLORIDA

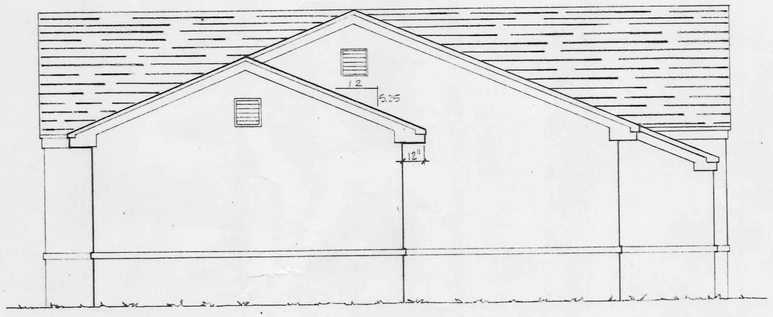
N

sheet no. A-2 of 4

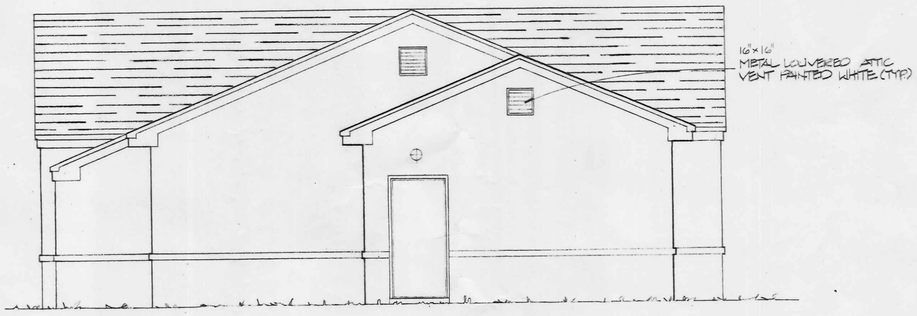
BRUNING 40-105 57140



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION
1/4" = 1'-0"

9-17-86
issue date

project no.
8632

C. E. BLOCK architect inc. fla.
vero beach

PSYCHIATRIC ASSOCIATES OF ST.LUCE
FORT PIERCE FLORIDA

N

STATE OF FLORIDA
CHARLES E. BLOCK
No. 7018
REGISTERED ARCHITECT

sheet no.
A-3 of 4

BRUNING 40-105

FINISH SCHEDULE

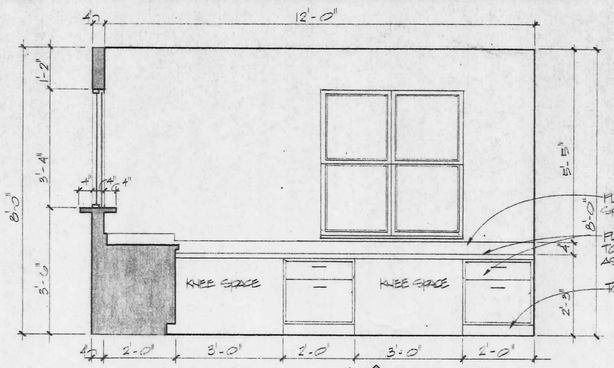
MK	DESIGNATION	FLOOR: SHEET VINYL	FLOOR: CARPET	FLOOR: ALTERNATE #2 HARDTILE	BASE: WOOD	WALLS: PAINTED GYP BOARD	WALLS: MOISTURE BOARD	WALLS: ALTERNATE #3 VINYL	CEILING: PAINTED GYP BOARD	CEILING: ACOUSTICAL TILE	CEILING HEIGHT	REMARKS
101	MENS TOILET	●		●	●	●			●		7'	
102	WOMEN'S TOILET	●		●	●	●			●		7'	
103	FOYER/WAITING	●	●	●	●	●		●	●		7'	VINYL WALL COVERING ON ALL WALLS
104	RECEPTION		●		●	●				●	8'	
105	LOUNGE	●			●	●				●	8'	
106	STORAGE	●			●	●			●		9'	
107	STORAGE	●			●	●			●		9'	
108	BUSINESS		●		●	●		●		●	8'	VINYL WALL COVERING ON NORTH WEST WALL ONLY
109	TREATMENT		●		●	●		●		●	8'	V.W.C. ON NORTHWEST WALL ONLY
110	CONFERENCE		●		●	●		●	●		7'	V.W.C. ON ALL WALLS
111	HALL		●		●	●				●	8'	
112	OFFICE		●		●	●		●		●	8'	V.W.C. ON NORTH WEST WALL ONLY
113	OFFICE		●		●	●		●		●	8'	V.W.C. ON NORTH WEST WALL ONLY
114	BATH	●			●		●		●		9'	
115	OFFICE		●		●	●		●		●	8'	V.W.C. ON NORTH EAST WALL ONLY
116	OFFICE		●		●	●		●		●	8'	V.W.C. ON NORTH EAST WALL ONLY.

DOOR SCHEDULE

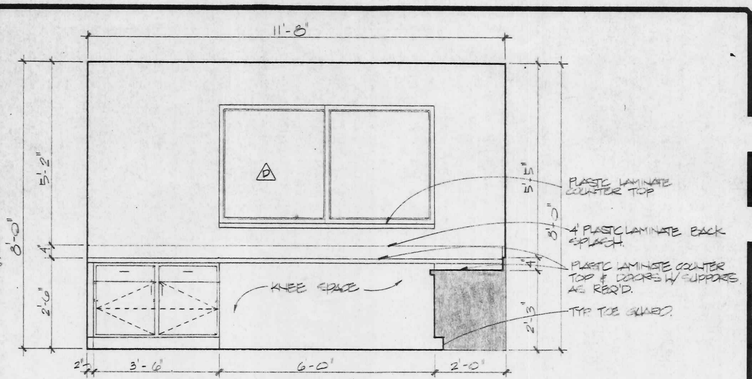
MK	SIZE				TYPE	CONSTRUCTION	JAMB	DETAILS	REMARKS
1	2'8"	6'8"	1 3/4"	—	SOLID CORE	WOOD	WOOD		PROVIDE WEATHERSTRIPPING @ OFFICES & TREATMENT ROOMS.
2	2'0"	6'8"	1 3/4"	PAIR	FRENCH	METAL CLAD	METAL CLAD		WHITE FRAMES & DOORS W/ GRAY TINTED 1/4" GLAZING. PROVIDE TRANSOM
3	2'0"	6'8"	1 3/4"	PAIR	SOLID CORE	WOOD	WOOD		
4	2'8"	6'8"	1 3/8"	—	HOLLOW CORE	WOOD	WOOD		
5	2'8"	6'8"	1 3/8"	—	HOLLOW CORE	WOOD	WOOD		
6	3'0"	6'8"	1 3/4"	—	HOLLOW CORE	METAL	METAL		PROVIDE POLYSTYRENE INSULATION CORE.
7	1'6"	6'8"	1 3/8"		BI-FOLD	WOOD			

WINDOW SCHEDULE

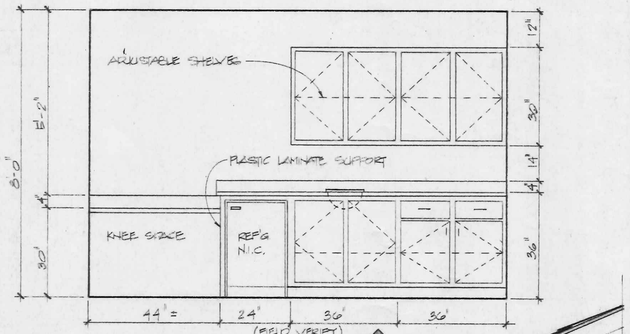
MK	SIZE	TYPE	DETAILS	MANUFACTURER	REMARKS
A	24"W x 48"H (1 PAIR)	SINGLE HUNG		ALCAN	WHITE ALUM FRAMES W/1/4" GRAY TINTED GLAZING
B	48"W x 64"H	FIXED		KAWNEER (TRIFAB 400)	" " "
C	16'W x 16'H	FIXED		FLORIDA SASH	" " "
D	6'W x 3'-4"H	PASS THRU		ALCAN	WHITE ALUM FRAME W/ CLEAR GLASS.



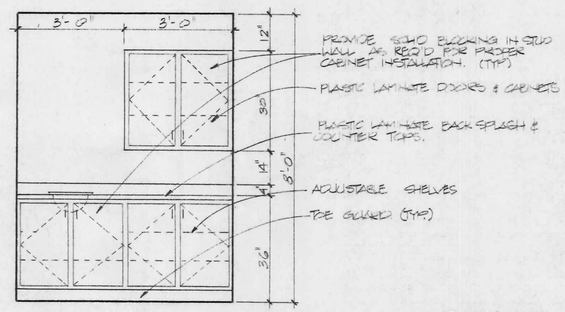
ELEVATION 1 A-4
1/2" = 1'-0"



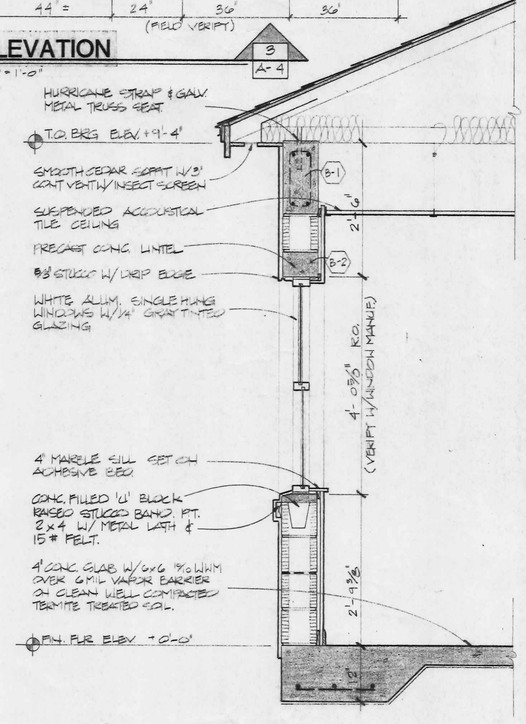
ELEVATION 2 A-4
1/2" = 1'-0"



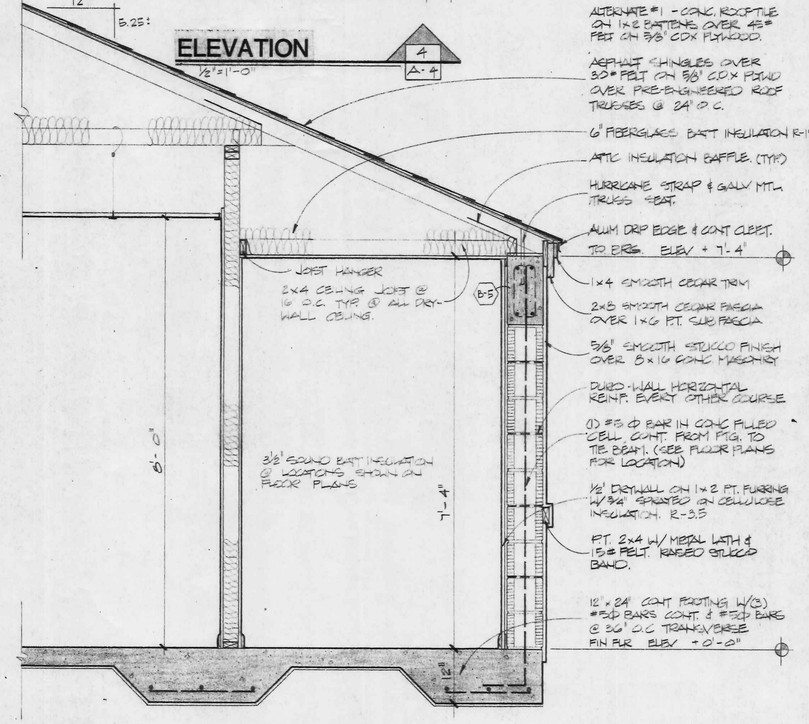
ELEVATION 3 A-4
1/2" = 1'-0"



ELEVATION 4 A-4
1/2" = 1'-0"



SECTION A A-4
3/4" = 1'-0"



SECTION B A-4
3/4" = 1'-0"

STATE OF FLORIDA
CHARLES E. BLOCK
21651
REGISTERED ARCHITECT
SEP 17 2010

9-17-10 issue date

project no. 8632

C.E. BLOCK architect inc. fla.
vero beach

PSYCHIATRIC ASSOCIATES OF ST.LUCE
FORT PIERCE FLORIDA

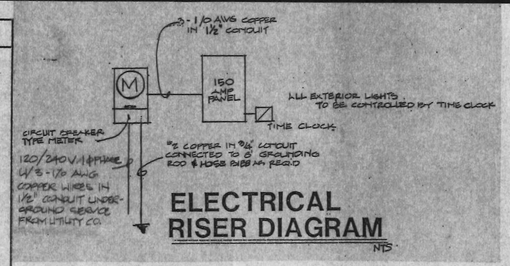
N

sheet no. A-4 of 4

BRUNING 40-105 57140

ELECTRICAL LEGEND

- DUPLEX CONV. OUTLET +12" A.F.F.
- GFI GROUND FAULT INSUL. DUPLEX RECPT.
- ABOVE COUNTER DUPLEX RECPT.
- S SWITCH SINGLE POLE
- S_F SWITCH SINGLE POLE-EXHAUST FAN
- S_3 3 WAY SWITCH
- TELEPHONE OUTLET
- EXHAUST FAN W/ LIGHT
- T THERMOSTAT
- ELECTRIC PANEL BOX 150 AMP
- HOME RUN TO PANEL BOX OR TIME CLOCK
- JUNCTION BOX FOR FAN

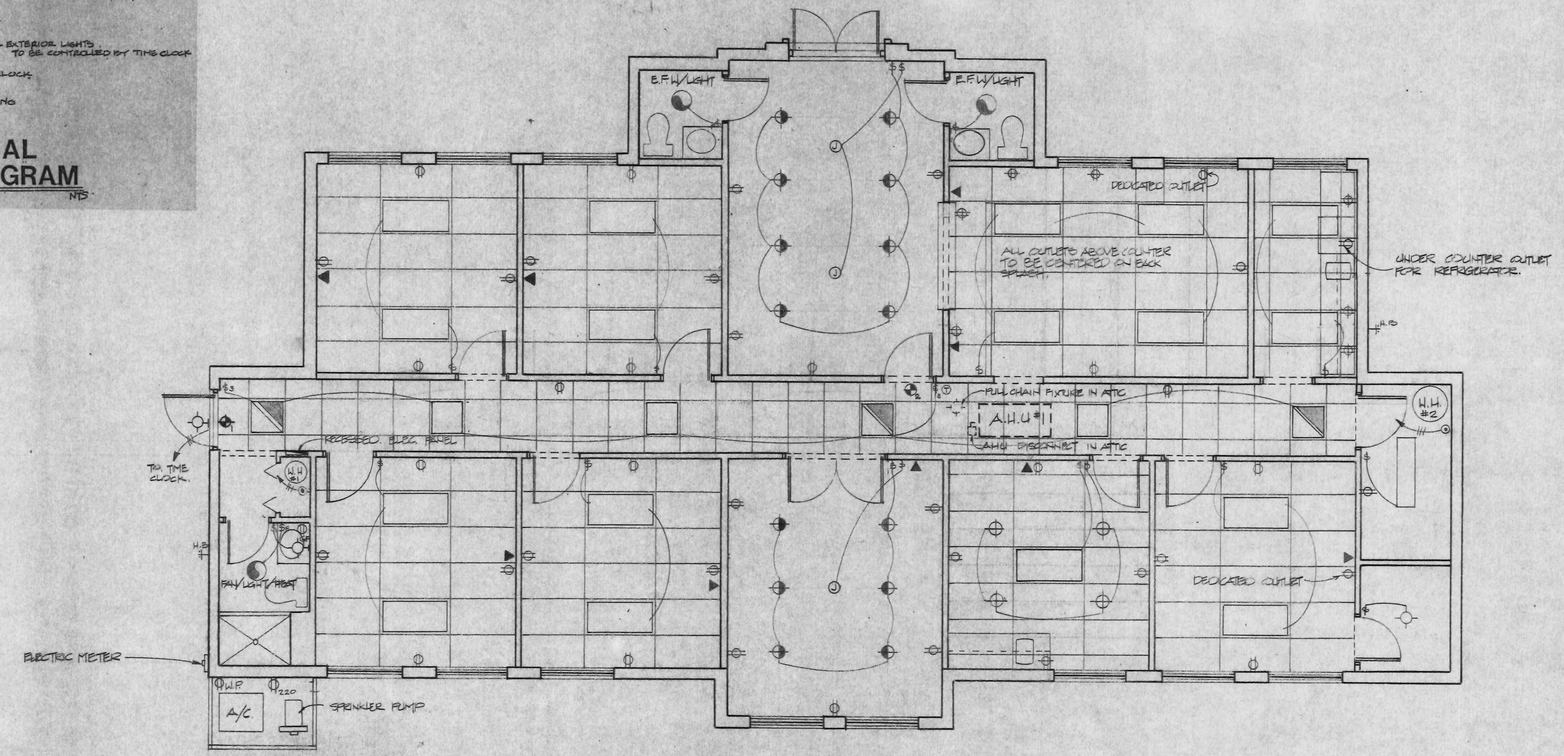


ELECTRICAL RISER DIAGRAM

NTS

LIGHTING SCHEDULE

- LITHONIA 2GS240R42W(C) - 40W CW.
- LITHONIA 2GS2U40F WA12 W(C) - 40 W.U.
- PROGRESS P5797 WALL MOUNTED
- PROGRESS P6093 EYEBALL TRIM W/F11 FRAME
- PROGRESS P6025 TRIM W/ F11 MOUNT. FRAME
- E_1 LITHONIA XSW1R EL WALL MOUNTED EXIT LIGHT W/ EMERGENCY BATTERY
- E_2 LITHONIA XSW2R EL EXIT LIGHT W/ ES12 STEM KIT FOR CEILING MOUNTING
- LITHONIA 2GS2U40FHA12 EL W(C) - 40 W.U.
- PROGRESS P7186 RAPID HPF W/2@40 W. SURFACE MOUNTED
- PORCELAIN PULL CHAIN FIXTURE
- STUDIO 70W HIGH PRESSURE SODIUM W/ 12' HIGH ALUM POLE. (ALLEY CAT.)



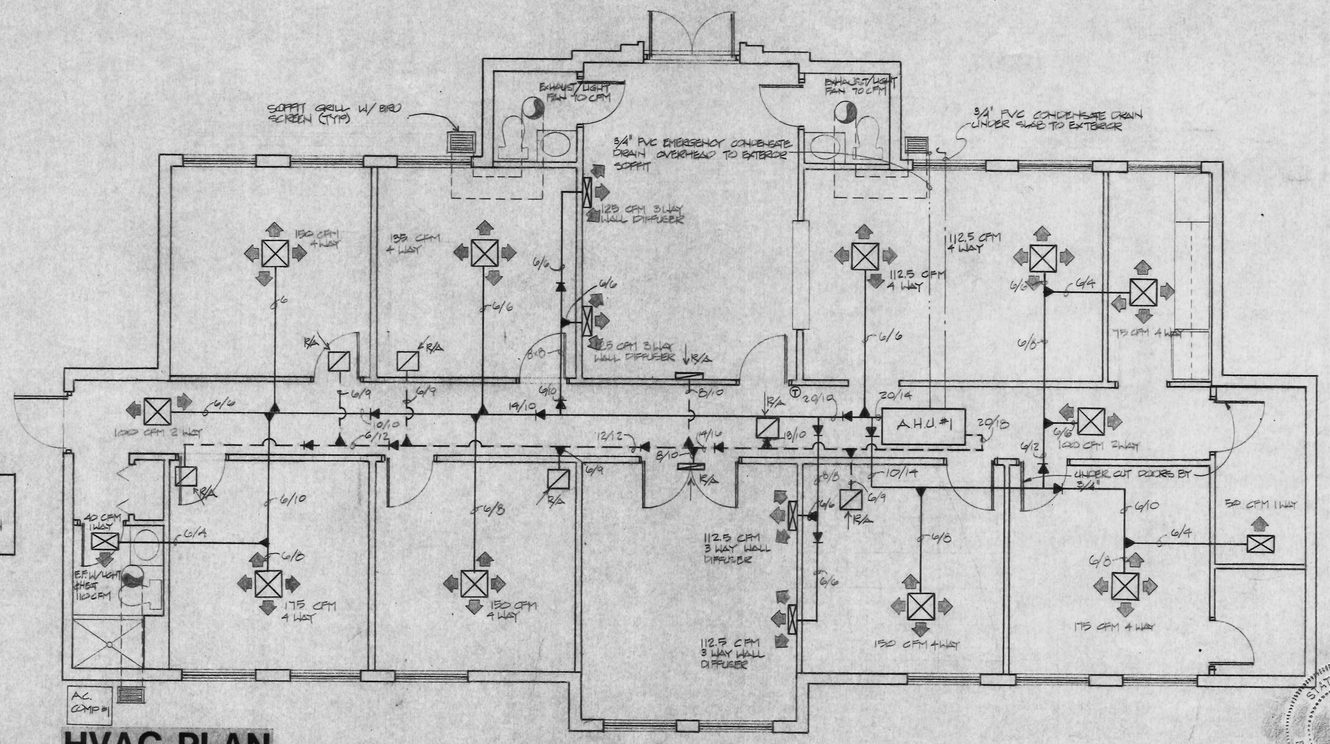
HVAC NOTES

1. SEE NOTE ON THIS SHEET FOR A/C UNIT SIZE.
2. COORDINATE ALL DUCTS WITH OPENINGS IN ROOF TRUSSES AND PLUMBING LINES.
3. ALL DUCTWORK SHALL BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
4. DUCTWORK SHALL BE OWENS CORNING FIBERGLAS, TYPE 475 FR DUCT SYSTEM, 3.25 PCF DENSITY. R=4.2
5. AIR HANDLING UNITS SHALL BE LOCATED IN ROOF TRUSS SPACE AND SUSPENDED FROM TOP CHORD OF TRUSS WITH 1/2" DIA. RODS WITH ISOLATORS.
6. EACH A/C UNIT WILL HAVE AN APPROVED CONDENSATE PAN WITH 2-3/4" DRAIN LINES. PROVIDE ELBOWS AT END OF LINES FOR WATER SEAL.
7. ALL SUPPLY AND RETURN AIR GRILLES SHALL BE PAINTED TO MATCH ADJACENT FINISH COLOR. GRILLES TO BE METALLAIRE OR APPROVED EQUAL.
8. EXHAUST DUCT SHALL BE GALVANIZED SHEET METAL.
9. FURNISH AND INSTALL FACTORY MADE TURNING VANES AT EACH CHANGE OF DIRECTION OF DUCTWORK. VANES SHALL BE ALUMINUM.
10. ALL AIR OUTLETS SHALL BE ALUMINUM INCLUDING VOLUME DAMPERS, TITUS OR METALAIRE.
11. BALANCE AIR VOLUME WITHIN ± 5% OF VALUES SHOWN ON PLANS.
12. FURNISH AND INSTALL THERMOSTATS WITH SUB-BASE.
13. MOUNT CONDENSING UNITS ON 4" CONCRETE PAD AND ANCHOR UNITS TO SAME.
14. INSULATE SUCTION REF. LINE WITH 3/4" ARMAFLEX.
15. EXAMINE CLEARANCE FOR AVAILABLE SPACE FOR DUCTWORK BEFORE FABRICATING DUCT.
16. ELECTRIC STRIP HEATERS SHALL BE "UL" APPROVED, EQUIPPED WITH HI-LIMIT CUT-OFF.
17. MECHANICAL CONTRACTOR SHALL VERIFY ALL DUCTWORK SIZES & LOCATIONS OF DUCT WORK PRIOR TO INSTALLATION. NOTIFY ARCHITECT OF ANY WORK DISCREPANCIES.

HVAC LEGEND

- SUPPLY AIR
- RETURN AIR

NOTE: A/C UNIT #1 - RHEEM, TRANE, LENNOX OR APPROVED EQUAL. MAXIMUM CAPACITY 58,000 BTU, 2000 CFM AIR FLOW W/ 7 KW HEAT STRIP. 9.0 MIN EER.



HVAC PLAN

¼" = 1'-0"

STATE OF FLORIDA CHARLES E. BLOCK NO. 7618 REGISTERED ARCHITECT SEP 17 1986

issue date

project no. 8632

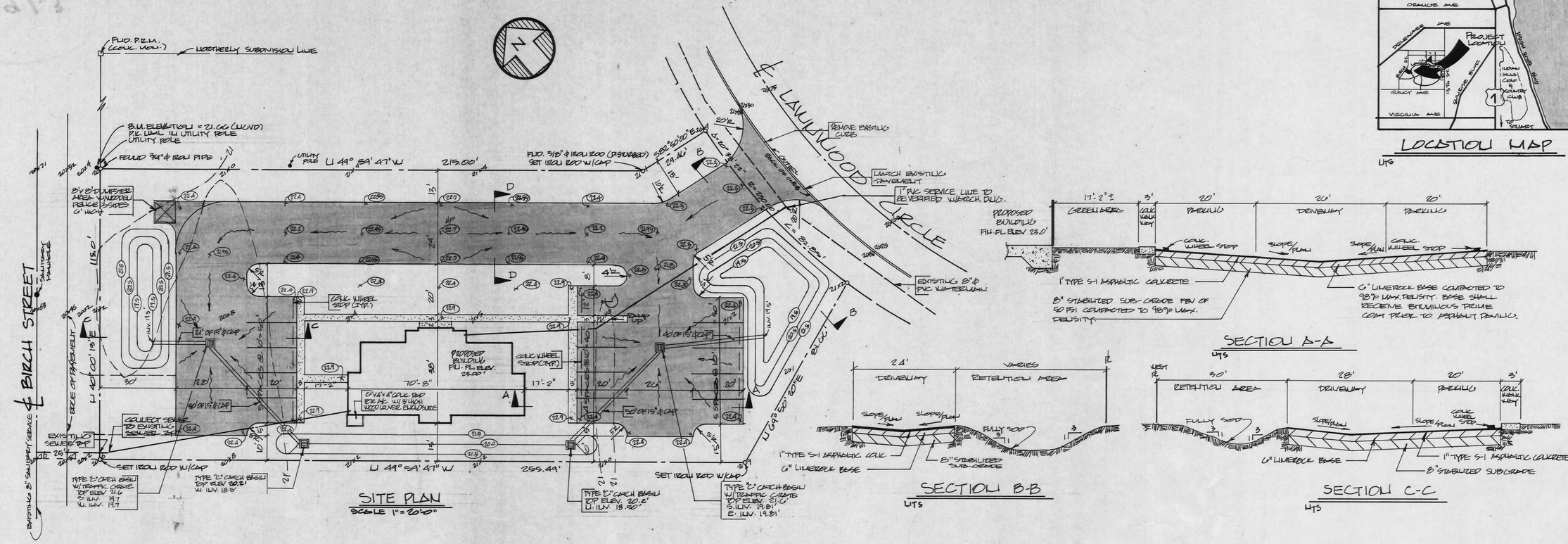
C. E. BLOCK architect inc. fla.
vero beach

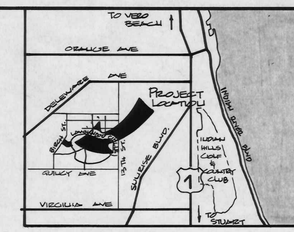
PSYCHIATRIC ASSOCIATES OF ST.LUCE
FORT PIERCE FLORIDA

N

sheet no. ME-1 of 1

BRUNING 40-105 57140





LOCATION MAP

LTS

SECTION A-A

LTS

SECTION B-B

LTS

SECTION C-C

LTS

LEGAL DESCRIPTION

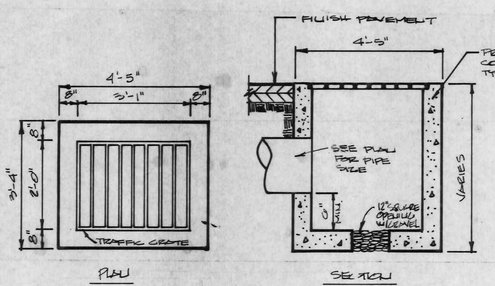
LOT 10
LAURELWOOD OFFICE PARK - UNIT ONE
PLAT BOOK 18, PAGE 11
ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S NOTES

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED UPON A U.S.G.S. & G.S. BENCHMARK STAMPED H-236.

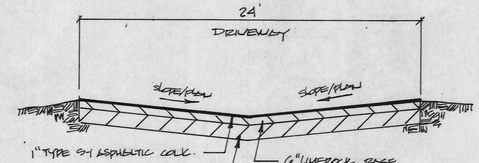
LEGEND

HP	HIGH POINT
~~	DRAINAGE FLOW
21.4	EXISTING SPOT ELEVATIONS
(22.8)	PROPOSED SPOT ELEVATIONS
--21--	EXISTING CONTOUR ELEVATIONS
℄	HANDICAPPED



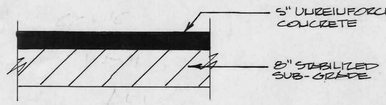
PRECAST CONCRETE CATCH BASIN TYPE "C"

LTS



SECTION D-D

LTS



CONCRETE PAVEMENT ALTERNATE

LTS

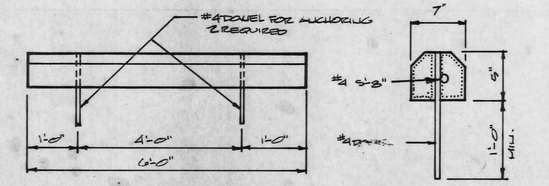
SITE DATA

AREA CALCULATIONS

1. TOTAL SITE AREA = 31,893 FT² = 0.73 ACRES = 100%
2. BUILDING COVERAGE = 2,160 FT² = 0.05 ACRES = 7%
3. PAVEMENT COVERAGE = 13,691 FT² = 0.31 ACRES = 42%
4. TOTAL IMPERVIOUS AREA = 15,761 FT² = 0.36 ACRES = 49%
5. TOTAL GREEN AREA = 16,132 FT² = 0.37 ACRES = 51%
6. FUTURE PAVEMENT AREA = 760 FT² = 0.02 ACRES = 3%

GENERAL NOTES

1. SEE ARCHITECTURAL DRAWINGS PREPARED BY C.E. BLACK, ARCHITECT FOR ADDITIONAL LAYOUT DIMENSIONS AND LANDSCAPE PLANS.
2. BOUNDARY SURVEY AND TOPOGRAPHIC INFORMATION PROVIDED BY JAMES A. KIRBY, LAND SURVEYOR DATED 3/17/86.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE ORDINANCE OF THE CITY OF FT. PIERCE.
4. ALL DENSITY TESTS TO BE PERFORMED PER MODIFIED AASHTO METHOD. ALL DENSITY TESTS SHALL BE SUPPLIED TO THE ENGINEER ON ALL SUB-GRADE AND BASEWORK.
5. PRECAST CAR STOPS SHALL HAVE 2½" ϕ RODS PER CAR STOPS, EMBED AT LEAST 8" INTO SOIL.
6. CONCRETE PAVEMENT ALTERNATE SHALL BE PROVIDED WITH CONTRACTION JOINTS (20' MAX SPACING) WITH 1½" DEPTH.
7. CONCRETE PAVING ALTERNATE SHALL BE CURED WITH A PIGMENTED LIQUID MEMBRANE CURING COMPOUND COMPARABLE TO THE REQUIREMENTS OF ASTM DESIGNATION C309.



NOTES:
1. FIBERGLASS FROM 3000 PSI CONCRETE

PRECAST CONCRETE PARKING WHEEL STOP DETAIL

LTS

MOSBY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
1935 20TH STREET, SUITE D
VERO BEACH, FLORIDA 32960
(305) 569-0035

REVISION	DATE
1	
2	
3	
4	
5	

JOB NO	86-235
DESIGNED	TNS
DRAWN	JMS
CHECKED	RLM
DATE	SEPT. 1986
SCALE	AS SHOWN

PAVING AND DRAINAGE SITE PLAN

PSYCHIATRIC ASSOCIATES OF ST. LUCIE
FT. PIERCE FLORIDA

SHEET 1 OF 1

BUILDING & CODE ENFORCEMENT
CITY OF FORT PIERCE
OWNER: Rev. Hintric Assoc
DATE ISSUED: 11-4-86
TYPE CONSTRUCTION:
Mec office
PERMIT NUMBER: 46913
PAGES:
CONTRACTOR: CA
ELECTRICIAN: Schamme
ADDRESS: 1331 N Lawnwood Circle

46913

1331 N. Lawnwood Circle

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Pre-Application Meeting

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

The minimum submittal requirements are as follows:

- [x] Site Plan
- [x] Detailed Proiect Narrative
- [x] Floor Plan
- [x] Survey

Proposed Use of the Property: Adult Day Care

Property address or location
1331 N. Lawnwood Cir

Parcel ID(s)
2416-604-0010-000-0

Property Owner(s) Name
A Prasad R. Korlipara

Street Address
7831 Sabal lake Dr

City State Zip
PSL FL 34986

Phone Number

Email Address

Applicant/Representative, Company
Nikki Kelly

Street Address
5977 NW Baynard Dr

City State Zip
PSL FL 34986

Phone Number
561-401-8260

Email Address
Arborvillageghl@outlook.com

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

Property Owner's Signature _____

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.

Arbor Village Training Center
1331 N. Lawnwood Circle
Fort Pierce, FL
Phone: 561-401-8260
Email: Arborvillagegh@outlook.com

Project Narrative

Goals:
Arbor Village Training Center offers comprehensive scope of services to help individuals and find meaningful work or activities. The Adult Day Training program is designed to help program participants function more normally in everyday life. Using hands-on learning techniques, Arbor Village staff help clients enhance life skills inside structured classrooms, sheltered workshops, or with a business in the community.
Supervision and personal care will be provided to all participants with 3-4 staff members.

Building Description:

- This Free-Standing building is approximately 2,126 square feet on .71 acres of land
- 1 large reception area
- 7 large exam rooms
- 3 bathrooms
- 13 parking spots in the front of the building
- 1 handicap designated parking spot in the front of the building
- 7 parking spots in the rear of the building
- 2 Doors for exit and entry

Hours of Operation:
Monday- Friday: 9am-3pm

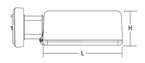
Transportation:
Transportation will be provided by Arbor Village Training Center.

KAD LED
LED Area Luminaire

Buy American

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background3

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[4]
KAD LED	20C [2] 20 LEDs 30C [2] 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA [3] 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V	MVOLT [5] 277 [6] 120 [6] 347 [6] 208 [6,7] 480 [6,8] 240 [6,7]	**Shipped included** SPUMBA___ Square pole universal mounting adapter [9] RPUMBA___ Round pole universal mounting adapter [9] SPS___ Square pole RPS___ Round pole WBA___ Wall bracket [9] WWG___ Wood pole or wall **Shipped separately** 04 4" arm 06 6" arm 09 9" arm [9] 12 12" arm [9] KMA Mast arm external fitter

Options			Finish (required)
Shipped installed PERS NEMA twist-lock five-wire receptacle only (no controls) [10] PERT Seven-wire receptacle only (no controls) [10,11] SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240, 480V) [6] PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 25 fc [12,13,14] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 25 fc [12,13,14]	PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [12,13,14] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [12,13,14] BL30 Bi-level switched dimming, 30% [15,16] BL50 Bi-level switched dimming, 50% [15,16]	PNMTD3 Part mtg. elev tilt (specify) [17,18] PNMTS3 Part mtg. elev 3 fxtr [17,18] PNMTS4 Part mtg. elev 4 fxtr [17,18] PNMTD4S Part mtg. elev 2 fxtr [17,18] PNMT2R3 Part mtg. elev 2 fxtr [17,18] RTA Tenon adapter [19] RS Rotatable shield [1] **Shipped separately** [9] WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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D-Series
LED Bollard

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter:	8" Round (203.1 mm)
Height:	42" (1066.7 mm)
Weight (max):	27 lbs (12.25 kg)

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
DSXB LED	12C 12 LEDs **Symmetric** 16C 16 LEDs	350 350 mA 450 450 mA [1] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [2]	ASY Asymmetric [3] SYM Symmetric [3]	MVOLT 120 [4] 208 [4] 240 [4] 277 [4] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup	**Shipped installed** SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240V) [4] HS4 24" overall height HS8 30" overall height HS6 36" overall height FG Ground-fault indoor outlet LHB Without anchor bolts LHB4 4-bolt retrofit base without anchor bolts [5]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories
Ordered and shipped separately.
MRAB U Anchor bolts for DSXB [6]

NOTES
1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). 208, 240, 347 or 480V (50/60 Hz) operation requires wiring with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 480 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage.
8. MRAB U not available with LHBXX option.

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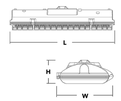
D-Series
LED Parking Garage

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Length:	17-3/4" (45.1 cm)
Width:	8-1/2" (21.6 cm)
Height:	3-7/16" (8.7 cm)
Weight (max):	16 lbs (7.3 kg)



Introduction

The D-Series LED Parking Garage luminaire provides energy savings of 80% when replacing 175W metal halide luminaires. With an expected service life of over 100,000 hours (10+ years of 24/7 operation), up to ten metal halide lamp changes are avoided over the life of the product. All of this adds up to quick paybacks and a very low total cost of ownership. Five dedicated precision refractive optics allow the D-Series Parking Garage luminaire to meet the desired criteria for minimums, verticals and uniformity. Exceptional glare control is achieved while delivering the required vertical illumination.

Ordering Information

EXAMPLE: DSXPG LED 20C 1000 40K T5M MVOLT DWHXD

DSXPG LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSXPG LED	10C 10 LEDs (one engine) [1,2] 20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted [3]	T5E Type E, entryway T5M Type V, medium T5W Type V, wide T5R Type V, rectangular ASY Asymmetric	MVOLT [4] 120 [4] 208 [4] 240 [4] 277 [4] 347 [4] 480 [4]	**Shipped included** (blank) Pendant mount (36-inch length supply leads) SRM Surface mount (12-inch length supply leads) **Shipped separately** YK Yoke/trunnion mount [5]

Options		Finish (required)
Shipped installed HS House-side shield (housing visor) SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] SPD Separate surge protection DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [6] PIR Motion/ambient sensor for 8-15' mounting heights [7] PIRH Motion/ambient sensor for 15-30' mounting heights [7] **Shipped Separately** BDS Bird Shroud [8]	**Shipped included** PIR1FC3V Motion/ambient sensor for 8-15' mounting heights and for typical applications requiring daylight harvesting and 730+ cm compliance [9] PIRH1FC3V Motion/ambient sensor for 15-30' mounting heights and for typical applications requiring daylight harvesting and 730+ cm compliance [9]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze

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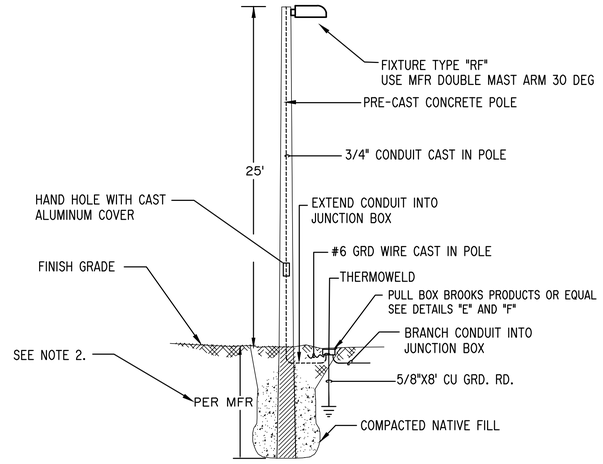


NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

SCALE:NONE

COMMERCIAL

RESIDENTIAL
BIRCH STREET

COMMERCIAL
LAWNWOOD CIRCLE

Typical Fort Pierce				
Label	**Avg**	**Max**	**Min**	**Avg/Min**
Means of Egress	3.87	29.3	1.3	2.98
Parking	2.33	4.2	0.7	3.33
Spill Onto Residential	0.00	0.0	0.0	N.A.

Luminaire Schedule						
Tag	**Description**	**Symbol**	**Qty**	**Lum. Lumens**	**Lum. Watts**	**LLF**
R4	Lithonia KAD LED 30C 1000 30K R4 MVOLT	→	3	10723	108	0.900
B	Lithonia Bollard DSXB LED 12C 350 30K ASY	⊙	2	1194	16	0.900
W	Existing Wall Pack Over Exit Door	|	1	858	79	0.900
P	Lithonia Canopy DSXPG LED 10C 700 30K ASY	▪	3	2601	26	0.900

PHOTOMETRIC ANALYSIS NOTES:

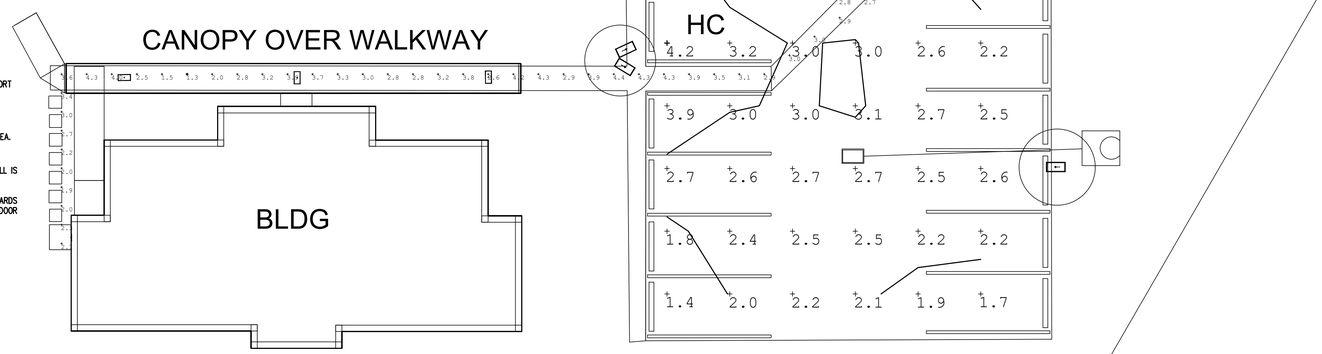
THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58
CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THE FBC ALSO REQUIRES A MINIMUM OF ONE FOOT CANDLE ON THE MEANS OF EGRESS TO THE PUBLIC WAY. SEE CALCULATED VALUES IN THE "TYPICAL FORT PIERCE" CALCULATION SUMMARY ABOVE.

22-60
(1)b. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF TWO FOOTCANDLES ON THE PAVEMENT. THIS PLAN PROVIDES AN AVERAGE OF 2.33 FOOT-CANDLES IN THE PARKING AREA.
(2) THIS PLAN PROVIDES A UNIFORMITY RATIO OF 3.33 TO 1, WHICH COMPLIES WITH CODE MAXIMUM OF 4.0 TO 1.
(3) LIGHTING CONTROL IS BY ASTRONOMIC TIME SWITCH. THIS COMPLIES WITH CODE.
(4) MAXIMUM SPILL TO THE NORTHERLY RESIDENTIAL AREA IS LESS THAN 0.05 FC. THIS LEVEL COMPLIES WITH CODE, WHICH STATES SPILL IS NOT TO EXCEED 0.5 FC.

THE LIGHTING PLAN USES CUTOFF LED AREA LIGHTS AT 25 FEET ON NEW PRIVATE POLE, THE LIGHTING PLAN ALSO INCLUDES TWO BOLLARDS ALONG THE WEST SIDE OF THE DRIVEWAY ENTRANCE UNDER THE EXISTING TREES. ALL NEW LIGHTING TECHNOLOGY LED. THE EXISTING DOOR LANDING LIGHT TECHNOLOGY IS NOT KNOWN BUT IS MODELED AT A TYPICAL LUMEN LEVEL FOR THE FIXTURE FOUND.

CANOPY OVER WALKWAY



COMMERCIAL
SITE PHOTOMETRIC ANALYSIS

APP			
CK			
DR			
REVISIONS			
DATE			
NO			

Electrical Engineering of Fort Pierce, Inc
Registry No. 36383
604 Boston Avenue
Fort Pierce, FL. 34950
Phone: 772 882-9021

CLIENT:
ARCHITECTONIC INC.
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34950

PROJECT NAME:
ARBOR VILLAGE

PROJECT LOCATION:
1331 N. LAWNWOOD CIRCLE
FORT PIERCE, FL

ENGINEER SEAL

TIMOTHY C. TREWYN
ELECTRICAL ENGINEER
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 RESERVED ONLY FOR THE SPECIFIC PROJECT AND ARE THE PROPERTY OF ELECTRICAL ENGINEERING OF FORT PIERCE, INC. FOR WHICH THEY WERE PREPARED. REUSE OR IMPROPER RELIANCE ON THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ELECTRICAL ENGINEERING OF FORT PIERCE, INC. SHALL BE WITHOUT LIABILITY TO THE PARTIES, COPYRIGHT ELECTRICAL ENGINEERING OF FORT PIERCE, INC. ALL RIGHTS RESERVED.

SHEET TITLE
SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: OM-DD-2023
DRAWN: BAM/TCT
APPROVED: TCT

DRAWING NUMBER
E-1.2

SHEET 1 OF 1
230XX-01

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Nikki Kelly
5977 NW Baynard Drive
Port St. Lucie, FL 34986

Subject: Adult Daycare – 1331 N. Lawnwood Circle –- Pre-Application Comments for February 23, 2022 Pre-Application Meeting

City of Fort Pierce Planning Department

1. Consider repaving and restriping the parking lot.
2. Further comments may be provided at the Pre-application meeting.

- Standard Comments Below -

3. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). ***Office Uses must have a minimum average of one (1) footcandles of lighting***

4. **An intake meeting is required for all application submittals and the meeting must be scheduled at least one week in advance. To schedule the intake meeting please submit an e-mail with the application and supporting documents as a PDF attachment or a link. Send e-mail to planning_dl@cityoffortpierce.com.**

   At the intake meeting, it will be determined if the submitted materials meet all the requirements necessary for the department to accept. If the application is missing items, an explanation will be given regarding what is missing and how to correct it. All applications must pass sufficiency review by 5:00 PM on the last Friday of each month to advance to the next month's Technical Review Committee meeting. The deadline to submit all application fees and hard copies for the project is two business days after the sufficiency deadline. Applications cannot move forward to the Technical Review Committee until all fees are paid and hard copies are given.

   Please do not prepare any checks or fees until the department has created and produced an invoice. To view fees, click on the public notice fees and fee schedule links below. All hard copies can be mailed to 100 N. US Highway 1, Ft. Pierce, FL 34950, Attention: Planning Department, or schedule an appointment with your assigned planner to drop off at City Hall. Lastly, fees can either be paid electronically or by check. If you would like to pay electronically provide the name exactly as it appears on your credit card and an email address to send the invoice link to. Checks can either be mailed or dropped off with the hard copies of the submittal.

   The application submittal must include PDF documents on a CD or USB Drive.

   Please contact us at 772-467-3737 or email planning_dl@cityoffortpierce.com if you have any questions or need assistance.

5. Prior to submitting your Zoning Atlas Amendment and Future Land Use Amendment Applications, please schedule an in-take meeting to ensure that your application packet is complete. **During Submittal, your Pre-Application Comments must be attached with all submitted items below checked off. We Do Not Collate Application Submittals for Applicants. Please ensure that your application packet is complete, in order, and whole when submitting. Include digital copies on a CD or Flashdrive. Ensure that there are NO signature security-locked digital files. We only need 4 hard copies.**

Submit the following along with your application(s) sets:

- ☐ Conditional Use Application (No New Construction)
- ☐ St. Lucie County Property Record Card
- ☐ Warranty Deed & Legal Description **(in a WORD format)**
- ☐ Statement for Need: **(Follow Detailed Description on Application) (in WORD format only)**
- ☐ General Location Map
- ☐ Current Survey
- ☐ Floor Plan
- ☐ Landscaping Plan
- ☐ Lighting Plan
- ☐ Historical Report

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

Fort Pierce Engineering Department

No Comments Received (Please Contact)

Fort Pierce Building Department

No Comments Received (Please Contact)

St. Lucie County Planning Department

No Comments Received (Please Contact)

St. Lucie County PW/Engineering

No Comments Received (Please Contact)

City Clerk Office

No Comments

Code Enforcement

No Comments Received (Please Contact)

Fort Pierce Utilities Authority

See the attached document.

St. Lucie County Fire District

No Comments Received (Please Contact)

Florida Department of Transportation

No Comments Received (Please Contact)

St. Lucie County School Board

No Comments Received (Please Contact)

St. Lucie County Transit

No Comments Received (Please Contact)

St. Lucie Transportation Planning Organization

No Comments Received (Please Contact)

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street (PO Box 3191)
Fort Pierce, FL 34947 (34948)
772.466.1600 x3402

February 14, 2022 savrda@fpua.com

SUBJECT: TRC pre-app – Adult Daycare-1331 N Lawnwood Circle

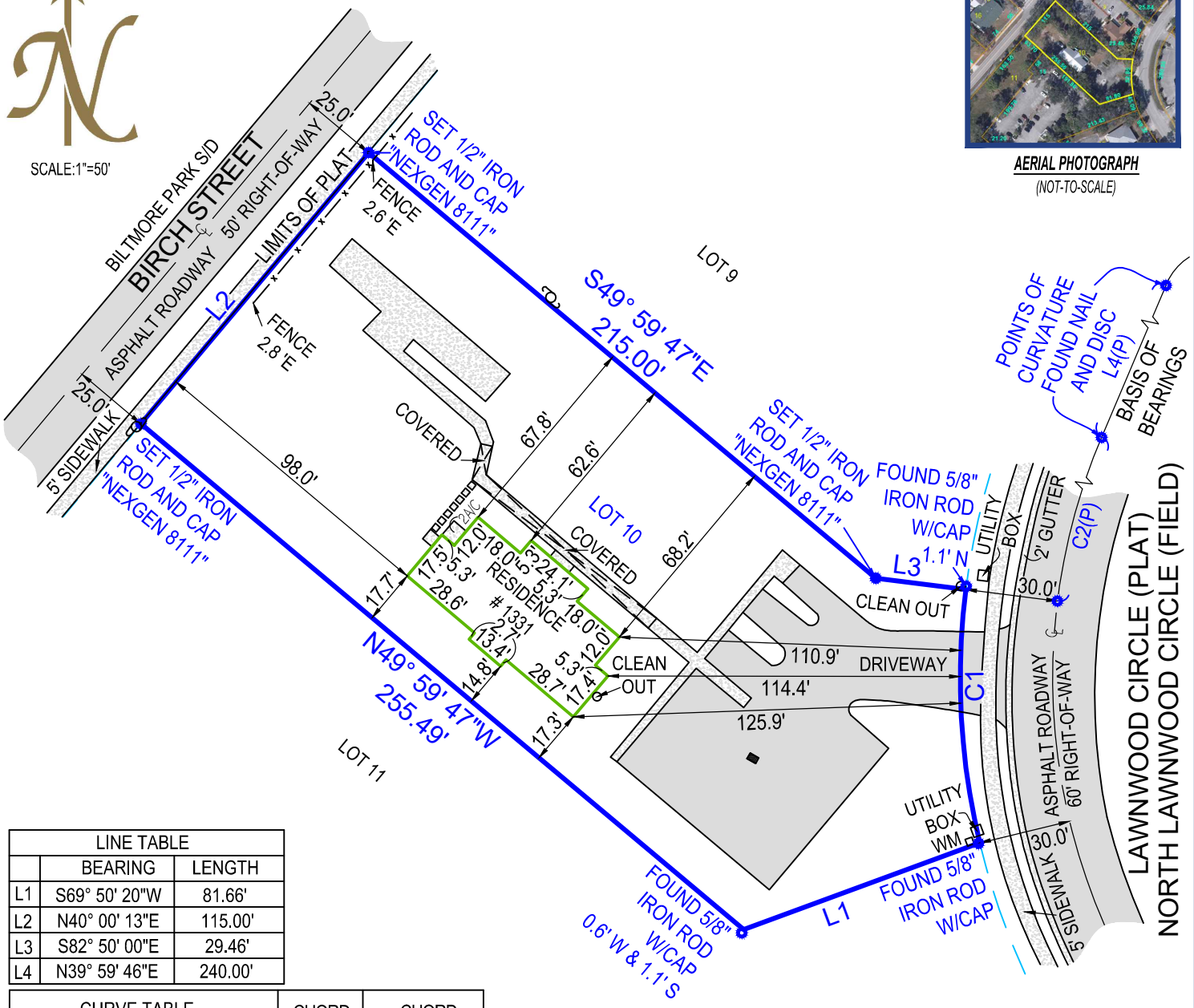
W/WW Eng: This location is a current customer of FPUA. Please contact Lugey Dawson @ 772-466-1600 Ext. 3428 or ldawson@fpua.com if a modification to the water and or sewer service is required or if there will be any expansion of the facility.

Electric & Gas Eng: Approved.

1331 NORTH LAWNWOOD CIRCLE, FORT PIERCE, FL. 34950

SCALE:1"=50'

AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



LINE TABLE		
	BEARING	LENGTH
L1	S69° 50' 20"W	81.66'
L2	N40° 00' 13"E	115.00'
L3	S82° 50' 00"E	29.46'
L4	N39° 59' 46"E	240.00'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	82.85'	230.00'	20°38'22"	82.40'	S03°09'20"E
C2	114.61'	200.00'	32°49'55"	113.04'	N23°34'49"E

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 12-16-2022
Drawn By: Oleg
Order #: 202401
Last Revision Date: None
Boundary Survey prepared by: LB8111
NexGen Surveying, LLC
561-508-6272
1547 Prosperity Farms Rd
West Palm Beach, FL 33403

NEXGEN SURVEYING, LLC.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2883 ON 12-20-2022 STATE OF FLORIDA Professional Surveyor and Mapper

File #:

Order #: 202401

LEGAL DESCRIPTION OF: **1331 N LAWNWOOD CIR, FORT PIERCE, FL, 34950**

LOT 10, LAWNWOOD OFFICE PARK, UNIT ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 11, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

FLOOD ZONE:
12111C0186J
ZONE: X
EFF: 02/16/2012

SURVEY NOTES:
- DRIVEWAY CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINE ON EASTERLY AND NORTHWESTERLY SIDE OF LOT AS SHOWN.

LEGEND

A/C	*-AIR CONDITIONER*
WM	*-WATER METER*
AL	*- ARC LENGTH*
(C)	*-CALCULATED*
(M)	*-MEASURED*
P.O.B.	*-POINT OF BEGINNING*
P.O.C.	*-POINT OF COMMENCEMENT*
&	*-AND*
P.B.	*-PLAT BOOK*
PG	*-PAGE*
U.E.	*-UTILITY EASEMENT*
D.E.	*-DRAINAGE EASEMENT*
P.U.E.	*- PUBLIC UTILITY EASEMENT*
L.A.E.	*-LIMITED ACCESS EASEMENT*
L.M.E.	*-LAKE MAINTENANCE EASEMENT*
O.H.E	*-OVERHEAD EASEMENT*
R	*-RADIUS*
(R)	*-RECORD*
O.R.B.	*-OFFICIAL RECORDS BOOK*
Sq.Ft.	*-SQUARE FEET*
Ac.	*-ACRES*
DB	*-DEED BOOK*
(D)	*-DEED*
(P)	*-PLAT*
EOW	*-EDGE OF WATER*
TOB	*-TOP OF BANK*
OHL	*-OVERHEAD LINE*
C/O	*-CLEAN OUT*
ELEV	*-ELEVATION*
FF	*-FINISHED FLOOR*
LS	*-LICENSED SURVEYOR*
LB	*-LICENSED BUSINESS*
PSM	*-PROFESSIONAL SURVEYOR & MAPPER*
	-FENCE
#	*-NUMBER*
±	*-PLUS OR MINUS*
	-ASPHALT
	-CONCRETE
	-PAVER/BRINCK
	-WOOD
	-LIGHT POLE
	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-UTILITY POLE
	-MANHOLE
XXX	*-ELEVATION*

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:
1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY 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 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). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB 8111
info@NexGenSurveying.com

561-508-6272
1421 Oglethorpe Rd
West Palm Beach
FL 33405

Technical Review Committee **1. e.**

Meeting Date: 03/16/2023

REQUESTED ACTION

Site Plan and Conditional Use with New Construction - Okeechobee Road Flex Space - 4646 Okeechobee Road

LOCATION

4646 Okeechobee Road
Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 03/01/2023 03:02 PM
Final Approval Date: 03/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Okeechobee Road Flex Space – Site Plan & Conditional Use – 23-07000006** **4646 Okeechobee Road**
BOARD DATE:	March 16, 2023

Site Plan & Conditional Use for Okeechobee Road Flex Space

The above referenced project is being submitted for your review and comments. The applicant is requesting a Site Plan (development and design review) and Conditional Use for 4646 Okeechobee Road.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, March 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: Okeechobee Rd

Parcel ID #(s): 2419-122-0001-040-6 & 2419-122-0001-050-9

Project description: Flex Space (wholesale trade / warehouse freight)

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 39,450 Sq Ft Site Acreage: 3.57 Acres

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

St. Lucie Kings, LLC
Property Owner(s)

101 Pugliese Way
Street Address

Delray Beach FL 33444
City State Zip

561-454-1625
Phone Number

azurita@puglieseco.com
Email Address

HJA Design Studio
Applicant/Representative, Title, Company

50 SE Ocean Blvd., Suite 101
Street Address

Stuart FL 34994
City State Zip

772-678-7200
Phone Number

erika@hjadstudio.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.*

By: St. Lucie Kings, LLC VP
Property Owner(s) Signature(s) DAVID CLORAN, VICE PRESIDENT

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
- N/A [ ] 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 Okeechobee Rd

Parcel ID #(s) 2419-122-0001-040-6 & 2419-122-0001-050-9

Project description Flex Space (wholesale trade / warehouse freight)

St. Lucie Kings, LLC
Property Owner(s)

101 Pugliese Way
Street Address

Delray Beach FL 33444
City State Zip

561-454-1625
Phone Number

azurita@puglieseco.com
Email Address

HJA Design Studio
Applicant/Representative, Title, Company

50 SE Ocean Blvd., Suite 101
Street Address

Stuart FL 34994
City State Zip

772-678-7200
Phone Number

erika@hjadstudio.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.*

VP

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.

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Via Email and FedEx
February 1, 2023

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

RE: 4646 Okeechobee Road – Development Review Application – PCN: 2419-122-0001-040-6 & 2419-122-0001-050-9

Dear Kevin,

Please accept this letter and the attached documents as our request for the above mentioned parcel which is a partially constructed site where some underground and paving was begun but stopped prior to completion. This site is a portion of the Portofino Landings Master Plan off of Okeechobee Road.

This parcel is made up of two platted lots totaling 3.57 acres. The proposed site plan is compiled of three small flex space warehouse buildings with a gross floor area of 39,450 square feet. There is over 30% of open space provided which includes the required landscape buffers and dry retention areas.

Enclosed, please find the submittal material for a portion of the Portofino Landings site as reference above. The following items are included as per the application requirements:

1. An executed application form
2. Payment for the application fee will be submitted after invoicing.
3. Warranty Deed
4. SLC Property Record Card
5. Project Narrative
6. General Location Map
7. Survey
8. Conceptual Site Plan showing the conceptual drainage overlaid on an aerial
9. Landscape Plan
10. Environmental Impact Report
11. Lighting Plan
12. Traffic Impact Report
13. Final Floor Plans and Elevation Drawings per the Design Review Submittal requirements

We look forward to discussing this project with you. Thank you for your assistance with this application.

Sincerely,

Michael Houston
President, HJA Design Studio

HJA Design Studio
50 SE Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 T 772-678-7200

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

March 28, 2022
City of Fort Pierce Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

St. Lucie Kings, LLC
101 Pugliese Way
Delray Beach, FL 33444

RE: 4646 Okeechobee Road Undeveloped 3.56 acre portion at Portofino Landings

Please be advised that St. Lucie Kings, LLC hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.

Sincerely,

St. Lucie Kings, LLC

By: _____ V P
David Cloran, Vice President

Date: 3/24/22

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 24th day of March 2022 by
David Cloran, as Vice President of St. Lucie Kings, LLC., a Florida Limited Liability Company, on behalf of
the company who is personally known to me.

Signature _____
Sherry Connors
Notary Public-State of Florida
My Commission Expires 03/03/2025

NOTARY PUBLIC STATE OF FLORIDA
SHERRY CONNORS
MY COMMISSION # HH100171
EXPIRES: March 03, 2025

HJA Design Studio
50 East Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 T 772-678-7200

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4831117 OR BOOK 4570 PAGE 1698, Recorded 03/12/2021 02:43:10 PM Doc Tax: $3920.00

Prepared By:
Doug Marek, Esq.
DOUG MAREK, P.A.
101 Pineapple Grove Way, Suite 200
Delray Beach, Florida 33444
561 454-1610

Property ID: 2419-122-0001-040-6
2419-122-0001-050-9

WARRANTY DEED

THIS WARRANTY DEED is made as of the 9th day of March 2021 by FLORIDA TAX LIEN ASSETS IV, LLC, a Florida limited liability company, whose post office address is 2055 US Highway 1, Vero Beach, FL 32960 ("Grantor") to ST. LUCIE KINGS, LLC, a Florida limited liability company whose post office address is 101 Pugliese's Way, 2nd Floor, Delray Beach, FL 33444 ("Grantee").

GRANTOR, IN CONSIDERATION of Ten Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that land as described in Exhibit A attached hereto, situate in St. Lucie County, Florida.

SUBJECT TO easements, restrictions, and reservations of record, taxes for the year 2021 and thereafter (a lien which is not yet due and payable).

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE and to hold the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that 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, 2021 (a lien which is not yet due and payable).

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Name: Alicia Kenz

Name: JANA CARRINGTON

Name: Alicia Kenz

Name: JANA CARRINGTON

FLORDA TAX LIEN ASSETS IV, LLC, a Florida limited liability company

By: Kite Tax Lien Capital, LLC, a Florida limited liability company

By: _____
Kelly P. Kite, Jr., Manager

By: _____
Joseph P. Schlitt, Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, appeared by means of ✓ physical presence or ___ on line notarization, Kelly P. Kite, Jr., as manager of Kite Tax Lien Capital, LLC, a Florida limited liability company, the managing member of FLORIDA TAX LIEN ASSETS IV, LLC, who is personally known to me or produced _____.as identification.

WITNESS, my hand and official seal in the County and State aforesaid this 8th day of March 2021.

Jana Carrington
Notary Public

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, appeared by means of ✓ physical presence or ___ on line notarization, Joseph P. Schlitt, as manager of Kite Tax Lien Capital, LLC, a Florida limited liability company, the managing member of FLORIDA TAX LIEN ASSETS IV, LLC, who is personally known to me or produced _____.as identification.

WITNESS, my hand and official seal in the County and State aforesaid this 8th day of March 2021.

Jana Carrington
Notary Public

1832-002 *

Notary Public State of Florida
Jana Carrington
My Commission GG 253452
Expires 11/13/2022

EXHIBIT A

Legal Description

Parcel 1:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH O1°20'45" EAST, ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT I OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE 1OF OKEECHOBEE ROAD (AKA; S.R. 70); THENCE SOUTH 52°29'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.04 FIIET TO THE POINT' OF BEGINNING; THENCE SOUTH 55°45'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST, A DISTANCE OF 73.78 FEET; THENCE NORTH 37°30'14" WEST, A DISTANCE OF 114.06 FEET; THENCE NORTH 37°29'33" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 52°29'33" WEST, A DISTANCE OF 185.54 FEET; THENCE NORTH 37°24'29" WEST, A DISTANCE OF 337.95 FEET; THENCE NORTH 52°35'31" EAST, A DISTANCE OF 149.75 FEET; THENCE SOUTH 37°24'29" EAST, A DISTANCE OF 101.01 FEET; THENCE NORTH 52°26'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 72°27'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°15'34" EAST, A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST, A DISTANCE OF 69.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 46°34'59" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.72 FEET AND A CENTRAL ANGLE OF 04°34'37", A DISTANCE OF 35.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°59'38" EAST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST, A DISTANE OF 203.42 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

Parcel 2:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCEOF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

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

Property Identification

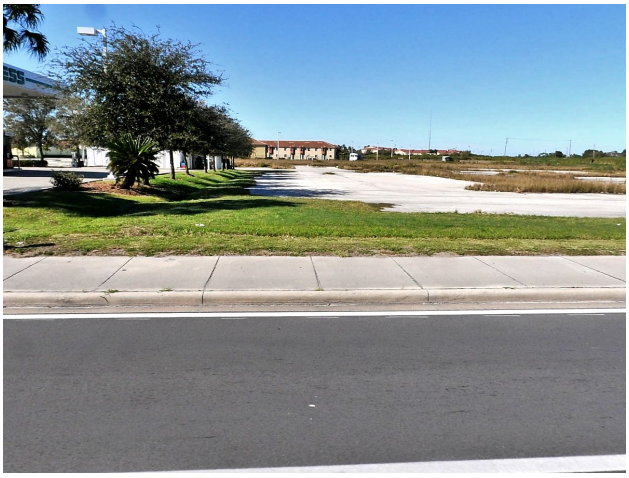
Site Address: OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-122-0001-040-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 175561
Map ID: 24/19N
Zoning: General Co

Ownership

ST LUCIE KINGS LLC

101 Puglieses WAY Fl 2
Delray Beach, FL 33444



Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT TO POB;TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28,TH N 37 30 05 W 221.20 FT,TH S 52 29 33 W 185.54 FT,TH S 37 30 09 E 341.13 FT,TH N 52 35 31 E 149.75 FT,TH S 37 42 29 E 101.01 FT,N 52 26 19 E 84.86 FT,TH N 76 15 19 E 109.98 FT,TH S 28 15 34 E 42.13 FT TO CURVE CONC NE,R OF 85 FT, TH SELY ALG ARC 108.08 FT,TH N 78 53 23 E 69.88 FT TO WLY R/W OF CANAL # 29 AND CURVE CONC NE,R OF 443.73 FT,TH SELY ALG ARC 35.44 FT,TH S 47 59 38 W 11.05 FT,TH S 44 53 31 E 203.42 FT TO POB LESS THAT PARCEL MPDAF:19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT TO POB;TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28,TH N 37 30 27 W 73.78`, TH N 01 22 19 W 267.30`, TO CURVE CONC NE,R OF 85 FT, TH SELY ALG ARC 108.08 FT,TH N 78 53 23 E 69.88 FT TO WLY R/W OF CANAL # 29 AND CURVE CONC NE,R OF 443.73 FT,TH SELY ALG ARC 35.44 FT,TH S 47 59 38 W 11.05 FT,TH S 44 53 31 E 203.42 FT TO POB (2.19 AC)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.19
Land Size (SF):	95,396.4

Current Values

Just/Market Value:	$543,800
Assessed Value:	$543,800
Exemptions:	$0
Taxable Value:	$543,800

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.**

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 8, 2021	4570 / 1698	0137	WD	Florida Tax Lien Assets IV LLC	$560,000
Jul 26, 2018	4162 / 0302	0311	TD	Floridian Properties and Investments LLC	$1,062,900
Jul 25, 2011	3336 / 0357	0001	WD	Prime Homes At Portofino Land	$339,000
Jul 19, 2011	3313 / 0015	0311	WD	Portofino Landings CDD	$0
Jan 30, 2006	3254 / 1039	XX03	SP	Portofino Landings CDD	$0
Jan 30, 2006	2483 / 1661	XX02	SP	2890 Inc	$5,100,000

Building Information (1 of 1)

Finished Area: 0 SF

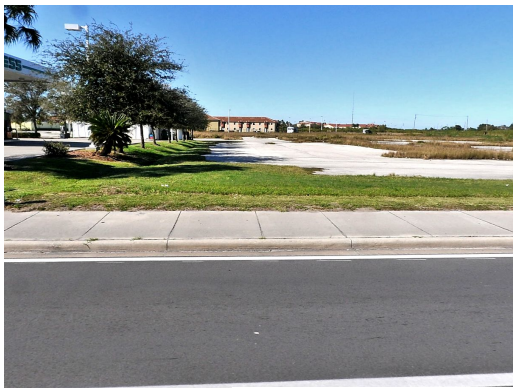
Gross Sketched Area: 0 SF

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%



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Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	72444	2005

Current Year Values

Current Values Breakdown

Building:	$256,700
Land:	$287,100
Just/Market:	$543,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$543,800
Exemption(s):	$0
Taxable:	$543,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	28.9	Fort Pierce Stormwater Charge	$1,994.10

Start Year	AssessCode	Units	Description	Amount
2013	0054	2.19	North St. Lucie Water Management District	$45.44

Start Year	AssessCode	Units	Description	Amount
2018	4060	9940.83	Portofino Landings CDD	$9,940.83

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
2022	$543,800	$543,800	$0	$543,800
2021	$352,700	$352,700	$0	$352,700
2020	$353,500	$353,500	$0	$353,500
2019	$354,300	$354,300	$0	$354,300

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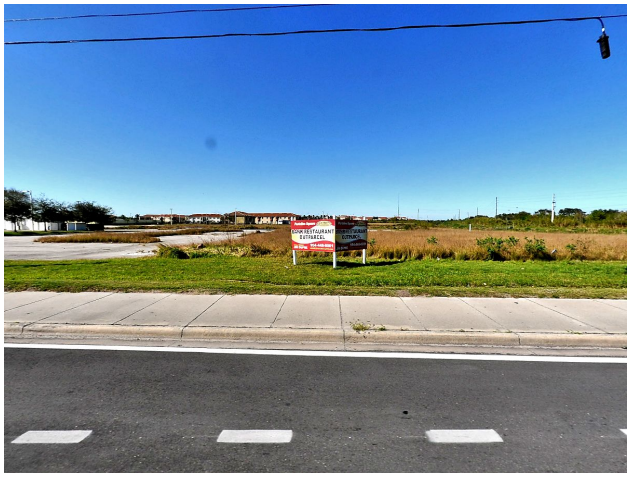
Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-122-0001-050-9
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 176141
Map ID: 24/19N
Zoning: General Co



Ownership

ST LUCIE KINGS LLC

101 Puglieses WAY Fl 2
Delray Beach, FL 33444

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT TO POB;TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28,TH N 37 30 27 W 73.78`,TH N 01 22 19 W 267.30`,TO CURVE CONC NE,R OF 85 FT,TH SELY ALG ARC 108.08 FT,TH N 78 53 23 E 69.88 FT TO WLY R/W OF CANAL # 29 AND CURVE CONC NE,R OF 443.73 FT,TH SELY ALG ARC 35.44 FT,TH S 47 59 38 W 11.05 FT,TH S 44 53 31 E 203.42 FT TO POB (1.31 AC)

Current Values

Just/Market Value:	$300,100
Assessed Value:	$300,100
Exemptions:	$0
Taxable Value:	$300,100

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.**

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):	1.31
Land Size (SF):	57,064

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 8, 2021	4570 / 1698	0137	WD	Florida Tax Lien Assets IV LLC	$560,000
Jul 26, 2018	4162 / 0302	0311	TD	Floridian Properties and Investments LLC	$1,062,900
Jul 25, 2011	3336 / 0361	0001	WD	Prime Homes At Portofino Land	$218,000
Jul 19, 2011	3313 / 0015	0311	WD	Portofino Landings CDD	$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

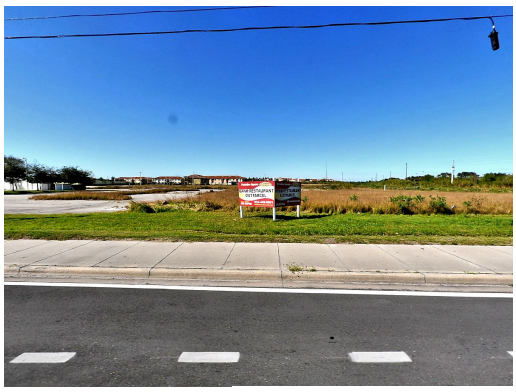
Exterior Data

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%



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Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	25731	2005

Current Year Values

Current Values Breakdown

Building:	$91,200
Land:	$208,900
Just/Market:	$300,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$300,100
Exemption(s):	$0
Taxable:	$300,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	10.2	Fort Pierce Stormwater Charge	$703.80

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.31001	North St. Lucie Water Management District	$27.18

Start Year	AssessCode	Units	Description	Amount
2018	4060	5946.34	Portofino Landings CDD	$5,946.34

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
2022	$300,100	$300,100	$0	$300,100
2021	$198,300	$198,300	$0	$198,300
2020	$198,600	$198,600	$0	$198,600
2019	$198,900	$198,900	$0	$198,900

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 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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HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

Project Description
4646 Okeechobee Road

Parcel Control Numbers: 2419-122-0001-040-6 & 2419-122-0001-050-9

This is a request for a Conditional Use Approval with new construction to allow a flex space for wholesale trade and warehouse freight uses proposed for the development of the 3.57 acres property located off SR 70 / Okeechobee Road, east of I-95 and west of the Renaissance Business Park alongside Five Mile Creek in the City of Fort Pierce. The site has a zoning and land use of General Commercial. The parcel is accessed off Okeechobee Road through an existing shared access easement within the existing gas station and self-storage sites.

Recent economic studies have shown that there is a demand for small-to medium-sized flex spaces where growing businesses can have offices, workshops, and warehouse space all in one location. The following list includes selected uses limited to the Conditional Uses to be requested to the City of Ft. Pierce for this approval.

- Light Industrial Service/Manufacturing
- Warehouse and Freight
- Environmental Research and Education Facilities
- Day Care Center (Adult/Child)
- Medical Facilities
- Social Service Institution
- Building Maintenance Facilities and Services
- Microbrewery
- Marine-Related Industrial
- Vehicle Storage

The proposed site plan is compiled of three small warehouse buildings with a gross floor area of 39,450 square feet. There is over 30% of open space provided which includes the required landscape buffers and dry retention areas. Adequate parking and loading spaces are proposed to fit the needs for an array of uses listed above. In addition, a trash compactor and dumpers will be located on site to meet the needs of the proposed flex space complex.

HJA Design Studio
50 East Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 T 772-678-7200

GENERAL NOTES

- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PROPOSED LIGHT FIXTURES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT RESIDENTIAL AREAS AND ROADWAYS IN ACCORDANCE WITH SECTION 3.208 OF ARTICLE 3.
- MAXIMUM INCIDENTAL LIGHT SPILLAGE ONTO NEARBY RESIDENTIAL PARCELS SHALL BE 0.2 FOOT CANDLES AS MEASURED 8 FEET ABOVE AVERAGE GRADE AT THE PROPERTY LINE OF THE RECEIVING PARCEL.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH AHJ APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME OF PERMIT APPLICATION.

OWNER
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SITE DATA

TOTAL SITE AREA	155,352 SF	3.57 AC	(100%)
IMPERVIOUS AREA	97,818 SF	2.25 AC	(63%)
BUILDING FOOTPRINT	33,112 SF	0.76 AC	(21%)
PAVEMENT/CONCRETE	64,706 SF	1.49 AC	(42%)
PERVIOUS AREA	57,534 SF	1.32 AC	(37%)
OPEN SPACE	38,045 SF	0.87 AC	(24%)
STORMWATER AREA	19,489 SF	0.45 AC	(13%)

CURRENT ZONING: GENERAL COMMERCIAL (GC)
FUTURE LAND USE: COMMERCIAL GENERAL (C-3)
EXISTING USE: VACANT COMMERCIAL
PROPOSED USE: FLEX SPACE (WHOLE SALE TRADE / WAREHOUSE & FREIGHT)

PARKING CALCULATIONS

SIZE, USE & RATE	REQUIRED	PROVIDED
39,450 SF WAREHOUSE @ 1 SPACE PER 600 SF	65	63
ACCESSIBLE SPACES @ 51-75 TOTAL SPACES	3	5
LOADING SPACE REQUIREMENT 32' X 14.50'	2	27

GRAPHIC SCALE
0 30 60
1" = 30'

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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 ADAPTATION BY BOWMAN CONSULTING GROUP, LTD. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

Cad file name: S:_Marketing\New Proposals\Stuart-PSL Proposals\010894-01-001 Land America Fort Pierce Self Storage\Preliminary Site Plan\FT Pierce SS5.dwg 01/24/23

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30662

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KINGS HIGHWAY
SITE PLAN
CITY OF FORT PEIRCE FLORIDA

PROJECT NO
010595-02-001

M. UHAZIE, P.E.
FL. LICENSE NO. 88667

PLAN STATUS

DATE	DESCRIPTION

MU	GC	GMB
DESIGN	DRAWN	CHKD

SCALE: 1" = 30'
JOB No. 010595
DATE DECEMBER 2022
FILE No. FT PIERCE SS5

SHEET C1

Landscape Data

Landscape Strip Adjacent to Public R.O.W

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.

Portofino Landings (West) : 523 LF x 10 = 5,230 sf

Trees Required: (5,230 sf / 300) = 17 Trees
Trees Provided: = 17 Trees

Okeechobee Road (South): 282 LF x 10 = 2,820 sf

Trees Required: (2,820 sf / 300) = 9 Trees
Trees Provided: = 9 Trees

Landscape Strip Adjacent to Other Property

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (200) square feet of required landscaped area.
Fence/Vegetated screening required where VUA abuts residentially zoned property.

Portofino Landings (North) : 682 LF x 10 = 6,820 sf

Trees Required: (6,820 sf / 300) = 23 Trees
Trees Provided: = 23 Trees
(17 Trees + 18 Palms (3:1))

Five Mile Creek (East) : 250 LF x 10 = 2,500 sf

Trees Required: (2,500 sf / 300) = 8 Trees
Trees Provided: = 8 Trees

Sea Lion Real Estate (West) : 221 LF x 10 = 2,210 sf

Trees Required: (2,210 sf / 300) = 7 Trees
Trees Provided: = 9 Trees (Existing)

Interior Vehicular Use Areas

Vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. One tree for each one hundred (100) square feet of required landscaped area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

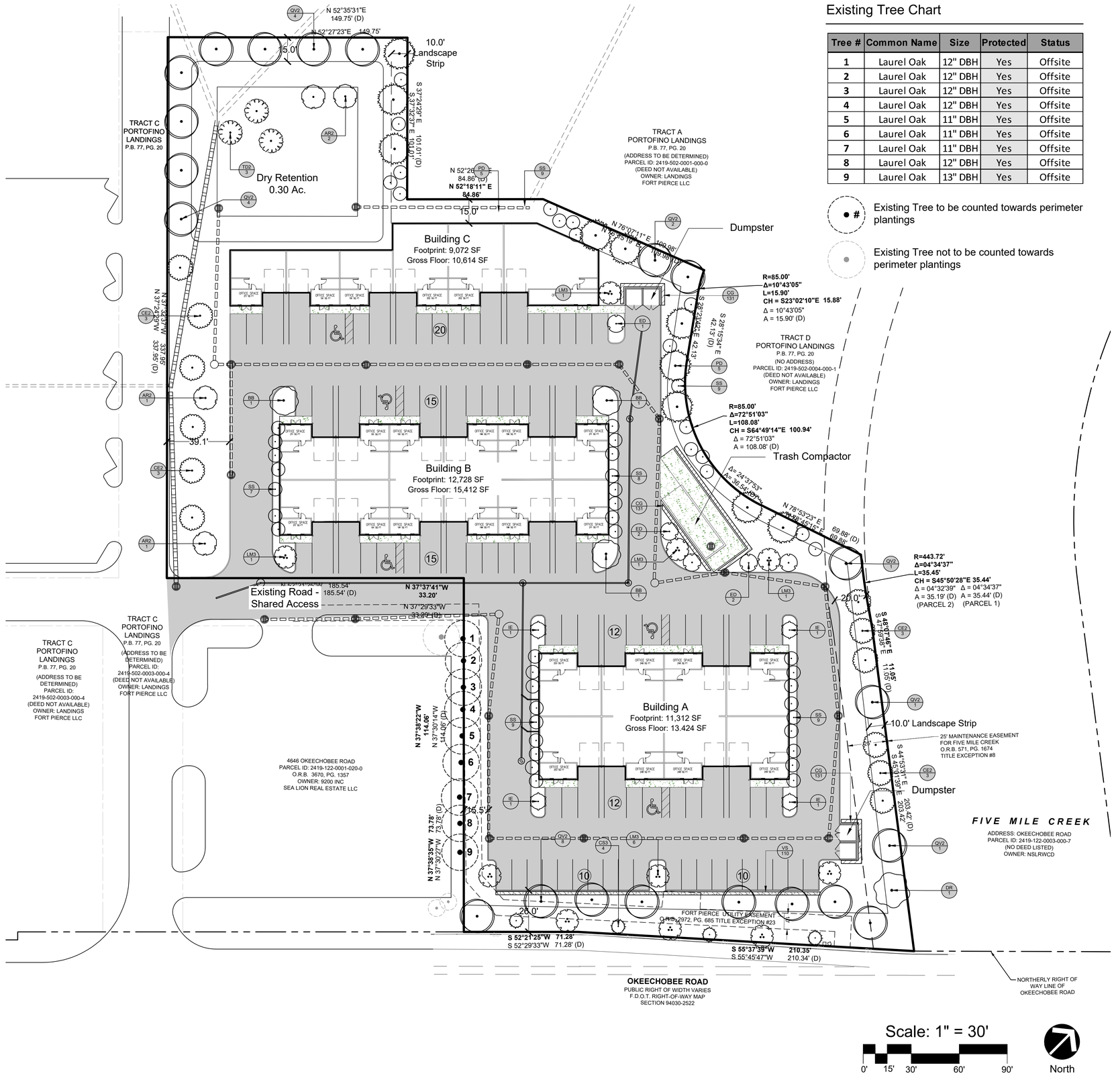
Vehicular Use Area: 53,424 sf

Landscape Area Required: (53,424 sf / 15 sf) = 3,562 sf
Landscape Area Provided: = 16,890 sf

Trees Required: (3,562 LF / 100) = 36 Trees
Trees Provided: = 36 Trees
(25 Trees + 33 Palms (3:1))

Fort Pierce Landscape Notes

1. Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture, Tallahassee.
2. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of debris, roots, clay, stones, plants or other foreign materials. The planting soil shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.
5. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department.
6. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.
7. All landscaping must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.
8. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area
9. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
10. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way
11. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.
12. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
13. Vegetation required shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees.
14. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.
15. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit
16. Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement
17. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'. For existing or proposed utilities, no tree shall be planted where it could, at a mature height conflict with overhead power lines.
    A. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
    B. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
    C. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
    D. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.



Scale: 1" = 30'

0' 15' 30' 60' 90'

North

Existing Tree Chart

Tree #	Common Name	Size	Protected	Status
1	Laurel Oak	12" DBH	Yes	Offsite
2	Laurel Oak	12" DBH	Yes	Offsite
3	Laurel Oak	12" DBH	Yes	Offsite
4	Laurel Oak	12" DBH	Yes	Offsite
5	Laurel Oak	11" DBH	Yes	Offsite
6	Laurel Oak	11" DBH	Yes	Offsite
7	Laurel Oak	11" DBH	Yes	Offsite
8	Laurel Oak	12" DBH	Yes	Offsite
9	Laurel Oak	13" DBH	Yes	Offsite

Existing Tree to be counted towards perimeter plantings

Existing Tree not to be counted towards perimeter plantings

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4646 Okeechobee Rd. Commercial

City of Fort Pierce Florida

Landscape Plan

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REGISTERED LANDSCAPE ARCHITECT CRAIG MICHAEL HOUGTON LA0000005 STATE OF FLORIDA

Job No.	2022-07
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	02-01-23
Revision Dates	

LP-1

Landscape Notes / Specifications

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION 1 - GENERAL REQUIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS INCLUDING ADDENDA AS MAY BE ISSUED BY THE OWNER.

2. THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND IRRIGATION INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.

4. 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PROJECT MANAGER HAS A COMPLETE, CURRENT SET OF DOCUMENTS ON-SITE AT ALL TIMES.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS PRIOR TO COMMENCEMENT OF WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO ASSOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, SCHEDULING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE EXECUTION OF THEIR WORK.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LESS THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.

9. THE LANDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROADS PARKING LOTS, CURBS AND UTILITIES FROM DAMAGE. THIS APPLIES NOT ONLY TO THE AREA WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS.

10. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZE LOCAL PRACTICES.

11. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS AND THE PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE AGRONOMIC EVALUATION OF SOIL CHARACTERISTICS. EVALUATION MUST INCLUDE CHEMICAL ANALYSIS BY A QUALIFIED AGRICULTURAL SOILS TESTING LABORATORY (CERTIFIED IN THE STATE OF FLORIDA). SOILS SAMPLE SHOULD BE TAKEN IMMEDIATELY FOLLOWING COMPLETION OF ROUGH GRADING ACTIVITIES AND SHOULD BE COLLECTED AT A RATE ON ONE SAMPLE FOR EACH 5,000 SQUARE FEET OF IMPACTED AREA, OR A TOTAL OF SIX, WHICHEVER IS GREATER. AT A MINIMUM THE CHEMICAL ANALYSIS OF THE SOIL SHOULD CONSIDER THE FOLLOWING:

- A. PERCENTAGE OF ORGANIC MATTER
- B. SALINITY
- C. PH
- D. LIME CONTENT
- E. MINERAL NUTRIENTS INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, IRON, ZINC, MANGANESE, COPPER, SULFUR, AND MOLYBDENUM.
- F. POTENTIAL HAZARDS OR IMPEDIMENTS FOR PLANT GROWTH INCLUDING SALINITY, SODIUM CHLORIDE, BORON, IMPAIRED SOIL STRUCTURE OR DRAINAGE.
- F. SAND FRACTION ANALYSIS AS A PERCENTAGE PASSING THROUGH 1', ¡ , AND NO. 200 SIEVES
- H. PERCOLATION RATE IN INCHES PER HOUR.

THE ANALYSIS SHOULD ALSO INCLUDE SPECIFIC RECOMMENDATIONS TO THE OWNER FOR ANY AMENDMENTS AND BACKFILL MIXES FOR OPTIMAL PLANT GROWTH TO BE MADE TO THE SOILS PRIOR TO PLANTING. THE CONTRACTOR SHOULD INCLUDE THE COST FOR SOIL AMENDMENTS. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH COPIES OF ALL SOIL TESTING RESULTS. SUBMITTAL DOCUMENTATION MUST ALSO CONTAIN A GRAPHIC SITE PLAN DEPICTING LOCATIONS FROM WHICH EACH SAMPLE WAS DRAWN.

14. THE LANDSCAPE CONTRACTORS BASE BID FOR SOIL PREPARATION IS TO INCLUDE THE FOLLOWING WITH THE UNDERSTANDING THAT MIX DESIGN MAY NEED TO BE ADJUSTED BASED ON OUTCOME OF AGRONOMIC TESTING.

- A. TREES: 100% SITE SOIL WITH 5LB. TRIPLE SUPER PHOSPHATE PER CU. YD.
- B. SHRUBS: 100% SITE SOIL WITH OSMOCOTE CONTROLLER RELEASE FERTILIZER (14-14-14) PER MANUFACTURER'S RECOMMENDATION.
- C. THE SOILS TEST RESULTS TAKE PRECEDENCE OVER THE ITEMS NOTED IN A AND B ABOVE.

15. SHOULD OWNER AND LANDSCAPE CONTRACTOR AGREE WITH THE RECOMMENDATION OF THE TESTING AGENCY TO FURTHER AMEND THE SOILS THE CONTRACTOR'S CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT SAMPLES OF AMENDED SOILS TO BE RE-TESTED TO CONFIRM COMPLIANCE WITH RECOMMENDATIONS FOLLOWING THE SAME PROCEDURES AS THE ORIGINAL TESTS.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH PLANT MATERIAL REQUIRED TO ADEQUATELY COVER THE AREA SHOWN ON THE LANDSCAPE PLANS AT THE PRESCRIBED SPACING AND NOTIFYING THE OWNER IMMEDIATELY OF ANY PERCEIVED DISCREPANCIES FOR RESOLUTION. THE PLANT SPACING CONTROLS BED LAYOUT, NOT THE PLAN QUANTITY FOR THAT PARTICULAR BED.

FINE GRADING NOTES

1. FINISHED GRADE IN PLANTING AREAS SHALL BE HELD 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL ADJACENT HARDSCAPE SURFACES.

2. ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS AND BRANCHES. ETC.

3. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

INSTALLATION NOTES

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.
3. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
5. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
6. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE E UAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.
7. WETLAND BUFFERS, BUFFER PROTECTION AREAS, AND UPLAND PRESERVE AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION, AND OTHER BUILDING MAINTENANCE ACTIVITIES.
8. TREES TO REMAIN DURING CONSTRUCTION SHALL BE PROTECTED AND BARRICADED. SEE TREE PROTECTION NOTE.
9. FERTILIZER SHALL BE COMPLETE WITH APPROXIMATELY THE FOLLOWING RATIO: 3N-1P-3K (+1MG FOR PALMS ONLY)
10. TREES AND PALMS ARE TO BE PLANTED IN ACCORDANCE TO LANDSCAPE PLAN. GOOD HORTICULTURAL PRACTICES MUST BE OBSERVED.
11. TREES AND PALMS ARE TO BE PLANTED IN THE RIGHT-OF-WAY (ROW) AT A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB AT LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN. AWARDED BIDDER SHALL STAKE AND/OR PAINT PLANTING LOCATIONS IN THE FIELD. UPON APPROVAL BY THE CUSTOMER, THESE AREAS SHALL BE SPRAYED WITH AN APPROVED HERBICIDE AND MAINTAINED WEED-FREE FOR THE DURATION OF THE PROJECT.
12. EXCAVATE PLANTING HOLES WITH VERTICAL SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. MAKE EXCAVATIONS TWICE AS WIDE AS THE ROOT BALL DIAMETER AND SLIGHTLY LESS (TWO INCHES) THAN THE DISTANCE BETWEEN THE TOP-MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. ALTERNATIVELY, EXCAVATE THE HOLE SLIGHTLY WIDER THAN THE ROOT BALL AND PLACE THE ROOT BALL IN THE HOLE SO THE TOP-MOST ROOT IS EVEN WITH OR SLIGHTLY (2 INCHES) HIGHER THAN THE SURROUNDING LANDSCAPE GRADE. THEN, LOOSEN THE SURROUNDING SOIL OUT TO A DIAMETER EQUAL TO TWICE THE DIAMETER OF THE ROOT BALL. FINALLY, PUSH THE LOOSENED SOIL TOWARD THE ROOT BALL TO FILL THE HOLE.

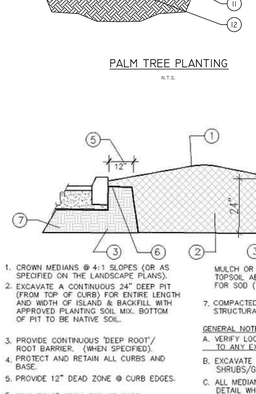
    IF WATER FILLS THE BOTTOM OF THE PLANTING HOLE, ADD SOIL TO THE BOTTOM OF THE HOLE UNTIL THE WATER IS COVERED. PACK THIS ADDED SOIL FIRMLY. PLACE THE ROOT BALL ON THIS PACKED, SOLID SOIL, NOT IN WATER. NO PART OF THE ROOT BALL SHALL BE PLACED IN WATER. IF NECESSARY, BRING IN SOIL SIMILAR TO SITE SOIL TO COVER THE SIDES OF THE ROOT BALL, CREATING A RAISED MOUND. THE BASE OF THE MOUND (I.E. THE OUTER DIAMETER) CREATED SHALL BE AT LEAST SIX TIMES THE DIAMETER OF THE ROOT BALL.

    WHEN PLANTING ON A SLOPE, THE TOP-MOST MAIN ROOT IN THE ROOT BALL SHALL BE EVEN WITH THE GRADE ON THE UPHILL SIDE OF THE TREE. SITE SOIL WILL NEED TO BE ADDED ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL AND TO CONSTRUCT THE SOIL BERM TO HOLD WATER. THE AMOUNT OF SOIL ADDED ON THE DOWNHILL SIDE WILL DEPEND ON THE SLOPE AND SIZE OF THE ROOT BALL.
13. REMOVE ALL WOOD, PLASTIC, OR GRO-BAGS FROM THE ROOT BALL. SET PLANTS IN CENTER OF HOLES WITH THE TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISHED LANDSCAPE GRADES AND PLUMB THE TREE SO THE TRUNK IS VERTICAL. BACKFILL FIELD SOIL AROUND SIDES OF ROOT MASS AND WORK EACH LAYER TO SETTLE AND ELIMINATE VOIDS AND AIR POCKETS. MATERIAL MUST BE WATERED IN AS PLANTED. PROVIDE APPROXIMATELY 5 GALLONS OF WATER PER INCH OF TRUNK CALIPER TO THE ROOT BALL ONCE ALL BACKFILL IS FILLED IN AROUND THE ROOT BALL.
14. PROVIDE A 2-3" HIGH SOIL BERM AROUND THE EDGE OF ROOT BALL TO FORM A SHALLOW SAUCER TO COLLECT WATER. THE WATERING SAUCER, REGARDLESS OF HOLE SIZE, IS TO BE AT EDGE OF ROOT BALL. ALTERNATIVELY, COBRA EDGING IS TO BE INSTALLED AT THE EDGE OF THE ROOT BALL.
15. BROADCAST OVER THE ROOT BALL AND BACKFILL SOIL, AT THE RECOMMENDED RATE, A BROAD-SPECTRUM PRE-EMERGENT HERBICIDE PRIOR TO MULCHING.
16. APPLY A CONTROLLED-RELEASE FERTILIZER TO THE SOIL SURFACE UNDER THE MULCH AT 1LB. NITROGEN PER 1000 FT2, PRIOR TO MULCHING. NO OTHER AMENDMENTS ARE NECESSARY.
17. ON TREES UP TO 4" CALIPER, APPLY A THREE (3) -INCH LAYER OF MULCH TO AN EIGHT (8) -FOOT DIAMETER CIRCULAR AREA AROUND THE TRUNK. ON LARGER CALIPER TREES, APPLY A TWO (2) -FOOT DIAMETER MULCH AREA FOR EACH INCH OF TRUNK CALIPER. NO MULCH SHALL BE APPLIED TO THE INNER HALF OF THE ROOT BALL SURFACE.
18. TREES AND PALMS ARE TO BE SECURED BY AWARDED BIDDER AS SHOWN IN EXHIBITS A-C, (NOTE: STAKING IS OPTIONAL FOR MORE PROTECTED LOCATIONS).
19. A REPRESENTATIVE WILL INSPECT TREES AND PALMS DURING INSTALLATION. MATERIAL THAT IS IN SHOCK OR HAS BEEN DAMAGED DURING INSTALLATION SHALL BE REPLACED BY AWARDED BIDDER WITHIN FIVE (5) WORKING DAYS FROM NOTIFICATION.
20. REMOVE FROM WORK SITE ALL EXCESS MATERIALS (E.G., SOIL, DEBRIS AND EQUIPMENT) DAILY THROUGH DURATION OF PROJECT. DAMAGES RESULTING FROM INSTALLATION SHALL BE REPAIRED BY AWARDED BIDDER.
21. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH.
22. REMOVE ALL STRING OR WIRE WRAPPED AROUND THE TRUNK. REMOVE ALL STRAPS, ROPE AND STRING USED TO LIFT THE ROOT BALL. REMOVE ALL BURLAP AND WIRE FROM THE TOP OF THE ROOT BALL.

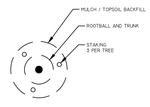
ACCEPTANCE NOTES

1. INSPECTION TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CUSTOMER REPRESENTATIVE UPON AWARDED BIDDER'S REQUEST. PROVIDE NOTIFICATION A MINIMUM OF FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

    PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN SATISFIED AND PLANT MATERIALS ARE IN A HEALTHY, VIGOROUS CONDITION.
2. THE CUSTOMER REPRESENTATIVE WILL PREPARE A "PUNCH LIST" OF THOSE ITEMS, WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE REPRESENTATIVE WILL DETERMINE AN APPROPRIATE TIME PERIOD FOR CORRECTIONS. AWARDED BIDDER MUST REQUEST RE-INSPECTION TWO (2) WORKING DAYS IN ADVANCE.

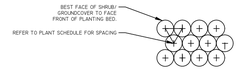


PALM TREE PLANTING
N.T.S.



PLAN

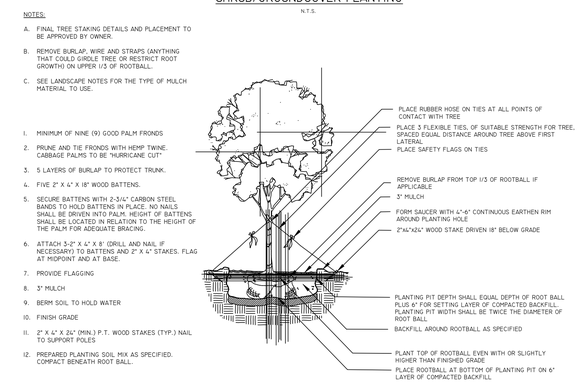
SECTION



PLAN

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING
N.T.S.



TREE PLANTING DETAIL
N.T.S.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

1. MINIMUM OF NINE (9) GOOD PALM FRONDS
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE "HURRICANE CUT"
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS.
5. SECURE BATTENS WITH 2-3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. ATTACH 3-2" X 4" X 8' (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING
8. 3" MULCH
9. BERM SOIL TO HOLD WATER
10. FINISH GRADE
11. 2" X 4" X 24" (MIN.) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES
12. PREPARED PLANTING SOIL MIX AS SPECIFIED. COMPACT BENEATH ROOT BALL.

1. CROWN MEDIANS @ 4:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING SOIL MIX. BOTTOM OF PIT TO BE NATIVE SOIL.
3. PROVIDE CONTINUOUS "DEEP ROOT"/ ROOT BARRIER. (WHEN SPECIFIED).
4. PROTECT AND RETAIN ALL CURBS AND BASE.
5. PROVIDE 12" DEAD ZONE @ CURB EDGES.
6. PROVIDE 2" FROM TOP OF CURB TO FINISH GRADE TO ALLOW FOR MULCH OR SOD. PROVIDE 4" MINIMUM TOPSOIL ABOVE COMPACTED SUBGRADE FOR SOD (TYP.).
7. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

GENERAL NOTES

A. VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION ACTIVITY.

B. EXCAVATE ENTIRE AREA UNDER ALL SHRUBS/GROUNDCOVER/TREES.

C. ALL MEDIANS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS OR DO NOT MEET LOCAL REQUIREMENTS.

TYPICAL LANDSCAPE MEDIAN
SECTION N.T.S.

SHRUB SCHEDULE				
SHRUB AREAS	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
CG	131	Small Leaf Clusia / Clusia guttifera	3 gal., 24" Ht. min., Full	24" o.c.
VS	106	Sandankwa Viburnum / Viburnum suspensum	3 gal., 24" Ht. min., Full	24" o.c.

TREE SCHEDULE					
TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE
	AR2	4	Florida Flame Red Maple / Acer rubrum `Florida Flame`	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	BB	3	Shady Lady Black Olive / Bucida buceras 'Shady Lady'	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	No
	CE2	12	Green Buttonwood / Conocarpus erectus	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	CS3	4	Silver Buttonwood / Conocarpus erectus sericeus	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	DR	1	Royal Poinciana / Delonix regia	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	No
	ED	5	Japanese Blueberry Tree / Elaeocarpus decipiens TM	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	No
	IE	4	Eagleston Holly / Ilex x attenuata `Eagleston`	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	LM3	10	Lavender Crape Myrtle / Lagerstroemia x `Muskogee`	2.5" DBH, 12` Ht. x 5` Spr. Min., Multi-trunk, 5` ct.	No
	PD	10	Slash Pine / Pinus elliottii densa	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	QV2	21	Southern Live Oak / Quercus virginiana	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	TD2	3	Bald Cypress / Taxodium distichum	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
PALMS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE
	SS	51	Cabbage Palmetto / Sabal palmetto	30% @ 12` ct., 35% @ 15` ct., 35% @ 18` ct., Stagger Hts. within groups	Yes

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LA 0000905

4646 Okeechobee Rd. Commercial
City of Fort Pierce Florida
Landscape Specifications

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REGISTERED LANDSCAPE ARCHITECT CRAIG MICHAEL HOUSTON LA0000905 STATE OF FLORIDA

Job No. 2022-07
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates 02-01-23

Revision Dates

LP-2

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

4646 OKEECHOBEE ROAD

ENVIRONMENTAL ASSESSMENT

Prepared For:

LAND AMERICA

Prepared By:

EW CONSULTANTS, INC.

December 2022
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1000 SE Monterey Commons Boulevard, Ste 208 Stuart, FL 34996
772-287-8771 • Fax 772-287-2988

www.ewconsultants.com

I. INTRODUCTION –

This Environmental Assessment Report details the land covers present on a piece of improved land located at 4646 Okeechobee Road in the City of Fort Pierce, Florida. In particular, this report focuses on the potential listed species which may be found within the open grassed areas of the subject site.

The 3.57-acre project site is located north of and adjacent to Okeechobee Road, just east of McNeill Road, and south of the Portofino Landings project (see Figure 1 in Appendix A, Location Map). It lies within Section 19, Township 35S, Range 40E, as shown on Figure 2 in Appendix A, USGS Quadrangle Map.

II. GENERAL PROPERTY DESCRIPTION –

Based on a December 2022 site visit conducted by staff from EW Consultants, Inc., the majority of the property is improved (paved parking lot) with no vertical construction. There are open areas of mowed grass generally located along the eastern portions of the property, as well as within the parking lot islands. The northwestern portion of the site includes a small portion of the Portofino Landings project (parking spaces and a dumpster).

The project site is bounded by Okeechobee Road to the south, commercial development to the west (a Shell gas station and a Tractor Supply store), the Portofino Landings multi-family residential project to the north, and Fivemile Creek (a North St. Lucie River Water Control District canal) to the east. Figure 3 in Appendix A is a 2021 aerial photo of the subject property and immediate surroundings.

III. SOIL TYPES –

A Soils Report produced by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. Any natural soil types are likely heavily altered due to the improvement of the project site from past development activities.

IV. EXISTING LAND COVER TYPES –

The land cover types on the subject property have been classified in accordance with the Florida Land Use & Cover Classifications System developed by the Florida Department of Transportation. The site has one land cover type: #192 - Inactive Lands with Street Patterns but without Structures. This land cover consists of the paved remnant parking lot on-site as well as the grassed areas to the east. Grasses consist mainly of ruderal species such as cogon grass, Bahia, Bermuda, smutgrass, guinea grass, limpo grass, Spanish needles, ragweed, rattlebox, bushy broomsedge, among others. Along the north property line is a black chain-link fence with Brazilian pepper and green buttonwood bushes at its base. There are no intact native wetland or upland habitat on-site.

Figure 4 in Appendix A provides an aerial view and nomenclature for the land cover type described.

V. SPECIMEN NATIVE TREES

There are no mature native tree species on the subject site; therefore there are no native trees which meet the City's protection standards. Planted laurel oaks exists adjacent to the project site in the southwest portion of the property. These trees are part of the landscaping for the adjacent Shell gas station.

VI. LISTED SPECIES DISCUSSION

During the field assessment of the property in December of 2022, observations were made for the presence or potential presence of listed fauna. Although the site is largely developed/paved, the open grassed areas with sandy soils provide potential foraging and burrowing habitat for state threatened gopher tortoise.

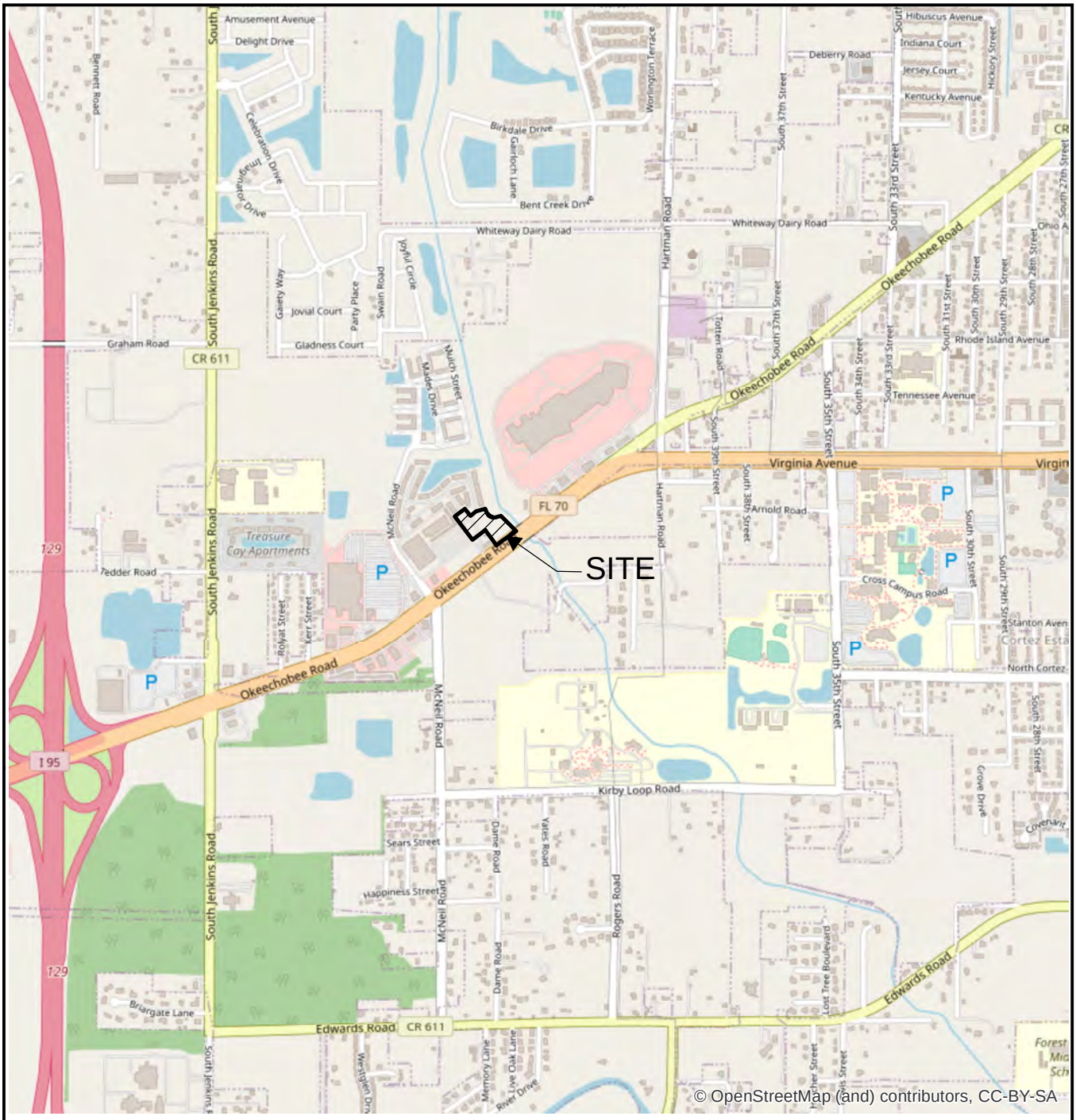
No potentially occupied burrows of this species were observed during the recent site visit. This survey is valid for 90 days and must be updated prior to land alteration activities.

Non-listed species observed on and near the site included a snipe flushed from the high grass, black vultures in-flight, and an osprey observed perched on top of a powerline pole on the east side of Fivemile Creek northeast of the project site. No other wildlife species were observed on-site at the time of the field reconnaissance in December 2022.

APPENDIX A

Maps and Figures:

Figure 1: Location Map
Figure 2: USGS Quadrangle Map
Figure 3: 2021 Aerial Photograph
Figure 4: Land Cover/FLUCCS Map



LEGEND

▨ - SITE (3.6+/- AC)

0 2,000 Feet

N

4646 OKEECHOBEE ROAD LOCATION

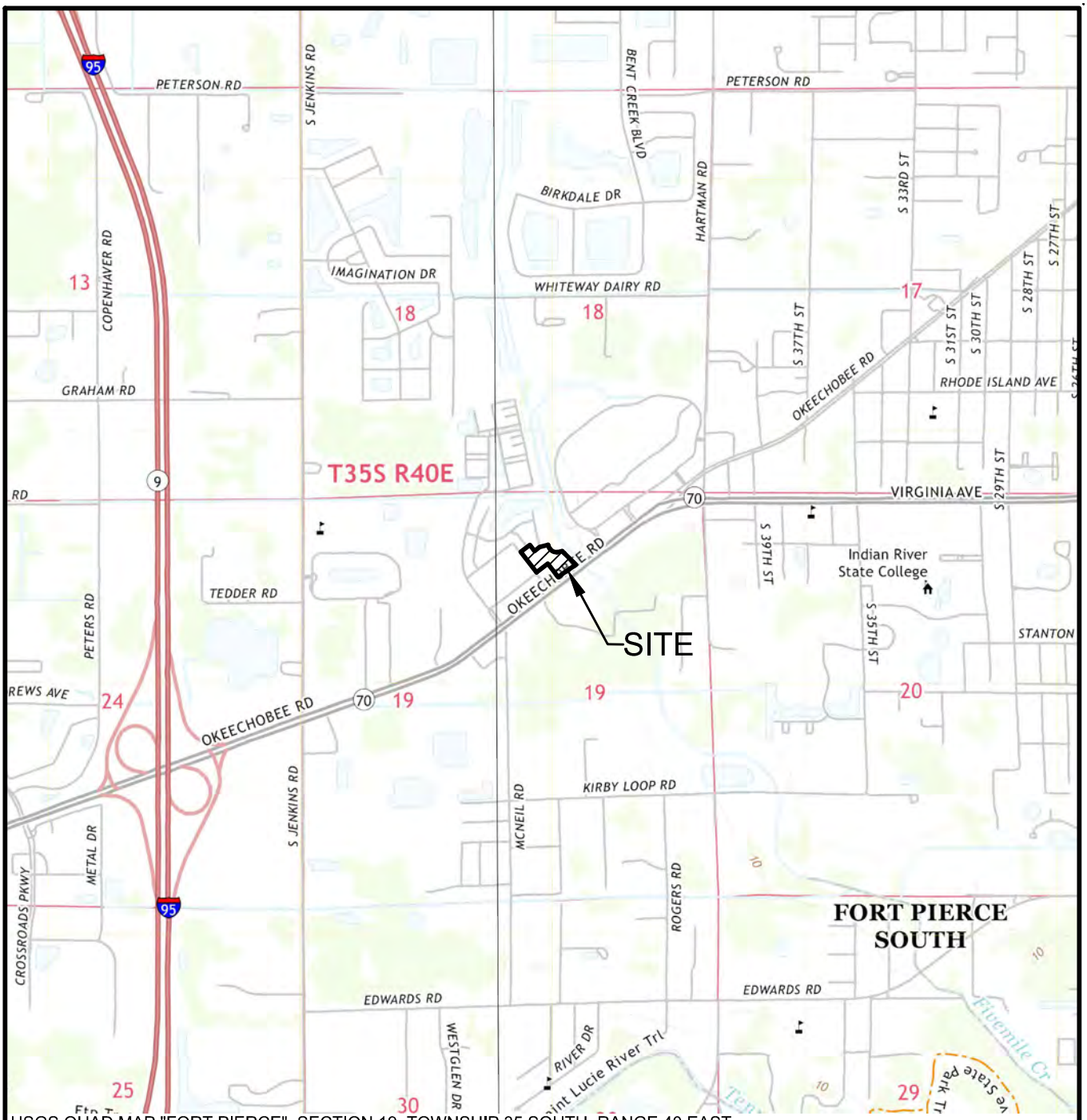
EW CONSULTANTS, INC.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

DEC 2022

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°25'24.50" LONGITUDE -80d22'22.78"

LEGEND

- SITE (3.6± AC)

0 2000

SCALE IN FEET

4646 OKEECHOBEE ROAD

QUAD MAP

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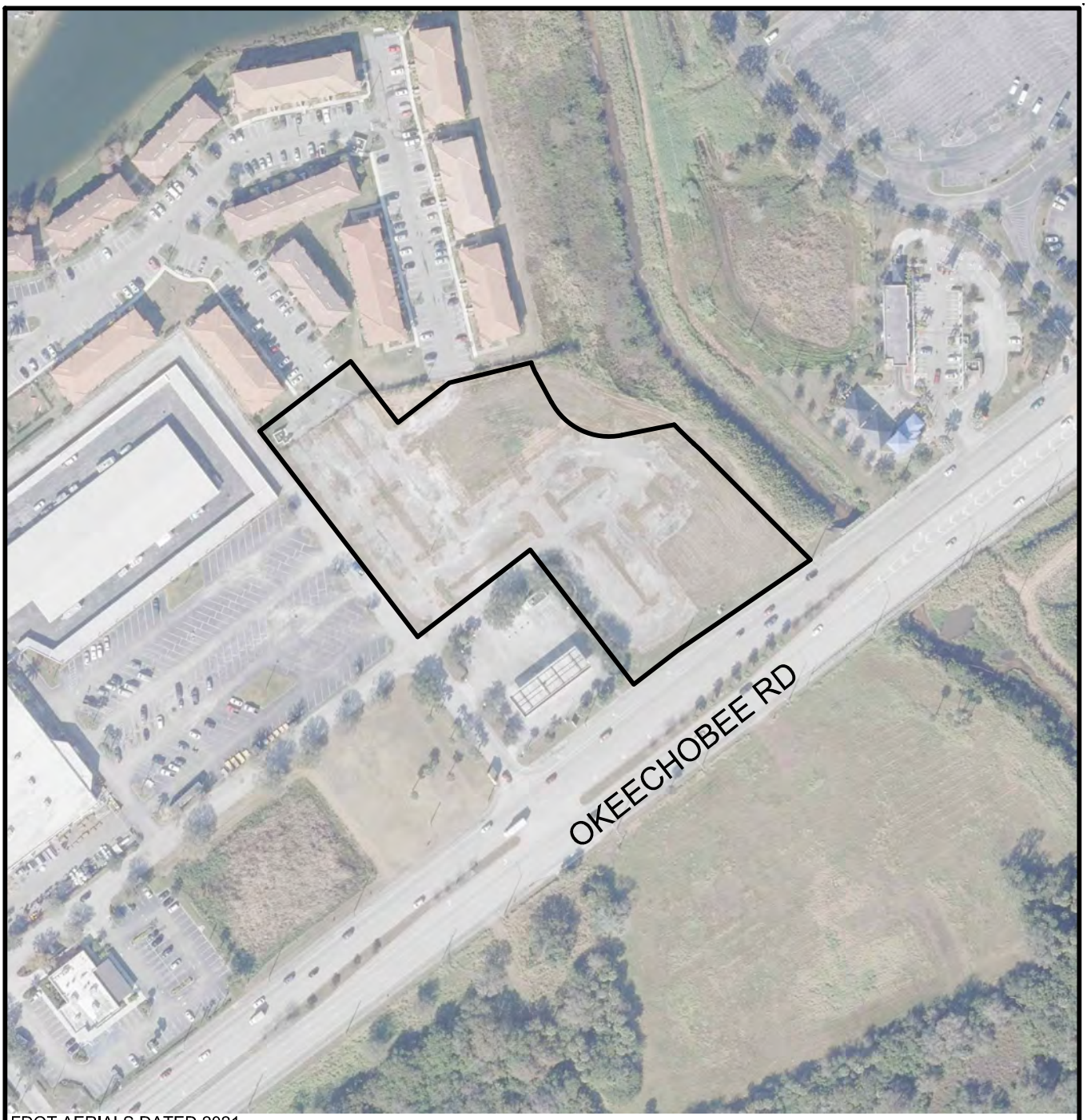
FIGURE

2

4646 Okeechobee Rd.dwg QUAD



FDOT AERIALS DATED 2021

0 200
SCALE IN FEET

4646 OKEECHOBEE ROAD

AERIAL

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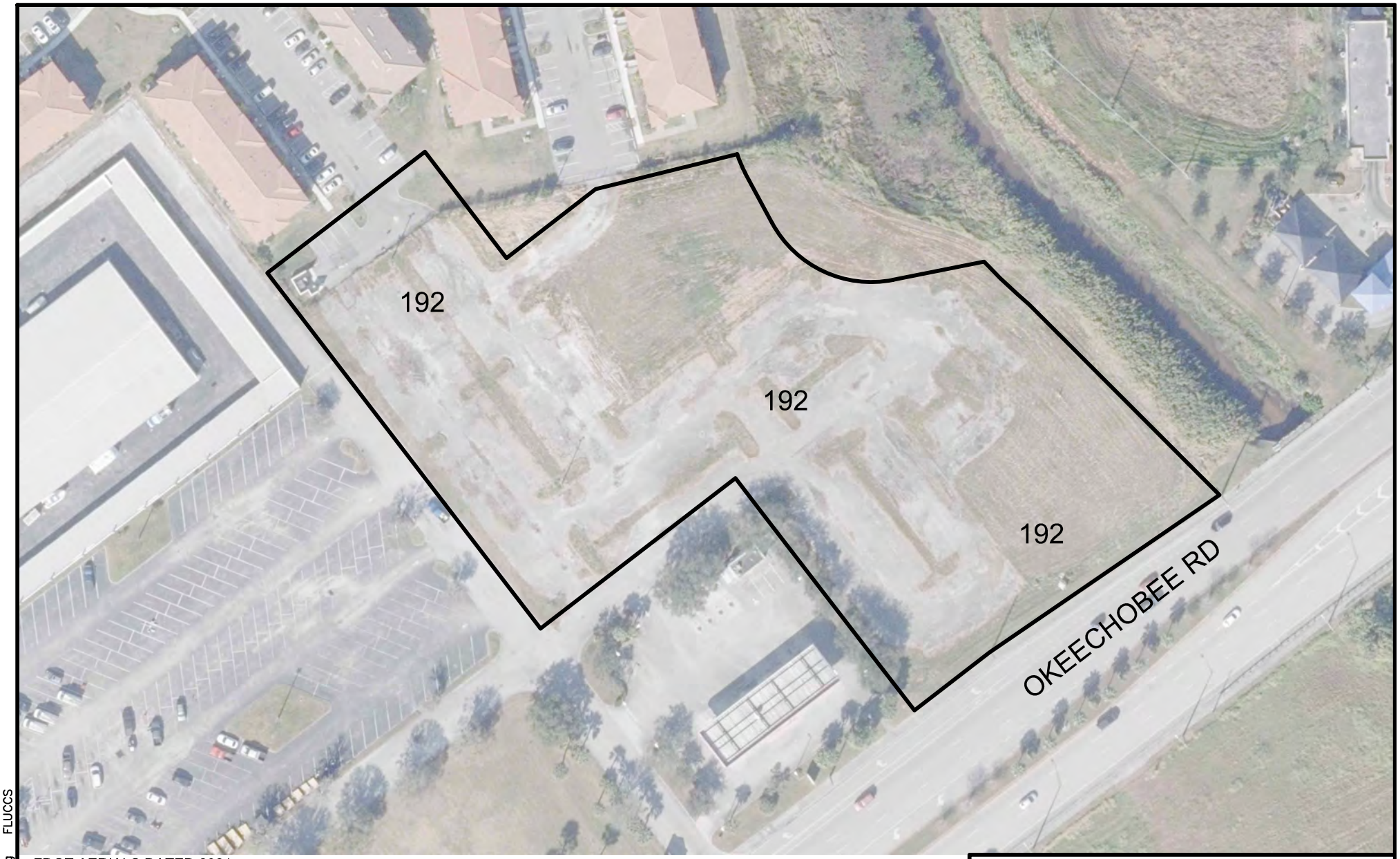
DEC 2022

FIGURE
3

4646 Okeechobee Rd.dwg AERIAL



FDOT AERIALS DATED 2021

LEGEND
192 - INACTIVE LAND WITH STREET PATTERNS BUT WITHOUT STRUCTURES (3.6± AC)

0 100
SCALE IN FEET

4646 OKEECHOBEE ROAD FLUCCS

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DEC 2022
FIGURE 4

4646 Okeechobee Rd.dwg FLUCCS

APPENDIX B

NRCS Custom Soils Report

Soil Map—St. Lucie County, Florida
(4646 OKEECHOBEE ROAD)

Map Scale: 1:1,200 if printed on A landscape (11" x 8.5") 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

Transportation
- Rails
- Interstate Highways
- US Routes
- Major 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 16, Sep 2, 2022

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
38	Riviera fine sand, 0 to 2 percent slopes	3.5	98.8%
55	Winder loamy sand	0.0	1.2%
Totals for Area of Interest		**3.6**	**100.0%**

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

4646 Okeechobee

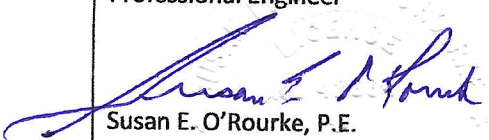
Prepared for:

Mr. Alejandro Zurita
Land America, LLC
C/O Pugliese Company
Pugliese Corporate Center
101 Pugliese's Way, Suite 200
Delray Beach, FL 33444

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

December 16, 2022
SR22121.0

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: 12/16/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

December 16, 2022

Mr. Alejandro Zurita
Land America, LLC
C/O Pugliese Company
Pugliese Corporate Center
101 Pugliese's Way, Suite 200
Delray Beach, FL 33444

Re: 4646 Okeechobee

Dear Mr. Zurita:

O'Rourke Engineering & Planning has completed the analysis of the proposed warehouse development located west of McNeil Road and north of Okeechobee Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

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APPENDIX B: St. Lucie County 2022 Level of Service Report
APPENDIX C: Growth Rate & Background Projects

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed warehouse development located west of McNeil Road and north of Okeechobee Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

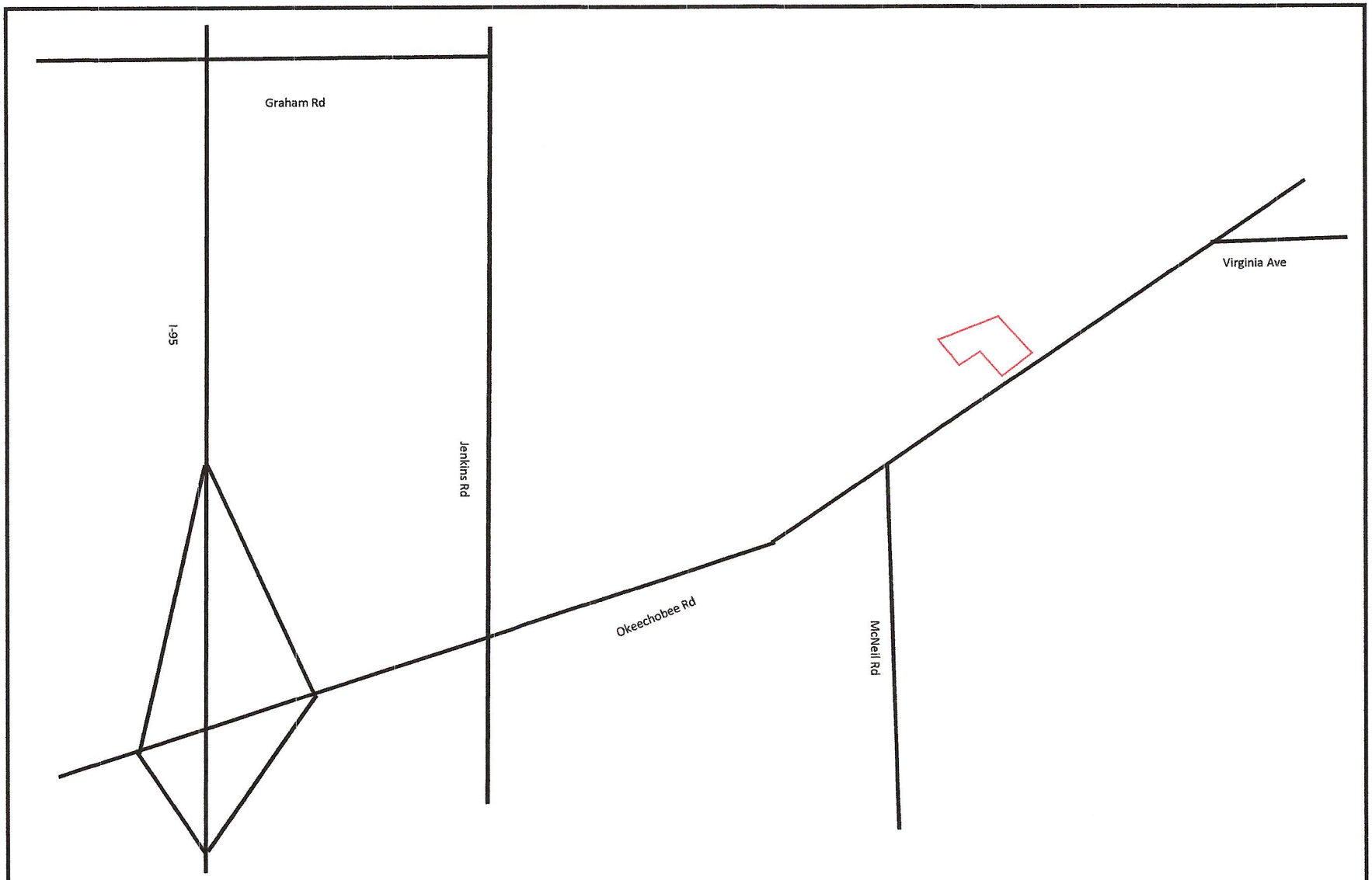
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located west of McNeil Road and north of Okeechobee Road in Ft. Pierce, St. Lucie County, Florida, will consist of a 39,450 square foot Warehouse on approximately 3.57 acres. The site is currently vacant. The project location is shown in **Figure 1**.



N NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: Date:	Legend = Project Location	Figure 1 Project Location 4646 Okeechobee

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO Traffic Counts and Level of Service Report 2022 and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The St. Lucie 2022 Level of Service Report was used to establish capacity. This document is included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates were applied to Warehouse. These calculations are shown in **Tables 1a, 1b, and 1c**.

Trip generation reference material are included in the latter half of Appendix B.

As shown, the project will generate 101 net new daily trips. There will be 7 net new AM peak hour trips with 5 entering the project and 2 trips exiting the project. There will be 7 net new PM peak hour trips with 2 trips entering the project and 5 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is insignificant on the links.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	39,450	Sft	T = 1.58(X) + 38.29	50%	50%	51	50	101
TOTAL		**39,450**					**51**	**50**	**101**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

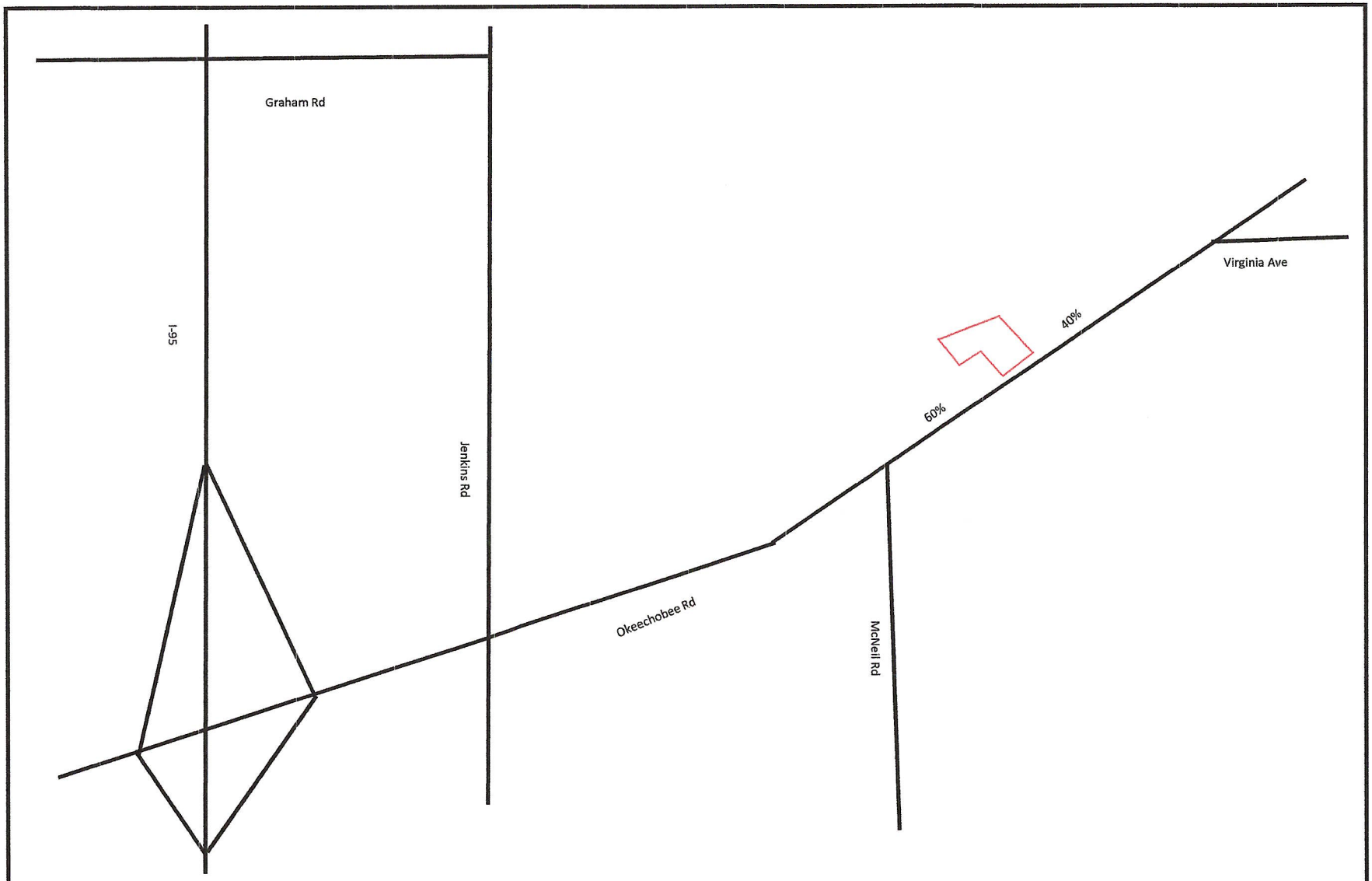
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	39,450	Sft	T = 0.17(X)	77%	23%	5	2	7
TOTAL		**39,450**					**5**	**2**	**7**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Warehousing	150	39,450	Sft	T = 0.18(X)	28%	72%	2	5	7
TOTAL		**39,450**					**2**	**5**	**7**

Source: ITE 11th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

Legend

= Project Location

Figure 2

Percent Assignment

4646 Okeechobee

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	8LD	EB	IN	NO	3,170	3	0.09%	60%
	McNeil Rd	Project Access	8LD	WB	OUT	NO	3,170	1	0.03%	60%
	Project Access	Virginia Ave	6LD	EB	OUT	NO	3,170	1	0.03%	40%
	Project Access	Virginia Ave	6LD	WB	IN	NO	3,170	2	0.06%	40%

(1) St. Lucie TPO LOS 2022

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	7
Net In:	5
Net Out:	2

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	8LD	EB	IN	NO	3,170	1	0.03%	60%
	McNeil Rd	Project Access	8LD	WB	OUT	NO	3,170	3	0.09%	60%
	Project Access	Virginia Ave	6LD	EB	OUT	NO	3,170	2	0.06%	40%
	Project Access	Virginia Ave	6LD	WB	IN	NO	3,170	1	0.03%	40%

(1) St. Lucie TPO LOS 2022

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	7
Net In:	2
Net Out:	5

OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Okeechobee were grown using a 3-year historical growth rate of 4.07%. The growth rate was calculated using available FDOT data from 2018 to 2021, at the link of Okeechobee Road from McNeil Road to Virginia Avenue. The growth rate was applied out 3 years to estimate 2025 traffic. Committed traffic from approved but unbuilt projects were also included as background traffic.

Details of the growth rate calculation and background projects are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Okeechobee Road was not significant but was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2020	2020 Peak Hour Directional Volumes	Growth Rate (2)	2025 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	EB	IN	NO	29,519	1,550	4.07%	1,892	143	2,035	3,170	3	2,038	0.09%	YES	60%
	McNeil Rd	Project Access	WB	OUT	NO	29,519	1,550	4.07%	1,892	65	1,957	3,170	1	1,958	0.03%	YES	60%
	Project Access	Virginia Ave	EB	OUT	NO	29,519	1,550	4.07%	1,892	143	2,035	3,170	1	2,036	0.03%	YES	40%
	Project Access	Virginia Ave	WB	IN	NO	29,519	1,550	4.07%	1,892	65	1,957	3,170	2	1,959	0.06%	YES	40%

(1) St. Lucie County 2022 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

Two-Way:	7
Net In:	5
Net Out:	2
Years Grown:	5

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2020	2020 Peak Hour Directional Volumes	Growth Rate (2)	2025 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Okeechobee Rd	McNeil Rd	Project Access	EB	IN	NO	29,519	1,618	4.07%	1,975	109	2,084	3,170	1	2,085	0.03%	YES	60%
	McNeil Rd	Project Access	WB	OUT	NO	29,519	1,618	4.07%	1,975	165	2,140	3,170	3	2,143	0.09%	YES	60%
	Project Access	Virginia Ave	EB	OUT	NO	29,519	1,618	4.07%	1,975	109	2,084	3,170	2	2,086	0.06%	YES	40%
	Project Access	Virginia Ave	WB	IN	NO	29,519	1,618	4.07%	1,975	165	2,140	3,170	1	2,141	0.03%	YES	40%

(1) St. Lucie County 2022 Traffic Counts and LOS Report

(2) Area wide growth rate calculated from FDOT Historical AADT

Two-Way:	7
Net In:	2
Net Out:	5
Years Grown:	5

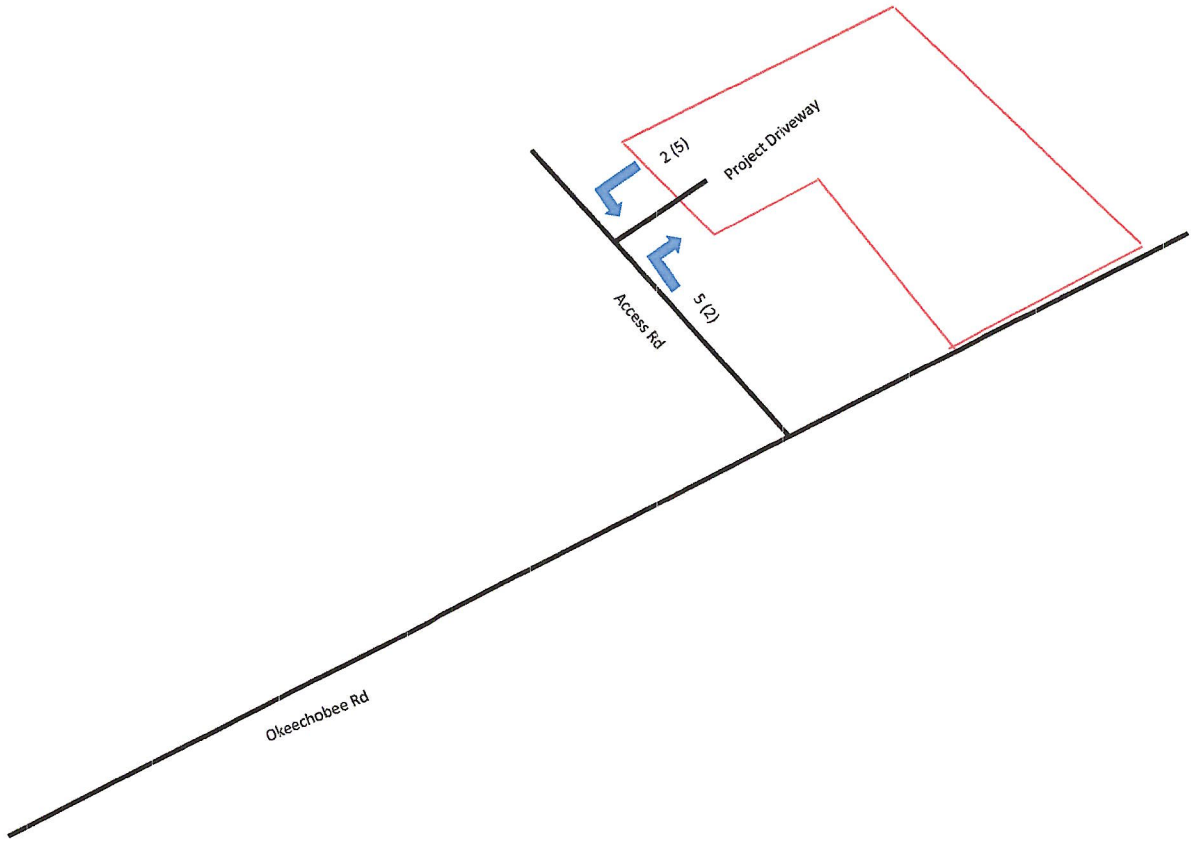
DRIVEWAY ANALYSIS

The project takes access from an existing access road with existing full access to Okeechobee Road. The project volumes are shown on **Figure 3**.

The existing access road already provides a right-turn lane and left-turn lane. Therefore, additional turn lane analysis is not required.

CONCLUSION

The 4646 Okeechobee with 101 daily trips, 7 net AM peak hour trips and 7 net PM peak hour trips will have an insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date:

Legend

= Project Location

XX (XX) = AM (PM) Driveway Volumes

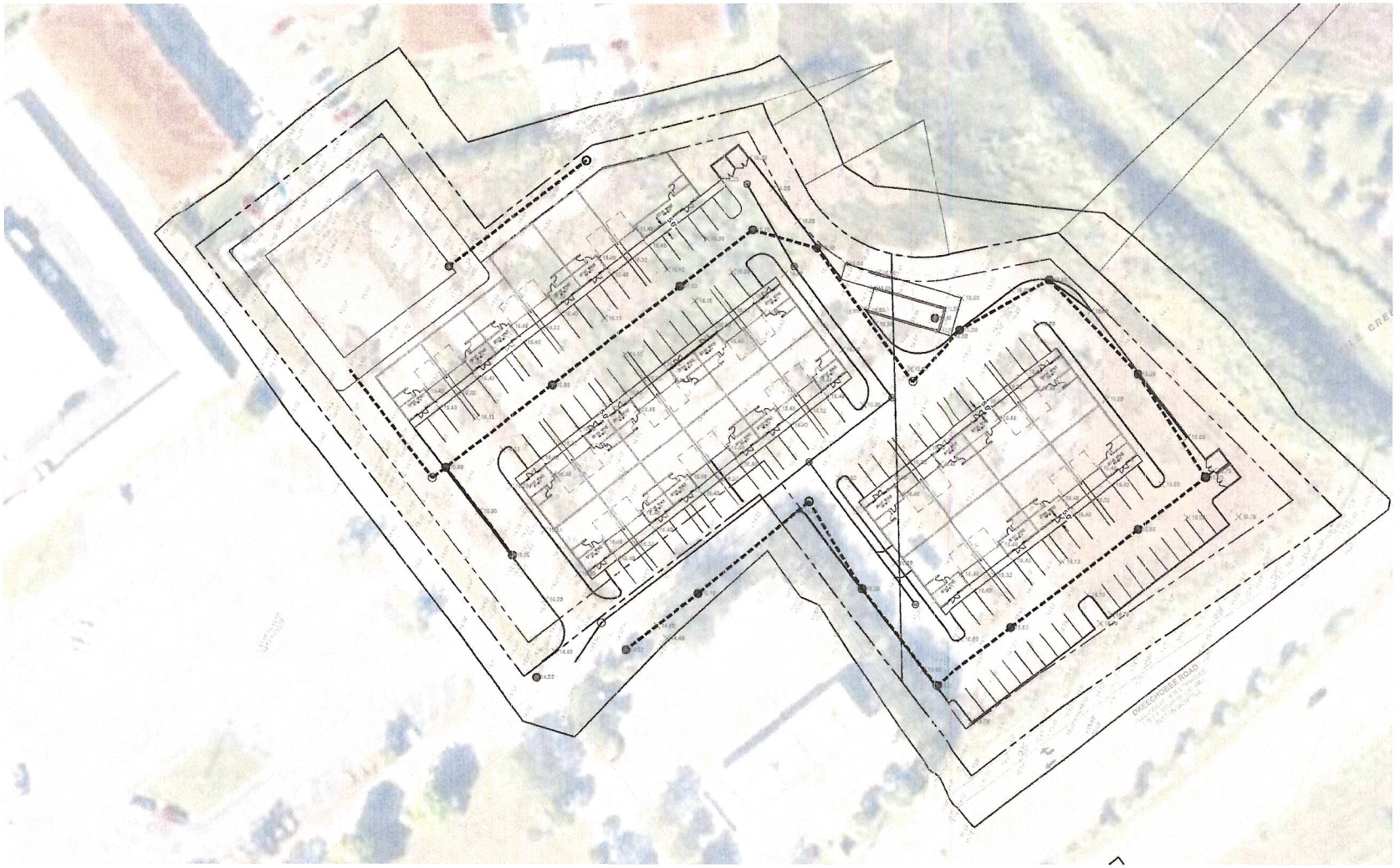
Figure 3

Driveway Volumes

4646 Okeechobee

APPENDIX A

SITE PLAN



SITE DATA

TOTAL SITE AREA	155352 SF	3.57 AC	(100%)
IMPERVIOUS AREA	97510 SF	2.25 AC	(63%)
BUILDING FOOTPRINT	33112 SF	0.76 AC	(21%)
PAVEMENT/CONCRETE	64515 SF	1.48 AC	(42%)
PERVIOUS AREA	57542 SF	1.32 AC	(37%)
OPEN SPACE	44028 SF	1.01 AC	(28%)
STORMWATER AREA	19489 SF	0.45 AC	(9%)

CURRENT ZONING: GENERAL COMMERCIAL (GC)
FUTURE LAND USE: COMMERCIAL GENERAL (C-3)
EXISTING USE: VACANT COMMERCIAL
PROPOSED USE: FLEX SPACE (WHOLE SALE TRADE / WAREHOUSE & FREIGHT)

PARKING CALCULATIONS

SIZE, USE & RATE	REQUIRED	PROVIDED
39,459 SF WAREHOUSE @ 1 SPACE PER 600 SF	65	63
ACCESSIBLE SPACES @ 31-75 TOTAL SPACES	3	5
LOADING SPACE REQUIREMENT 32' X 14.50'	2	27

GRAPHIC SCALE
0 30 60
1" = 30'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
Sit Not. Sit Safe. Sit Knots.
www.callsunshine.com

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NOTE:
ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).

Cad file name: S:_Marketing\New Proposals\Stuart-PSL Proposals\010894-01-001 Land America Fort Pierce Self Storage\Preliminary Site Plan\FT Pierce SSS.dwg 12/05/22

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KINGS HIGHWAY
CONCEPTUAL SITE PLAN
CITY OF FORT PIERCE
FLORIDA

PROJECT NO
010595-02-001

M. JHAZIE, P.E.
FL. LICENSE NO. 89667

PLAN STATUS

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
MJ	GC	GMB

SCALE: 1" = 30'
JOB No. 010595
DATE JUNE 2021
FILE No FT PIERCE SSS

SHEET EX 5

APPENDIX B

ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2022

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
2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,950	2019	700	432	C	0.617	376	C	0.537
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,600	2022	540	213	C	0.394	208	C	0.385
OHIO AVE	COLONIAL RD to US 1	686	3,600	2022	750	213	C	0.284	208	C	0.277
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,342	2020	1,580	592	B	0.375	637	B	0.403
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,342	2020	2,000	592	B	0.296	637	B	0.319
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,535	2020	2,100	370	B	0.176	362	B	0.172
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,535	2020	2,450	370	B	0.151	362	B	0.148
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,535	2020	3,110	370	B	0.119	362	B	0.116
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,920	2020	3,240	376	B	0.116	376	B	0.116
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,360	2020	3,240	401	B	0.124	416	B	0.128
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,360	2020	2,100	401	C	0.191	416	C	0.198
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,934	2020	4,240	1,058	C	0.25	1,116	C	0.263
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,526	2020	4,240	1,282	C	0.302	1,310	C	0.309
OKEECHOBEE RD	I-95 to JENKINS RD	940029	31,865	2020	4,240	2,082	C	0.491	1,801	C	0.425
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	31,865	2020	4,040	2,082	C	0.515	1,801	C	0.446
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,519	2020	3,170	1,550	C	0.489	1,618	C	0.51
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,094	2019	2,100	665	C	0.317	704	C	0.335
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,094	2019	1,630	665	C	0.408	704	C	0.432
OKEECHOBEE RD	35TH ST to 33RD ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	33RD ST to 25TH ST	689	16,610	2019	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,247	2019	1,630	762	D	0.467	724	C	0.444
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,247	2019	1,710	762	C	0.446	724	C	0.423
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	150	2022	790	11	C	0.014	10	C	0.013

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

APPENDIX C

GROWTH RATE
&
BACKGROUND TRAFFIC

Roadway	*Location*	*2018 AADT*	*2021 AADT*
Okeechobee Rd	SW of Virginia Ave	31500	35500
	Total:	31500	35500
	Growth Rate	4.07%	

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	35500 C	E 18500	W 17000	9.00	50.90	11.40
2020	29500 F	E 14000	W 15500	9.00	51.30	4.60
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

AM APPROVED PROJECTS			Maverick Boats Phases II-IV			Pursuit Boats (Phase 2)			Approved/Unbuilt A-1 Truss			Pineapple Grove			Stonemont			Creekside			43 Bent Creek @ 50% Complete City of Fort Pierce			44 Celebration Pointe @25% Complete City of Fort Pierce			37 Whispering Oaks			Project Hunt			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
Okeechob	Jenkins Rd	McNeil Rd													0%	0	0	###	126	43	0%	0	0	5%	2	5	2%	3	1	11%	2	2	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	###	5	14	131	27	49	37	-5	113	-7	78
	McNeil Rd	Virginia Ave													0%	0	0	###	126	43	0%	0	0	0%	0	0	2%	3	1	9%	2	2	0.0%	0	0	3%	10	10	0%	0	0	0%	0	0	###	5	14	130	17	44	26	-3	143	-5	65
				In	124		In	185		In	69		In	69		In	197		In	143		In	62		In	30		In	45		In	76		In	42		In	342		In	141		In	7		In	36									
				Out	17		Out	55		Out	11		Out	197		Out	55		Out	421		Out	186		Out	96		Out	167		Out	17		Out	42		Out	341		Out	31		Out	5		Out	12									

PM APPROVED PROJECTS			Maverick Boats Phases II-IV			Pursuit Boats (Phase 2)			Approved/Unbuilt A-1 Truss			Pineapple Grove			Stonemont			Creekside			43 Bent Creek @ 50% Complete			44 Celebration Pointe @25% Complete			37 Whispering Oaks			Project Hunt			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
Okeechobee	Jenkins Rd	McNeil Rd													0.0%	0	0	30.0%	93	149	0.0%	0	0	5.0%	5	3	2.0%	3	3	11.0%	6	6	0.0%	0	0	6.0%	13	13	0.0%	0	0	0%	0	0	40%	4	4	102	24	156	23	-5	121	-5	174
	McNeil Rd	Virginia Ave													0.0%	0	0	30.0%	93	149	0.0%	0	0	0.0%	0	0	2.0%	3	3	9.0%	5	5	0.0%	0	0	3.0%	6	6	0.0%	0	0	0%	0	0	40%	4	4	97	16	153	16	-3	109	-3	165
				In	19		In	89		In	10		In	233		In	68		In	498		In	193		In	100		In	172		In	19		In	51		In	458		In	10		In	12		In	10									
				Out	125		Out	180		Out	60		Out	137		Out	186		Out	311		Out	113		Out	57		Out	167		Out	57		Out	52		Out	216		Out	11		Out	21		Out	11									

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					AE / X

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
**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
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):
(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**		
***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: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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

SELF STORAGE - 4646 OKEECHOBEE

FT PIERCE, FLORIDA

Developer:

LAND AMERICA, LLC
101 Pugliese Way
Delray Beach, Florida 33444
561-454-1625

Architect

GOOD & EDWARD DESIGN STUDIOS
30901 Stagecoach Blvd #103
Evergreen, CO 80439

REVISION INDEX				
SYMBOL	DATE	BY	SHEETS REVISED	DESCRIPTION OF REVISION

Sheet List Table	
Sheet Number	Sheet Title
ARCHITECTURE	
TITLE	SHEET INDEX
A1	BUILDING A - FLOOR PLANS
A2	BUILDING A - ROOF PLAN
A3	BUILDING A - ELEVATIONS
A4	BUILDING B - FLOOR PLANS
A5	BUILDING B - ROOF PLAN
A6	BUILDING B - ELEVATIONS
A7	BUILDING C - FLOOR PLANS
A8	BUILDING C - ROOF PLAN
A9	BUILDING C - ELEVATIONS

Revisions | By | Date | Symbol | Seal

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Evergreen, CO 80439

321-271-0748
GoodEdward.com

Sheet Title: TITLE SHEET

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale: 3/32" = 1'-0"

Job No.

Date: 11/26/22

Drawn By

Sheet No.

TITLE

AREA A

8 Units

Total Ground Floor = Office 1,996 sf + Warehouse /Bathroom 9,316 sf = 11,312 sf
Total Building = 11,312 Ground Floor + 2,112 Mezzanine = 13,424 sf

NOTES A:

BUILDING OCCUPANCY: STORAGE GROUP S-2

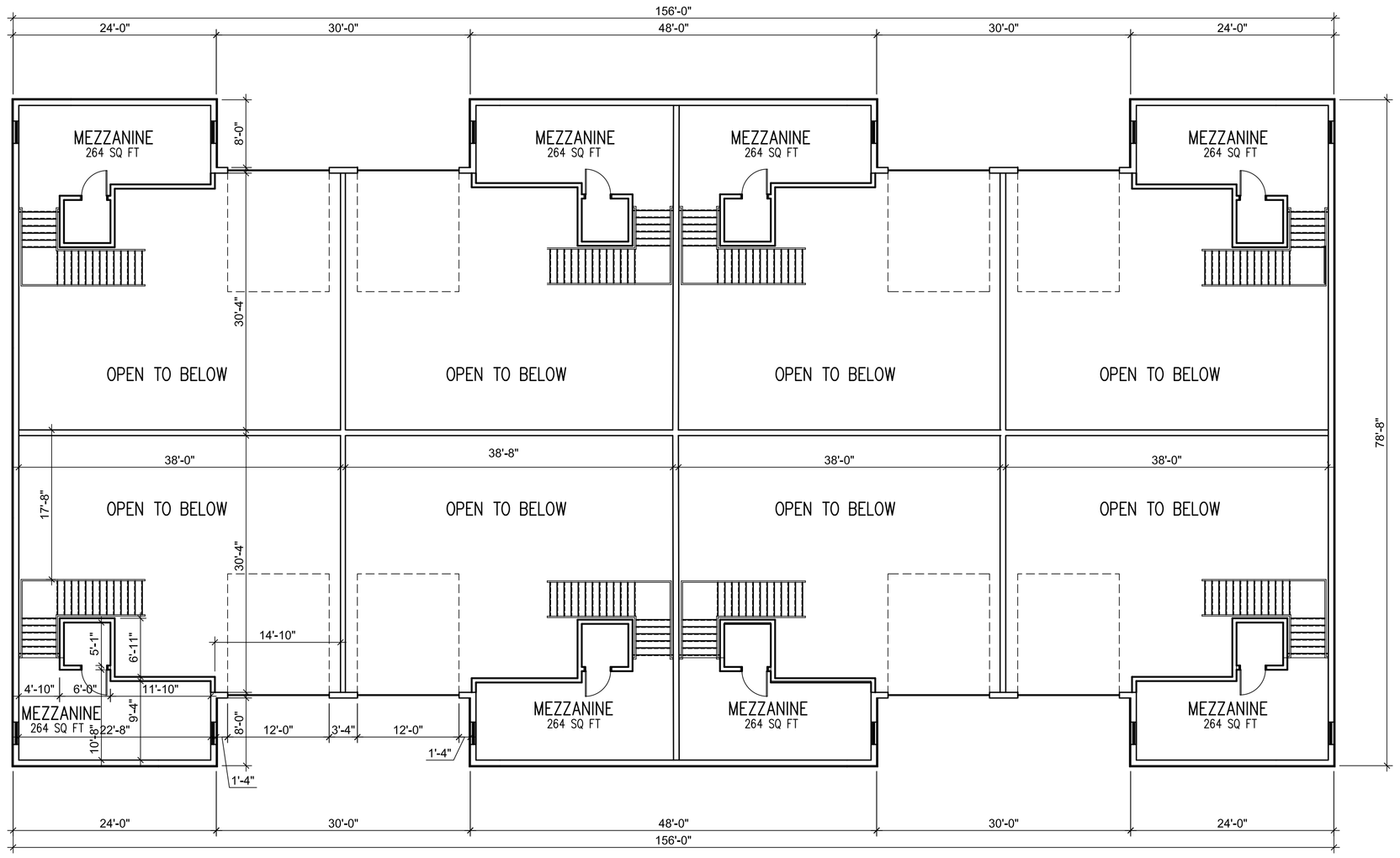
OCCUPANT LOAD:
OFFICE = 1,996 SF /100 = 20 OCCUPANTS
STORAGE SPACE = 11,428 SF /500 = 22.8 OCCUPANTS
CALCULATED TOTAL OCCUPANT LOAD = 42.8 OCCUPANTS
ANTICIPATED ACTUAL OCCUPANT LOAD = 15 OCCUPANTS

CONSTRUCTION TYPE: TYPE II-B

ALL PROPOSED ENCLOSED PORTIONS OF THE BUILDING SHALL BE FIRE SPRINKLER PROTECTED

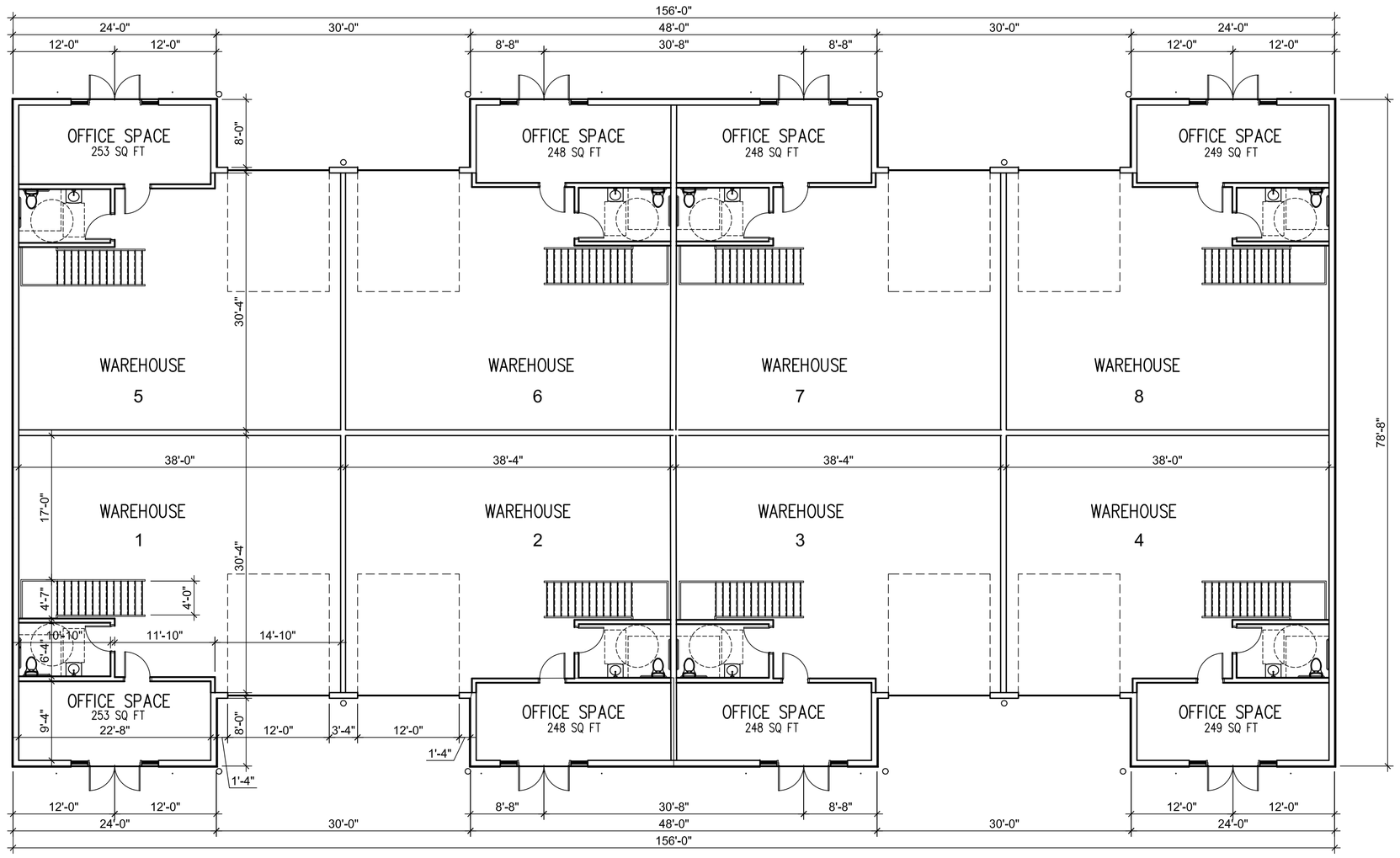
BUILDING SQUARE FOOTAGE:
TOTAL - 13,424 SF

BUILDING FOOTPRINT:
TOTAL - 11,312 SF



MEZZANINE FLOOR PLAN - BUILDING A

SCALE: 3/32" = 1'-0



GROUND FLOOR PLAN - BUILDING A

SCALE: 1/16" = 1'-0

Revisions | By | Date | Symbol

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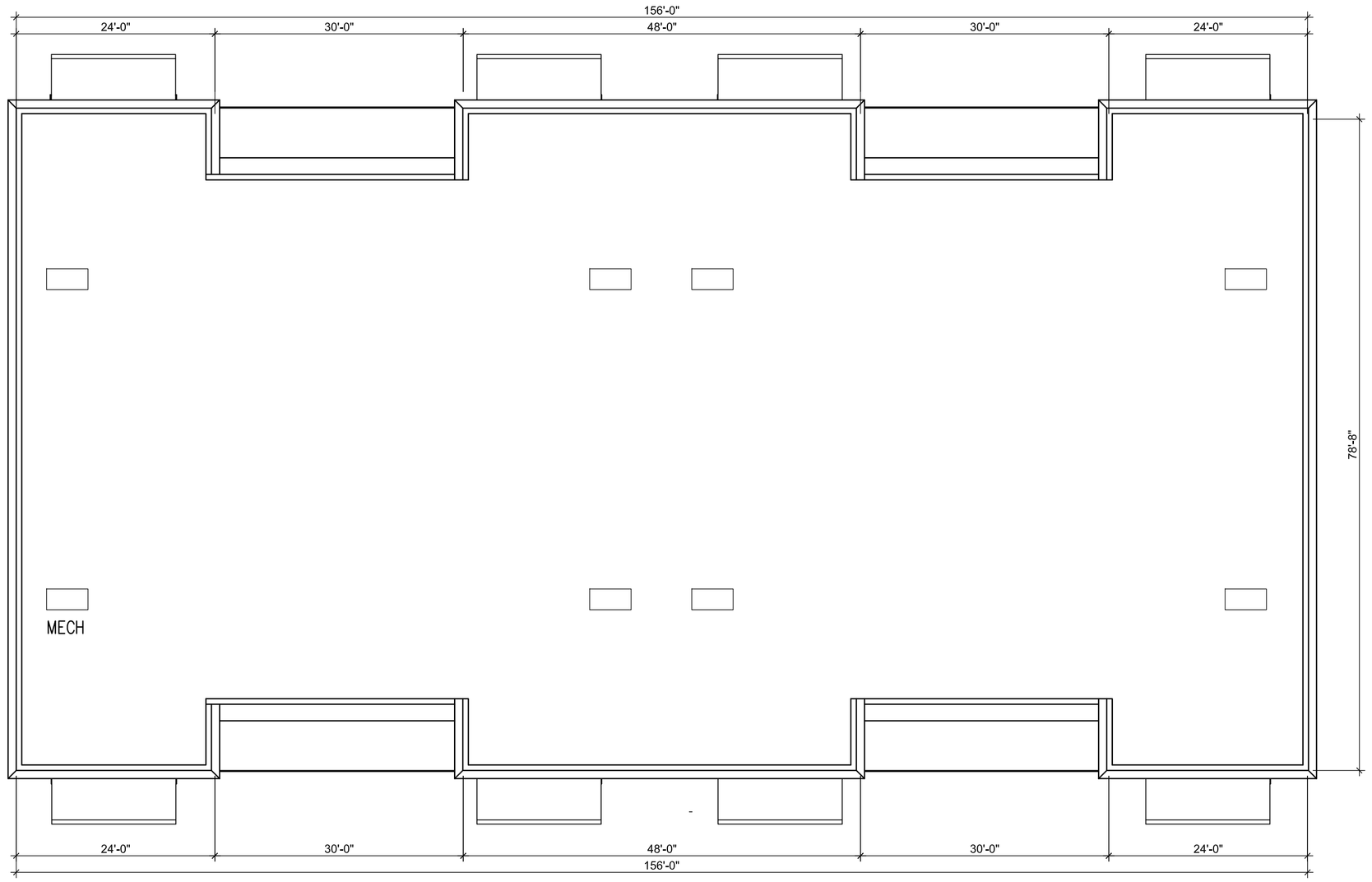
Sheet Title: FLOOR PLAN BUILDING A

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A1



ROOF PLAN - BUILDING A

SCALE: 3/32" = 1'-0

Symbol	Date	By	Revisions

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Sheet Title: ROOF PLAN BUILDING A

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

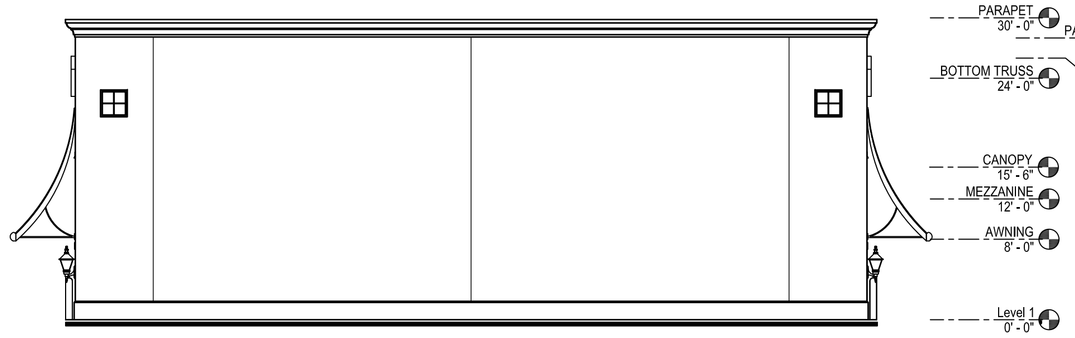
Scale	Job No.
3/32" = 1'-0"	
Date: 9/26/22	Drawn By

Sheet No.

A2

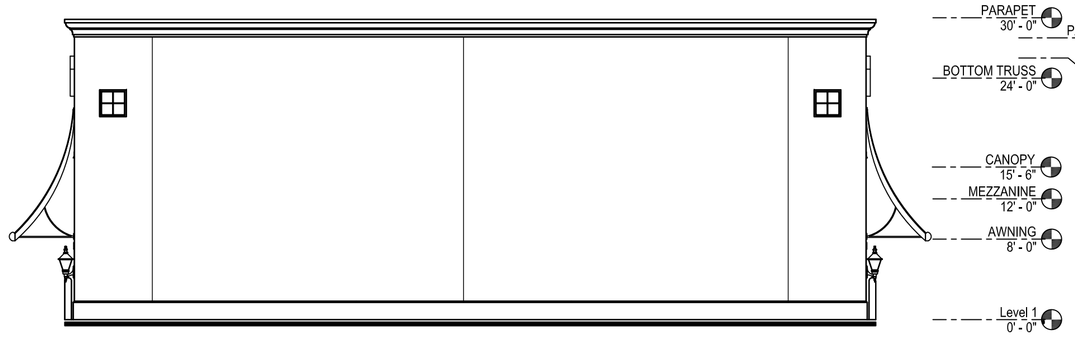
FRONT ELEVATION - BUILDING A

SCALE: 3/32" = 1'-0



RIGHT ELEVATION - BUILDING A

SCALE: 3/32" = 1'-0



LEFT ELEVATION - BUILDING A

SCALE: 3/32" = 1'-0

REAR ELEVATION - BUILDING A

SCALE: 3/32" = 1'-0

Revisions | By | Date | Symbol

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Sheet Title: ELEVATIONS BUILDING A

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A3

AREA B

12 Units

Total Ground Floor = Office 2,181 sf + Warehouse /Bathroom 10,547 sf = 12,728 sf
Total Building = 12,728 Ground Floor + 2,684 Mezzanine = 15,412 sf

NOTES B:

BUILDING OCCUPANCY: STORAGE GROUP S-2

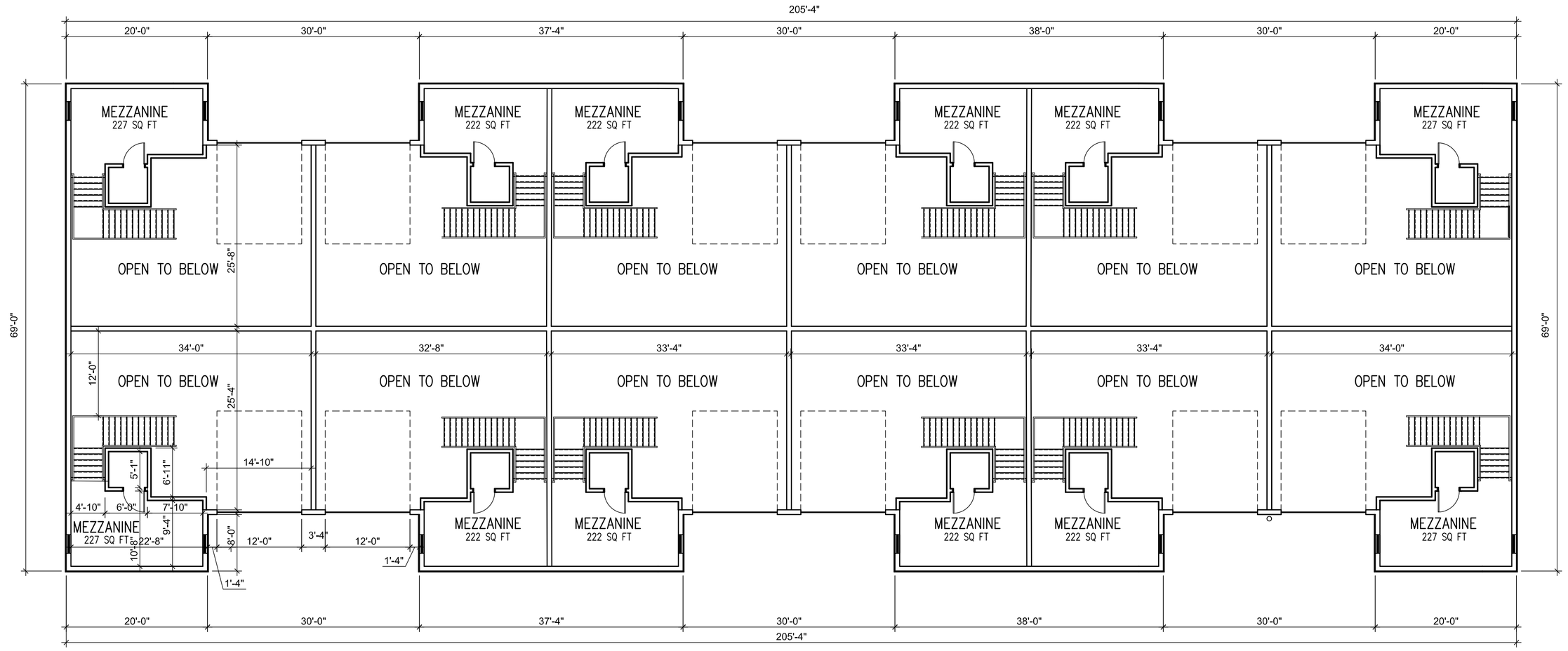
OCCUPANT LOAD:
OFFICE = 2,181 SF /100 = 21.8 OCCUPANTS
STORAGE SPACE = 13,231 SF /500 = 26.5 OCCUPANTS
CALCULATED TOTAL OCCUPANT LOAD = 48.3 OCCUPANTS
ANTICIPATED ACTUAL OCCUPANT LOAD = 22 OCCUPANTS

CONSTRUCTION TYPE: TYPE II-B

ALL PROPOSED ENCLOSED PORTIONS OF THE BUILDING SHALL BE FIRE SPRINKLER PROTECTED

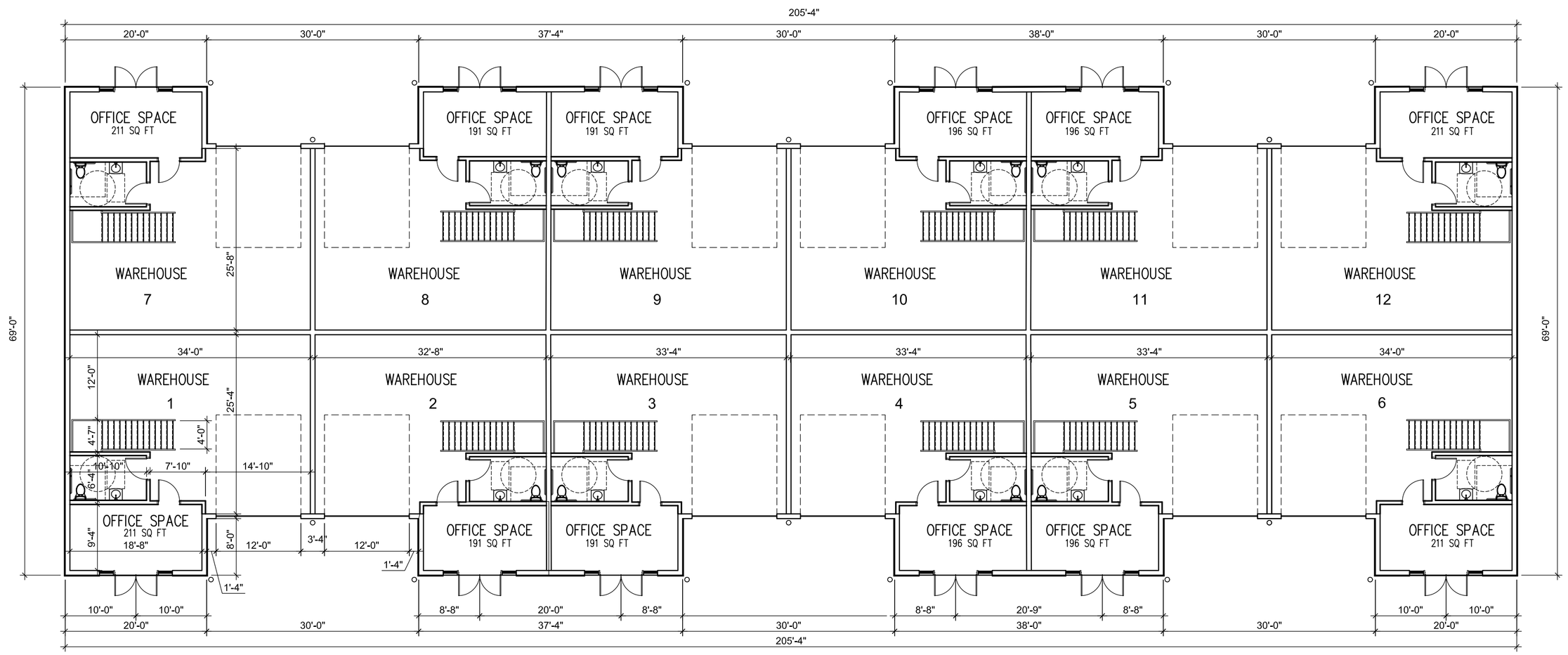
BUILDING SQUARE FOOTAGE:
TOTAL - 15,412 SF

BUILDING FOOTPRINT:
TOTAL - 12,728 SF



MEZZANINE FLOOR PLAN - BUILDING B

SCALE: 3/32" = 1'-0



GROUND FLOOR PLAN - BUILDING B

SCALE: 3/32" = 1'-0

Revisions | By | Date | Symbol

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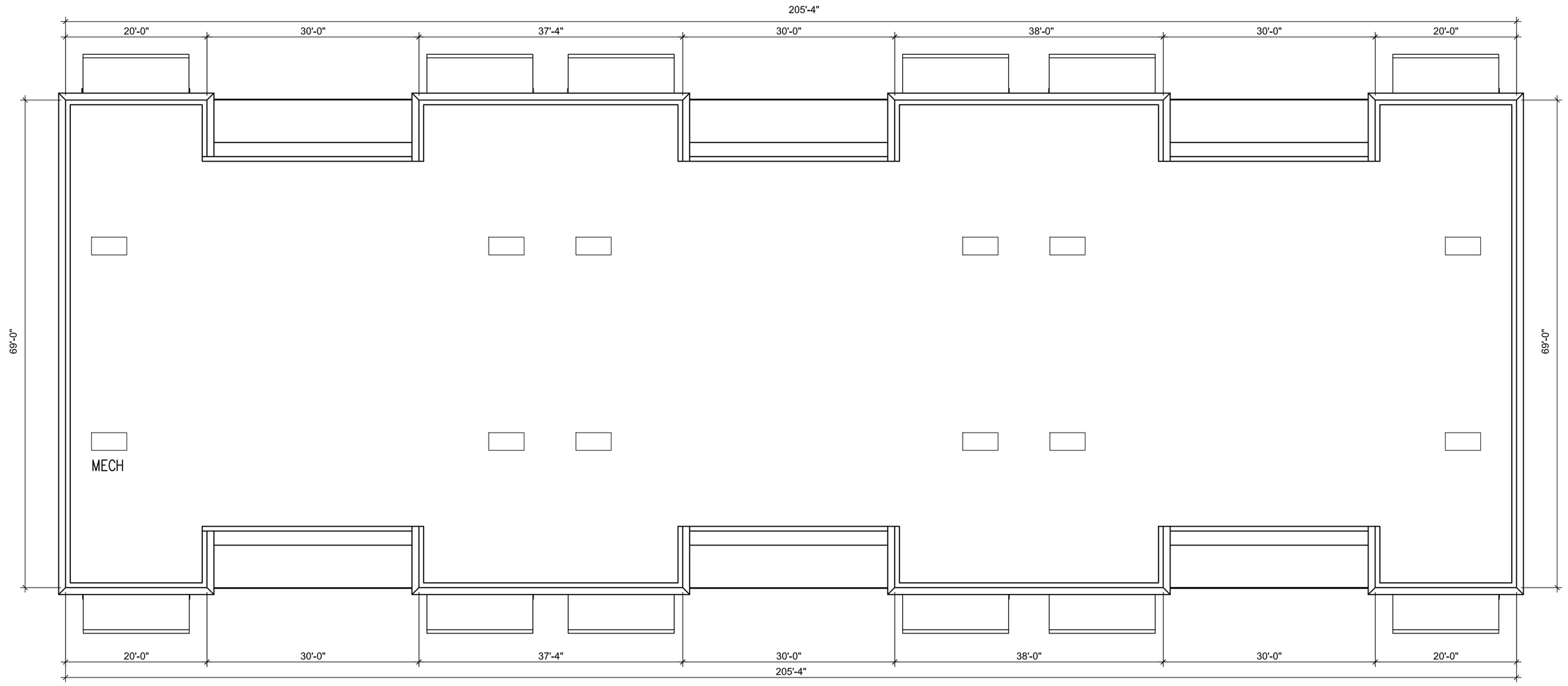
Sheet Title: FLOOR PLAN BUILDING B

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A4



ROOF PLAN - BUILDING B

SCALE: 3/32" = 1'-0

Revisions

Symbol	Date	By

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Sheet Title: ROOF PLAN BUILDING B

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

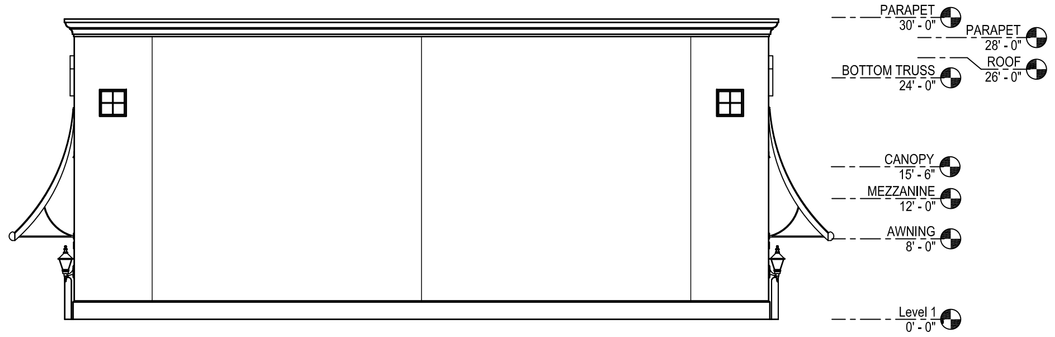
Scale	Job No.
3/32" = 1'-0"	
Date: 11/26/22	Drawn By

Sheet No.

A5

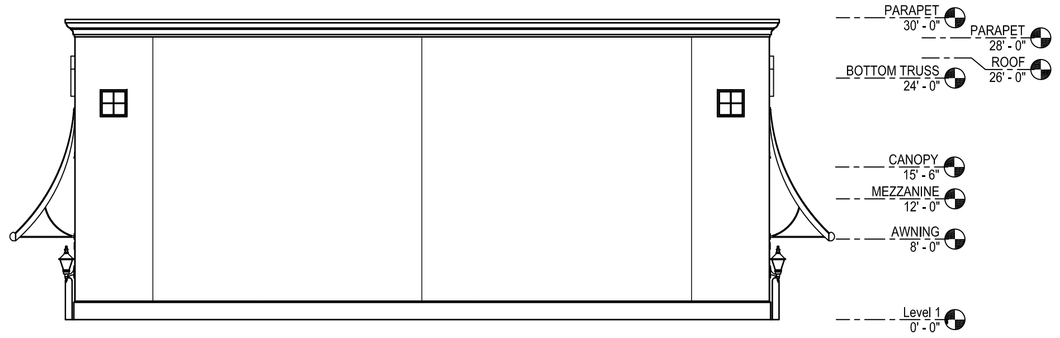
FRONT ELEVATION - BUILDING B

SCALE: 3/32" = 1'-0



RIGHT ELEVATION - BUILDING B

SCALE: 3/32" = 1'-0



LEFT ELEVATION - BUILDING B

SCALE: 3/32" = 1'-0

REAR ELEVATION - BUILDING B

SCALE: 3/32" = 1'-0

Revisions | By | Date | Symbol

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Sheet Title: ELEVATIONS BUILDING B

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A6

AREA C

6 Units

Total Ground Floor = Office 1,455 sf + Warehouse /Bathroom 7,617 sf = 9,072 sf
Total Building = 9,072 Ground Floor + 1,542 Mezzanine = 10,614 sf

NOTES C:

BUILDING OCCUPANCY: STORAGE GROUP S-2

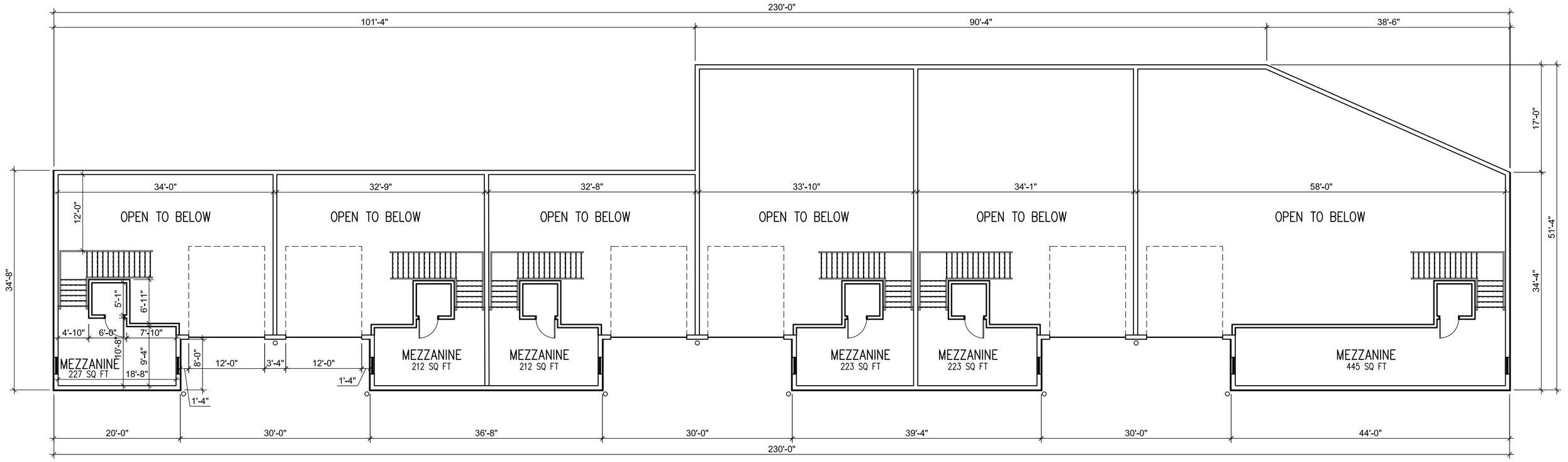
OCCUPANT LOAD:
OFFICE = 1,455 SF /100 = 14.6 OCCUPANTS
STORAGE SPACE = 9,159 SF /500 = 18.3 OCCUPANTS
CALCULATED TOTAL OCCUPANT LOAD = 32.9 OCCUPANTS
ANTICIPATED ACTUAL OCCUPANT LOAD = 12 OCCUPANTS

CONSTRUCTION TYPE: TYPE II-B

ALL PROPOSED ENCLOSED PORTIONS OF THE BUILDING SHALL BE FIRE SPRINKLER PROTECTED

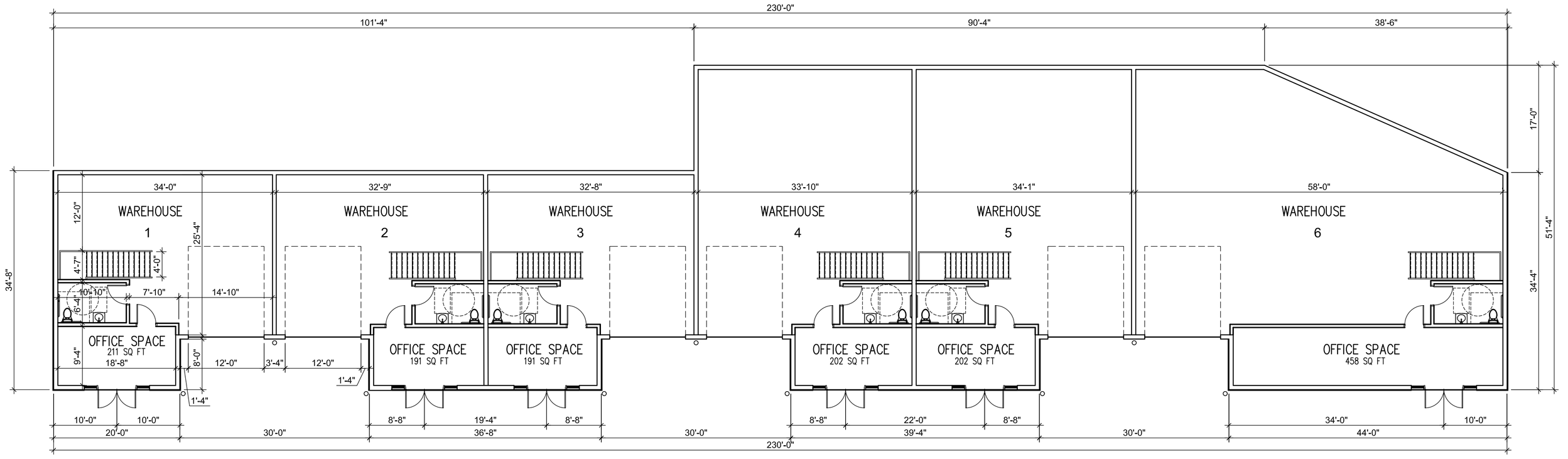
BUILDING SQUARE FOOTAGE:
TOTAL - 10,614 SF

BUILDING FOOTPRINT:
TOTAL - 9,072 SF



MEZZANINE FLOOR PLAN - BUILDING C

SCALE: 3/32" = 1'-0



FLOOR PLAN - BUILDING C

SCALE: 3/32" = 1'-0

Revisions | By | Date | Symbol

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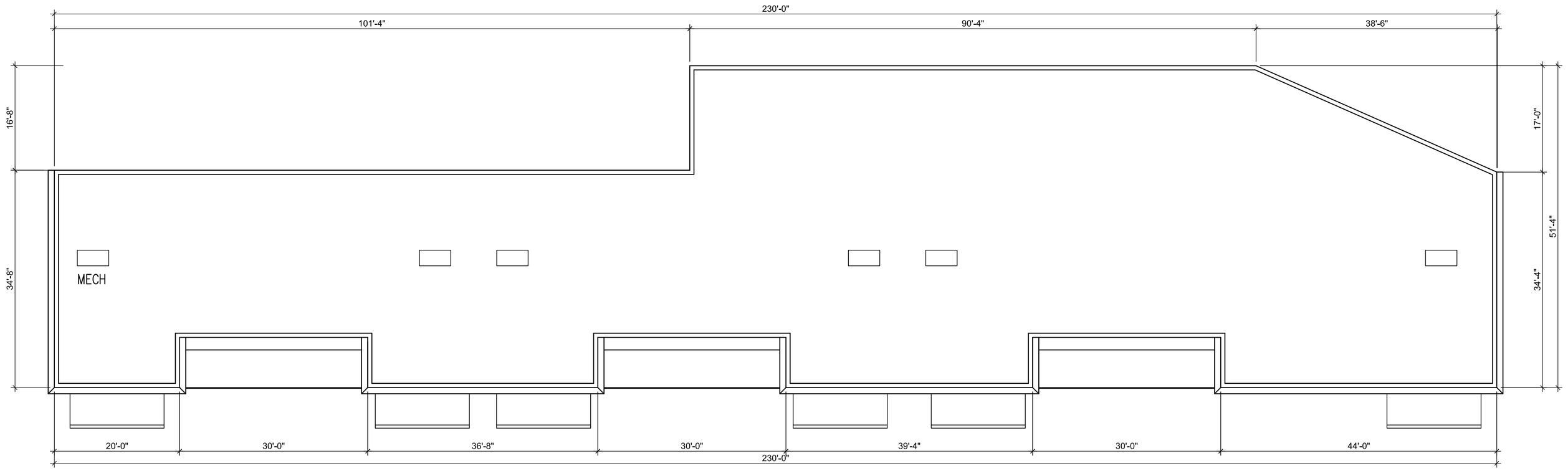
Sheet Title: FLOOR PLAN BUILDING C

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

Sheet No.

A7



ROOF PLAN - BUILDING C

SCALE: 3/32" = 1'-0

Symbol	Date	By	Revisions

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Sheet Title: ROOF PLAN BUILDING C

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

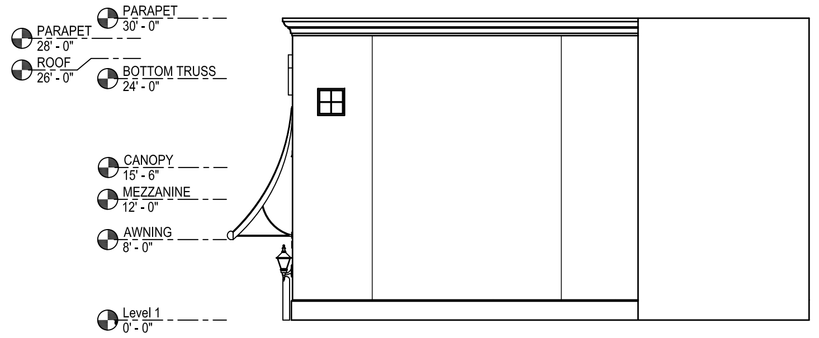
Scale	Job No.
3/32" = 1'-0"	
Date: 11/26/22	Drawn By

Sheet No.

A8

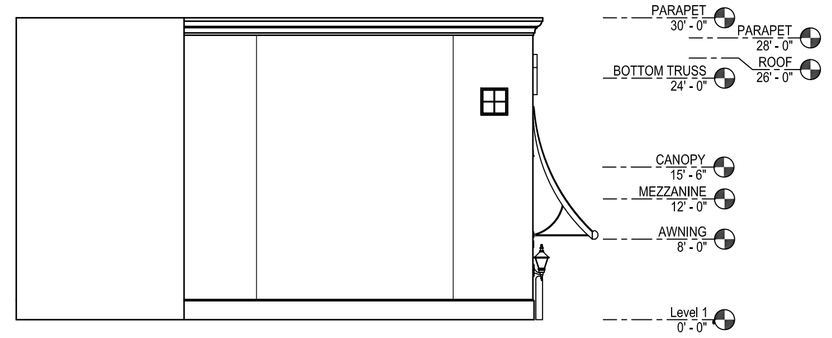
FRONT ELEVATION - BUILDING C

SCALE: 3/32" = 1'-0



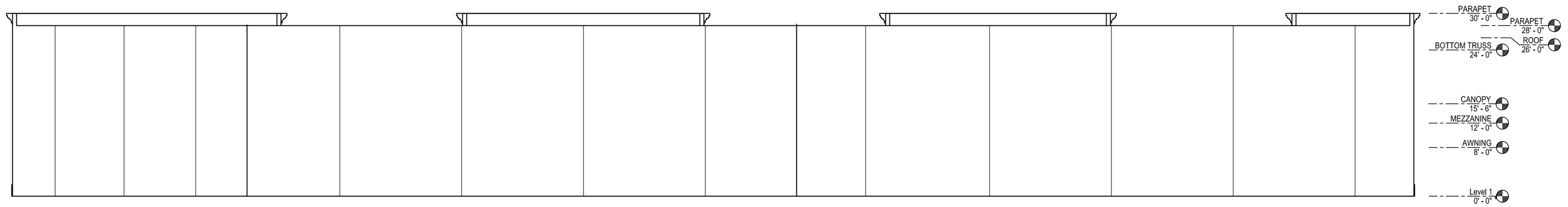
RIGHT ELEVATION - BUILDING C

SCALE: 3/32" = 1'-0



LEFT ELEVATION - BUILDING C

SCALE: 3/32" = 1'-0



REAR ELEVATION - BUILDING C

SCALE: 3/32" = 1'-0

Revisions | By | Date | Symbol

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Sheet Title: ELEVATIONS BUILDING C

Project: 4646 OKEECHOBEE FT PIERCE, FLORIDA

Scale	Job No.
3/32" = 1'-0"	
Date	Drawn By
11/26/22	

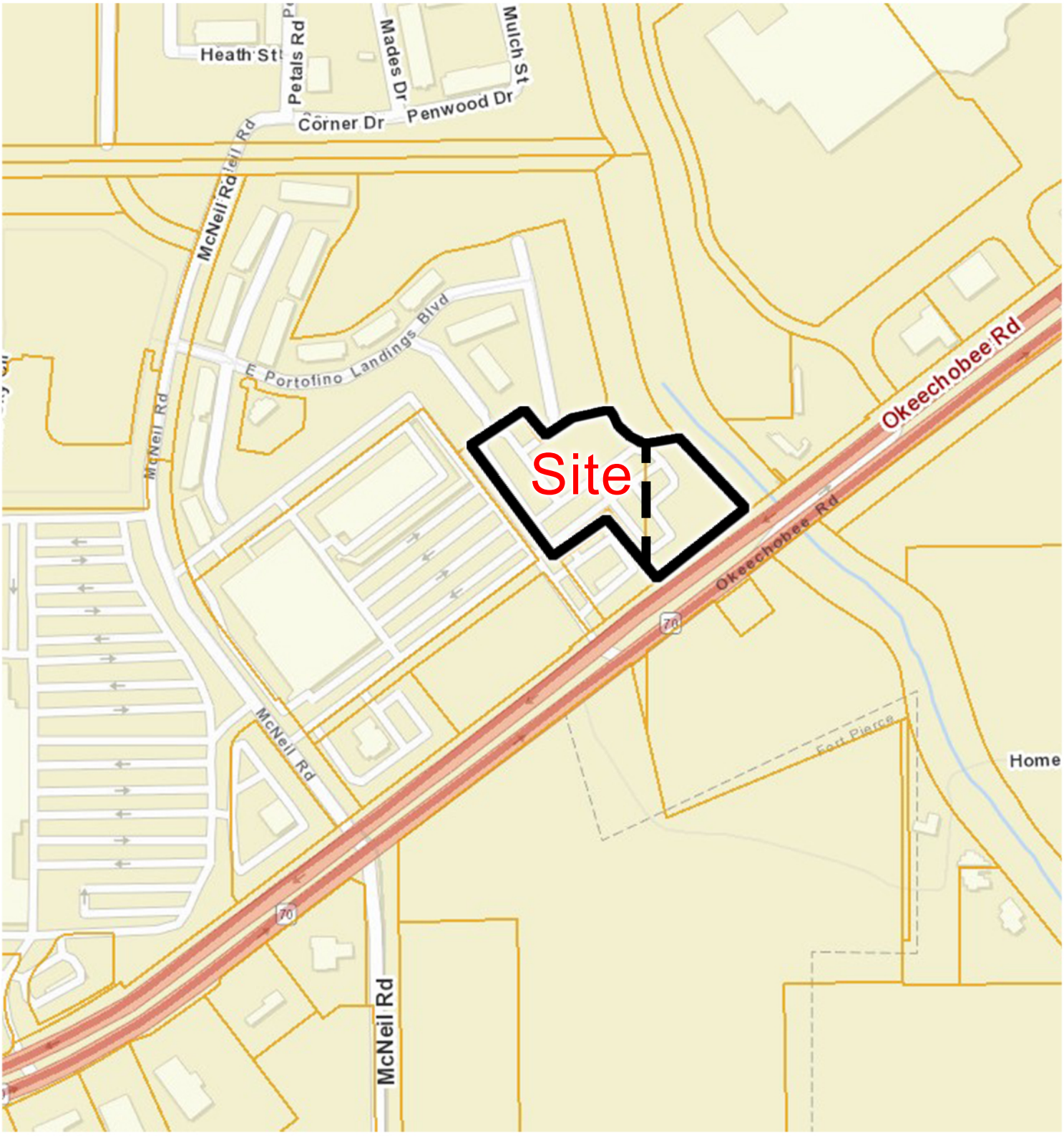
Sheet No.

A9

4646 Okeechobee Road

Location Map

Fort Pierece, FL



Prepared by:

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

North

Date:03/25/22

Project #: 2022-07

Technical Review Committee **1. f.**

Meeting Date: 03/16/2023

REQUESTED ACTION

Site Plan – John Carroll High School Field House – 2408-324-0002-000-7

LOCATION

John Carroll High School – 2408-324-0002-000-7 - Delaware Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 02/28/2023 09:07 PM

Final Approval Date: 03/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #23-07000007
ORIGINAL BOARD DATE	:	March 16, 2023

Major Site Plan (Development Review) – John Carroll High School Field House – 2408-324-0002-000-7

Attached is an Application for a Major Site Plan (Development Review) for the subject property located on the campus of John Carroll High School.

Parcel ID: **2408-324-0002-000-7**

The subject property is approximately 0,762 acres. The property is currently zoned R-4, Medium Density Residential Zone with a Future Land Use of RM, Medium Density Residential. The applicant is requesting approval to construct a 6,000 square foot storage building with restrooms & associated paved parking for the high school sports facilities.

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
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: Delaware Avenue

Parcel ID #(s): 2408-324-0002-000-7

Project description: Proposed construction of a 6,000 S.F. storage building with restrooms & associated paved parking

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 6,000 Site Acreage: 0.762 AC

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

Bishop of Diocese of PB	Darren C. Guettler, P.E
Property Owner(s)	**Applicant/Representative, Title, Company**
9995 N Military Trail	1449 NW Commerce Centre Dr.
Street Address	Street Address
Palm Beach Gardens FL 33410	Port St. Lucie FL 34986
City State Zip	City State Zip
(561)775-9514	(772)879-0477
Phone Number	Phone Number
dgibbons@diocesepb.org	darreng@velconfl.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

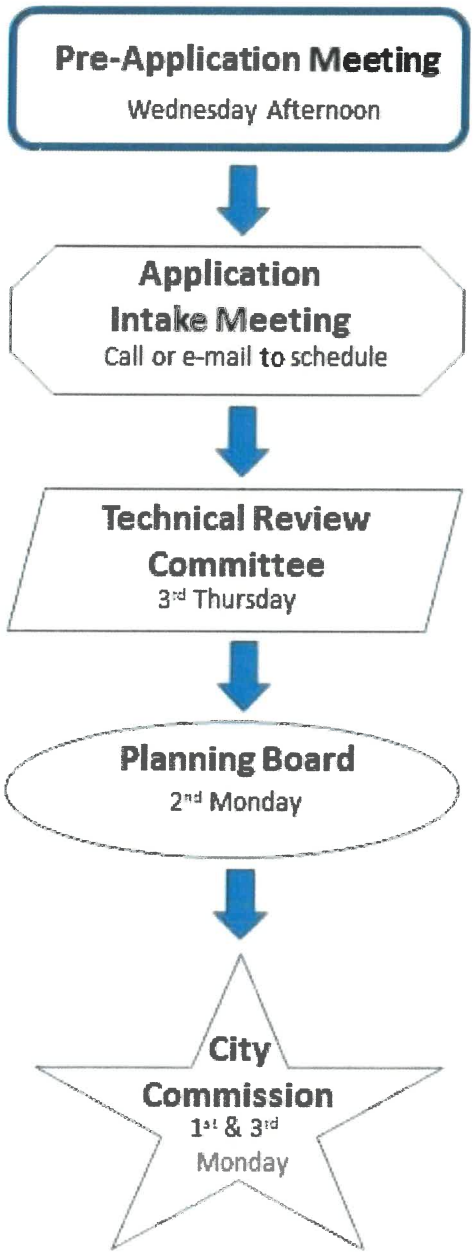
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

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)

DIOCESE OF PALM BEACH

9995 North Military Trail • P.O. Box 109650
Palm Beach Gardens, Florida 33410-9650

(561) 775-9595 Fax (561) 775-7035

Office of
THE BISHOP

January 2, 2023

To Whom It May Concern:

This is to certify that effective January 1, 2023; I authorize Michael Lockwood, Director of Building & Construction of the Diocese of Palm Beach, to act as my agent in signing applications for building permits, notices of commencement and utility applications.

And so that it may be of record, I sign this document in Palm Beach, on this the Second day of January of the year of Our Lord 2023.

+ Gerald M. Barbarito

Most Reverend Gerald M. Barbarito, D.D., J.C.L.
Bishop of Palm Beach

STATE OF FLORIDA
PALM BEACH COUNTY

Sworn to and subscribed before me by The Most Reverend Gerald M. Barbarito, D.D., J.C.L. Bishop of Palm Beach, who is personally known to me on the 2nd day of January 2023.

NOTARY PUBLIC – STATE OF FLORIDA
Destiny R. Gibbons

DESTINY R. GIBBONS
Commission # HH 091058
Expires March 31, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1812306 OR BOOK 1304 PAGE 1493
Recorded:06/05/00 09:49

This Instrument Prepared By
and Return to:
Harold G. Melville, Esquire
MELVILLE & SOWERBY, P.A.
2490 South 25th Street
Fort Pierce, Florida 34981
Courthouse Box #63

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

PARCEL I.D. NO. 2408-324-0002-000/7

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

This Special Warranty Deed made and executed this 23rd day of May, 2000, by and between NORBERT GUETTLER and PATRICIA GUETTLER, husband and wife, (hereinafter "Grantor"), and The Most Reverend Anthony J. O'Connell, BISHOP OF DIOCESE OF PALM BEACH, his successors in office and assigns, a corporation sole, whose post office address is 9995 North Military Trail, Palm Beach Gardens, of the County of Palm Beach, State of Florida, 33410-9650 (hereinafter "Grantee").

Witnesseth: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by 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 the County of St. Lucie, State of Florida, to wit:

The West 165 feet of the North 316 feet of the South 346 feet of the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter of Section 8, Township 35 South, Range 40 East of the Public Records of St. Lucie County, Florida. LESS AND EXCEPT the West 30 feet thereof, as described in O.R. Book 685, Page 610, Public Records of St. Lucie County, Florida.

Subject To restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 1999.

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

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

AND the grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through grantor.

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Rebecca Ward-Rogers
Print Name: Rebecca Ward-Rogers

Ms. Charlotte Rochell
Print Name: MS CHARLOTTE ROCHELL

Norbert J. Guettler
NORBERT GUETTLER
7912 Fisher Field Road, Blairsville, GA 30512-5858

Patricia R. Guettler
PATRICIA GUETTLER
7912 Fisher Field Road, Blairsville, GA 30512-5858

STATE OF GEORGIA
COUNTY OF Towns

The foregoing instrument was acknowledged before me, this 23 day of May, 2000. by NORBERT GUETTLER and PATRICIA GUETTLER, husband and wife, [___] who are personally known to me, or [___] who produced their drivers licenses as identification.

LEOTA HAMILTON NOTARY PUBLIC TOWNS COUNTY

(NOTARY SEAL)

Leota Hamilton
Notary Public
Print Name: Leota Hamilton
STATE OF GEORGIA
My Commission Expires: 7-12-2001

DIOCESE OF PALM BEACH

9995 North Military Trail • P.O. Box 109650
Palm Beach Gardens, Florida 33410-9650

(561) 775-9595 Fax (561) 775-7035

Office of
THE BISHOP

January 2, 2023

To Whom It May Concern:

This is to certify that effective January 1, 2023; I authorize Michael Lockwood, Director of Building & Construction of the Diocese of Palm Beach, to act as my agent in signing applications for building permits, notices of commencement and utility applications.

And so that it may be of record, I sign this document in Palm Beach, on this the Second day of January of the year of Our Lord 2023.

+ Gerald M. Barbarito

Most Reverend Gerald M. Barbarito, D.D., J.C.L.
Bishop of Palm Beach

STATE OF FLORIDA
PALM BEACH COUNTY

Sworn to and subscribed before me by The Most Reverend Gerald M. Barbarito, D.D., J.C.L. Bishop of Palm Beach, who is personally known to me on the 2nd day of January 2023.

NOTARY PUBLIC – STATE OF FLORIDA
Destiny R. Gibbons

DESTINY R. GIBBONS
Commission # HH 091058
Expires March 31, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

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

Property Identification

Site Address: Delaware AVE
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-324-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 20098
Map ID: 24/08S
Zoning: Medium Den

Ownership

Bishop of Diocese of PB

PO Box 109650
Palm Beach Gardens, FL 33410

Legal Description

8 35 40 W 105 FT OF N 316 FT OF S 346 FT OF SE 1/4 OF NW 1/4 OF SW 1/4 (0.76 AC) (OR 1304-1493: 1400-1560: 1799-379)

Current Values

Just/Market Value:	$46,600
Assessed Value:	$25,630
Exemptions:	$25,630
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):	0.76
Land Size (SF):	33,106

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 23, 2000	1304 / 1493	XX01	WD	Guettler Norbert	$100
Dec 31, 1991	0770 / 2380	XX01	WD	Guettler Patrick N	$100
Apr 3, 1990	0685 / 0608	XX01	QC	Kenneth Guettler	$100
Mar 1, 1988	0584 / 1209	XX01	CV		$0

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:	$46,600
Just/Market:	$46,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$20,970
Assessed:	$25,630
Exemption(s):	$25,630
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2022	2019	3600	Church	$25,630

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.76001	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
2022	$46,600	$25,630	$25,630	$0
2021	$23,300	$23,300	$23,300	$0
2020	$23,300	$23,300	$23,300	$0
2019	$23,300	$23,300	$23,300	$0

Permits

Number	Issue Date	Description	Amount	Fee
C1301-0409	Feb 18, 2013	Slab	$0	$0

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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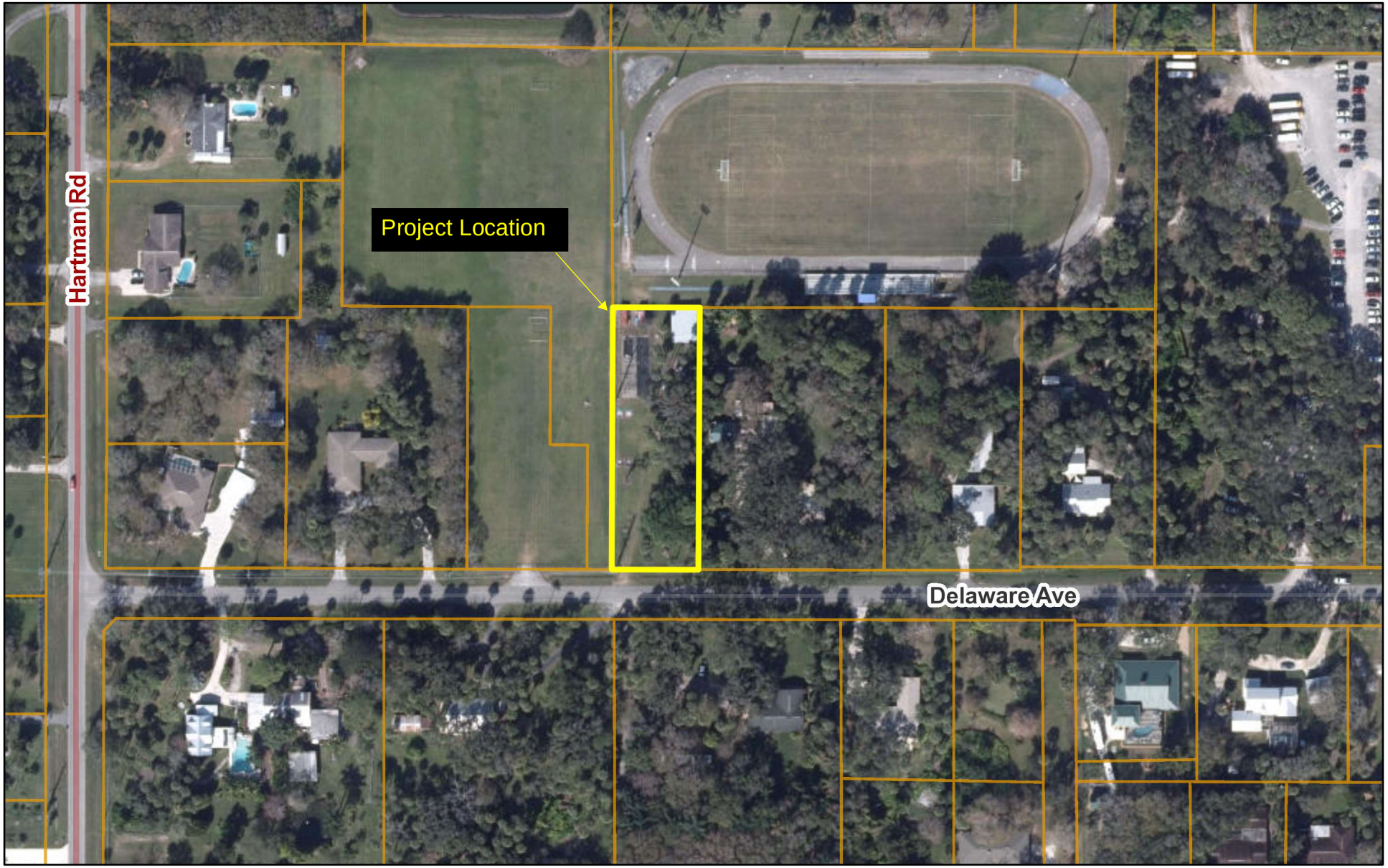
Saint Lucie County Property Appraiser



2/16/2023

1:2,257

0 90 180 360 ft

0 25 50 100 m

Sanborn, FDOR

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre Dr., Port St. Lucie, FL, 34986
Ph: 772-879-0477

February 22, 2023

Kevin Freeman – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: John Carroll High School
North of Delaware Ave, West of 33rd St.
S8, T35S, R 40E
Property ID # 2408-324-0002-000-7
Environmental Statement

Dear Mr. Freeman,

A Survey was conducted on the parcel of land totaling 0.762 acres located north of Delaware Avenue, west of S. 33rd St, Township 35 South, Range 40 East of the public records of City of Fort Pierce, St. Lucie County, Florida. The parcel was surveyed to be in substantial compliance with the St. Lucie County Resource Protection Standards (Chapter VI).

The property currently appears to be mowed and contains only a few interspersed trees. The site is bordered by the school's sports program on the north and west side, a residential home on the east side, and Delaware Ave to the south side. The immediate area surrounding the property, has been previously developed for a residential or commercial purpose.

No wildlife or evidence of wildlife, including that from the list of State and Federally protected species, rare, threatened, endangered or species of special concern was observed on the property. No portions of the property appear to be environmentally sensitive.

Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

Darren C. Guettler, P.E.

Attachments
cc: File 23-1002 (w/ att)

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

February 17, 2023

Kevin Freeman – Planning Director
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: John Carroll High School
North of Delaware Ave, West of 33rd St.
S8, T35S, R 40E
Property ID # 2408-324-0002-000-7
Traffic Statement

Dear Mr. Freeman,

This project proposes the construction of one (1) storage building totaling 6,000 sq. ft. with associated restrooms and a paved driveway on 0.762 acres in the city of Fort Pierce. No office area or employees are proposed as access will only be for storage purposes. The site is comprised of one parcel which currently has a Future Land Use of (RM) Medium Density Residential with a zoning of R-4 Medium Density Residential Zone. The project is neighbored to the north and west by more of the John Carroll property with the same zoning and future land use. Neighboring to the east is a single-family residential property and Delaware Ave. to the south.

There are not any 11th edition ITE Traffic Generation Manual categories that exactly fit the proposed project's use. In an effort to find a closely related category we've chosen the "Warehousing/Storage (150)" category. We would like to express that this is an ancillary structure being used for storage and providing restrooms in support of the sports programs taking place at the private school. The number of increased trips along Delaware Ave. should be minuscule in the sense that the only vehicular traffic would be from school maintenance or sports program staff that need to access the storage facility with a full-size vehicle. Often when students and staff would need to access this site, they would travel internally through the adjacent properties via foot traffic or golf cart, not along Delaware Ave. We plan to provide sufficient parking for employees and staff to access the storage area, in the event of there being an increased parking demand there is an excess of available overflow parking on the adjacent properties to the west along Delaware Ave which could be used. We would like to ask that you take this into consideration when either approving or offering an alternative trip generation calculation.

The trip generation is as follows on the next page.

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORATION ENGINEERS TRIP GENERATION, 11th EDITION. CATEGORY: WAREHOUSING/STORGAE (150)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	BUILDINGAREA	TRIPS
WEEKDAY DAILY TRIPS:	1.71 / 1,000 G.F.A.	6,000 G.F.A.	10
A.M. PEAK HOUR TRIPS:	0.17 / 1,000 G.F.A.	6,000 G.F.A.	1
P.M. PEAK HOUR TRIPS:	0.18 / 1,000 G.F.A.	6,000 G.F.A.	1

Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

Darren C. Guettler, P.E.

Attachments
cc: File 23-1002 (w/ att)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location: Delaware Ave

Parcel ID #(s): 2408-324-0002-000-7

Project description: Proposed construction of a 6,000 S.F. storage building with restrooms & associated paved parking

Bishop of Diocese of PB	Darren C. Guettler, P.E
Property Owner(s)	**Applicant/Representative, Title, Company**
9995 N Military Trail	1449 NW Commerce Centre Dr.
Street Address	Street Address
Palm Beach Gardens FL 33410	Port St. Lucie FL 34986
City State Zip	City State Zip
(561)775-9514	(772)879-0477
Phone Number	Phone Number
dgibbons@diocesepb.org	darreng@velconfl.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

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.

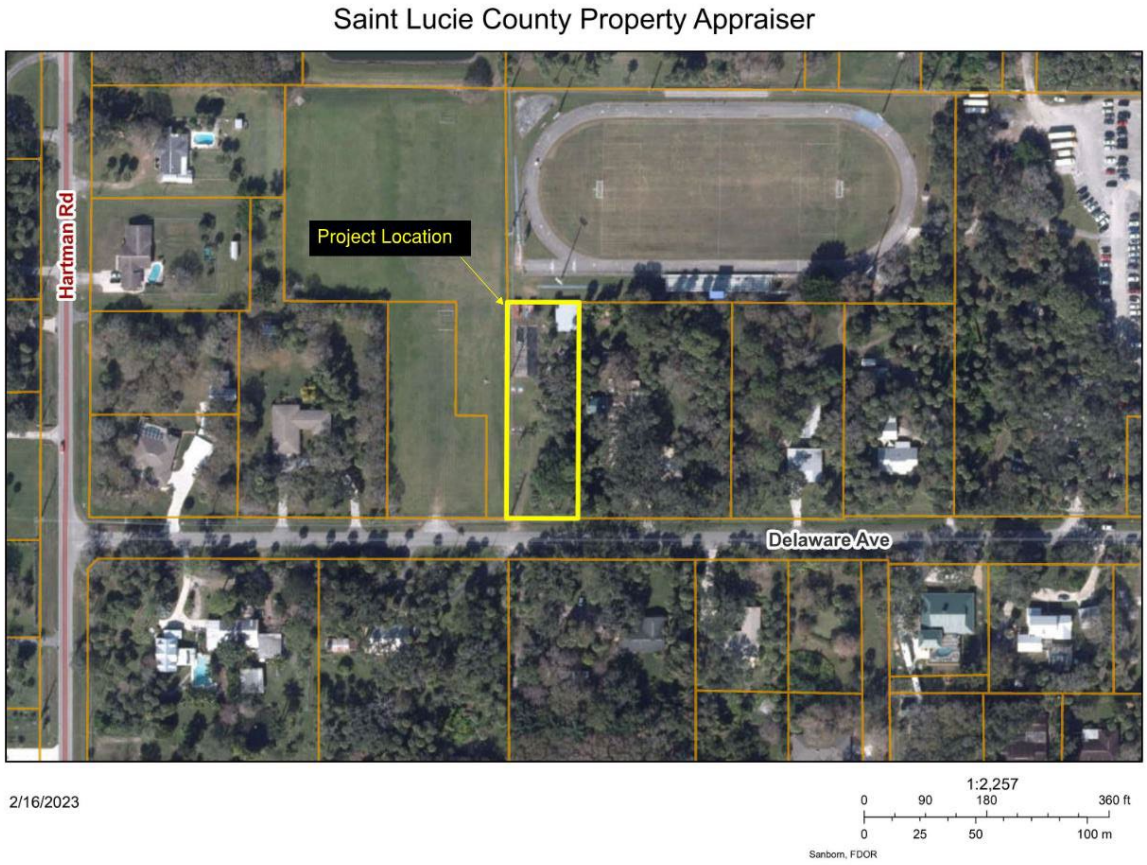
Submittal for Board Approval

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.

Project Narrative – John Carroll Field House

This project proposes the construction of one (1) storage building totaling 6,000 sq. ft. with associated restrooms and a paved driveway on 0.762 acres in the city of Fort Pierce. No office area or employees are proposed as access will only be for storage purposes. The site is comprised of one parcel which currently has a Future Land Use of (RM) Medium Density Residential with a zoning of R-4 Medium Density Residential Zone. The project is neighbored to the north and west by more of the John Carroll property with the same zoning and future land use. Neighboring to the east is a single-family residential property and Delaware Ave. to the south.

Below is a location map of the site:



APPROVED PRODUCTS LIST

PRODUCT CATEGORY	SUB CATEGORY	MANUFACTURER	APPROVAL No. & DATE
STRUCTURAL COMPONENTS	ROOF DECK	CAROLINA CARPORTS, INC. 26 Gauge AG Panel	FL6596.1-R6 12/15/20
STRUCTURAL COMPONENTS	STRUCTURAL WALL	CAROLINA CARPORTS, INC. 26 Gauge AG Panel	FL6702.1-R6 12/15/20
EXTERIOR DOORS	SWINGING	ELIXIR DOOR AND METAL COMPANY - Series 407	FL17996.5-R2 02/28/21
EXTERIOR DOORS	ROLL-UP	CAROLINA CARPORTS, INC. Steel Roll-Up Sheet Door - 10'	FL16806.4-R5 12/6/20

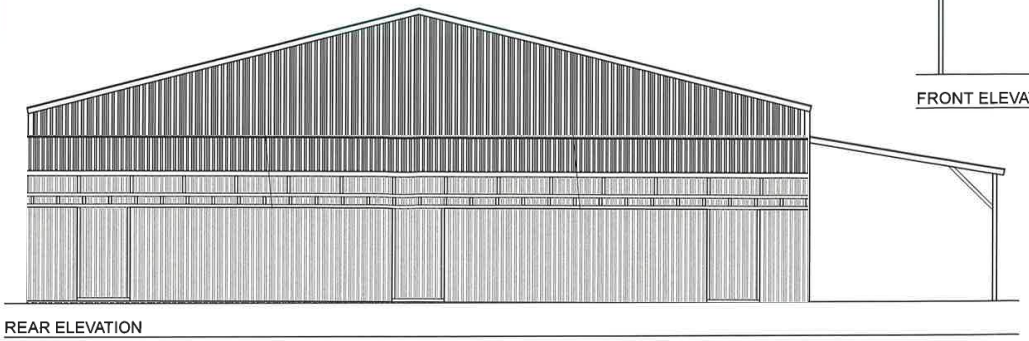
METAL FRAMING AND SIDING PREFABRICATED BY
CAROLINA CARPORTS, INC.
P.O. BOX 1263
DOBSON, NORTH CAROLINA 27017

THESE ENGINEERING DRAWINGS ARE THE PROPERTY OF BECHTOL ENGINEERING & TESTING, INC. AND CAROLINA CARPORTS, INC. THESE DRAWING MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF BECHTOL ENGINEERING & TESTING, INC., AND CAROLINA CARPORTS, INC.

GENERAL NOTES:

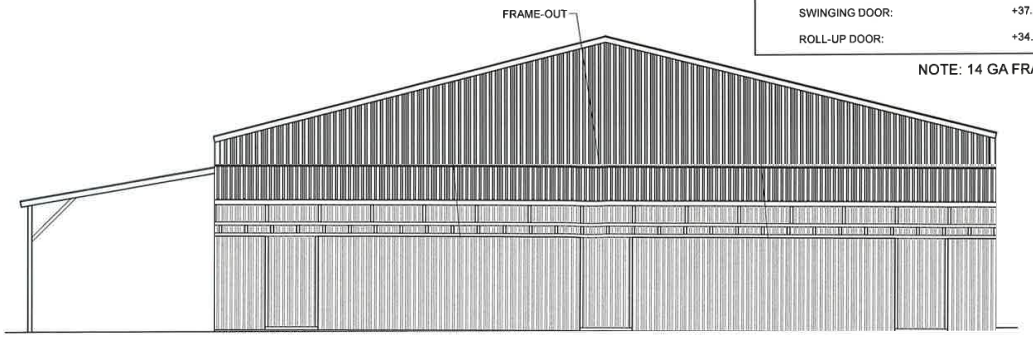
1. THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM, COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, FINISH FLOOR ELEVATION AND SLOPE, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.
2. THESE STRUCTURES ARE DESIGNED AS NON-HABITABLE UTILITY/STORAGE BUILDINGS (RISK CATEGORY I) CAPABLE OF SUPPORTING DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, INCLUDING DOORS, WINDOWS, OR OTHER COMPONENTS NOT LISTED IN THE FBC APPROVED PRODUCTS LIST (THIS SHEET), AND NOT PROVIDED AND INSTALLED BY CAROLINA CARPORTS, INC., WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. BECHTOL ENGINEERING AND TESTING, INC., SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.
3. ALL STEEL TUBING SHALL BE 50 KSI GALVANIZED STEEL. ALL FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.
4. ALL COMPONENTS AND CLADDING SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL FIELD FRAMING CONNECTIONS SHALL BE #12-14 x 3/4" SELF DRILLING SCREWS WITHOUT CONTROL SEAL WASHER. ALL SHOP FRAMING CONNECTIONS SHALL BE WELDED.
6. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. CONCRETE SLAB FOUNDATIONS SHALL BE REINFORCED WITH 6x6 - W1.4xW1.4 WELDED WIRE FABRIC COMPLYING WITH ASTM A 185, OR WITH SYNTHETIC FIBER REINFORCEMENT COMPLYING WITH ASTM C1116.
7. CONCRETE ANCHORS SHALL BE TAPCON REDHEAD LDT 1/2" x 5" OR EQUIVALENT OR WEJ-IT ANKR-TITE MODEL AT1252, OR SLEEVE MODEL HSA 1260, OR EQUIVALENT.
8. POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND GABLE ENDS.
9. SLAB FOUNDATION SUBGRADE SOILS SHALL BE TERMITE TREATED AND COVERED WITH 6 MIL VAPOR RETARDER PER SECTION R318.1 OF THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) - RESIDENTIAL, AND SECTION 1616.1 OF THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) - BUILDING. MINIMUM ALLOWABLE FOUNDATION SOIL CONTACT BEARING PRESSURE OF 2,000 PSF IS ASSUMED.
10. 14 GA FRAMING: 2-1/2" x 2-1/2" TUBE STEEL (TS) WITH 2-1/4" x 2-1/4" TS NIPPLES.
    12 GA FRAMING: 2-1/4" x 2-1/4" TS WITH 2" x 2" TS NIPPLES.

OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	II-B
RISK CATEGORY:	I
BUILDING ENCLOSURE TYPE:	PARTIALLY ENCLOSED
WIND EXPOSURE CATEGORY:	C
ULTIMATE WIND SPEED (MPH):	150
NOMINAL DESIGN WIND SPEED (MPH):	116
MEAN ROOF HEIGHT (FEET):	15.13
ROOF ANGLE (DEGREES):	14.0
INTERNAL PRESSURE COEFFICIENT:	+0.55 / -0.55
DESIGN PRESSURES (PSF):	
ROOF:	
ZONE 1:	+21.2 / -21.1
ZONE 2e:	+21.2 / -21.1
ZONE 2n:	+21.2 / -38.6
ZONE 2r:	+21.2 / -38.6
ZONE 3e:	+21.2 / -38.6
ZONE 3r:	+21.2 / -58.5
WALLS:	
ZONE 4:	+31.1 / -33.6
ZONE 5:	+31.1 / -33.6
SWINGING DOOR:	+37.3 / -39.8
ROLL-UP DOOR:	+34.2 / -36.7



REAR ELEVATION

FRAME-OUT



FRONT ELEVATION

NOTE: 14 GA FRAMING

Sherwin Williams Paint Colors
Base = Morning Fog Grey SW 6255
Trim = Black of Night SW 6993

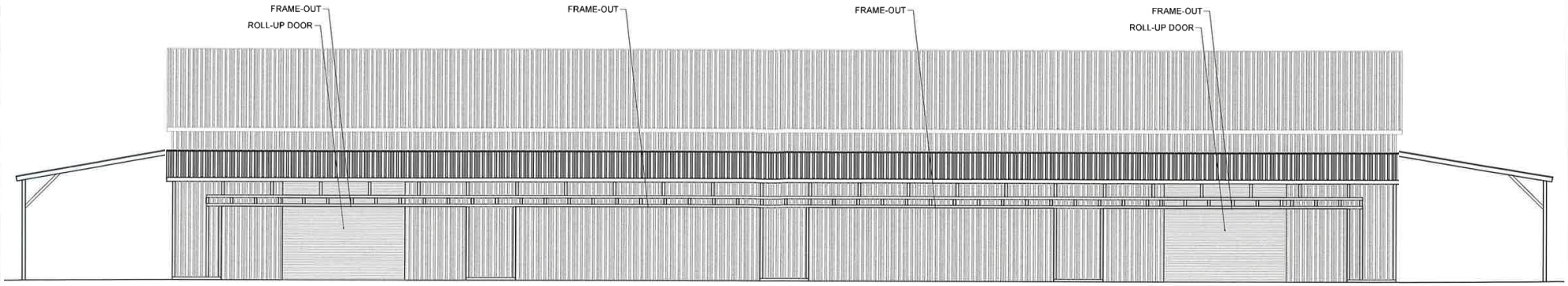
BECHTOL ENGINEERING AND TESTING, INC.
605 WEST NEW YORK AVENUE
DELAND, FLORIDA 32720
No. 90753
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LOVE B PATE

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1609 OF THE FLORIDA BUILDING CODE, SEVENTH EDITION (2020).

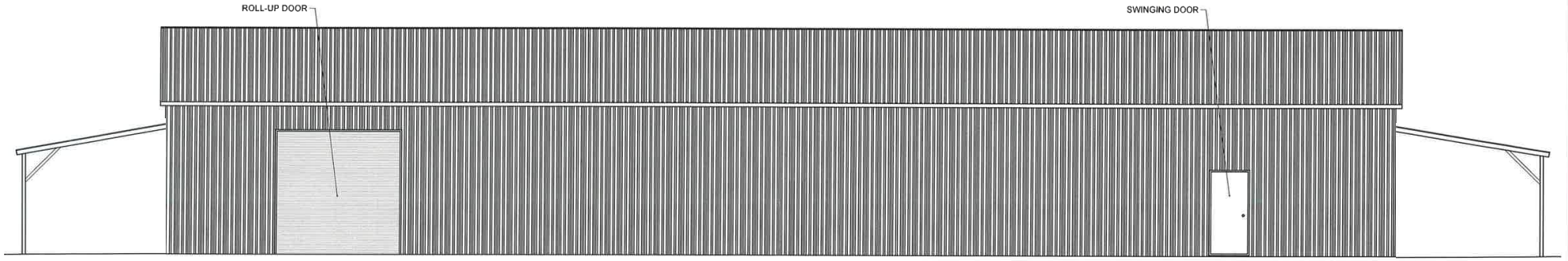
PROPOSED UTILITY STRUCTURE
3402 DELAWARE AVENUE
FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA

BECHTOL ENGINEERING AND TESTING, Inc.
CONSULTING GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS TESTING ENGINEERS
Certificate of Authorization No: 00005492

FIELD		DATE:	1/19/2022
DRAWN:	NM	SCALE:	NTS
CHECKED:	CS	PROJ. NO:	G22001
APPROVED:	TB / LP		SHEET 1 OF 6



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Sherwin Williams Paint Colors
Base = Morning Fog Grey SW 6255
Trim = Black of Night SW 6993

BECHTOL ENGINEERING AND TESTING, INC.
605 WEST NEW YORK AVENUE
DELAND, FLORIDA 32720
LOVE B PATEL
No. 90753
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PROPOSED UTILITY STRUCTURE
3402 DELAWARE AVENUE
FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA

BECHTOL ENGINEERING AND TESTING, Inc.
CONSULTING GEOTECHNICAL, ENVIRONMENTAL, AND MATERIALS TESTING ENGINEERS
Certificate of Authorization No: 00005492

FIELD		DATE	1/19/2022
DRAWN	NM	SCALE	NTS
CHECKED	CS	PROJ NO:	G22001
APPROVED	TB / LP	SHEET 2 OF 6	

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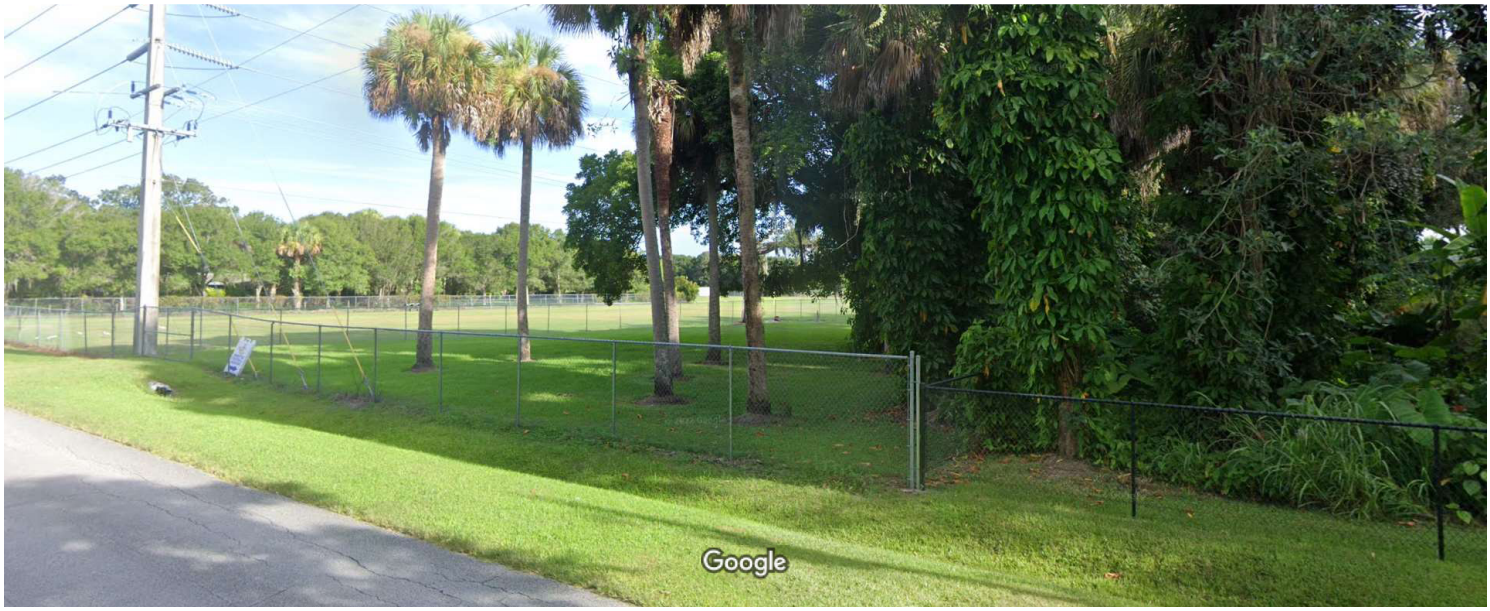
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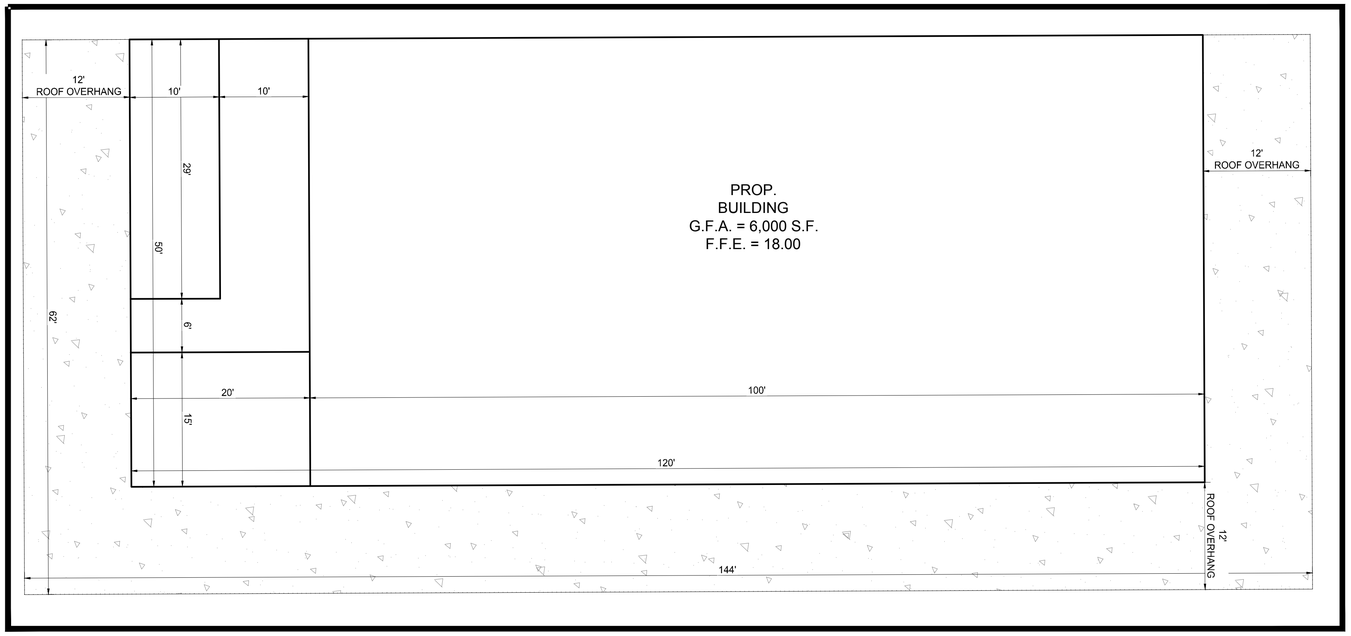

FLOOR PLAN - PROPOSED BUILDING

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

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	------	------ ----------

PROJECT:
JOHN CARROLL FIELD HOUSE
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PB

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
2/22/23

PROJECT No.:	23-1002
DRAWN BY:	JM
CHECKED BY:	DG
DATE:	01/17/2023
CAD I.D.:	23-1002 - SITE PLAN

SHEET TITLE:
CONCEPTUAL FLOOR PLAN

SHEET NUMBER:
01

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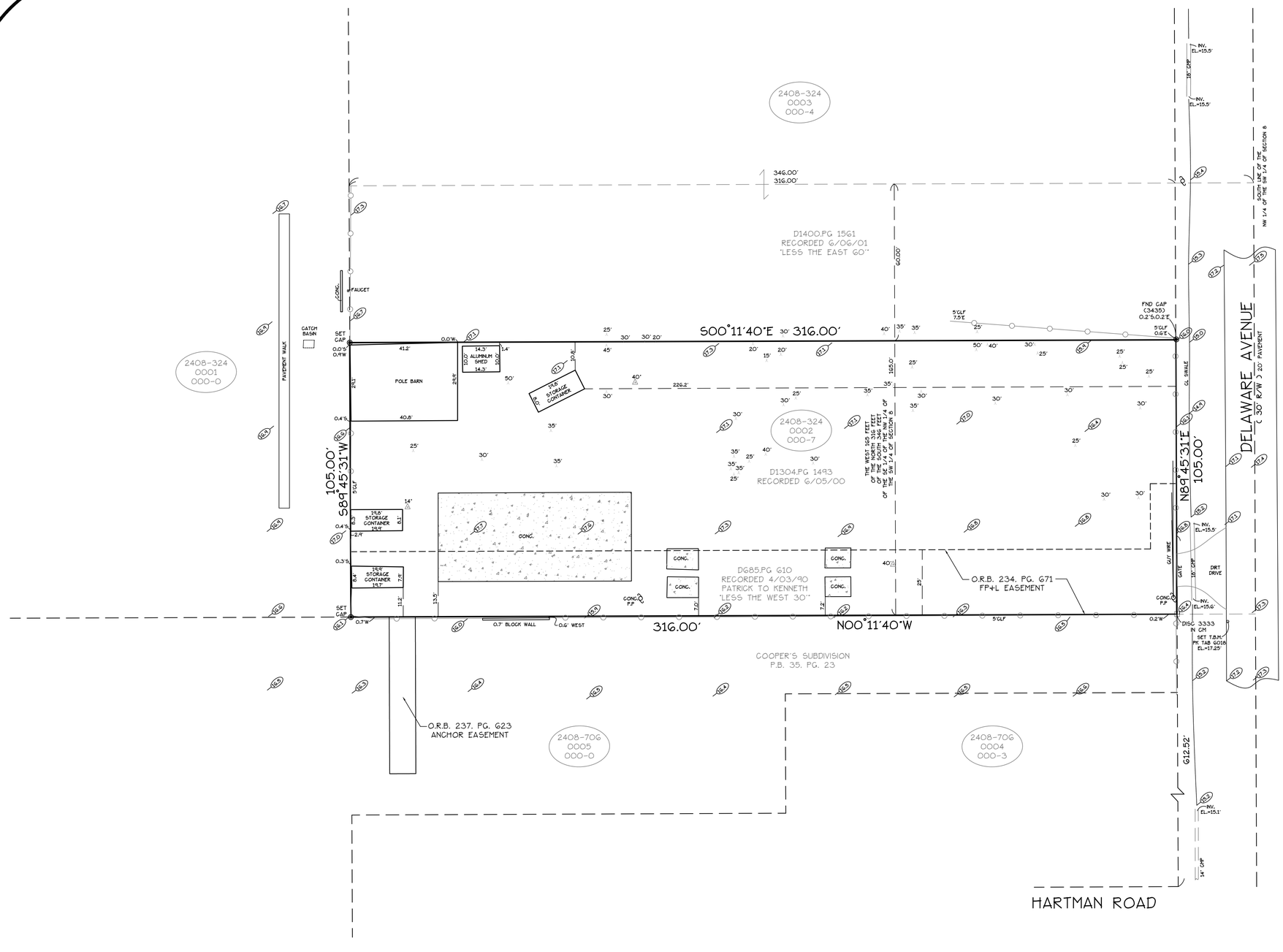
Printed on Wednesday, February 22, 2023, 11:48 AM by Jacob McClellan



LEGEND OF SURVEY ABBREVIATIONS

A	DELTA ANGLE	GND.	GROUND
A/C	AIR CONDITIONER	HORIZ.	HORIZONTAL
AVE.	AVENUE	H.P.	HIGH POINT
AVG.	AVERAGE	H.W.	HEAD WALL
B.B.	BEARING BASE	L	LENGTH
B.L.	BASELINE	M.	MEASURED
B.M.	BENCH MARK	M.E.	MATCH EXISTING
BLK.	BLOCK	M.H.	MANHOLE
BLVD.	BOULEVARD	M.H.W.L.	MEAN HIGH WATER LINE
B.S.L.	BUILDING SETBACK LINE	MON.	MONUMENT
C	CURVE	N+D	NAIL + DISK
C.B.	CHORD BEARING	N.	NORTH
C.B.S.	CONCRETE BLOCK STRUCTURE	No.	NUMBER
C.D.	CHORD DISTANCE	N.A.G.	NOT INCLUDED
C	CENTERLINE	O.H.W.	OVERHEAD WIRES
C.L.F.	CHAIN LINK FENCE	PG.	PAGE
C.D.	CHORD DISTANCE	P.K.	PARKER KALON NAIL
C.M.	CONCRETE MONUMENT	P.L.	PLAT
C.M.P.	CORRUGATED METAL PIPE	P.C.	POINT OF CURVATURE
CONC.	CONCRETE	P.C.P.	PERMANENT CONTROL POINT
C.R.	COUNTY ROAD	P.I.	POINT OF INTERSECTION
CT.	COURT	P.L.	PROPERTY LINE
C/S	CONCRETE SLAB	P.M.	POWER METER
COR.	CORNER	P.O.B.	POINT OF BEGINNING
D.	DEED	P.O.C.	POINT OF COMMENCEMENT
D.B.	DEED BOOK	P.R.C.	POINT OF REVERSE CURVE
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	P.R.M.	PERMANENT REFERENCE MONUMENT
		PROP.	PROPOSED
DIST.	DISTANCE	RAD.	RADIAL OR RADIUS
DNR	DEPARTMENT OF NATURAL RESOURCES	R/W	RIGHT OF WAY
		S.	SOUTH
DR.	DRIVE	SEC.	SECTION
E.	EAST	SQ.FT.	SQUARE FEET
ESMT.	EASEMENT	S.R.	STATE ROAD
ELEC.	ELECTRICAL	ST.	STREET
EL.	ELEVATION	STA.	STATION
E.O.W.	EDGE OF WATER	STRUC.	STRUCTURE
F.F.	FINISHED FLOOR	SUB.	SUBDIVISION
FND.	FOUND	T.B.M.	TEMPORARY BENCH MARK
F.P.L.	FLORIDA POWER + LIGHT	TELE.	TELEPHONE
I.P.	IRON PIPE	T.O.B.	TOP OF BANK
I.R.	IRON ROD	T.O.W.	TOP OF WALL
INV.	INVERT	TOPO.	TOPOGRAPHICAL
IRR.	IRRIGATION	TR.	TRACT
GOVT	GOVERNMENT	TWSP.	TOWNSHIP
GR.	GRADE	U + D	UTILITY + DRAINAGE
		U.E.	UNREADABLE
		W.	WEST

LEGEND OF SURVEY SYMBOLS

- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- COMBINED LOTS
- SEWER/STORM
- WELL
- SIGN
- DRAINAGE FLOW

TREE LEGEND:
△ = OAK TREE (X"=DIAMETER)
○ = PINE TREE (X"=DIAMETER)
* = PALM TREE (X'=HEIGHT)

LEGAL DESCRIPTION:

THE WEST 165 FEET OF THE NORTH 316 FEET OF THE SOUTH 346 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THE EAST 60 FEET, AS DESCRIBED IN O.R. BOOK 1400, PAGE 1561, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.76 ACRES MORE OR LESS

SURVEY NOTES:
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS.
3. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
4. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
5. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
6. ALL SET CAPS LABELED PSM L.B. 8351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR. ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP AS LABELED ON SURVEY.
7. ALL LOT DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
8. ORIGINAL IRC BM "MOBILE" EL.=17.48' NAVD 88.
9. ELEVATIONS OF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.

CERTIFIED TO:

BISHOP OF DIOCES OF PALM BEACH

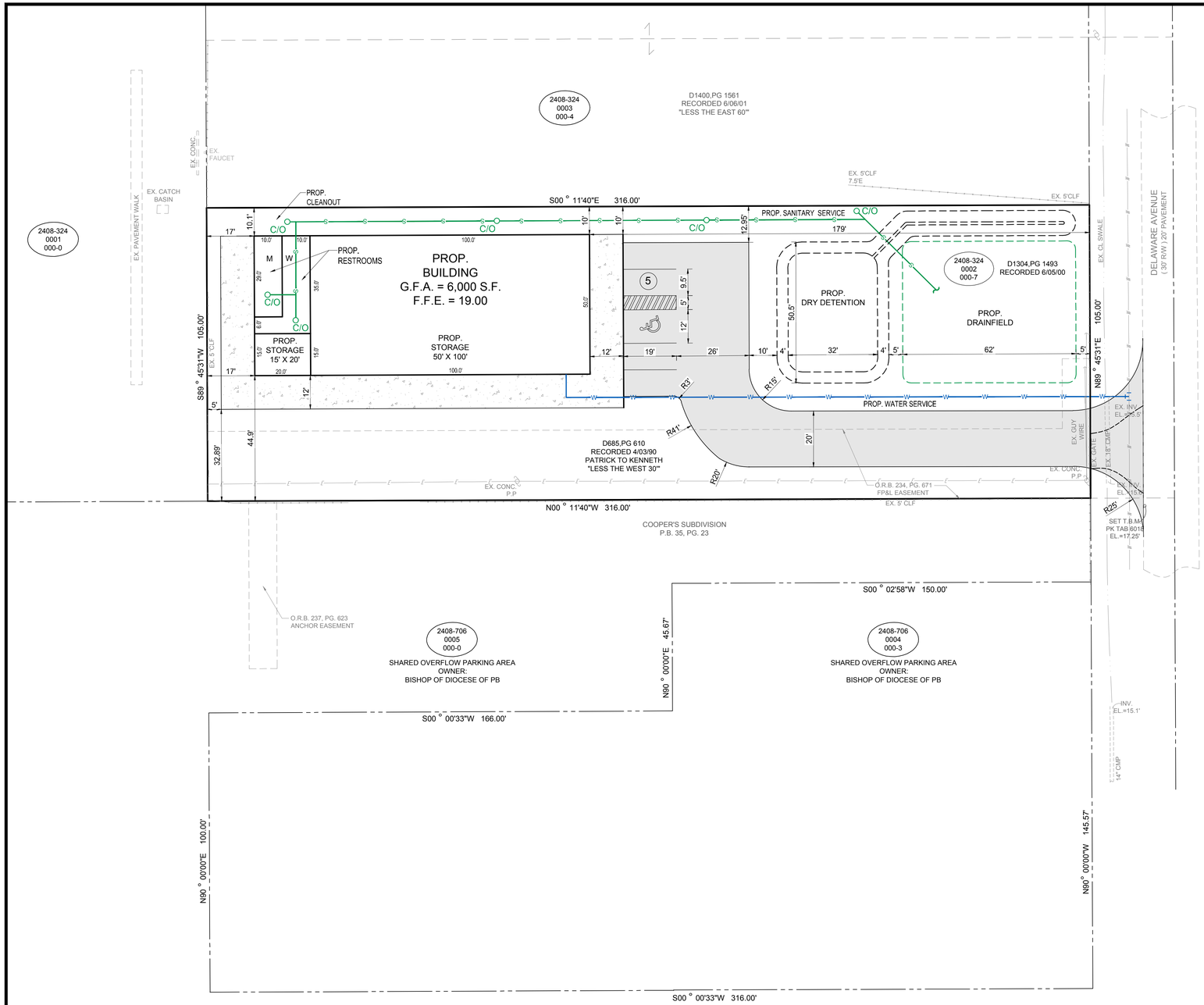
THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

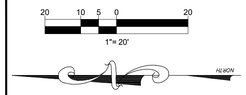
WILLIAM E. HAYHURST — DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

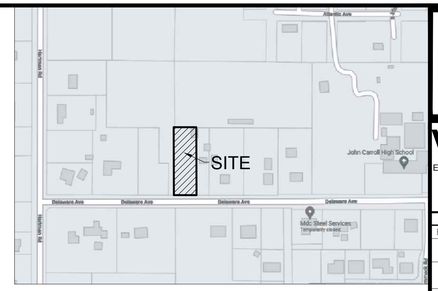
KMA ENGINEERING & SURVEYING

KMA Engineering & Surveying, LLC
Consulting Engineers & Surveyors
2345 14th Ave. Suite 3 Vero Beach, Fl. 32960
Phone: (772) 569-5505 (772) 569-6680 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351

SURVEY TYPE:		DATE:	REVISIONS:	BY:	FLOOD ZONE: X EFFECTIVE DATE: 2/16/12 PANEL NO.: 12111C0178
BOUNDARY/TOPO		12/14/22	ADDED FPL EASEMENT	PCS	(50) INDICATES EXISTING ELEVATION 50 INDICATES PROPOSED ELEVATION (50) INDICATES AS-BUILT ELEVATION
CHECKED BY:	W.E.H.	1/18/23	TREE LOCATION	SMD	ELEVATIONS ARE FOR CALC. PURPOSES ONLY.
DRAWN BY:	SMD				
FIELD BOOK No.	405				
PAGE No.	26				
FIELD DATE:	11/15/22				
SCALE:	1"=20'				
JOB No.	22-1034				







LOCATION MAP
N.T.S.
SECTIONS 8, TWP. 35 S, RGE. 40 E

LEGAL DESCRIPTION:

THE WEST 165 FEET OF THE NORTH 316 FEET OF THE SOUTH 346 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THE EAST 60 FEET, AS DESCRIBED IN O.R. BOOK 1400, PAGE 1561, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.76 ACRES MORE OR LESS

OWNER:

BISHOP OF DIOCESE OF PB
PO BOX 109650
PALM BEACH GARDENS, FL 33410

PARCEL IDENTIFICATION NUMBERS:

2408-324-0002-000-7

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT:	25'	179'
REAR:	15'	10'
SIDE:	6'	5'

PROPERTY CLASSIFICATIONS:

ZONING : R-4
FUTURE LAND USE: RM

PARKING CALCULATIONS:

SCHOOLS/DAY CARE CENTERS
TWO SPACES PER CLASSROOM - CODE SEC. 125-315. (3.e)

0 CLASSROOMS X 2.0 SPACES PER UNIT = 0 SPACES REQUIRED
SPACES PROVIDED = 5 SPACES PROVIDED
(1 HC, 4 REGULAR)

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORATION ENGINEERS TRIP GENERATION, 11th EDITION
CATEGORY: WAREHOUSING/STORGAE (150)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	BUILDING AREA	TRIPS
WEEKDAY DAILY TRIPS:	1.71 / 1,000 G.F.A.	6,000 G.F.A.	10
A.M. PEAK HOUR TRIPS:	0.17 / 1,000 G.F.A.	6,000 G.F.A.	1
P.M. PEAK HOUR TRIPS:	0.18 / 1,000 G.F.A.	6,000 G.F.A.	1

DRAINAGE STATEMENT:

THE PROJECT WILL BE SERVED BY SITE GRADING THAT WILL DIRECT STORMWATER TO THE DRY DETENTION AREA AT THE SOUTH END OF THE SITE PRIOR TO A CONTROLLED DISCHARGE TO THE OLEANDER AVENUE ROAD SWALE. SFWMD CRITERIA FOR WATER QUALITY AND QUANITITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:

POTABLE WATER = FPUA (EXISTING)
WASTEWATER = SEPTIC AND DRAINFIELD
IRRIGATION = WELL

HAZARDOUS WASTE STATEMENT:

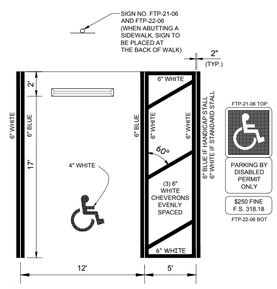
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

PROJECT NOTES:

- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE PROJECT SITE
- ALL ALCOHOLIC BEVERAGE LICENSES SHALL MEET ALL CITY CODE REQUIREMENTS
- ALL MECHANICAL EQUIPMENT ON THE GROUND OR ON THE BUILDING SHALL BE SCREENED
- ALL SIGNS SHALL BE APPROVED SEPARATELY

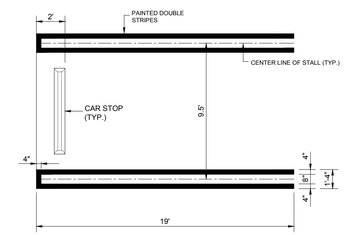
SITE DATA:

TOTAL PROJECT AREA	33,180 S.F.	0.762 AC	100.00%
IMPERVIOUS AREA			
PROP. BUILDINGS	6,000 S.F.	0.138 AC	18.08%
PROP. PAVEMENT / WALKS	8,355 S.F.	0.192 AC	25.18%
TOTAL IMPERVIOUS	14,355 S.F.	0.330 AC	43.26%
TOTAL PERVIOUS	18,825 S.F.	0.432 AC	56.74%



NOTES:
1. HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
4. FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
5. FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
6. FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.
7. 2 COATS OF RETRO-REFLECTIVE TRAFFIC PAINT REQUIRED.

HANDICAP SPACE DETAIL
N.T.S.



TYPICAL PARKING STALL
N.T.S.

LEGEND

X 21.5	EXISTING GRADE ELEVATION		PROPOSED CATCH BASIN
20.5	PROPOSED ELEVATION	C/O	PROPOSED CLEAN OUT
	RUNOFF FLOW DIRECTION		PROPOSED ASPHALT PAVEMENT
FM	PROPOSED FORCE MAIN		DECORATIVE PAVERS OR CONCRETE
W	PROPOSED WATER MAIN		NEW CONCRETE
S	PROPOSED SEWER MAIN	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
FM	EXISTING FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
W	EXISTING WATER MAIN		

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ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL FIELD HOUSE
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PB

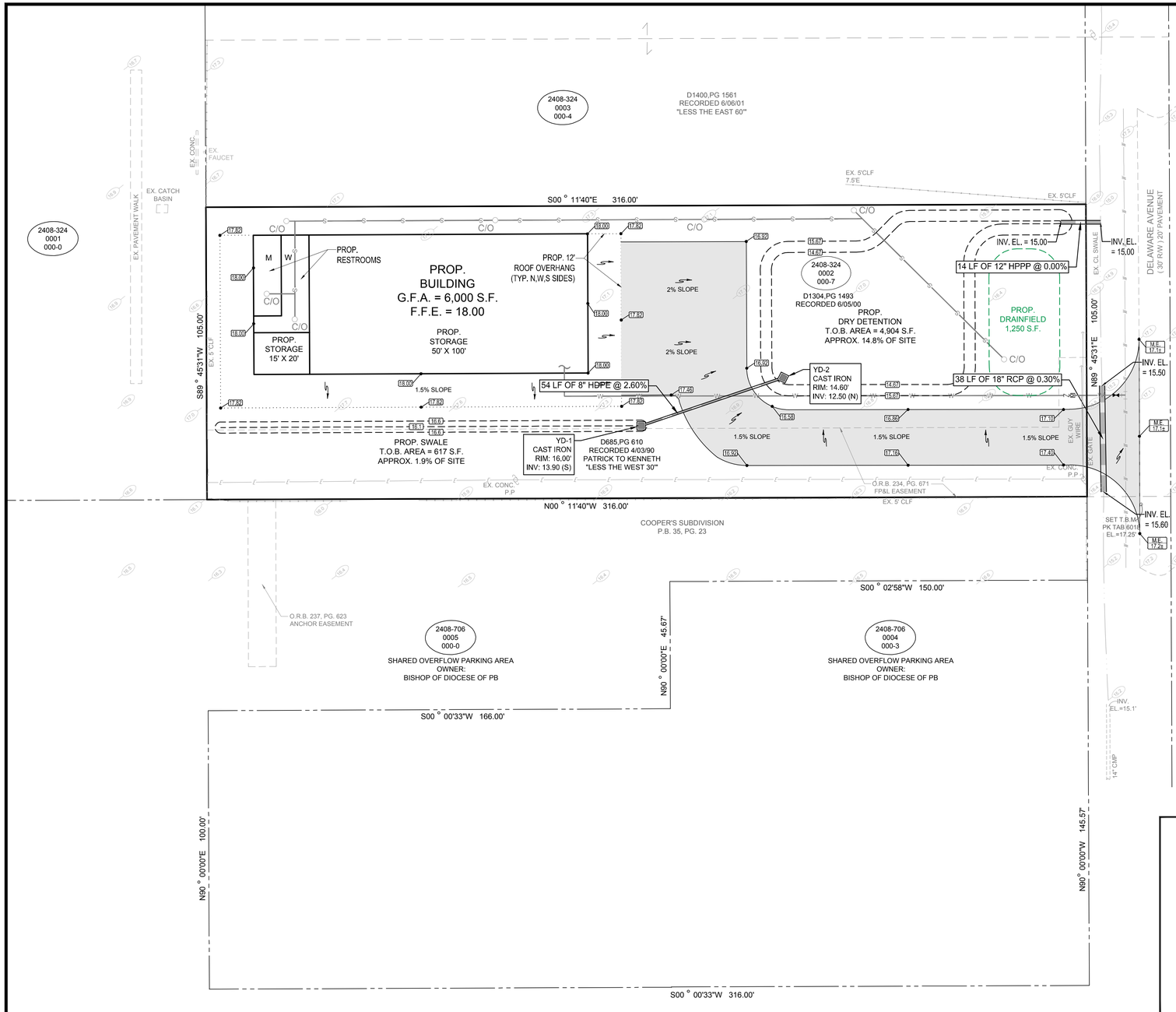
DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/19/23

PROJECT No.: 23-1002
DRAWN BY: JM
CHECKED BY: DG
DATE: 01/17/2023
CAD I.D.: 23-1002 - SITE PLAN

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
01

Printed on Thursday, January 19, 2023, 8:56 AM by Jacob McClellon
J:\2023\23-1002 JOHN CARROLL FIELD\CONSTRUCTION PLANS\23-1002 - SITE PLAN - LAYOUT BY SITE PLAN



20 10 5 0 20

1"= 20'

NEWON

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING OSHA AND FDOT SPECIFICAIONS, LASTEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
3. LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
4. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER OF RECORD ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-180 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS THAT OCCUR DURING AFORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND IN A TIMELY MANNER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
12. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
14. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
15. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.
16. IF HARDPAN IS ENCOUNTERED WITHIN RETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
17. IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
18. LOCATION OF STRUCTURES SHALL GOVERN AND PIPE LENGTHS MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.
19. RCP INDICATES REINFORCED CONCRETE PIPE. CMP INDICATES GALVANIZED CORRUGATED METAL PIPE. BCCMP INDICATES BITUMINOUS COATED CORRUGATED METAL PIPE. CAP INDICATES CORRUGATED ALUMINUM PIPE. CPP INDICATES CORRUGATED POLYETHYLENE PIPE (N12) MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). HPPP INDICATES HIGH-PERFORMANCE POLYPROLENE PIPE.
20. MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 430-021.
21. COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.
22. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
23. ALL STORM SEWER LINES AND DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS DURING THE FINAL STAGES OF CONSTRUCTION.
24. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
25. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
26. IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
27. UNUSABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
28. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
29. WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF CURB OR SIDEWALK IS 6" ABOVE THE PAVEMENT, UNLESS INDICATED AS FLUSH. IN SOME CASES, BOTH ELEVATIONS ARE SHOWN FOR ADDITIONAL CLARITY.
30. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
31. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
32. ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD.
33. NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
34. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #600", LATEST EDITIONS.
35. EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. 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 WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAYS.
36. ALL BERMS AND GRASSED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.
37. ALL CONCRETE SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT INDEX 522-001.
38. TOPOGRAPHIC INFORMATION PREPARED BY VELCON ENGINEERING & SURVEYING, LLC. ALL ELEVATIONS PER BENCHMARKS REFERENCED ON SURVEY N.A.V.D.

CONSTRUCTION FIELD OBSERVATIONS

I. DRAINAGE
- A. LAYING OF PIPE (BEFORE BACKFILL)
- B. ALL DRAINAGE STRUCTURES AND PIPE LAYING COMPLETE.
- C. CONSTRUCTION AND STABILIZATION OF RETENTION AREAS AND SWALES.
- D. SEEDING, MULCH AND SODDING IN AREAS WHERE EROSION IS EVIDENT.

II. UTILITIES (PERMITS)
- A. PIPE LAYING IN RIGHTS-OF-WAYS .
- B. JACK AND BORING / DIRECTIONAL BORING.
- C. WET TAPS.
- D. ABOVE GROUND MANHOLE INSPECTIONS AND INSTALLATIONS.

III. CONCRETE
- A. CONSTRUCTION OF CURBING, SIDEWALK, NON-BUILDING SLABS, AND RETAINING WALLS BEFORE PLACEMENT OF CONCRETE.

IV. PAVEMENT
- A. LINE AND GRADE (CERTIFICATION).
- B. SUBBASE (PRIOR TO ADDING BASE MATERIAL)
- C. BASE (PRIOR TO PRIMING AND SAND SEAL)
- D. BASE (AFTER PRIMING, SAND SEAL AND BEFORE PLACING OF ASPHALT)
- E. ASPHALT OR CONCRETE (WHILE PAVING IS IN PROCESS).
- F. TURN OUT CONSTRUCTION ONTO CITY, COUNTY, OR STATE ROAD (ABOVE INSPECTIONS APPLY).
- G. TEST RESULTS ON SUBBASE, BASE AND ASPHALT.
- H. FINAL PROJECT OBSERVATION.

PROJECT CERTIFICATION REQUIREMENTS

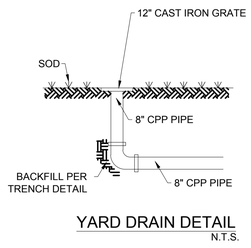
I. PAVEMENT TESTING
- A. FLORIDA BEARING VALUE (FBV) OR LIMEROCK BEARING RATIO (LBR) TEST RESULTS.
- B. COMPACTION TEST RESULTS.
- C. BASE MATERIAL TEST RESULTS.
- D. ASPHALT TEST RESULTS.

II. WATER AND SEWER
- A. DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFICATION FOR BOTH WATER AND SEWER (OPERATION AND MAINTENANCE), IF APPLICABLE.
- B. HEALTH DEPARTMENT CERTIFICATION, IF APPLICABLE.
- C. BACTERIOLOGICAL AND PRESSURE TESTING FOR WATER MAINS.
- D. VIDEO AND EXFILTRATION TESTING FOR GRAVITY SEWER MAINS, IF APPLICABLE.
- E. PRESSURE TESTING FOR FORCE MAINS, IF APPLICABLE.
- F. UTILITY ACCEPTANCE FOR OPERATION AND MAINTENANCE, IF APPLICABLE.

III. CERTIFICATION AND RECORD DRAWINGS
- A. SEALED CERTIFICATION BY THE ENGINEER OF RECORD FOR COMPLIANCE WITH APPROVED PLANS AND SPECIFICATIONS ALONG WITH RECORD DRAWINGS FOR THE PROJECT.

LEGEND

x 21.0	EXISTING GRADE ELEVATION		PROPOSED CATCH BASIN
20.0	PROPOSED ELEVATION		PROPOSED CLEAN OUT
	RUNOFF FLOW DIRECTION		PROPOSED ASPHALT PAVEMENT
FM	PROPOSED FORCE MAIN		DECORATIVE PAVERS OR CONCRETE
W	PROPOSED WATER MAIN		NEW CONCRETE
S	PROPOSED SEWER MAIN	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
FM	EXISTING FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
W	EXISTING WATER MAIN		



YARD DRAIN DETAIL
N.T.S.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL FIELD HOUSE
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PB

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/19/23

PROJECT No.:	23-1002
DRAWN BY:	JM
CHECKED BY:	DG
DATE:	01/17/2023
CAD I.D.:	23-1002 - PGD PLAN

SHEET TITLE:
PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER:
02

Printed on Thursday, January 19, 2023, 2:10 PM by Jacob McClellan
J:\2023\23-1002 JOHN CARROLL FIELD\CIVIL\PLANS\23-1002 PGD PLAN - PAVING, GRADING & DRAINAGE PLAN

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Private School	RM- Medium Density Residential	R-4 - Medium Density Residential Zone
South	Delaware Ave / Residential Homes	RU - (County)	RS-3 (County)
East	Residential Homes	RU - (County)	RS-3 (County)
West	Private School	RM- Medium Density Residential	R-4 - Medium Density Residential Zone

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	N/A	0.76	X
****Proposed**	N/A	N/A	N/A	N/A	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 600
Demand Analysis	Maximum 1000
Current Zoning/FLU	Total gallons per day 4,000
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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 600
Demand Analysis	Maximum 1000
Current Zoning/FLU	Total gallons per day 4,000
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

C. Parks and Recreation (Residential Classifications Only): Non-Residential
(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	4
****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	Stormwater management system is proposed as part of the project and will limit the discharge rate to pre-development levels while providing flood protection for the parking lot, berm, and finished floors of the site. Negative impacts to the surrounding area are not anticipated.

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	118	1/1
****Proposed Zoning/FLU**	N/A	N/A
***Change in Demand**	Trips N/A	Trips N/A
Impact to Capacity	0	

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): N/A
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total) N/A

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**
Storage Building for Private School	n/a	6,000	0.76	07/20/2023	12/22/2023

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? _____
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: None

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

Technical Review Committee **1. g.**

Meeting Date: 03/16/2023

REQUESTED ACTION

Minor Site Plan Amendment – Ocean Village Clubhouse – 2400 S. Ocean Drive

LOCATION

2400 S. Ocean Drive

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 02/28/2023 08:32 PM

Final Approval Date: 03/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #23-41200004
ORIGINAL BOARD DATE	:	March 16, 2023

Minor Site Plan Amendment – Ocean Village Clubhouse – 2400 S. Ocean Drive

Attached is an Application for a Minor Site Plan Amendment for the subject property located at or near 2400 S. Ocean Drive.

Parcel ID: **2507-321-0001-000-5**

The subject property is approximately 1.73 acres. The property is currently zoned R-4A, Hutchinson Island Medium Density Residential Zone with a Future Land Use of HIR, Hutchinson Island Residential. The applicant is requesting approval to revise the previously approved site plan per the attached letter.

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
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: Ocean Village - 2400 S. Ocean Drive

Parcel ID #(s): 2507-321-0001-000-5

Project description: Revise existing clubhouse improvements per attached letter

Application Type

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

■ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 6426 Site Acreage: 1.73

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

Ocean Village POA, Inc.	Schulke, Bittle & Stoddard, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
2400 S. Ocean Drive	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
772-489-0300	772-770-9622
Phone Number	Phone Number
msickenius@aol.com	jbittle@sbsengineers.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.*

Michael Sickenius

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)

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

February 15, 2023

Vennis Gilmore
Planning Department
City of Fort Pierce
100 North US Highway 1
Fort Pierce, FL 34950

Subject: **Ocean Village Clubhouse**
Parcel ID: 2507-321-0001-000-5

Dear Mr. Gilmore,

The Ocean Village Association decided to make changes to the approved site plan for the reconstruction of the clubhouse. Attached is the revised plan along with the Site Plan Approval letter. The following is the changes to the plans:

1. The existing tennis court to the west of the clubhouse was proposed to remain with the project. The Association has decided to remove the existing court and build a new clay court.
2. The original plan had two courts north of the clubhouse. The Association decided to only build one clay court instead of two.
3. The clubhouse design has changed by adding more entrances/exits that required modification to the stairs and ramps.
4. The original plan removed the tennis shed just north of the clubhouse. The Association requires it to remain.
5. The clay court requires maintenance ramps and hydro court control centers to each court.
6. The sidewalk was revised along the bocce court to the north tennis court.
7. The canopy's adjacent to the tennis courts were decreased to 6' x 12'.
8. The north court was moved to the east to be able to remove the retaining wall.
9. The sewer service was moved to the southeast corner rather than the northeast corner.
10. The water and fire service were reconfigured on the south side of the clubhouse.
11. A new sidewalk from the northwest corner of the clubhouse to the existing sidewalk north of the court.
12. The drainage pipe connection from D2 to D4 was revised.

Sincerely,

Jodah B. Bittle, P.E.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

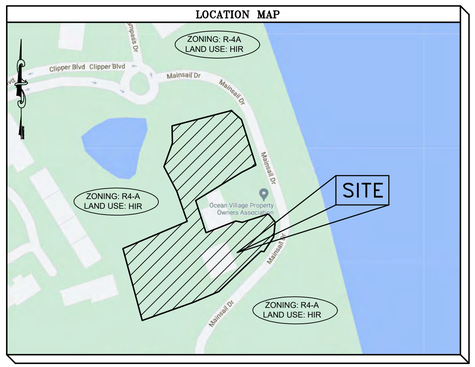
DocuSign Envelope ID: 60FD9234-1264-44B0-98B2-13889B9675EC

CONDITIONAL USE SITE PLAN
FOR
OCEAN VILLAGE CLUBHOUSE
SECTION 07, TOWNSHIP 35 S, RANGE 41 E
CITY OF FT. PIERCE, FLORIDA

LEGAL DESCRIPTION

NOT AVAILABLE - SURVEY IS LIMITS OF CONSTRUCTION SURVEY

LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4A-4B	SOIL BORINGS
5	SITE PLAN
6	PAVING, GRADING AND DRAINAGE PLAN
7	CROSS SECTIONS
8-11	MISCELLANEOUS DETAILS
12	AERIAL
ATTACHED	SURVEY LANDSCAPE PLAN LIGHTING PLAN ARCHITECTURAL PLAN

SITE DATA

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2400 SOUTH OCEAN DRIVE FT. PIERCE, FL 34949
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PHONE (772) 794-1213
EXISTING USE	CLUBHOUSE WITH RACQUET COURTS
PROPOSED USE	CLUBHOUSE WITH RACQUET COURTS
PROJECT LOCATION	WEST SIDE OF MAINSAIL DRIVE AND SOUTH OF CLIPPER BOULEVARD
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2507-321-0001-000-5
CURRENT LAND USE	HIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PHASING PLAN	PHASE 1: NEW CLUBHOUSE, ~~ADDITION TO EXISTING TENNIS CONSTRUCT~~ TWO (2) NEW COURTS, SIDEWALKS AND ~~COURT, SIDEWALKS AND~~ ADDITIONAL PARKING AREA ~~PHASE 2: PROPOSED TWO ADDITIONAL TENNIS COURTS AND SIDEWALK CONNECTION FROM CLUBHOUSE TO TENNIS COURTS~~

DEVELOPMENT PARAMETERS :	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	40.02 ACRES
MIN. OVERALL LOT WIDTH	75'	>75'
MIN. INTERIOR LOT DEPTH	70'	>70'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	N/A
SIDE (NORTH)	10'	N/A
SIDE (SOUTH)	10'	N/A
REAR (WEST)	20'	N/A
MAX. LOT COVERAGE BY BLDGS	40%	8.5% 10.9%
MIN. OPEN SPACE	25%	~~41%~~ 41.4%
MAX. IMPERVIOUS AREA	75%	~~59%~~ 58.6%
MAXIMUM DENSITY	8 UNITS/ACRE	N/A
MAX. BLDG. HEIGHT	45'	20'

AREA CALCULATIONS:

SITE AREAS:	EXISTING			PROPOSED (BASED ON LIMITS OF CONSTRUCTION)				
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC		1,743,271 SF	40.02 AC	40.02 AC		
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC		75,542 SF	1.73 AC	1.73 AC	100.0%	100.0%
IMPERVIOUS AREA:	26,455 SF	0.60 AC		~~44,583 SF~~	44,288 SF	~~1.02 AC~~ 1.02 AC	~~59.0%~~	58.6%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC		0 SF	0.00 AC	0.00 AC	0.0%	0.0%
EXIST. PAVING, CONC.:	24,085 SF	0.55 AC		~~9,567 SF~~	3,513 SF	~~0.22 AC~~ 0.08 AC	~~12.7%~~	4.7%
PROP. BUILDING AREA::	0 SF	0.00 AC		~~6,425 SF~~	8,250 SF	~~0.15 AC~~ 0.19 AC	~~8.5%~~	10.9%
PROP. PAVING, CONC.:	0 SF	0.00 AC		~~28,590 SF~~	32,525 SF	~~0.65 AC~~ 0.75 AC	~~37.8%~~	43.1%
PERVIOUS AREA:	49,087 SF	1.13 AC		~~30,959 SF~~	31,254 SF	~~0.71 AC~~ 0.72 AC	~~41.0%~~	41.4%
GREEN SPACE:	49,087 SF	1.13 AC		~~30,959 SF~~	31,254 SF	~~0.71 AC~~ 0.72 AC	~~41.0%~~	41.4%

NATIVE VEGETATION/PRESERVATION:
NO NATIVE AREA. SITE IS GRASS WITH TREES AND SHRUBS

PARKING CALCULATIONS:
EXISTING: RECREATION/CLUBHOUSE: 1 SPACE PER 200 SF
EXISTING 2,370 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
2,370 SF X 1 SPACES / 200 SF = 12 SPACES
14 EXISTING PARKING SPACES TO THE SOUTH OF CLUBHOUSE

PROPOSED: RECREATION/CLUBHOUSE: 2 SPACE PER 200 SF
PROPOSED 6,426 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
6,426 SF X 1 SPACES / 200 SF = 32 SPACES

PROVIDED: 14 EXISTING PARKING SPACES
18 PROPOSED PARKING SPACES
32 TOTAL PARKING SPACES

CONSTRUCTION SCHEDULE:

PHASE	DATE OF COMMENCEMENT	DATE OF COMPLETION
1	11/21	11/22
2	1/24	1/25

GENERAL NOTES
1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED IN THE UNITS. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-8" AND "AE-4" ,PER FLOOD INSURANCE RATE MAP #12111C0194 K, DATED FEBRUARY 19, 2020.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR SEAWAY DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    - ALL POLES MUST BE BLACK OR BRONZE
    - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
    - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30".
18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE "D" OR "F"), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS N00°55'22"W, ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A. ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "B-770", EL= 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.
24. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. FIRE SPRINKLER SYSTEM IS PROPOSED FOR THIS BUILDING.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.

CONSTRUCTION NOTES

1. SUBMITTALS
A. PRODUCT DATA AND SHOP DRAWINGS
1. FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBER(S) FOR APPROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND EQUIPMENT REQUIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 COPIES OF REQUESTED INFORMATION, NEATLY BOUND AND INDEXED PER CATEGORY FOR THE FOLLOWING:
   A. UTILITIES:
      ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
   B. DRAINAGE:
      ALL PIPE, FITTINGS, AND COMPONENTS THEREOF, STRUCTURES, FRAMES, GRATES, LIDS, GASKETS,FASTENERS, COUPLINGS AND SIMILAR, AND ALL OTHER DRAINAGE SYSTEM PRODUCTS, MATERIALS, AND COMPONENTS AND SIMILAR CONTROLS.
   C. PAVING AND GRADING:
      FDOT CERTIFICATIONS AND LAB ANALYSIS/RESULTS FOR PAVEMENT, BASE, SUBGRADE, AND FILL MATERIALS. INCLUDE EVIDENCE (CERTIFICATIONS) THAT THE MATERIALS PROPOSED TO BE USED MEET OR EXCEED FDOT SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
   D. SIGNING AND PAVEMENT MARKING:
      SIGN AND PAVEMENT MARKING PRODUCTS AND MATERIALS, AND EVIDENCE THAT THE PRODUCTS AND MATERIALS PROPOSED TO BE USED MEET OR EXCEED REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS, LOCAL ENGINEERING DEPARTMENT, MUTCO AND FDOT SPECIFICATIONS.
   E. IRRIGATION:
      ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS, WELLS, AND/OR OTHER IRRIGATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION COORDINATION DRAWING, INDICATING CONTRACTOR'S PROPOSED LOCATION OF MAIN LINES, SECONDARY LINES, HEAD LOCATIONS, WELL, PUMP, CONTROL PANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRAWING SHOULD CLEARLY DEPICT ADJUSTMENTS OR CHANGES THE CONTRACTOR PROPOSES. THE DRAWINGS SHALL INDICATE ALL PROPOSED SUBSTITUTIONS OF SIZE, MATERIAL, AND/OR MANUFACTURER.
4. ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW OF PRODUCT DATA AND SHOP DRAWINGS. ENGINEER WILL NOT BE RESPONSIBLE FOR PROJECT DELAYS RELATED TO DELIVERY AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT ENGINEER'S OFFICE. ITEMS REQUIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
5. THE CONTRACTOR SHALL PROVIDE A STAMP INDICATING ITS REVIEW AND APPROVAL, INITIALED OR SIGNED,CERTIFYING TO REVIEW OF SUBMITTAL, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION WITHIN THE SUBMITTAL WITH REQUIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS. INCLUDING PLANS AND SPECIFICATIONS OF OTHER DESIGN PROFESSIONALS (I.E.; ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL ENGINEERS).

B. TESTING
1. WATER: PRESSURE (MAIN AND TAPS), BACTERIOLOGICAL, BACKFILL DENSITIES, BACKFLOW PREVENTOR TESTS AND CERTIFICATION; AND AS PER PROJECT SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FDEP REQUIREMENTS.
2. SEWER: EXFIL, TV, AND BACKFILL DENSITIES. PRESSURE TEST (MAINS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, COVB AND FDEP REQUIREMENTS.
3. DRAINAGE: EXFIL, LAMPING (FIELD), AND BACKFILL DENSITIES PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
4. EARTHWORK & PAVING: DENSITIES, LBR'S AND FBV'S AS PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
5. SUBMIT ALL TEST RESULTS FOR ENGINEERING REVIEW WITHIN 3 DAYS OF TESTING. FAILURE TO PROVIDE TEST RESULTS, OR PROVIDING FAILING TEST RESULTS WILL BE GROUNDS FOR DELAY AND/OR REJECTION OF PAY REQUEST APPLICATIONS.

C. AS-BUILTS
1. GRADING: LOCATION AND ELEVATION OF ALL: CONCRETE AND PAVEMENT (VEHICLE USE AND PEDESTRIAN USE IMPROVEMENTS) AT HI/LOW POINTS, EDGE OF PAVEMENT, AND CENTERLINE AT 50' ON CENTER AND AT CHANGE OF DIRECTION, GRADE BREAKS; PROPERTY LINES (CROSS SECTIONS 50' ON CENTER); TOP OF BANK AND T.O.E. OF SLOPE AND/OR CENTERLINE OF SWALES AND RETENTION AREAS; CROSS SECTIONS 50' ON CENTER ON STORMWATER LAKES FROM TOP TO BOTTOM; MECHANICAL PADS AND FINISHED FLOOR ELEVATIONS; DETAILED LOCATION AND TOPOGRAPHY OF DRIVEWAY TURNOUTS.
2. WATER AND SEWER FORCE MAINS: LOCATION, TOP ELEVATION AND STATE PLANE COORDINATES AT ALL FITTINGS, VALVES, CHANGES OF DIRECTION AND AT 100' ON CENTER.
3. GRAVITY SEWER:
   - SEWER STRUCTURES: DIAMETER OR SIZE, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS.
   - MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION.
   - LIFT STATIONS: HORIZONTAL LAYOUT AND LOCATION OF ALL EQUIPMENT, PANELS, VAULTS, WET WELL, VALVES; LOCATION OF CONDUIT RUNS AND WATER SERVICE/ HOSE BIBB; LOCATION AND INVERT ELEVATIONS OF GRAVITY AND FORCE MAINS TO AND FROM LIFT STATION; WET WELL DIAMETER, TOP AND BOTTOM ELEVATIONS; PUMP(S) SIZE, TYPE, DISCHARGE DIAMETER, MANUFACTURER AND MODEL #.
4. DRAINAGE: ALL STRUCTURES DIAMETER OR SIZE, LOCATION, AND ELEVATION OF TOP, BOTTOM, AND INVERT ELEVATIONS. ALL PIPES, DIAMETER, TYPE/MATERIAL; LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTINGS, AND TERMINATION POINTS.
5. IRRIGATION: ALL LINES, SYSTEM EQUIPMENT COMPONENTS, MATERIALS INCLUDING PIPES, VALVES, FITTINGS, SPRINKLER HEADS, AND MISCELLANEOUS APPURTENANCES.

D. OPERATION AND MAINTENANCE MANUALS
1. CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS FOR ALL OPERABLE EQUIPMENT (PUMP STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED EQUIPMENT; CONTROL PANELS, ETC.).
2. OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A PRE-REQUISITE TO THE PROJECT BEING DEEMED SUBSTANTIALLY COMPLETE.

E. WARRANTY
THE CONTRACTOR SHALL PROVIDE ALL WARRANTIES, CERTIFICATIONS, GUARANTIES, AND WARRANTY BONDS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND PERMIT CONDITIONS INCLUDING:
-UTILITY MAINTENANCE BOND - FOR ALL PUBLIC WATER AND SEWER UTILITIES INFRASTRUCTURE - (25% OF CONTRACT VALUE)
-ENGINEERING MAINTENANCE BOND - FOR ALL PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE (25% OF CONTRACT VALUE)

F. OWNER TRAINING
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF OWNER TRAINING (FOR EACH WATER, SEWER,DRAINAGE, AND IRRIGATION SYSTEMS) FOR ALL OPERABLE EQUIPMENT AND SHALL INCLUDE THE TIME FOR INITIAL ADJUSTMENTS OF EQUIPMENT AND TIME FOR ONE FOLLOW-UP VISIT AND ADJUSTMENTS OF EQUIPMENT 60 DAYS AFTER END USER HAD OPERATIONAL TIME WITH THE EQUIPMENT.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

MARK	REVISION	DATE
1	REVISED PER COFP AND FDEP	10/07/21
2	REVISED PER COFP AND FDEP	01/12/22
3	REVISED PER NEW CLUBHOUSE	01/10/23

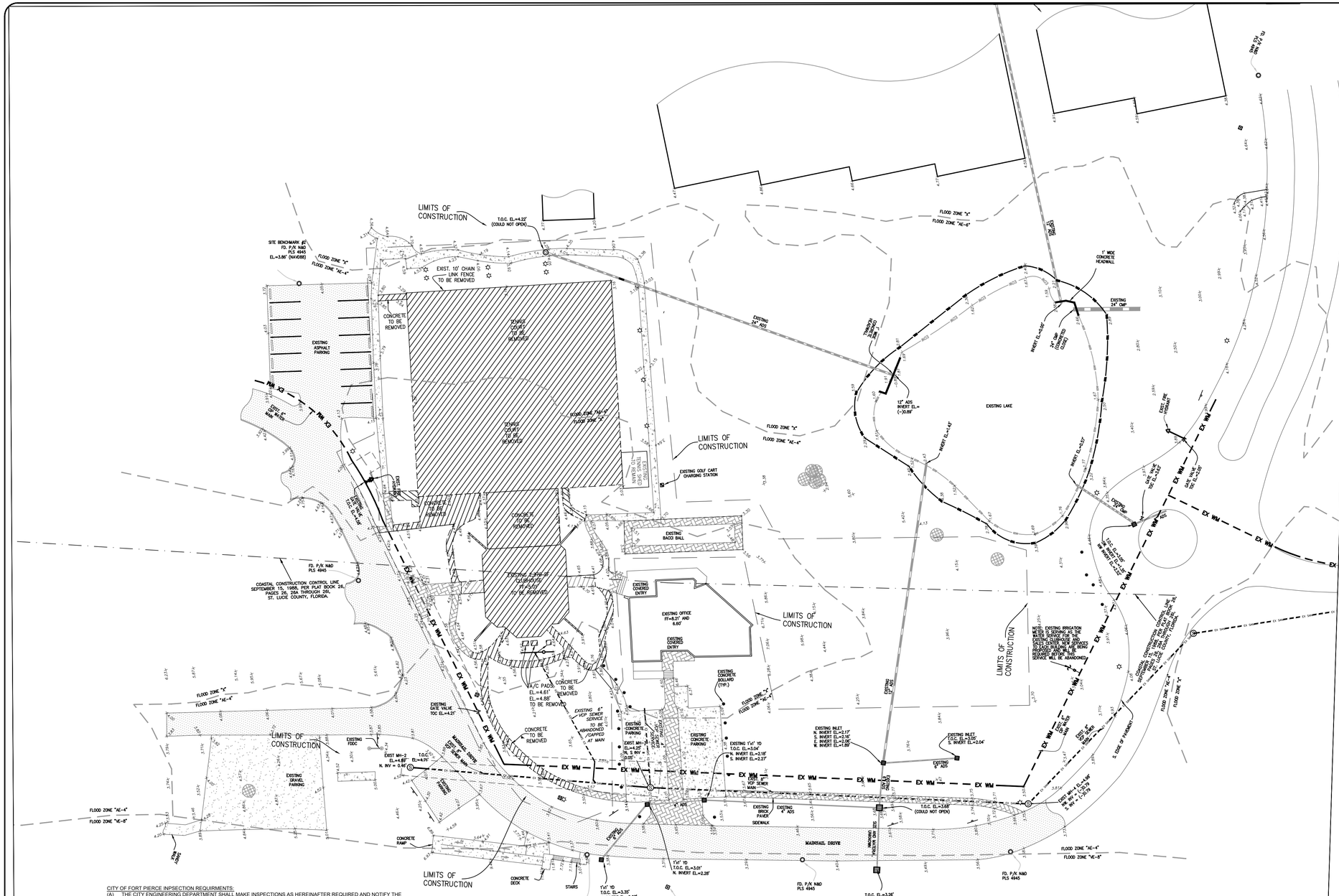
ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by: JODAH B. BITTLE
FL REG. NO. 57396
DATE: 1/30/2023

PROJECT NO. 21-032 | SHEET 1

DocuSign Envelope ID: 60FD9234-1264-44B0-98B2-13889B9675EC


LIMITS OF CONSTRUCTION
T.O.C. EL.=4.23' (COULD NOT OPEN)
SITE BENCHMARK #1 FD. P/N NAD PLS 4845 EL.=3.86' (NAVD88)
FLOOD ZONE "X"
FLOOD ZONE "AE-4"
EXIST. 10' CHAIN LINK FENCE TO BE REMOVED
CONCRETE TO BE REMOVED
EXISTING ASPHALT PARKING
TENNIS COURT TO BE REMOVED
(COULD NOT OPEN)
FLOOD ZONE "AE-4"
EXISTING 24" ADS
TENNIS COURT TO BE REMOVED
EXISTING GOLF CART CHARGING STATION
EXISTING LAKE
1" WIDE CONCRETE HEADWALL
EXISTING 24" CMP
TOP OF BANK EL.=5.00'
INVERT EL.=4.00'
INVERT EL.=4.43'
INVERT EL.=4.03'
12" ADS INVERT EL.= (~)0.69'
OUTLET PIPE UNKNOWN
EX WM
EX WV
EX SAN FM
EXISTING 4" FM
GATE VALVE TOC EL.=5.00'
GATE VALVE TOC EL.=5.00'
EXISTING 4" FM
EXISTING 4" FM
EXISTING 4" FM

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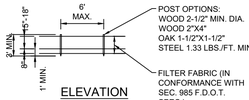
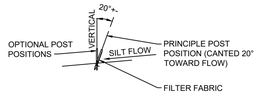


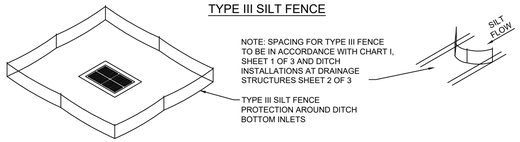
ELEVATION



SECTION

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

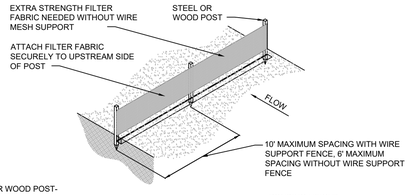
TYPE III SILT FENCE

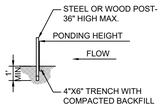


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

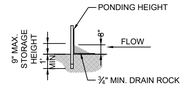
SILT FENCE APPLICATIONS-N.T.S.

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



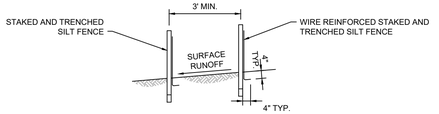


TRENCH DETAIL



INSTALLATION WITHOUT TRENCHING

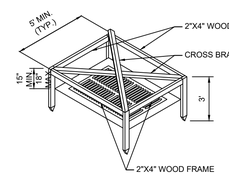
TYPE IV SILT FENCE-N.T.S.



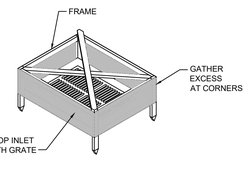
DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS-N.T.S.

COMPLETED INLET DITCH BOTTOM INLET

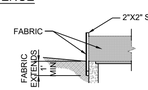
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-N.T.S.

- All turbidity, erosion, and sedimentation controls shall be in accordance with `Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
- Reference F.D.O.T. Index #102.

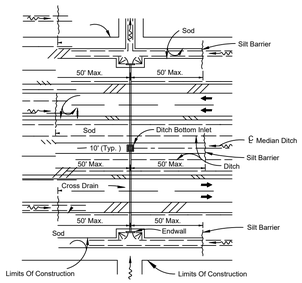
EROSION CONTROL DETAILS

N.T.S.

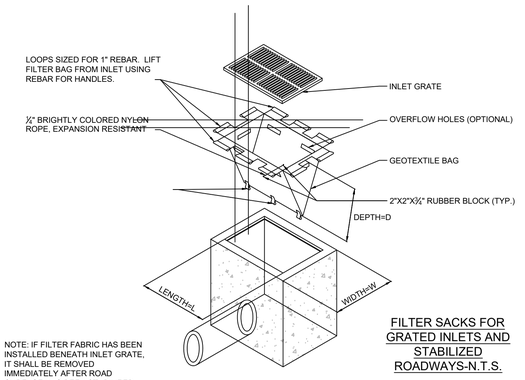
NOTES:

WETLAND PROTECTION PLAN

a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE-SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.
c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.

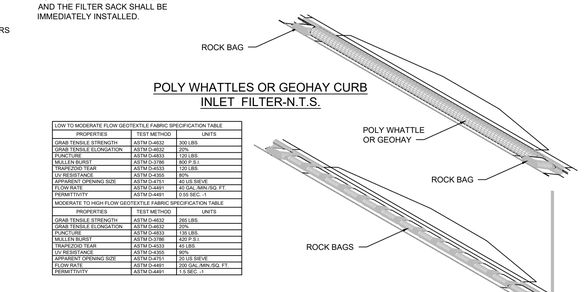


DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



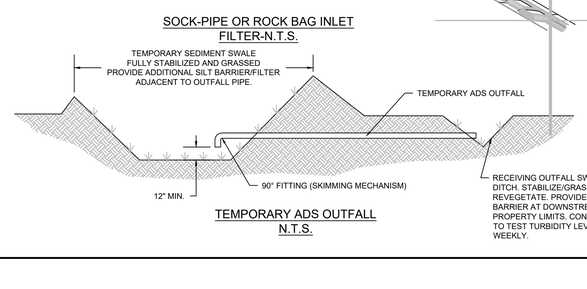
NOTE: IF FILTER FABRIC HAS BEEN INSTALLED BENEATH INLET GRATE, IT SHALL BE REMOVED IMMEDIATELY AFTER ROAD SURFACE HAS BEEN STABILIZED AND THE FILTER SACK SHALL BE IMMEDIATELY INSTALLED.

FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.

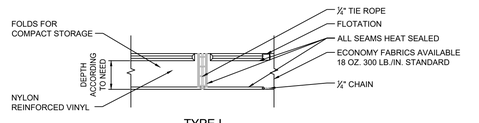


POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	600 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	#0 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC.-1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632 E	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	130 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	#30 US SIEVE
FLOW RATE	ASTM D-4491	220 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC.-1

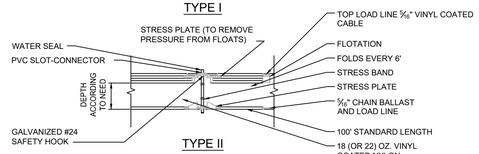


TEMPORARY ADS OUTFALL N.T.S.



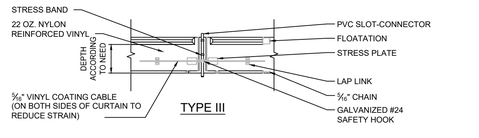
TYPE I

TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')



TYPE II

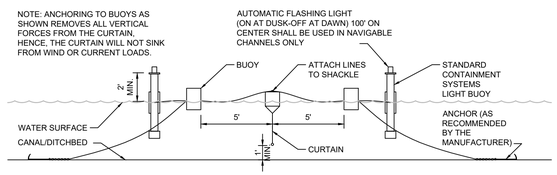
TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.



TYPE III

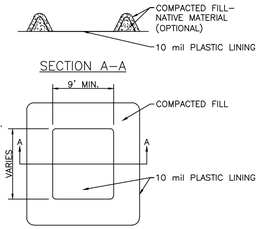
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.

BLOW-UP OF SHACKLE CONNECTION

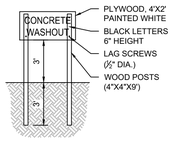


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. A ROLL OFF CONTAINER SPECIFICALLY MANUFACTURED FOR CONCRETE AND STUCCO WASHOUT MAY BE SUBSTITUTED.



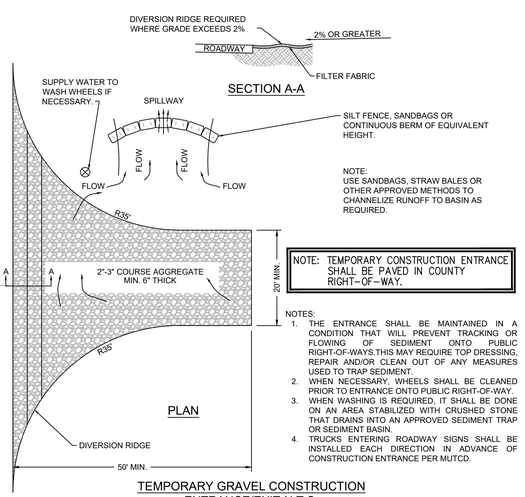
PLAN
TYPE "ABOVE GRADE" WITH COMPACTED FILL



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

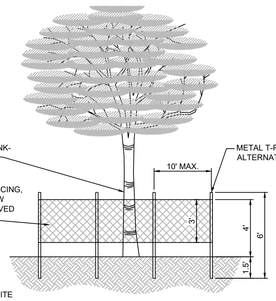
CONCRETE & STUCCO WASTE MANAGEMENT–N.T.S.

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.



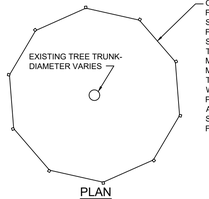
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS.THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TRUCKS ENTERING ROADWAY SIGNS SHALL BE INSTALLED EACH DIRECTION IN ADVANCE OF CONSTRUCTION ENTRANCE PER MUTCD.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.



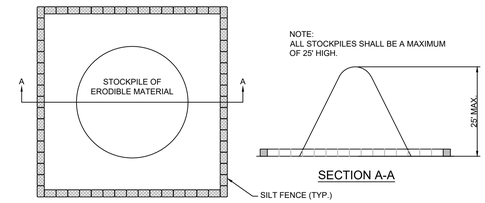
ELEVATION

NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.



PLAN

PROTECTIVE FENCING FOR TREES-N.T.S.



SECTION A-A

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

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES - RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
B - CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING", UNLESS DE-WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
C - NO HYDRAULIC PUMPS MAY BE USED FOR DE-WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY.
A - BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR). IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL, 32803). WITH A LETTER NOTIFYING THE AGENCY THAT DE-WATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62-621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
B - THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62-620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREENING VALUES.
C - MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MAINTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT.SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.
D - IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
E - IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTERWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.
21. THE CONTRACTOR SHALL OBTAIN A STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, AND SHALL ADHERE TO ALL CONDITIONS OF THE PERMIT, INCLUDING INSPECTIONS, REPORTING, RECORD KEEPING AND CERTIFICATIONS.

	SCREENING VALUES FOR DISCHARGE INTO:	
Parameter	Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0-8.5	6.5-8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.9 µg/L	2.9 µg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (Hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 ug/L

STAPLE DETAIL

MARK	REVISION	DATE
1	REVISED PER COPP AND FDEP	10/07/21
2	REVISED PER COPP AND FDEP	01/12/22

DRAWING	21-032 CONST	DRAWN	JBB
DESIGNED	JBB		
CHECKED	JBB	DATE	04/30/21
SCALE	1"=10'		

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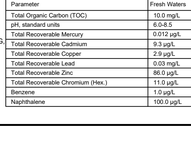
SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

STORMWATER POLLUTION PREVENTION DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION



Docusigned by: Jodah Bittle

JODAH B. BITTLE
FL REG. NO. 57396
A99E7769C6C469...
DATE: 1/30/2023

PROJECT NO. 21-032
SHEET 3

DocuSign Envelope ID: 60FD9234-1264-44B0-98B2-13889B9675EC

GFA INTERNATIONAL

FLORIDA'S LEADING ENGINEERING SOURCE

Report of Geotechnical Exploration

Ocean Village Club
2400 S Ocean Drive
Fort Pierce, Florida

April 16, 2021
GFA Project No. 3330.2100065.0000

For: Proctor & Associates General Contractors, LLC

607 NW Commodity Cove • Port St. Lucie, Florida 34986 • (772) 924-3575 • (772) 924-3580 (fax) • www.teamgfa.com
OFFICES THROUGHOUT FLORIDA

April 16, 2021

Mr. Barrett Englert
Proctor & Associates General Contractors, LLC
200 NE Dixie Highway
Stuart, Florida 34994

Subject: Report of Geotechnical Exploration
Ocean Village Club
2400 S Ocean Drive, Fort Pierce, Florida
GFA Project No. 3330.2100065.0000

Dear Mr. Englert:

GFA International, Inc. (GFA) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in accordance with our Geotechnical Engineering Proposal No. 21-6471.00 REV#1 dated March 11, 2021, planned in conjunction with and authorized by Proctor & Associates General Contractors, LLC.

EXECUTIVE SUMMARY

The purpose of our geotechnical exploration was to determine the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including providing recommendations for foundation design, pavement design and construction, site preparation, and earthwork construction.

Per our prior telephone discussions and email correspondence with you, GFA understands that a new clubhouse and parking area are planned for the Ocean Village Club. Based on the provided Conceptual Site Plan, the existing tennis courts and clubhouse building will be demolished to accommodate the new construction.

Specific design loads for the new clubhouse building have not been provided to GFA. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 5 kips per linear foot and a maximum column load of 75 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

Two (2) tripod standard penetration test (SPT) borings, advanced to approximate depths of 20 feet, and five (5) auger borings with hand cone penetrometer (HCP) testing, advanced to approximate depths of 5 and 6 feet below the existing ground surface, were completed for this study. In addition to the SPT and auger borings, one (1) field exfiltration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the exfiltration test site for laboratory falling head permeability testing.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to dense fine sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

Considering the results of our field exploration program, the subsurface soil conditions at the site are generally favorable for shallow foundation support of the proposed clubhouse structure. A maximum allowable soil bearing pressure of 2,500 psf may be used for foundation design.

The subgrade soils should be improved (densified) with compaction from the stripped grade prior to constructing the building pad. **Prior to placing fill to achieve final grade, the upper 2 feet of soil below stripped grade should be compacted to a minimum of 95 percent maximum dry density as determined by the modified Proctor test (ASTM D 1557).** Fill (including stem wall backfill) should be placed in 12-inch thick lifts and compacted to achieve a minimum 95 percent modified Proctor maximum dry density. After completing the footing excavations, the bearing subgrade to a depth of 2 feet should be compacted to not less than 95 percent modified Proctor maximum dry density.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
GFA International, Inc.
Florida Registry No. 4930

John Kent — Digitally signed by John Kent, Date: 2021.04.16 16:15:29 -04'00'

This item has been digitally signed and sealed by John Kent, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John Kent, P.E.
Senior Project Engineer
Florida Registration No. 63218

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution: Mr. Barret Englert – Proctor & Associates General Contractors, LLC

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1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the soil conditions encountered during our field exploration.
2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.
3. Evaluate the existing soil conditions found during our exploration with respect to foundation support for the proposed clubhouse structure.
4. Provide recommendations for foundation support of the structure, including foundation type, maximum allowable soil bearing capacity, and bearing elevations.
5. Provide recommendations for site preparation and earthwork construction.
6. Present recommended pavement sections using assumed design criteria and parameters, including guidelines for pavement subgrade preparation.
7. Provide the results of the field exfiltration testing and laboratory permeability testing.

1.2 Project Description

Per our prior telephone discussions and email correspondence with you, GFA understands that a new clubhouse and parking area are planned for the Ocean Village Club. Based on the provided Conceptual Site Plan, the existing tennis courts and clubhouse building will be demolished to accommodate the new construction.

Specific design loads for the new structure have not been provided to GFA. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 5 kips per linear foot and a maximum column load of 75 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Description

The project site is located just northwest of Mainsail Drive in Fort Pierce, Florida. At the time of our field exploration, the property was developed and was occupied by two tennis courts and a

support building. A golf course, various condominium buildings, and the Atlantic Ocean were located adjacent to the property.

2.2 Field Exploration

Two (2) tripod standard penetration test (SPT) borings, advanced to approximate depths of 20 feet, and five (5) auger borings with hand cone penetrometer (HCP) testing, advanced to approximate depths of 5 and 6 feet below the existing ground surface, were completed for this study. In addition to the SPT and auger borings, one (1) field exfiltration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the exfiltration test site for laboratory falling head permeability testing.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

The auger borings were performed in general accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at approximate one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

Site specific survey staking of the borings was not provided for our field exploration. The borings were located using the provided Conceptual Site Plan, GPS coordinates, and estimating distances and relationships to the existing tennis courts, pavement areas, and other landmarks at the property.

2.3 Laboratory Testing

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2487). Falling head permeability tests were performed on the Shelby tube samples to obtain horizontal (k_h) and vertical (k_v) coefficients of permeability of the soils. The permeability test results are summarized in Table 2.3.2 below.

Table 2.3.1 – Permeability Test Results

Sample Location	Sample Depth (feet)	Sample Description	Coefficient of Permeability, k (ft/day)	
			k_h	k_v
EX-1	2 –2.5	Brown fine sand	10.8	1.8

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. GFA will be pleased to perform these services for an additional fee, if required.

2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Arents, organic substratum (6) and Canaveral fine sand, 0 to 5 percent slopes (10). Since Arents are areas where the soils have been generally altered by grading, shaping, and covered with fill, the soils can be variable. Note that Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions, the standard penetration test (SPT) N-values, and the hand cone penetrometer (HCP) values logged during the drilling and sampling activities. The logs represent information from the specific boring locations only and soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix F - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to dense fine sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

2.5 Hydrogeological Conditions

On the dates of our field exploration (March 29 and April 7, 2021), groundwater was encountered in the borings at depths ranging from approximately 4 to 5 feet below the existing ground surface. Note that the groundwater table will fluctuate seasonally depending upon local rainfall and other site specific and/or local factors, including tidal influences from the nearby Atlantic Ocean. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

During our field exploration, we performed one (1) auger boring and accompanying exfiltration test (EX-1) at the approximate location illustrated on the Test Location Plan in Appendix B. The test was conducted in general accordance with the South Florida Water Management District method for open hole constant head field testing. The hydraulic conductivity (K) value determined at test location EX-1 was 2.44 X 10^{-5} cfs/ft-ft. These test results are also presented in Appendix E - Exfiltration Test Results.

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

3.1 General

Our geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned construction, and our recommendations for site preparation, foundation support, pavement design, and earthwork construction, are based upon (1) our site observations, (2) the field data obtained, and (3) our understanding of the project information and structural conditions as presented in this report. If the stated conditions are incorrect, or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

We note that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, GFA must be provided with and review the preliminary and final site and grading plans to provide geotechnical input, to validate all recommendations provided in this report. Without performing this review, our recommendations should not be relied upon for final design or construction of any site improvements.

3.2 Site Preparation

GFA recommends the following compaction requirements for this project:

- Proof Roll ..... 95 percent of modified Proctor
- Building Pad Fill ..... 95 percent of modified Proctor
- Footings ..... 95 percent of modified Proctor

The above compaction percentages are based upon the maximum dry density as determined by the modified Proctor test (ASTM D 1557). **All density tests should be performed to a depth of 2 feet below stripped surface and bottom of footings.** Density testing should be performed using either the nuclear method (ASTM D 6938) or the sand cone method (ASTM D 1556). Hand Cone Penetrometer (HCP) tests can also be performed to evaluate compaction.

Our recommendations for preparation of the site for use of shallow foundation systems are presented below. This approach to improving and maintaining site soils has been found to be successful on projects having similar soil conditions.

1. Initial site preparation should consist of removing vegetation, topsoil, near surface roots, existing pavement, and other miscellaneous debris within and to a distance of 5 feet beyond of the planned construction limits. Foundations and the below grade remains of former structures within the footprint of the new construction should also be removed. Similarly, irrigation and utility lines within the limits of the proposed construction should be removed or properly abandoned so that they will not adversely impact overlying structures.
2. Following site stripping and prior to the placement of fill, areas of surficial sand should be compacted (proof rolled) and tested. We recommend using a steel drum vibratory roller with sufficient static weight and vibratory impact energy to achieve the required compaction. Density tests should be performed on the proof rolled surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater.
3. Fill material may then be placed for the building pad and general site grading, as required. The fill should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **GFA does not recommend using fill material having silt/clay-size soil fines contents exceeding 12 percent.** Fill should be placed in lifts having a maximum thickness of 12-inches. Each lift should be compacted and tested prior to the placement of the next lift. Density tests should be performed within the fill at a frequency of not less than one test per 2,500 square feet per lift in building areas, or a minimum of three (3) tests per lift, whichever is greater.

4. For foundations placed on structural fill or compacted native granular soils, the bearing subgrade should be tested for compaction and observed by an engineer or geologist or his/her representative to determine if the soil is free of organic and/or deleterious material. Density tests should be performed at a frequency of not less than one (1) density test per each isolated column footing and one (1) test per each 75 lineal feet of wall footing.
5. The contractor should consider the final grading contours contained in the project plans when executing backfilling and compaction operations.

3.3 Vibration Monitoring

Using vibratory compaction equipment at this site may disturb adjacent or nearby structures. We recommend that these structures be monitored by GFA both before and during compaction operations. A proposal for providing vibration monitoring services during earthwork construction will be provided upon request.

3.4 Design of Footings

A foundation system for any structure must be designed to resist bearing capacity failures, have settlements that are tolerable, and resist the environmental forces that the foundation may be subjected to over the life of the structure. The soil bearing capacity is the soil's ability to support loads without plunging into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic.

Based on the results of the soil borings performed at the site, GFA recommends structure foundations be designed using a maximum allowable soil bearing pressure of 2,500 psf. Conventional shallow foundations and thickened-edge slab foundation systems should be embedded at least 12 inches below lowest adjacent grade. Furthermore, maintain minimum foundation widths of 18 and 24 inches for isolated strip and square footings, respectively, even if the maximum allowable soil bearing pressure is not developed in all cases.

Once site preparation has been performed in accordance with the recommendations described in this report, the soils should readily support the proposed structure bearing upon a properly designed and constructed shallow foundation system. Footings and columns should be structurally separated from the ground floor slab, as they will be loaded differently and at different times, unless a monolithic slab foundation is designed.

3.5 Settlement Estimates

Post construction settlements of the structure will be influenced by several interrelated factors, including (1) subsurface soil stratification and the strength/compressibility characteristics, (2) footing size, bearing level, applied loads, and resulting bearing pressure beneath the footings, and (3) the site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the proposed construction are based on the use of the site preparation and earthwork construction methods recommended in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlements of the proposed construction.

We expect the majority of settlement to occur in an elastic manner and fairly rapidly during construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field test data that we have correlated geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structure could be on the order of one (1) inch or less.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. Because of the general uniformity of the subsurface conditions and the recommended site preparation and earthwork construction methods presented in this report, we anticipate that differential settlements of the structure should be within tolerable magnitudes (0.5 inch or less).

3.6 Ground Floor Slabs

The clubhouse ground floor slab may be constructed upon existing grade or granular fill after completion of the foundation site preparation and fill placement procedures outlined in this report. We recommend that a modulus of subgrade reaction (k) of 150 pounds per cubic inch (pci) be considered during design. The floor slab should be structurally separated from walls and columns to allow for differential vertical movement, unless a monolithic slab foundation is designed.

Excessive moisture vapor transmission through foundation slabs can result in damage to floor coverings as well as cause other deleterious affects. An appropriate moisture vapor barrier should be placed beneath the slab to reduce moisture vapor from entering the structure through the slab. The barrier should be installed in general accordance with applicable ASTM procedures including sealing around pipe penetrations and at the foundation edges.

4.0 PAVEMENT DESIGN AND CONSTRUCTION CONSIDERATIONS

4.1 Pavement Design Sections

The pavement sections were designed based on assumed traffic loading criteria and previous experience with similar projects. Flexible pavement sections in this geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.

Based on our experience and assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.1.1 below.

Table 4.1.1 - Design Pavement Sections

Pavement Type	Layer	Material Description	Layer Thickness, Light Duty	Layer Thickness, Heavy Duty
Flexible	(A)	Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5	1.5	2.5
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	6	8
	(SSG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
		STRUCTURAL NUMBER (SN)	**2.7**	**3.5**
Rigid	(C)	FDOT Portland Cement Concrete	NA	8
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	NA	-
	(CSG)	Soil subgrade compacted to 98 percent of modified Proctor maximum dry density	NA	12

4.2 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 4.9 of this report.

4.3 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade (embankment fill) and the base course. The stabilized subgrade should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180). The material should have a minimum Limerock Bearing Ratio (LBR) value of 40. Alternatively, the pavement section can be designed using native on-site soils having a lower LBR value. In this case, an LBR test of the native soils is performed and incorporated into a modified pavement design. Compliance tests should be performed on the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

4.4 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch-thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

4.5 Flexible (Asphalt) Pavement

Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.

The asphalt should be compacted to meet the requirements of the latest edition of the FDOT Standard Specifications for Road and Bridge Construction. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

4.6 Rigid (Concrete) Pavement

Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement can without causing structural damage. Construction and control joints should be accordance with current American Concrete Institute (ACI) and industry practices.

The pavement sections presented in this report are minimum pavement section thicknesses typically used for similar type projects. The pavement materials and construction procedures should conform to FDOT, ACI, or appropriate city/county requirements.

4.7 Effects of Water

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the base course, regardless of the type of base material. In addition, we recommend that the parking areas be constructed with full-depth curb sections. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

4.8 Construction Traffic

Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactory under construction traffic loading. We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.

4.9 Pavement Site Preparation

Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.

1. The construction limits should be cleared, stripped, and grubbed of all construction debris and existing pavement, topsoil, vegetation, and associated root systems to depths of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.
2. Prior to initiating fill operations, the existing ground surface should be proof-rolled and compacted as discussed in Section 3.2 of this report. After completing the proof rolling and compaction operations, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).
3. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. Fill material having silt/clay-size fines contents greater than 5 percent should not be used, including cyclone sand material. The fill should be placed in maximum 12-inch-thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).
4. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or at a minimum of two test locations, whichever is greater.
5. Representative samples of both on-site and potential import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.
6. The contractor should consider the final grading contours established by the site grading, paving, and drainage plans when executing backfilling and compaction operations.

5.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Proctor & Associates General Contractors, LLC and members of the design team for the planned construction at the Ocean Village Club located at 2400 S Ocean Drive in Fort Pierce Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions provided in this report. In the event changes are made in the nature, design, or location of the proposed construction, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by GFA.

GFA should be provided the opportunity to review the final civil plans, structural plans, and project specifications to determine if GFA's recommendations have been properly interpreted, communicated, and implemented. If GFA is not afforded the opportunity to participate in construction related aspects of overall site grading and foundation installation as recommended in this report or any report addendum, GFA cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for foundation performance.

6.0 BASIS FOR RECOMMENDATIONS

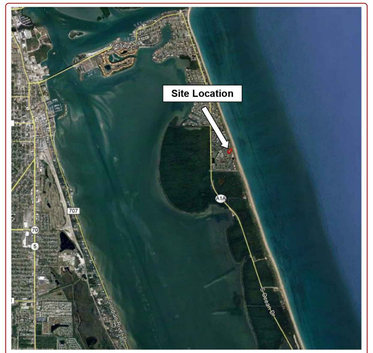
The analysis and recommendations submitted in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect any variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific dates drilled.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the expressed written consent of GFA International, Inc. The applicable SPT methodology (ASTM D 1586) and auger boring methodology (ASTM D 1452) used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

Site Vicinity Map

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida

PROJECT NO: 3330.2100065.0000 **DRAFTED BY: JR** **REVIEWED BY: JK** **DATE: 4/9/2021**



Appendix A - Vicinity Map

Test Location Plan

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida

PROJECT NO: 3330.2100065.0000 **DRAFTED BY: JR** **REVIEWED BY: JK** **DATE: 4/9/2021**

Legend
- Approximate 20' Standard Penetration Test Boring Locations
- Approximate Auger Boring Locations
- Approximate Exfiltration Test Location

Appendix B - Test Location Plan

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

MARK	REVISION	DATE
1	REVISED PER COPP AND TDEP	10/07/21
2	REVISED PER COPP AND TDEP	01/12/22

DRAWING 21-032 CONST | DRAWN dBB | DATE 04/30/21
DESIGNED dBB
CHECKED dBB
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SOIL BORINGS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE — LICENSE — No 57396 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Digitally signed by: Jodah B. Bittle
DocuSigned by: A95EE7265DC4E4...

JODAH B. BITTLE
FL REG. NO. 57396

DATE: 1/30/2023

PROJECT NO. 21-032 | SHEET 04A

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Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm²)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm²)	CPT Value (tsf)	Consistency
0-4	0-15	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-56	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	¾ to 3 inches
Fine Gravel	No. 4 sieve to ¾ inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than ⅛"	Fine roots
5% to 12%	Little	⅛" to ¼"	Small roots
12% to 30%	Some	¼" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

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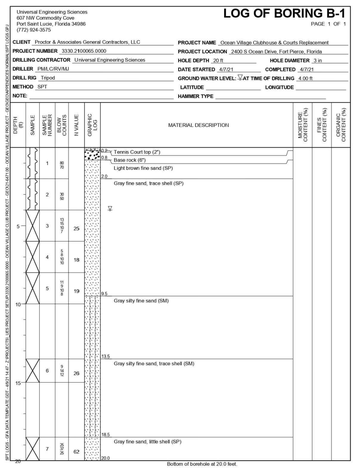
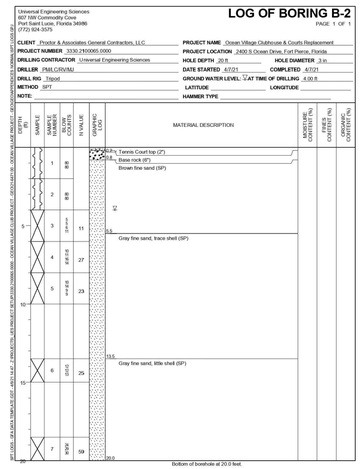
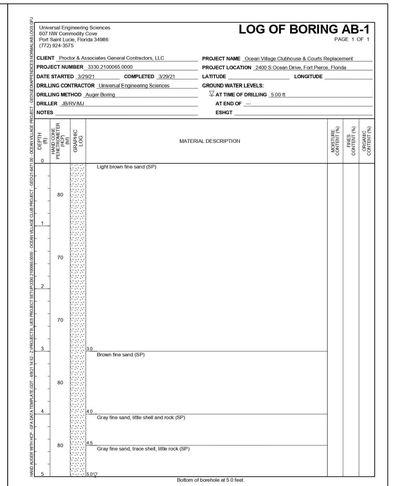
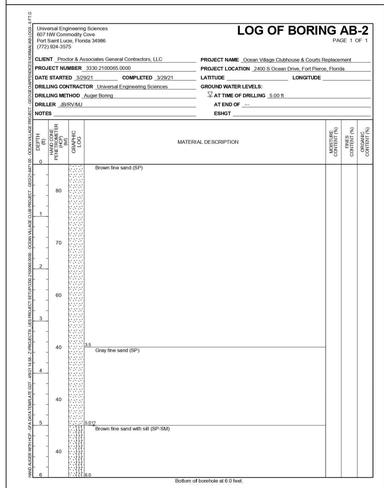
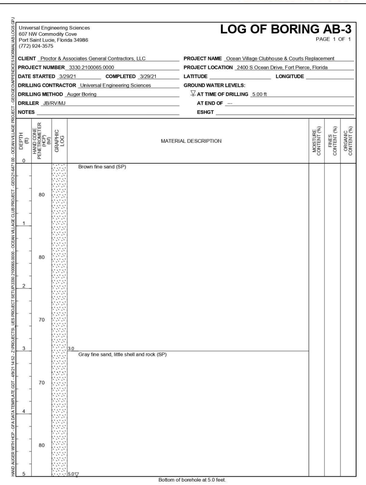
Appendix D - Log of Boring Records

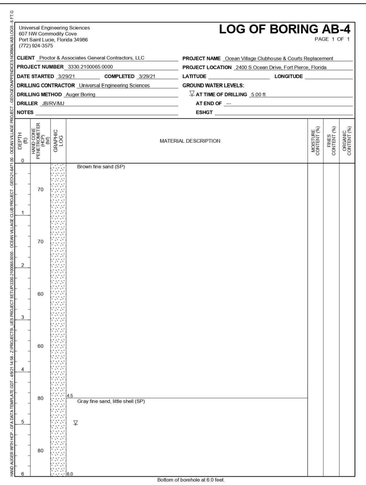


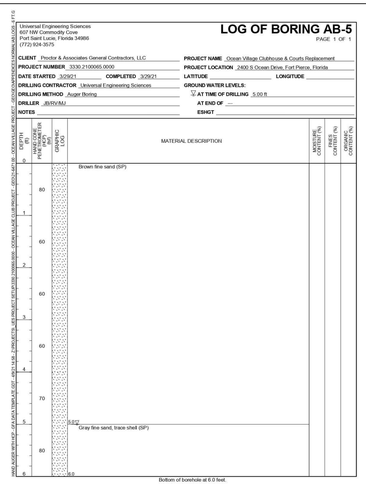












Appendix E - Hydraulic Conductivity Results

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EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

Client: Proctor & Associates General Contractors, LLC
Project No: 3330.2100065.0000

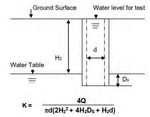
Project: Ocean Village Club
2400 S Ocean Drive
Fort Pierce, Florida

Test Date: 4/16/2021
Technician: PM

SOIL PROFILE

Test Location: EX-1	Depth (feet)	Soil Description	HCP
	0 - 2	Dark brown fine sand, trace silt (SP)	60
	2 - 6	Light brown fine sand, trace shell (SP)	70
			80
			80
			80
			80
	Depth to Water Table from Ground Surface (feet)		2.3

CALCULATION OF HYDRAULIC CONDUCTIVITY



K	Hydraulic Conductivity (cfs/ ft² – ft head)	2.44 x 10⁻⁰⁴
Q	Stabilized Flow Rate (cubic ft per second)	2.90 x 10⁻⁰³
d	Diameter of Test Hole (feet)	0.33
H_2	Depth to Water Table (feet)	2.3
D_5	Saturated Hole Depth (feet)	3.7

Notes:

Appendix F - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the "A" line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No. 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the "A" line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

MARK	REVISION	DATE
1	REVISED PER COPP AND FDEP	10/07/21
2	REVISED PER COPP AND FDEP	01/13/22

DRAWING 21-032 CONST
DESIGNED JBB
DRAWN JBB
CHECKED JBB
SCALE NTS
DATE 04/30/21

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WEBSITE https://www.sbsengineers.com

SOIL BORINGS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by: Jodah Bittle
A99E27959C0C465...

JODAH B. BITTLE
FL REG. NO. 57396
DATE: 1/30/2023

PROJECT NO. 21-032
SHEET 04B

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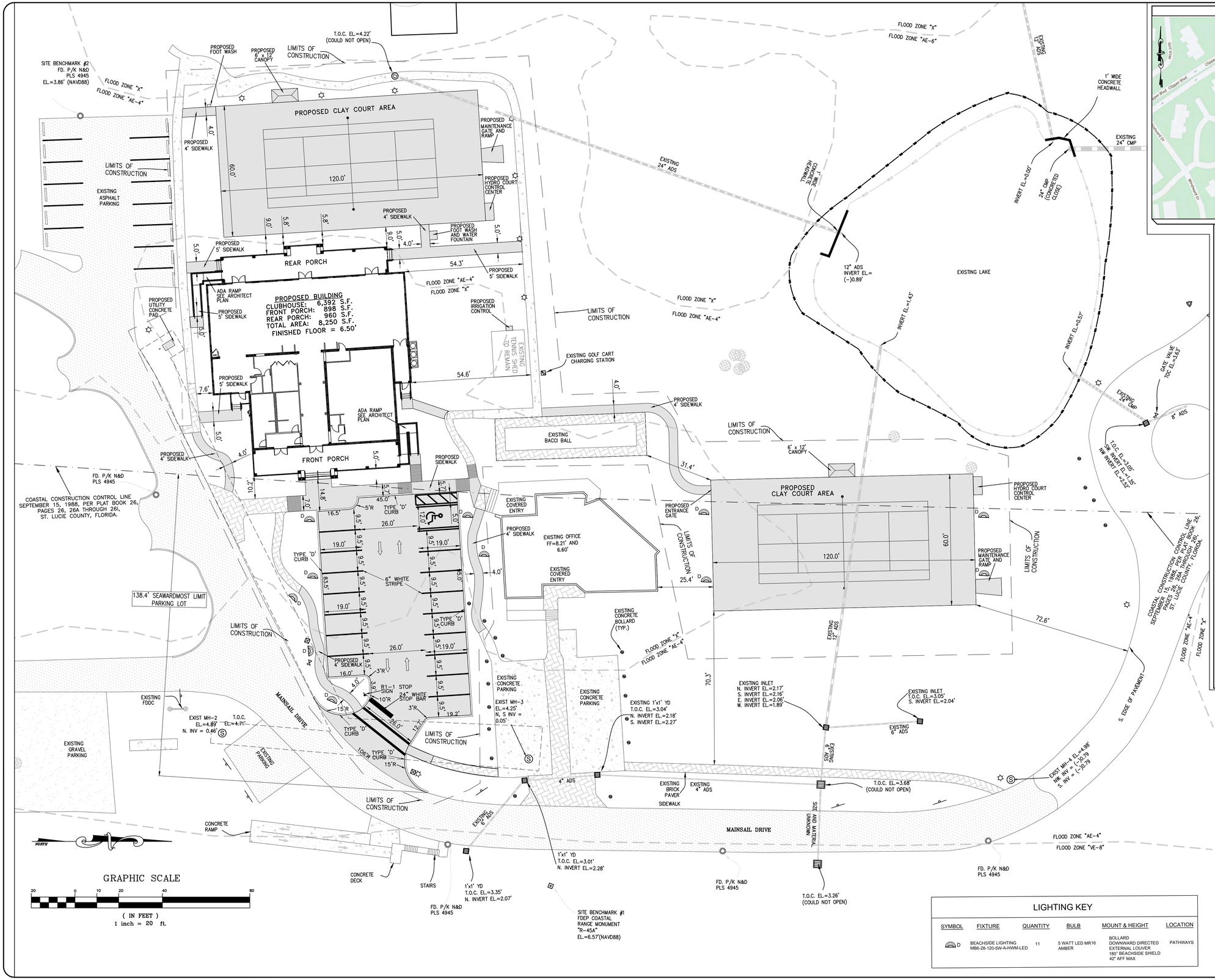


LOCATION MAP

LIGHTING KEY

SYMBOL	FIXTURE	QUANTITY	BULB	MOUNT & HEIGHT	LOCATION
D	BEACHSIDE LIGHTING MB6-28-120-5W-A-HWM-LED	11	5 WATT LED MR16 AMBER	BOLLARD DOWNWARD DIRECTED EXTERNAL LOUVER 180° BEACHSIDE SHIELD 42" AFF MAX	PATHWAYS

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2400 SOUTH OCEAN DRIVE FT. PIERCE, FL 34949
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PHONE (772) 794-1213
EXISTING USE	CLUBHOUSE WITH RACQUET COURTS
PROPOSED USE	CLUBHOUSE WITH RACQUET COURTS
PROJECT LOCATION	WEST SIDE OF MAINSAIL DRIVE AND SOUTH OF CLIPPER BOULEVARD
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2507-321-0001-000-5
CURRENT LAND USE	HIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PHASING PLAN	PHASE 1: NEW CLUBHOUSE, ADDITION TO EXISTING TENNIS COURT, SIDEWALKS AND ADDITIONAL PARKING AREA PHASE 2: PROPOSED TWO ADDITIONAL TENNIS COURTS AND SIDEWALK CONNECTION FROM CLUBHOUSE TO TENNIS COURTS

DEVELOPMENT PARAMETERS :	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	40.02 ACRES
MIN. OVERALL LOT WIDTH	75'	>75'
MIN. INTERIOR LOT DEPTH	70'	>70'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	N/A
SIDE (NORTH)	10'	N/A
SIDE (SOUTH)	10'	N/A
REAR (WEST)	20'	N/A
MAX. LOT COVERAGE BY BLDGS	40%	8.5%
MIN. OPEN SPACE	25%	41%
MAX. IMPERVIOUS AREA	75%	59%
MAXIMUM DENSITY	8 UNITS/ACRE	N/A
MAX. BLDG. HEIGHT	45'	20'

AREA CALCULATIONS:	EXISTING			PROPOSED (BASED ON LIMITS OF CONSTRUCTION)		
SITE AREAS:						
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC		1,743,271 SF	40.02 AC	
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC		75,542 SF	1.73 AC	100.0%
IMPERVIOUS AREA:	26,455 SF	0.60 AC		44,583 SF	1.02 AC	59.0%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC		0 SF	0.00 AC	0.0%
EXIST. PAVING, CONC.:	24,085 SF	0.55 AC		9,567 SF	0.22 AC	12.7%
PROP. BUILDING AREA::	0 SF	0.00 AC		6,426 SF	0.15 AC	8.5%
PROP. PAVING, CONC.:	0 SF	0.00 AC		28,590 SF	0.66 AC	37.8%
PERVIOUS AREA:	49,087 SF	1.13 AC		30,959 SF	0.71 AC	41.0%
GREEN SPACE:	49,087 SF	1.13 AC		30,959 SF	0.71 AC	41.0%

NATIVE VEGETATION/PRESERVATION:
NO NATIVE AREA. SITE IS GRASS WITH TREES AND SHRUBS

PARKING CALCULATIONS:
EXISTING: RECREATION/CLUBHOUSE: 1 SPACE PER 200 SF
EXISTING 2,370 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
2,370 SF X 1 SPACES / 200 SF = 12 SPACES
14 EXISTING PARKING SPACES TO THE SOUTH OF CLUBHOUSE

PROPOSED: RECREATION/CLUBHOUSE: 2 SPACE PER 200 SF
PROPOSED 6,426 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
6,426 SF X 1 SPACES / 200 SF = 32 SPACES

PROVIDED: 14 EXISTING PARKING SPACES
18 PROPOSED PARKING SPACES
32 TOTAL PARKING SPACES

CONSTRUCTION SCHEDULE:

PHASE	DATE OF COMMENCEMENT	DATE OF COMPLETION
1	11/21	11/22
2	1/24	1/25

MB6 Fixture D

The MB6 is a classic-style bollard for concrete installation. MB-series bollards set the standard for durable, corrosion-resistant walkway lighting. The lamp is protected by a threaded glass lens. An internal brass collar with stainless steel mounting hardware helps ensure stability.

Wildlife Lighting Certification Number 2015-012

Construction Cast brass shells and louver assembly, 4" diameter brass tube x 0.090" wall thickness. (10.2 cm x 2.3 cm)

Mounting Concrete-mounted fixture uses 3/8" stainless steel anchor bolts through an internal brass mounting collar. Stainless steel hex nuts and washers below collar allow for leveling.

Lens Vapor-proof, tempered glass with threaded fitter.

Shaft Height ___4 4" [10 cm] ___12 12" [30 cm] ___28 28" [71 cm] Standard

Voltage / Lamp Options
12V MR16 LED + GU5.3 + Remote transformer required
One-piece ___5W-A 5 Watt Amber (1500K)
120V / 230V MR16 LED + GU10
One-piece ___5W-A 5 Watt Amber (1500K)

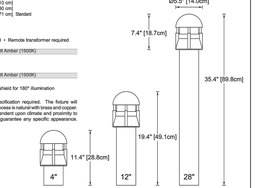
Accessory ___HSM-LED Half shield for 180° illumination

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 22 lbs / 10 kg (28" shaft)

IP66
CSA Listed, file # 190030
2 year fixture warranty
3 year warranty on MR16 LED lamps

MADE IN USA



MB6 Footcandles at Radius from Fixture Base with Standard 28" Shaft Height

Lamp	1' / 30cm	2' / 61cm	3' / 91cm	4' / 122cm	5' / 152cm	6' / 183cm	7' / 213cm	8' / 244cm	9' / 274cm	10' / 305cm
5W-A	0.56	0.17	0.22	0.20	0.15	0.10	0.06	0.04	0.03	0.02

Project ___ By ___ Date ___

For ordering purposes, please specify (example: MB6—28—12V—5W-A—HSM-LED)

MB6 — ___ — ___ — 5W-A — ___
Fixture | Shaft Height | Voltage | Lamp | Accessory

BEACHSIDE LIGHTING • 800-405-8702 • www.Beachsidelighting.com

December 2017

MARK	REVISION	DATE
1	REVISED PER COPP AND FDEP	10/07/21
2	REVISED PER COPP AND FDEP	01/12/22
3	REVISED PER NEW CLUBHOUSE	01/10/23

DRAWING 21-032 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB | DATE 04/30/21
SCALE 1"=20'

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SITE PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE
FL REG. NO. 57396
DocuSigned by: Jodah Bittle
DATE: 1/30/2023

PROJECT NO. 21-032
SHEET 05

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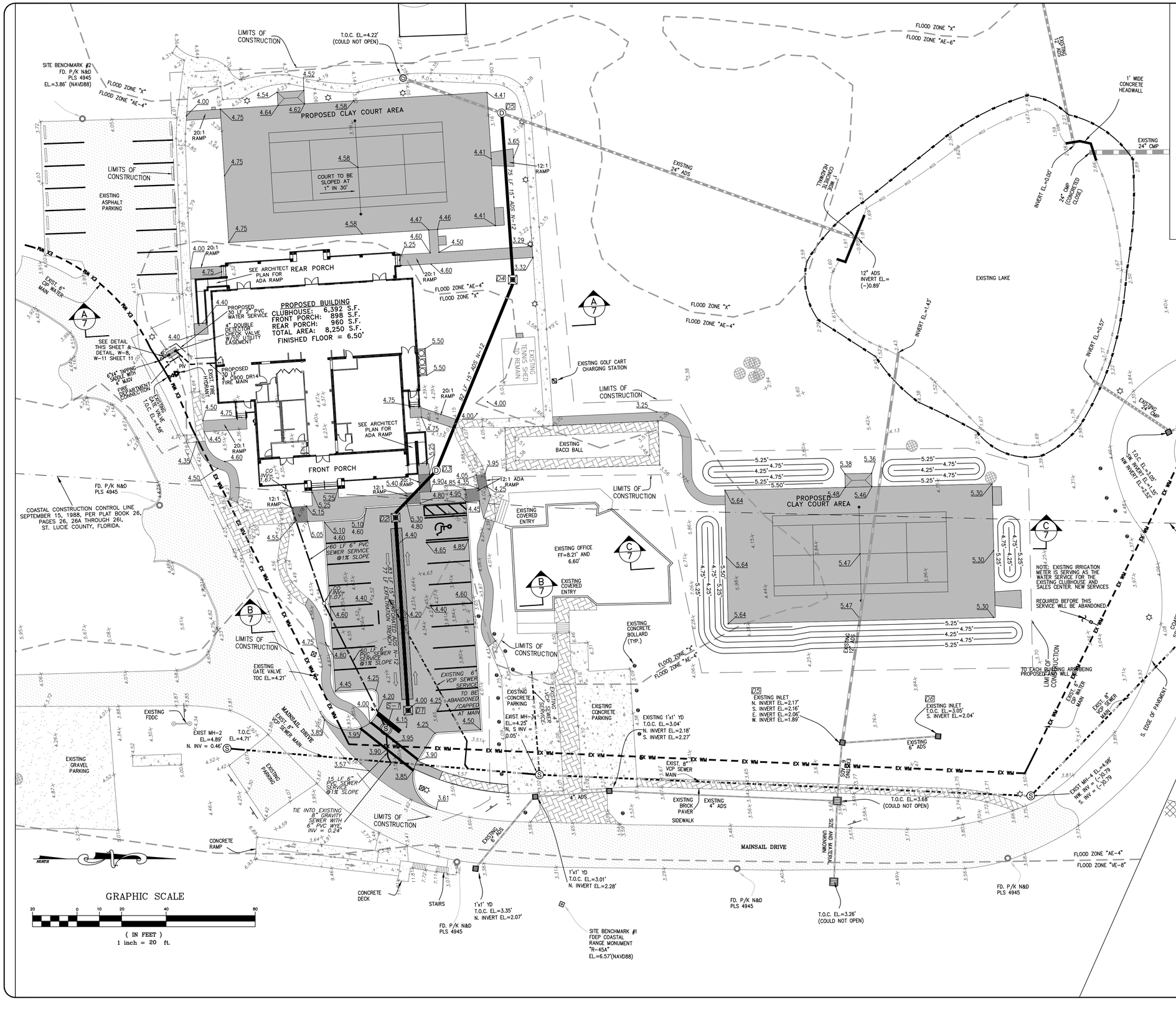
LIMITS OF CONSTRUCTION
T.O.C. EL=4.22' (COULD NOT OPEN)
SITE BENCHMARK #2 FD. P/K N&D PLS 4945 EL.=3.86' (NAVD88)
FLOOD ZONE "X"
FLOOD ZONE "AE-4"
PROPOSED CLAY COURT AREA
COURT TO BE SLOPED AT 1" IN 30'
20:1 RAMP
12:1 RAMP
EXISTING ASPHALT PARKING
SEE ARCHITECT REAR PORCH PLAN FOR ADA RAMP
PROPOSED BUILDING
CLUBHOUSE: 6,392 S.F.
FRONT PORCH: 898 S.F.
REAR PORCH: 960 S.F.
TOTAL AREA: 8,250 S.F.
FINISHED FLOOR = 6.50'
PROPOSED 30 LF 2" PVC WATER SERVICE
4" DOUBLE DETECTOR CHECK VALVE W/10' UTILITY EASEMENT
6"x4" TAPPING SADDLE WITH 4" MJVV
FIRE DEPARTMENT CONNECTION
EXISTING 6" CIP WATER MAIN
EXISTING FIRE HYDRANT
PROPOSED 75 LF 6" C900 DR14 FIRE MAIN
SEE DETAIL THIS SHEET & DETAIL, W-8, W-11 SHEET 11
EXISTING 24" ADS
EXISTING LAKE
INVERT EL=+0.00'
INVERT EL=+1.43'
INVERT EL=+0.57'
1' WIDE CONCRETE HEADWALL
24" CMP (CONCRETE CLOSE)
12" ADS INVERT EL.= (-)0.89'
TYMMOCH DRAINAGE STRUCTURE
EXISTING 24" CMP
EXISTING 12" ADS
EXISTING TENNIS SHED TO REMAIN
EXISTING GOLF CART CHARGING STATION
EXISTING BACCI BALL
EXISTING COVERED ENTRY
EXISTING OFFICE FF=8.21' AND 6.60'
EXISTING CONCRETE BOLLARD (TYP.)
EXISTING CONCRETE PARKING
EXISTING GRAVEL PARKING
EXISTING PARKING
EXISTING FDOC
EXIST MH-2 EL.=4.89' N. INV = 0.46'
T.O.C. EL=4.71'
EXISTING GATE VALVE TOC EL=4.21'
MAINSAIL DRIVE
EXIST. 6" VCP SEWER MAIN
EXIST. 8" VCP SEWER MAIN
EXIST MH-3 EL.=4.25' IN. S INV = 0.05'
EXIST MH-4 EL.=4.86' NW. INV = (-)0.79 S. INV = (-)0.79
EXISTING 1'x1' YD T.O.C. EL=3.04' N. INVERT EL.=2.18' S. INVERT EL.=2.27'
EXISTING 1'x1' YD T.O.C. EL=3.01' N. INVERT EL.=2.28'
EXISTING 1'x1' YD T.O.C. EL=3.35' N. INVERT EL.=2.07'
EXISTING 4" ADS
EXISTING 6" ADS
EXISTING BRICK PAVER SIDEWALK
SIZE AND MATERIAL UNKNOWN
T.O.C. EL=3.68' (COULD NOT OPEN)
T.O.C. EL=3.26' (COULD NOT OPEN)
FD. P/K N&D PLS 4945
SITE BENCHMARK #1 FDEP COASTAL RANGE MONUMENT "R-45A" EL.=6.57'(NAVD88)
COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988, PER PLAT BOOK 26, PAGES 26, 26A THROUGH 26I, ST. LUCIE COUNTY, FLORIDA.
EXISTING 6" VCP SEWER SERVICE TO BE ABANDONED /CAPPED AT MAIN
60 LF 6" PVC SEWER SERVICE @1% SLOPE
87 LF 15" EXFILTRATION TRENCH W/ PERFORATED ADS N-12
15 LF 6" PVC SEWER SERVICE @1% SLOPE
TIE INTO EXISTING 8" GRAVITY SEWER WITH 6" PVC WYE, INV = 0.24
CONCRETE RAMP
CONCRETE DECK
STAIRS
EXISTING COVERED ENTRY
EXISTING CONCRETE PARKING
EXISTING CONCRETE PARKING
EXISTING CONCRETE PARKING
EXISTING 6" VCP SEWER SERVICE
EXISTING 6" VCP SEWER SERVICE
EXISTING 6" CIP WATER MAIN
EXIST. 6" VCP SEWER MAIN
EXISTING 6" ADS
EXISTING 24" CMP
EXISTING 12" ADS
EXISTING FIRE HYDRANT
EXISTING SIDEWALK
PROPOSED BUILDING
1.5" RPZ ABOVE GROUND 1.5" METER ASSEMBLY INSTALLED BY FPUA
45° BEND
4" DOUBLE DETECTOR CHECK VALVE W/10' UTILITY EASEMENT
PROP. 10 LF 2" PE WATER SERVICE
PROP. 10 LF 2" PE WATER SERVICE
4" TO 2" REDUCER
2" GATE VALVE
6"x4" TAPPING SADDLE WITH 4" MJVV
4" TEE
POST INDICATOR VALVE
45° BEND
PROPOSED 8 LF 4" C900 DR14 FIRE MAIN
PROPOSED 12 LF 4" C900 DR14 FIRE MAIN
4" GATE VALVE
FIRE DEPARTMENT CONNECTION
EXISTING ROADWAY
EXIST. FIRE HYDRANT WITH 6" GATE VALVE
NOTE: EXISTING IRRIGATION METER IS SERVING AS THE WATER SERVICE FOR THE EXISTING CLUBHOUSE AND SALES CENTER. NEW SERVICES REQUIRED BEFORE THIS SERVICE WILL BE ABANDONED
TO EACH BUILDING ARE BEING PROPOSED AND WILL BE
LIMITS OF CONSTRUCTION
S. EDGE OF PAVEMENT
D5 EXISTING INLET N. INVERT EL=2.17' S. INVERT EL=2.16' E. INVERT EL=2.06' W. INVERT EL=1.89'
D6 EXISTING INLET T.O.C. EL=3.05' S. INVERT EL=2.04'
EXIST. MH-1 T.O.C. EL=3.25' NW INVERT EL=2.55'
EXISTING 24" CMP
GATE VALVE TOC EL=3.63'
EXIST. FIRE HYDRANT
EXISTING 12" ADS
EXISTING 24" ADS
EXISTING 6" ADS
EXISTING 4" ADS
EXISTING 6" CIP WATER MAIN
EXIST. 6" VCP SEWER MAIN
EXISTING 6" ADS
EXISTING 4" ADS
EXISTING 6" ADS
EXISTING 6" ADS
EXISTING 6

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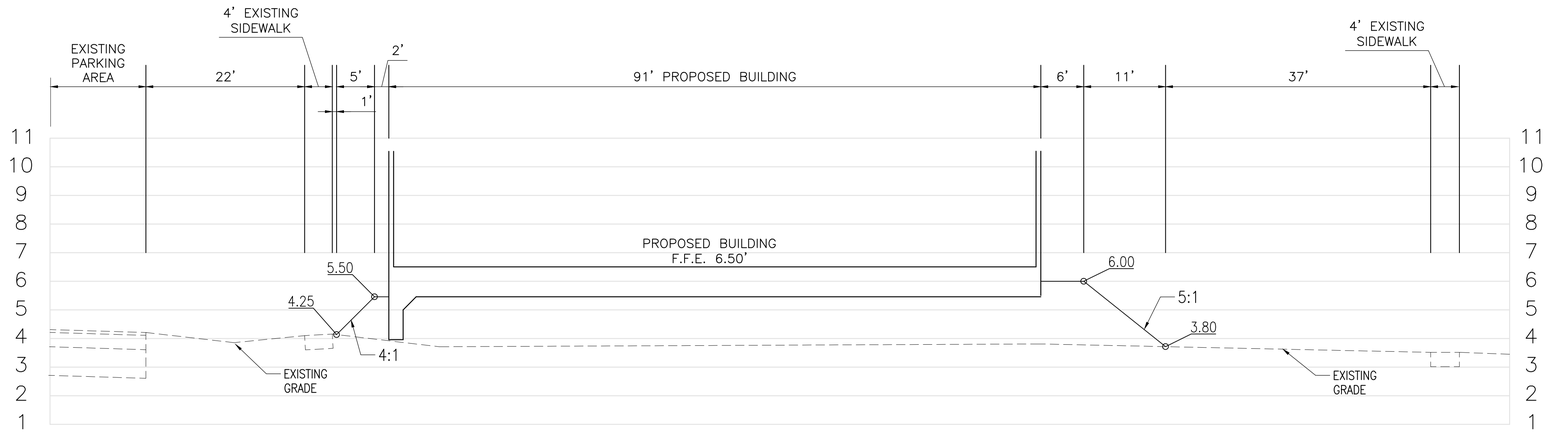
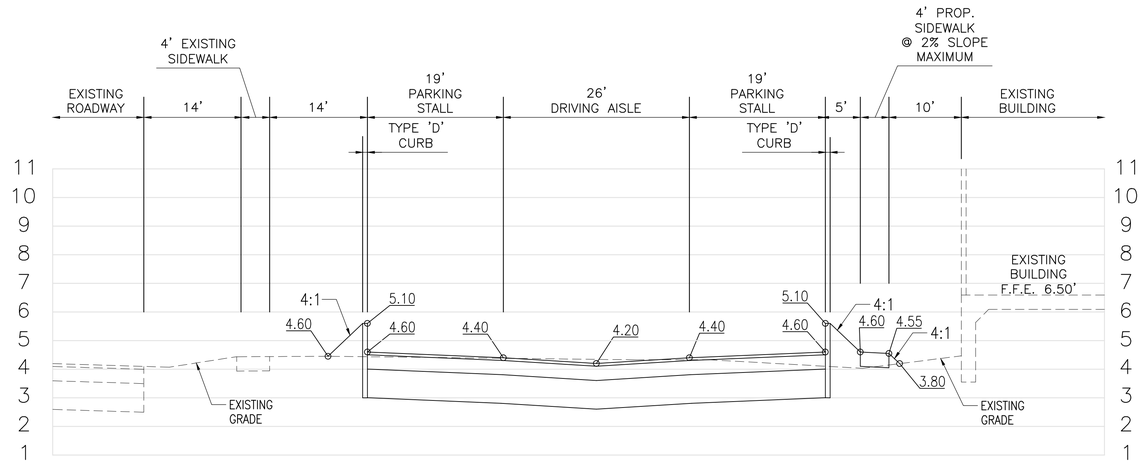


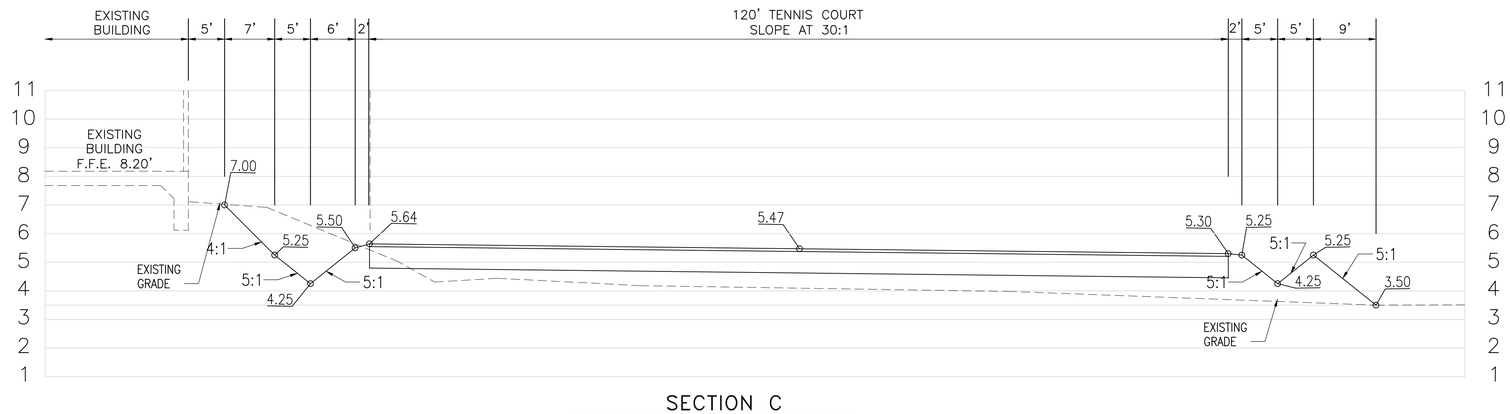
SECTION A

SCALE: NTS



SECTION B

SCALE: NTS



SECTION C

SCALE: NTS

MARK	REVISION	DATE
1	REVISED PER COPP AND FDEP	10/07/21
2	REVISED PER COPP AND FDEP	01/12/22
3	REVISED PER NEW CLUBHOUSE	01/10/23

DRAWING 21-032 CONST

DESIGNED JBB | DRAWN JBB

CHECKED JBB

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CROSS SECTION

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57398 STATE OF FLORIDA PROFESSIONAL ENGINEER

Electronically Signed by: Jodah Bittle A996F7669C6C45B...

JODAH B. BITTLE
FL REG. NO. 57398

DATE: 1/30/2023

PROJECT NO. 21-032

SHEET 07

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SPECIFICATIONS - CLEARING/GRADING/PAVING/DRAINAGE/UTILITY CONSTRUCTION

GENERAL
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST REVISIONS, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST REVISIONS. IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS, ALSO.
ALL WORK SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CLEARING/GRUBBING
THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL BUILDING, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH, DEBRIS, INCLUDING SEPTIC TANK, BUILDING FOUNDATIONS, PIPES, ETC., WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION. ALL AREAS WHERE STRUCTURES WILL BE CONSTRUCTED INCLUDING PIPE CULVERTS, AND AS OTHERWISE DEPICTED IN THE PLANS, ALL IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

GRADING
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES. FINAL DRESSING SHALL HAVE A TOLERANCE OF 0.1 FT.+- FROM THE PLAN CROSS SECTIONS. GRADING SHALL INCLUDE ALL SHAPING, ROUGH GRADING, AND FINAL DRESSING REQUIRED FOR THE PROPOSED ROADWAY AND ROAD EMBANKMENTS WITHIN THE LIMITS DEPICTED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADES UNTIL CONTRACT CLOSE-OUT, AND MUST RE-GRADE AS REQUIRED WHEN EROSION OR OTHER DISTURBANCES OCCUR. SEED/MULCH AND/OR SODDING SHALL BE INCORPORATED TO ASSIST IN THIS REGARD. HOWEVER, ANY LOSS OF SOD OR SEED/MULCH DURING THESE OCCURRENCES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

SOD:
SOD SHALL BE ST. AUGUSTINE OR ARGENTINE BAHIA - AS NOTED ON THE LANDSCAPE PLANS OR CONTRACT DOCUMENTS. SOD SHALL BE WELL MATTED WITH ROOTS AND SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE LIVE, FRESH AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE REASONABLY FREE OF WEEDS AND OTHER GRASSES. THE RECEIVING GROUND SURFACE SHALL BE GRADED TO PROPER ELEVATIONS, FREE OF LARGE VOIDS, ROOTS, WEEDS OR PATCHES OF EXISTING GRASS. UPON LAYING, THE ENTIRE AREA SHALL BE ROLLED THOROUGHLY. ALL SODDED AREAS ARE TO BE WATERED TO KEEP SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE REPLACED BY CONTRACTOR.

EMBANKMENT CONSTRUCTION
ROADWAY EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION REQUIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PADS, DITCHES AND SWALES IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONTAINING NO ROOTS OR OTHER OBJECTIONABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIALS THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED. EXISTING EARTH SURFACES SHALL BE COMPACTED/PROOF ROLLED PRIOR TO PLACEMENT OF ANY EMBANKMENT MATERIAL.
MATERIAL: UNLESS OTHERWISE SPECIFIED, MATERIAL SHALL BE "TYPE 2 MATERIAL"
COMPACTION: 98% COMPACTED LIFTS, MINIMUM 98% MAXIMUM DRY DENSITY (AASHTO T-180)
- MIN. 100% MAX DENSITY ADJACENT TO STRUCTURES WITHIN PAVED AREAS
COMPENSATION: COMPENSATION FOR THE EMBANKMENT CONSTRUCTION SHALL BE MADE FULLY BY THE BID ITEMS FOR BORROW EXCAVATION (PER C.Y.), GRADING (PER L.F. OF ROADWAY OR PER ACRE OF SITE), AND REGULAR EXCAVATION (PER C.Y.) WHEN APPLICABLE.

EMBANKMENT AND BACKFILL MATERIAL:
TYPE 1: WELL GRADED CRUSHED STONE OR CRUSHED GRAVEL (ASTM C33-71A, GRADATION 67) - ¾" TO NO. 4 SIEVE.
TYPE 2: SANDY MATERIAL, AND MAY BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE FREE FROM MUCK, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS, AND SHALL CONTAIN NO STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN ½ INCHES IN DIAMETER.
TYPE 3: SELECT GRANULAR SAND MATERIAL, FREE OF ORGANICS WITH LESS THAN 3% FINES PASSING THE NO. 200 SIEVE.

STAKING
CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STABILIZING
STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE OR L.B.R. AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS, ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL MATERIAL SHALL BE MIXED TO A HOMOGENEOUS MATERIAL.

BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND TO AN L.B.R. VALUE WHEN SPECIFIED ON PLANS. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

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

ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP 9.5 & TYPE SP 12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

CEMENT CONCRETE PAVEMENT:
CONSTRUCT PORTLAND CEMENT CONCRETE (TYPE II, CLASS I) PAVEMENT IN ONE COURSE ON A PREPARED STABILIZED SUBGRADE IN ACCORDANCE WITH SECTIONS 346 AND 350. PROVIDE STEEL REINFORCEMENT WHEN SPECIFIED IN THE PLANS.

CURB
ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH F.D.O.T. INDEX NO. 300. PROVIDE CONTRACTION JOINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO ZERO HEIGHTS IN 3-FEET. CURB CUT RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 304.

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

THE SCHEDULE FOR TESTING THE ROAD/PAVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLOWS:

A. EMBANKMENT:		DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 5,000 SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTING/PROPOSED EARTH SURFACES.
B. SUBGRADE:	(1)	F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. (MIN. OF 3 / 1 PER JOB)
	(2)	DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
C. BASE:	(1)	F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER (MIN. OF 3 / 1 PER JOB)
	(2)	DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
D. PIPE BACKFILL:		DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 50 FT. INTERVALS, 1' ABOVE PIPE, 1' BELOW GRADE, MIN., AND AT PIPE DEPTHS GREATER THAN 5 FT. AN ADDITIONAL TEST SHALL BE TAKEN AT MID DEPTH OF BACKFILL
E. STRUCTURES:		A MINIMUM OF 1 DENSITY TEST SHALL BE PERFORMED IN THE STABILIZED SUBGRADE, AND WITHIN THE BACKFILL FOR EACH 12" LIFT, ADJACENT TO EACH STRUCTURE INSTALLED.
F. BUILDING PAD:		AS SPECIFIED IN ARCHITECTURAL PLANS.
G. CURB PADS:		DENSITY TEST SHALL BE TAKEN AT A MAXIMUM OF 500 FT. INTERVALS.

ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

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

DRAINAGE STRUCTURE SPECIFICATIONS
STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FY = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71. PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

PRECAST INLETS/MANHOLES
ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH APPLICABLE REFERENCES TO FDOT DRAWINGS IN THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 4000 PSI.

CULVERT PIPES
INSTALL PIPE CULVERTS AND STORM SEWERS IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS DEPICTED IN THE PLANS. FURNISH AND INSTALL SANDTIGHT (WATERTIGHT TO 2 PSI) PIPE JOINTS AND PIPE/STRUCTURE JOINTS. ALL JOINTS SHALL BE GASKETED. REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS. ADS (CORRUGATED POLYETHYLENE) SHALL BE IN ACCORDANCE WITH SECTION 948-2.3 OF THE STANDARD SPECIFICATIONS.

BACKFILLING OVER PIPE CULVERT AND STORM SEWERS SHALL BE COMPLETED IN MAXIMUM 4" LIFTS TO THE SPRINGLINE MAXIMUM 6" LIFTS, TO A POINT 12" ABOVE THE PIPE, AND IN 12" LIFTS BEYOND, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY. TYPE 2 MATERIAL SHALL BE USED FOR ALL BACKFILL, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.

FURNISH AND INSTALL FILTER FABRIC JACKET AROUND ALL PIPE JOINTS AND THE JOINT BETWEEN THE PIPE AND THE STRUCTURE IN ACCORDANCE WITH DESIGN STANDARDS INDEX NUMBERS 201 & 280. USE FABRIC MEETING THE PHYSICAL REQUIREMENTS OF TYPE 3 SPECIFIED ON THE DESIGN STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES (300 MM) BEYOND EACH SIDE OF THE JOINT OR BOTH EDGES OF THE COUPLING BAND, IF A COUPLING BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM WIDTH OF 24 INCHES (600 MM) AND A LENGTH SUFFICIENT TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 MM). SECURE THE FILTER FABRIC JACKET AGAINST THE OUTSIDE OF THE PIPE BY METAL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED THE THE ENGINEER.

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

RECORD DRAWINGS
CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, HORIZONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TOP OF CULVERTS, SEWER MANHOLES, DRAINAGE STRUCTURES, INLETS, UTILITY MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOT/BLDG., PADS, SWALES, BERMS, CURBS, PAVEMENT, SIDEWALKS- DEPICTING HORIZONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

THE CONTRACTOR SHALL BE REQUIRED TO HAVE A SURVEYOR PROVIDE CERTIFIED RECORD DRAWINGS/AS-BUILTS. THESE DRAWINGS SHALL BE PROVIDED IN AN ACAD ELECTRONIC FILE AS WELL AS ON SIGNED/SEALED HARD COPIES. THE AS-BUILTS MUST MEET I.R.C. UTILITY DEPT. CRITERIA FOR WATER MAIN AND SEWER AS-BUILTS, INCLUDING TIES TO STATE PLANE COORDINATES.

INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE:
A. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
B. UPON COMMENCING ANY EARTHWORK.
C. UPON COMPLETION OF SUBGRADE AND COMPACTION.
D. PRIOR TO POURING CURBS, SIDEWALKS OR OTHER FLATWORK.
E. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL
F. UPON COMPLETION OF GRADING AND COMPACTION OF BASE MATERIAL AND PRIOR TO PRIMING.
G. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
H. UPON COMPLETION OF CONSTRUCTION.

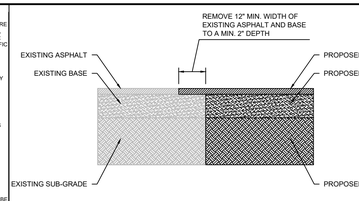
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION, CONCRETE CURB OR SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR TO APPLICATION OF SURFACE COURSE.

WHERE REFERENCES ARE MADE TO ROADWAY CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROADWAYS AND/OR PARKING LOTS/DRIVEWAYS.

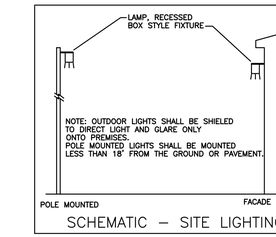
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE EXCEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORIZED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATIONS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019-20.
2. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDEX NO. 711-001.
3. TRAFFIC FLOW ARROWS THRU PARKING AREAS ARE FOR DIRECTION AND ARE TO BE PAINTED.
4. STOP BARS SHALL BE 24" WIDE.
5. FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, MUTCD, AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS, ALL LATEST EDITIONS.
6. ALL PAVEMENT MARKINGS FOR THE PROPOSED PUBLIC ROADWAYS AND ALL MARKINGS AT INTERSECTIONS OF PRIVATE ROADS/DRIVEWAYS WITH PUBLIC ROADS SHALL BE EXTRUDED TYPE ALKYD BASE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. SPECIAL MARKINGS (CROSS WALK, STOP BARS, ROADWAY CONTINUOUS STRIPING, THRU ARROWS, PAVEMENT MARKINGS FOR TRAFFIC SEPARATORS, ETC. SHALL BE IN ACCORDANCE WITH THE F.D.O.T., INDEX NO. 711-001.
8. ALL FDOT DESIGN STANDARDS INDICES CORRESPONDING TO THE 2019-20 EDITION.

SIGNS:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS, ALL LATEST EDITIONS.
2. ALL SIGNS SHALL BE TYPE 'C' SINGLE COLUMN GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX NO. 700-010. WIND LOAD SHALL BE ZONE 3 (80 M.P.H.).
3. ALL SIGNS PLACEMENT SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 700-101 AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS.

ADDITIONAL SPECIFICATIONS FOR WORK WITHIN A PUBLIC R.O.W.:
1. THE LOCAL MEDIA SHALL BE CONTACTED A WEEK PRIOR TO ANY LANE CLOSURES ON THE STATE ROAD SYSTEM AS IT WILL OCCUR DURING PEAK HOURS OR OVER THE SPAN OF MORE THAN ONE DAY. CONTACT BARBARA KELLEHER, FDOT PUBLIC INFORMATION OFFICE AT 954-777-4090 FOR GUIDANCE ON WHO TO CONTACT. PROVIDE A COPY OF THE PRESS RELEASE TO:
FLORIDA DEPARTMENT OF TRANSPORTATION
PUBLIC INFORMATION OFFICE
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
2. ALL MATERIALS AND CONSTRUCTION WITHIN FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOTROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.
3. THE APPLICANTS ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S DEPARTMENT OF TRANSPORTATION, FHWA). THE CONTRACTOR SHALL PROVIDE NECESSARY M.O.T. AS SPECIFIED IN THE PLANS AND PERMITS, AND AS DIRECTED IN THE FIELD BY THE ENGINEER OR PUBLIC WORKS/FDOT REPRESENTATIVE.
4. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
5. IF THE APPLICANT PROPOSES A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE, SHALL BE REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
6. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
8. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE TELEPHONE NUMBER IS 954-776-4300 OR 1-800-300-8236.
9. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
10. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
11. ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED EXCEPT AT TIMES PRESCRIBED BY THE DEPARTMENT.
12. LIMEROCK BASE SHALL BE A MINIMUM OF 12" AND COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. CONSTRUCTION TO CONFORM TO SECTION 200. BASE TO BE PRIMED AFTER COMPACTION.
13. STABILIZED SUBGRADE SHALL BE A MINIMUM OF 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. MATERIAL TO HAVE A MINIMUM L.B.R. OF 40 AND CONFORM TO SECTION 160.
14. REMOVE ALL MUCK, OVERBURDEN, AND ROOT MATERIAL TO THE HIGHT OF WAY LINE, AND BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 6" LIFTS COMPACTED TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99-C SPECIFICATIONS, AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.
15. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORIST OF TRUCKS ENTERING THE HIGHWAY.



SAW-CUT
N.T.S.

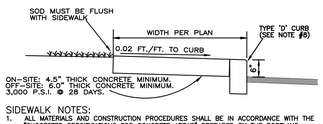


SCHEMATIC – SITE LIGHTING

CONSTRUCTION NOTES

Conditions of Construction Within F.D.O.T. Right-of-Way

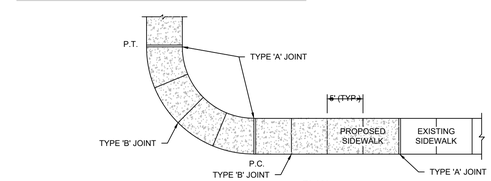
1. The contractor shall provide a security instrument in the form of a performance bond in the estimated dollar amount of the improvements/work within the state road right-of-way. This dollar amount shall be established by an amount equal to 110% of the contractors bid proposal. This amount will be used on the appropriate Florida Department of Transportation (FDOT) form 850--040--20, 04/93 by the engineer. This security instrument may be waived by the FDOT, but is presumed to be required until otherwise indicated, and shall be included in the contractor's proposal.
2. The contractor shall deliver to the engineer of record and to the FDOT, proof of liability insurance, naming themselves as insured, and the FDOT as an additional name insured. The policy shall contain a broad form contractual endorsement specifically covering the liabilities arising from the indemnity agreement. The policy shall also provide:
   - Public liability insurance, including property damage, the amount of $500,000.00 combined single limit/ occurrence.
   - A provision requiring the insurance company to notify the FDOT 30 days prior to the effective date of cancellation or material change in policy.
3. The contractor shall notify all users of the right--of--way (utility Co's, etc.) of the pending work and will have all existing utilities located in the field,and all conflicts resolved. Documentation of this notification shall be submitted to the engineer of record.
4. The engineer of record and the FDOT must be notified 72 hours prior to the commencement of construction. A pre--construction meeting at the job site shall be arranged by the contractor, at which representatives of the engineer of record and FDOT must attend.
5. All conditions of the FDOT permit must be strictly adhered to.
6. All construction shall be performed in accordance with the "FDOT Standard Specifications for Road and Bridge Construction," latest edition and shall reference the "FDOT Standard Specifications for Road and Bridge Construction," latest revisions.
7. Construction specifications listed on Sheet C--3 shall be adhered to.



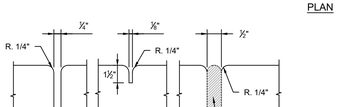
ON--SITE: 4.5" THICK CONCRETE MINIMUM.
OFF--SITE: 6.0" THICK CONCRETE MINIMUM.
3,000 P.S.I. @ 28 DAYS.

SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5--FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER DAY, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T--119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. RECESS SIDEWALK AS REQUIRED IF BRICK PAVERS CALLED FOR IN PLANS
8. SIDEWALK/CURB MAY BE CONSTRUCTED AS ONE INTEGRAL POUR. PROVIDE MIN. 8"x8" THK'N EDGE
9. PROVIDE REINFORCEMENT AS SPECIFIED IN PLAN SHEETS.

DETAIL AND
SIDEWALK / BIKEPATH SPECIFICATIONS

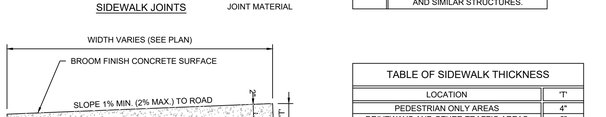


PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS FOR PAVEMENT AND SIMILAR STRUCTURES.



STANDARD CROSS SECTION

TABLE OF SIDEWALK THICKNESS	
LOCATION	'T'
PEDESTRIAN ONLY AREAS	4"
DRIVEWAYS AND OTHER TRAFFIC ARE

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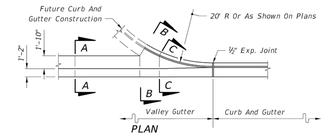
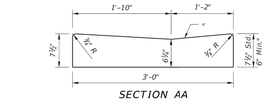
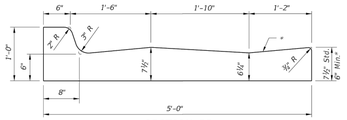
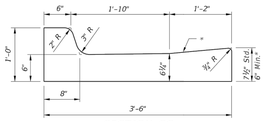




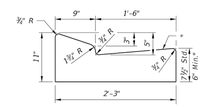


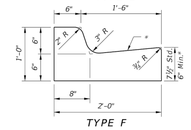


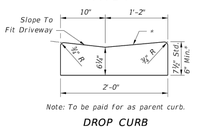
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

◪ Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.

For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.

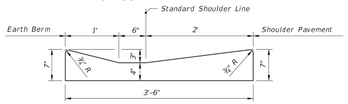


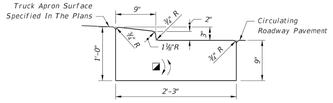




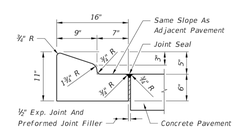
Note: To be paid for as parent curb.

DROP CURB



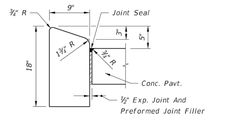


TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION
TYPE RA

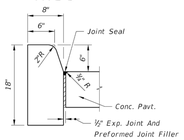


For details depicting usage adjacent to flexible pavement, see Sheet 2.

TYPE A



TYPE B



TYPE D

Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 2.

CONCRETE CURB

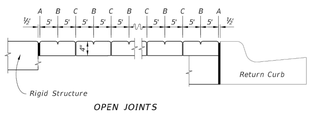
CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/17					520-001	1 of 2

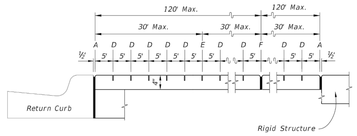
10/14/2019 11:05:46 AM

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ½" Formed Open Joints

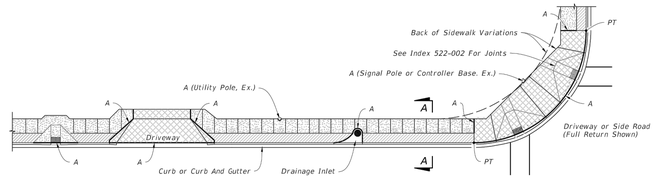
D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS



PLAN

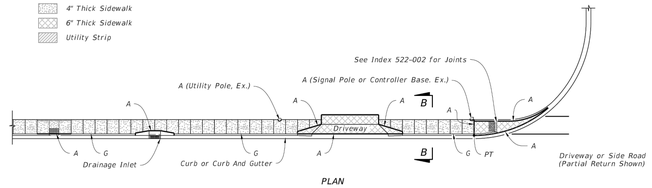
SIDEWALK WITH UTILITY STRIP

LEGEND:

4" Thick Sidewalk

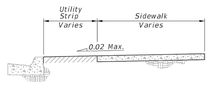
6" Thick Sidewalk

Utility Strip

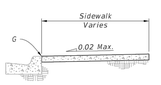


PLAN

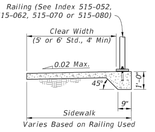
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



SECTION B-B



RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18					522-001	1 of 2

10/14/2019 11:15:57 AM

MARK	REVISION	DATE
1	REVISED PER COPP AND FDEP	10/07/21
2	REVISED PER COPP AND FDEP	01/12/22

DRAWING 21-032 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB | DATE 04/30/21
SCALE NTS

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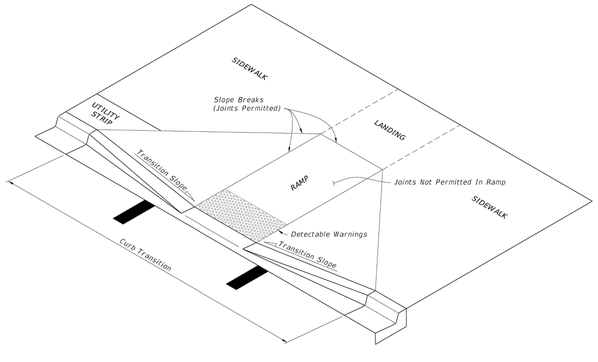
CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.
5. Detectable Warnings – Acceptance Criteria:
   - A. Color and texture shall be complete and uniform.
   - B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
   - C. There shall be no more than 4 non-compliant domes in any one square foot.
   - D. Non-compliant domes shall not be adjacent to other non-compliant domes.
   - E. Surfaces shall not deviate more than 0.10" from a true plane.



CURB RAMP NOMENCLATURE

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/19					522-002	1 of 7

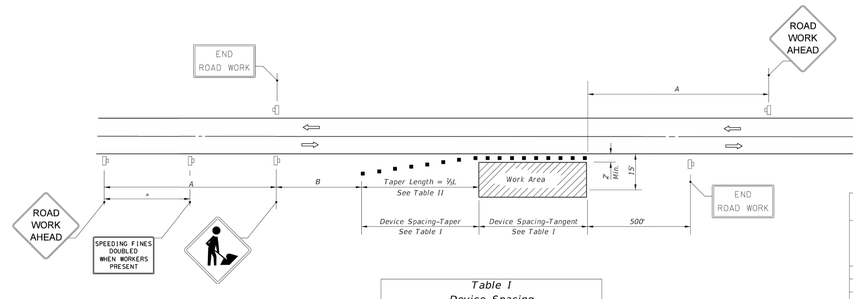


Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.)			
	Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

Table II
Taper Length - Shoulder

Speed (mph)	½L (ft)			Notes
	8' Shldr.	10' Shldr.	12' Shldr.	
25	28	35	42	$L=\frac{WS^2}{60}$
30	40	50	60	
35	55	68	82	
40	72	90	107	L=WS
45	120	150	180	
50	133	167	200	
55	147	183	220	
60	160	200	240	
65	173	217	260	
70	187	233	280	

8' minimum shoulder width

½L = Length of shoulder taper in feet

W = Width of total shoulder in feet (combined paved and unpaved width)

S = Posted speed limit (mph)

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.)	
	A	B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

*Midway between signs.

SYMBOLS

Work Area

Channelizing Device (See Index 102-600)

Work Zone Sign

Lane Identification + Direction of Traffic

GENERAL NOTES

1. When four or more work vehicles enter the through traffic lanes in a one hour period or less (excluding establishing and terminating the work area), the advanced FLAGGER sign shall be substituted for the WORKERS sign. For location of flaggers and FLAGGER signs, see Index 102-603.
2. SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign only on the side where the shoulder work is being performed.
3. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
4. For general TCZ requirements and additional information, refer to Index 102-600.

DURATION NOTES

1. Signs and channelizing devices may be omitted if all of the following conditions are met:
   - a. Work operations are 60 minutes or less.
   - b. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK ON SHOULDER	INDEX	SHEET
11/01/17					102-602	1 of 1

12/28/18 PM 2/26/2020

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

DocuSigned by: Jodah Bittle
A99EF7069C6C4F0...

DATE: 1/30/2023

PROJECT NO. 21-032 | SHEET 09

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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 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 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
02-08 DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: 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 STERLIZATION 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 THE 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
02-08 DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
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APPROVED: 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
02-08 DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: 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 II 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.

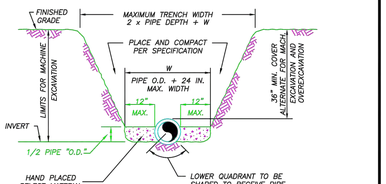
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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
02-08 DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2010	SHEET 1 OF 1



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 DETAIL	M-1
12-09 CONCRETE SLAB SLL A.C.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2015	SHEET 1 OF 1

REVISION	DATE
1 REVISED PER COFP AND FDEP	10/07/21
2 REVISED PER COFP AND FDEP	01/12/22

DRAWING 21-032 CONST	DRAWN JBB
DESIGNED JBB	DATE 04/30/21
CHECKED JBB	
SCALE N.T.S.	

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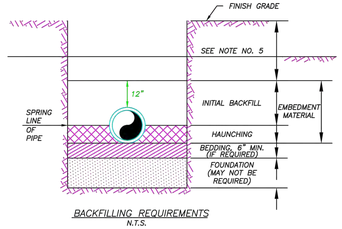
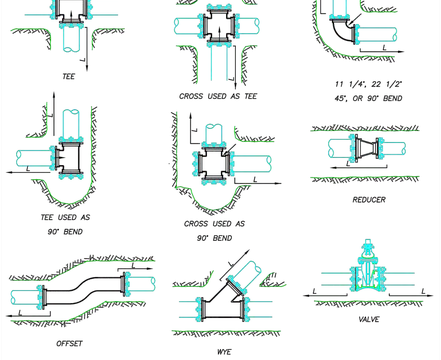


BACKFILLING REQUIREMENTS
N.T.S.

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.

BACKFILLING REQUIREMENTS	M-2
12-09 CONCRETE SLAB SLL A.C.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2015	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
12-09 CONCRETE SLAB SLL A.C.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
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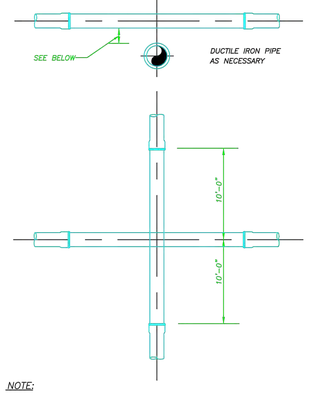
APPROVED: DATE: 2015	SHEET 1 OF 1

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.

MECHANICAL JOINT RESTRAINT NOTES	M-4
12-09 CONCRETE SLAB SLL A.C.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2015	SHEET 1 OF 1

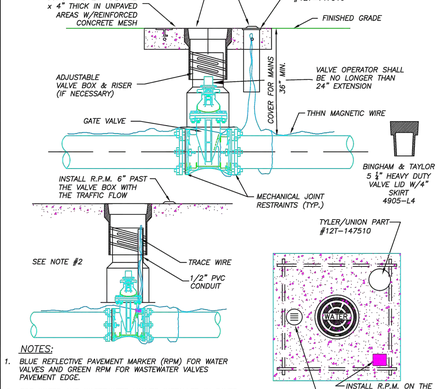


NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
12-09 CONCRETE SLAB SLL A.C.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: 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.

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
12-09 CONCRETE SLAB SLL A.C.	WATER/WASTEWATER ENGINEERING
DESIGNED: COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SCALE: N.T.S.	
APPROVED: DATE: 2015	SHEET 1 OF 1

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9626 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JOSHUA B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

Docusigned by: Joshua Bittle A696E77669C6C488...

JOSHUA B. BITTLE
FL. REG. NO. 57396
DATE: 1/30/2023
PROJECT NO. 21-032
SHEET 10

DocuSign Envelope ID: 60FD9234-1264-44B0-98B2-13889B9675EC

MATERIAL UPGRADE NOTES

MATERIAL UPGRADES ARE REQUIRED FOR UTILITY INSTALLATIONS THAT ARE IN CLOSE PROXIMITY TO SALT WATER (FOR EXAMPLE, HUTCHINSON ISLAND, INDIAN RIVER FLOOD PLAIN AND AREAS EAST OF U.S. HIGHWAY 1) AND AS DIRECTED BY FPUA WATER/WASTEWATER ENGINEERING DEPARTMENT.

1) PIPE – ALL DUCTILE IRON PIPE SHALL BE EPOXY COATED (EXTERIOR)

2) FITTINGS – ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED (EXTERIOR). PVC FITTINGS CAN ALSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING ALL AWWA REQUIREMENTS. NO FABRICATED FITTINGS WILL BE ALLOWED. ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

3) RESTRAINTS – ALL MECHANICAL JOINT RESTRAINTS SHALL BE EPOXY COATED. ALL HARDWARE (RODS, NUTS, BOLTS, WASHERS) SHALL BE 316SS ONLY.

4) FIRE HYDRANTS – ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

5) VALVES – ALL VALVES SHALL BE EPOXY COATED. ALL NUTS AND BOLTS SHALL BE 316SS. VALVE STEM AND 2–INCH OPERATING NUT SHALL BE CAST BRONZE.

6) HARDWARE – 316 SS, A4–70 AND A4–80 ARE ACCEPTABLE NOMENCLATURES SEEN ON FASTENERS

7) ALL OTHER MATERIALS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD UPGRADES FOR USE IN CORROSIVE ENVIRONMENTS.

FPUA COMMUNITY PROUD — MATERIAL UPGRADE NOTES — M–13
03–09 CONCRETE SLAB | SLL | JLC | DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG
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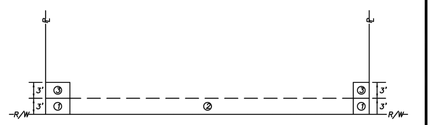
SLL | APPROVED: JLC | DATE: 2015
WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

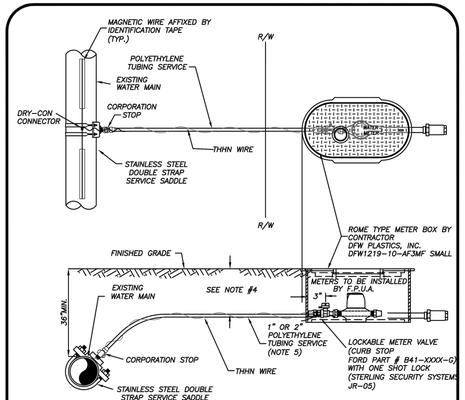


NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② , OR ALONG THE PROPERTY LINES MARKED AREA ③ .
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT–OF–WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD — WATER METER PLACEMENT POLICY — W–1
03–09 02–15 | SLL | JLC | DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG
DRAWN BY: SLL | SCALE: N.T.S.
APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1

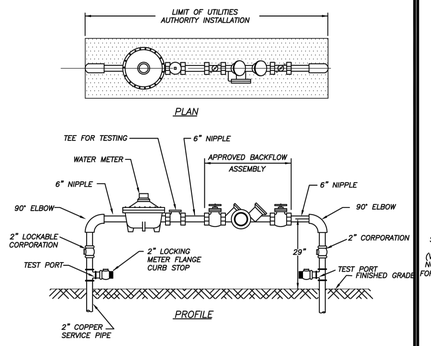


NOTES:

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
02–08 DESIGN | SLL | JLC | DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG
DRAWN BY: SLL | SCALE: N.T.S.
APPROVED: JLC | DATE: 2020
WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1

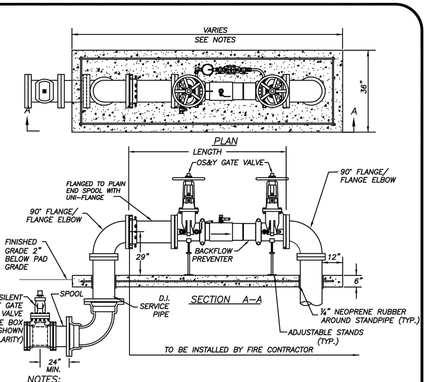


NOTES:

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 (WITH SIZE 2" OR LESS) — W–8
03–09 DESIGN | SLL | JLC | DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG
DRAWN BY: SLL | SCALE: N.T.S.
APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
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
03–09 CONCRETE PAD | SLL | JLC | DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG
DRAWN BY: JLC | SCALE: N.T.S.
APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1

MARK	REVISION	DATE
1	REVISED PER COPP AND FDEP	10/07/21
2	REVISED PER COPP AND FDEP	01/12/22

DRAWING 21–032 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB | DATE 04/30/21
SCALE N.T.S.

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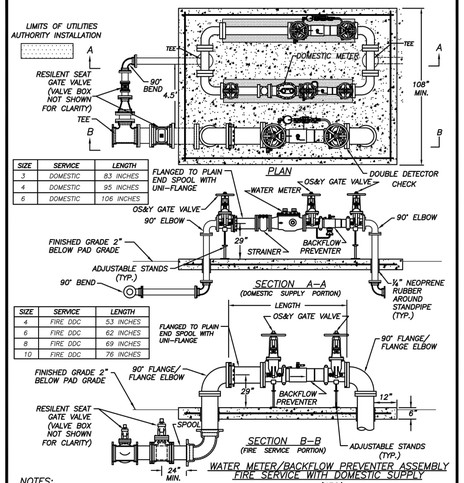
SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

MATERIAL UPGRADE NOTES



SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	95 INCHES
6	DOMESTIC	106 INCHES

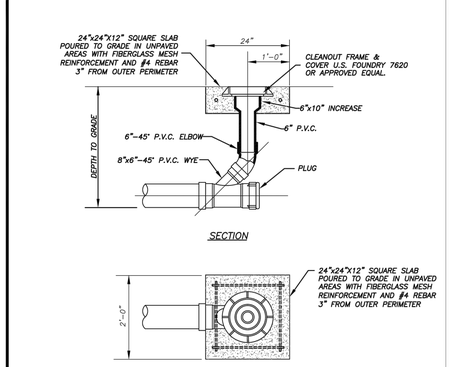
SIZE	SERVICE	LENGTH
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:

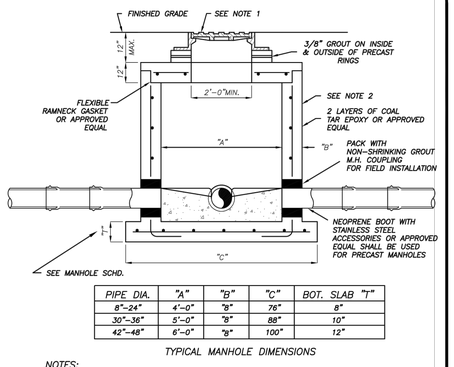
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

FPUA COMMUNITY PROUD — WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY — W–11
03–09 CONCRETE PAD | SLL | JLC | DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG
DRAWN BY: SLL | SCALE:
APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1



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

FPUA COMMUNITY PROUD — TERMINAL CLEANOUT DETAIL WASTEWATER — S–4B
10–08 | DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG
DRAWN BY: SLL | SCALE: N.T.S.
APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
SHEET 2 OF 3



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"–24"	4'–0"	"8"	76"	8"
30"–36"	5'–0"	"8"	88"	10"
42"–48"	6'–0"	"8"	100"	12"

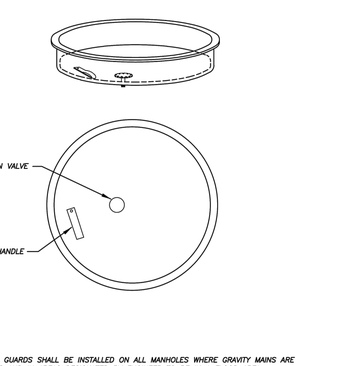
TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'–0"
(N.T.S.)

FPUA COMMUNITY PROUD — PRECAST MANHOLE DEPTH OF LESS THAN 5'–0" — S–6
02–08 | DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG
DRAWN BY: SLL | SCALE: N.T.S.
APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1

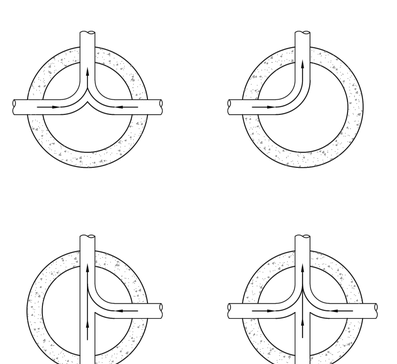


NOTES:

1) SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES WHERE GRAVITY MAINS ARE 12" OR LESS AND IN AREAS DESIGNATED BY ENGINEER TO BE IN A FLOOD AREA.
2) SEWER RAIN GUARDS SHALL BE MANUFACTURED BY PARSON ENVIRONMENTAL PRODUCTS, INC., PART # PMI–23S (PARSON MANHOLE INSERTS) WITH DOUBLE VALVING, OR APPROVED EQUAL.
3) RAINGUARDS MUST BE "SNUG" FIT.

RAINGUARD DETAIL
(N.T.S.)

FPUA COMMUNITY PROUD — RAINGUARD DETAIL — S–11
03–09 | DATE: | REVISION: | BY: | APPD:
DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG
DRAWN BY: SLL | SCALE: N.T.S.
APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1



NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.

FLOW PATTERNS FOR INVERT CHANNELS — S–12
DATE: | REVISION: | BY: | APPD:
DESIGNED: JLM | COMPUTER FILE # SEWER DETAIL 200602.DWG
DRAWN BY: JLM | SCALE: N.T.S.
APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING
FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by: Jodah B. Bittle
JODAH B. BITTLE FL REG. NO. 57396
A95EE7D95DC4E6...
DATE: 1/30/2023

PROJECT NO. 21–032 | SHEET 11

DocuSign Envelope ID: 60FD9234-1264-44B0-98B2-13889B9675EC

MARK	REVISION	DATE
1	REVISED PER COFP AND FDEP	10/07/21
2	REVISED PER COFP AND FDEP	01/12/22

DRAWING 21-032 CONST

DESIGNED JBB | DRAWN JBB

CHECKED JBB | DATE 04/30/21

SCALE 1"=20'

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WEBSITE https://www.sbsengineers.com

AERIAL

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE FL. REG. NO. 57396

Digitally signed by: Jodah Bittle

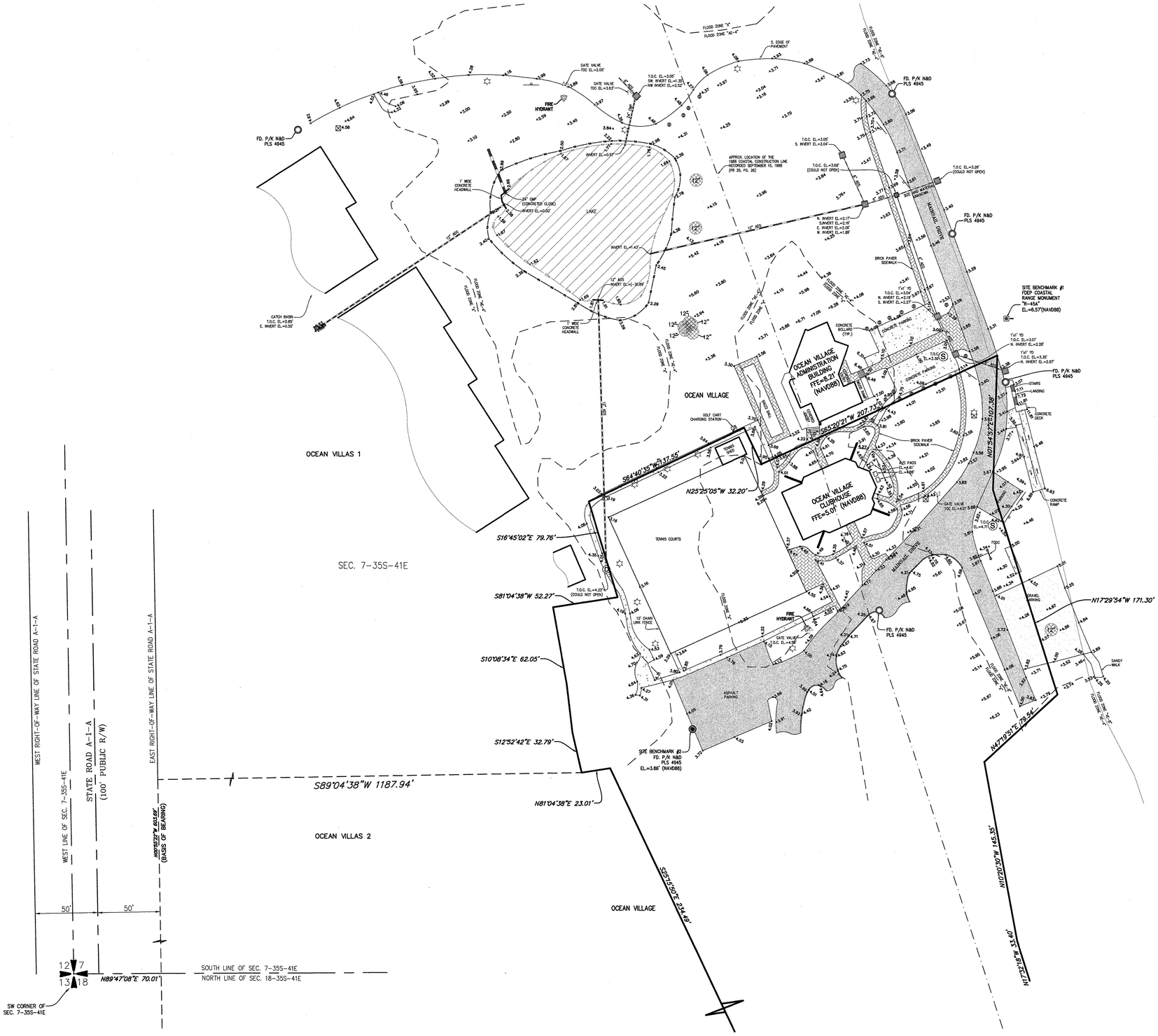
DATE: 1/30/2023

PROJECT NO. 21-032

SHEET 12

DocuSign Envelope ID: 60FD9234-1264-44B0-98B2-13889B9675EC

TOPOGRAPHIC SURVEY



REPORT OF SURVEY:

- TYPE OF SURVEY: TOPOGRAPHIC
- THIS SURVEY PERFORMED BY:

  MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: BILLY M. MOODY P.S.M. #5336
- NO LEGAL DESCRIPTION WAS FOUND IN THE ST. LUCIE COUNTY OFFICIAL RECORDS NOR PROVIDED BY THE CLIENT.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 03/18/2021
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- THE BEARING BASE FOR THIS SURVEY IS N00°55'22"W, ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A. ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- THE LIMITS OF CONSTRUCTION BOUNDARY LINE AS SHOWN ON THIS SURVEY IS BASED UPON A "LIMITS OF CONSTRUCTION" SURVEY PERFORMED BY ROLAND E. ROLLINS, PLS #4945 JOB # RR180604ASB3
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-8" AND "AE-6" , PER FLOOD INSURANCE RATE MAP #12111C0194 K. DATED FEBRUARY 19, 2020..
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "B-770", EL.= 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.

LEGEND & ABBREVIATIONS

SYMBOLS NOT SCALEABLE FOR SIZE

PLS	– PROFESSIONAL LAND SURVEYOR	☒	- CABLE TV BOX
PSM	– PROFESSIONAL SURVEYOR & MAPPER	℄	- CENTERLINE
LB	– LAND SURVEYING BUSINESS	⊡	- (CM) CONCRETE MONUMENT
℄	– CENTERLINE	▣	- CURB INLET
B.M.	– BENCHMARK	◎	- DRAINAGE MANHOLE
POC	– POINT OF COMMENCEMENT	⊠	- ELECTRIC BOX
POB	– POINT OF BEGINNING	⋈	- GATE VALVE
PCP	– PERMANENT CONTROL POINT		- GUY WIRE
PRM	– PERMANENT REFERENCE MONUMENT		- HYDRANT
IP	– IRON PIPE		- IRON PIPE
IRC	– IRON ROD & CAP		- IRON ROD & CAP
CM	– CONCRETE MONUMENT		- LIGHT POST
FD	– FOUND		- MITERED END SECTION
(P)	– PLAT		- POINT OF INTERSECTION
(OA)	– OVERALL		- SANITARY MANHOLE
R/W	– RIGHT OF WAY		- STREET SIGN
	– CABBAGE PALM		- SURFACE INLET
	– BEACH DAISY		- TELEPHONE SERVICE
	– SEAOATS		- TYPICAL ELEVATION
	– OAK		- WATER METER
	– SEAGRAPE		- WELL
	– EXOTIC		- WOOD UTILITY POLE

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

PROJECT# 21-025
DATE: 5/4/21
F.B. 354 PG. 37
DRAWN BY: NJL
CHECKED BY:
SCALE: 1"= 30'
SHEET 1 OF 1

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NORTH

PLAT OF SURVEY FOR
PROCTOR CONSTRUCTION
2400 S. OCEAN DR.
FT. PIERCE, FL 34949

NO.	DATE	REVISIONS	BY

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

STATE OF FLORIDA BILLY M. MOODY LICENSE NO. 5336 STATE OF FLORIDA

5/5/2021

BILLY M. MOODY, PROFESSIONAL SURVEYOR AND MAPPER #5336

Technical Review Committee **1. h.**

Meeting Date: 03/16/2023

REQUESTED ACTION

Minor Site Plan Amendment - Tractor Supply - 4888 Okeechobee Road

LOCATION

4888 Okeechobee Road
Parcel ID: 2419-122-0001-010-7

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 03/01/2023 02:06 PM
Final Approval Date: 03/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Tractor Supply – Minor Amendment to a Site Plan – 23-41200003 4888 Okeechobee Road**
BOARD DATE:	March 16, 2023

Minor Amendment to a Site Plan for 4888 Okeechobee Road

The above referenced project is being submitted for your review and comments. The applicant is requesting a Minor Amendment to a Site Plan for 4888 Okeechobee Road.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, March 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

* PLANNING DETERMINED FILE AMENDMENT TO

DEVELOPMENT REVIEW

Property Information

Property address or Location 4888 OKEECHOBEE RD. FT. PIERCE FL 34947

Parcel ID #(s) 24/19N MAP ID

Project description (* EXISTING) TRACTOR SUPPLY CO. "TO REMAIN" - INTERIOR REMODEL
* NO NEW IMPERVIOUS AND MINOR ADDITION

Application Type

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

☑ Minor Amendment ☐ Major Amendment * PER/VENNIS GILLMORE @ CITY

Site Information

Non-Residential: Proposed Sq. Ft.: 2,524 SF Site Acreage: _____

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

TRACTOR SUPPLY CO.
Property Owner(s) – TENANT FUNDED PROJECT

5401 VIRGINIA WAY
Street Address

BRENTWOOD TN 37027
City State Zip

615-440-4337
Phone Number

DANNY.OWENS@TRACTORSUPPLY.COM
Email Address

AARON BLUE, AOR, ONYX CREATIVE INC.
Applicant/Representative, Title, Company

25001 EMERY RD. # 400
Street Address

CLEVELAND OH 44128
City State Zip

615-636-4061 * EXPEDITOR/BETH DRUMMEY
Phone Number

ONPOINTCOMMERCIALDESIGN@GMAIL.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.*

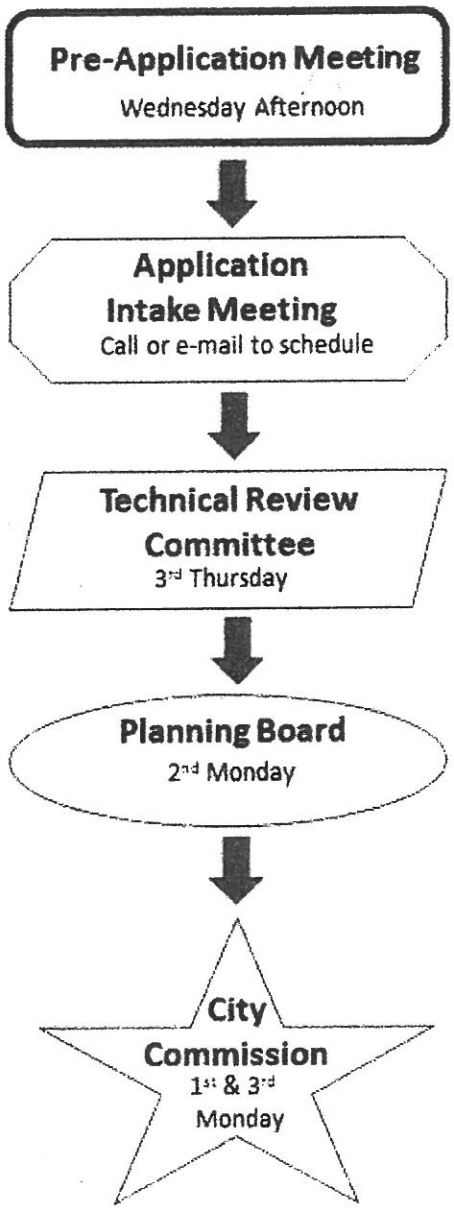
Danny Owens
~~Property~~ Owner(s) Signature(s)

BUILDING / TENANT FUNDED PROJECT ONLY - TRACTOR SUPPLY CO.

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)
- [ ] Landscaping Plan (see Section 123-37) – N/A
- [ ] Conceptual Drainage Plan (see Section 125-313) – N/A
- [ ] Environmental Impact Report – N/A
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313) – N/A
- [ ] Lighting Plan (see Section 125-313) – N/A
- [ ] Design Review submittals (see Design Review application)
- [ ] Traffic Impact Report – N/A
- [ ] Concurrency Review submittals (see Concurrency Review application) – N/A

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

Property Identification

Site Address: 4890 OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-122-0001-010-7
Jurisdiction: Fort Pierce

Use Type: 1200
Account #: 27320
Map ID: 24/19N
Zoning: General Co

Ownership

FTPA Storage Ft Pierce LLC
215 E 58th ST Fl 4
New York, NY 10022

Legal Description

19 35 40 THAT PART OF E 1/4 OF NW 1/4 AND THAT PART OF W 1/4 OF NE 1/4 LYG N OF OKEE RD MPDAF: FROM INT OF WLY R/W OF FIVE MILE CREEK AND NLY R/W OKEE RD, TH S 52 DEG 39 MIN 19 SEC W ALG NLY R/W OKEE RD 1216.28 FT, TH N 37 DEG 20 MIN 41 SEC W 230 FT TO POB, TH N 37 DEG 20 MIN 41 SEC W 120 FT, TH S 52 DEG 39 MIN 19 SEC W 10 FT, TH N 37 DEG 20 MIN 41 SEC W 230 FT TO PT ON CURVE CONC ELY, R 595 FT, CA 12 DEG 40 MIN 10SEC, TH NLY ALG ARC OF CURVE 131.57 FT, TH N 52 DEG 39 MIN 19 SEC E 715.51 FT, TH S 37 DEG 20 MIN 41 SEC E 480.50 FT, TH S 52 DEG 39 MIN 19 SEC W 720 FT TO POB (8.01 AC) (OR 3690-2032, 2035)

Current Values

Just/Market Value:	$6,147,400
Assessed Value:	$4,966,958
Exemptions:	$0
Taxable Value:	$4,966,958

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):	134,818
Gross Sketched Area (SF):	136,090
Land Size (acres):	8.01
Land Size (SF):	348,915.6

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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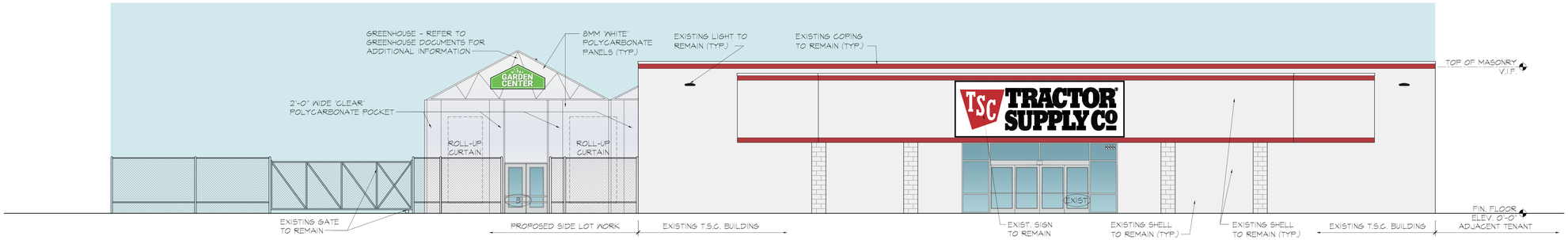
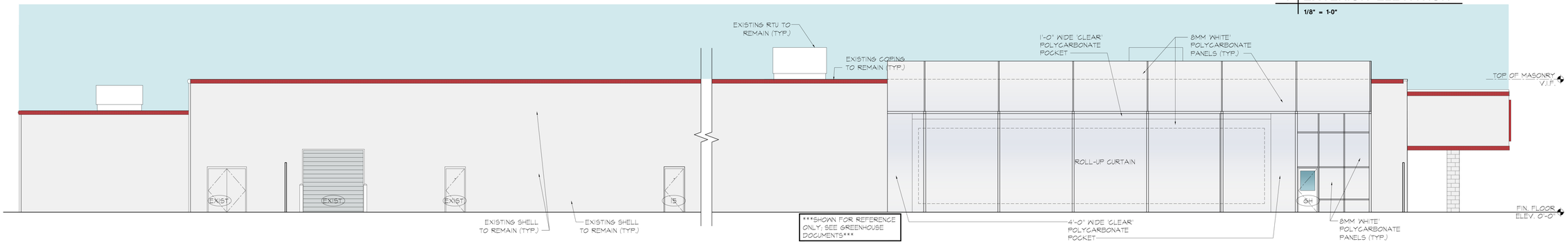


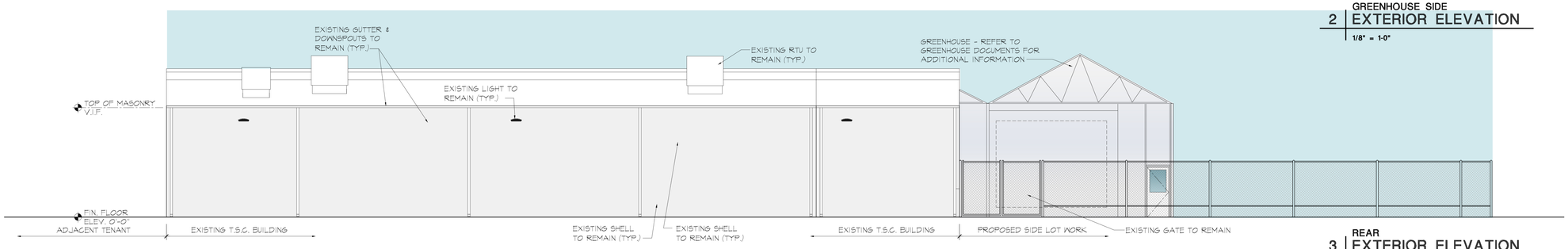
1 FRONT EXTERIOR ELEVATION

1/8" = 1-0"



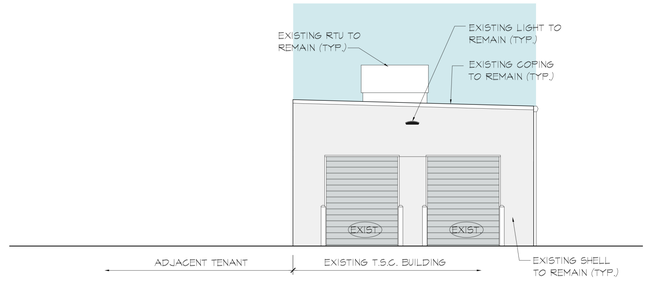
2 GREENHOUSE SIDE EXTERIOR ELEVATION

1/8" = 1-0"



3 REAR EXTERIOR ELEVATION

1/8" = 1-0"



4 SIDE EXTERIOR ELEVATION

1/8" = 1-0"

onyx | creative
25001 EMERY ROAD #400, CLEVELAND, OH 44128

COLORED ELEVATIONS

TRACTOR SUPPLY• COMBO PROJECT • FORT PIERCE, FL • 11.29.2021

SCHEDULE "B-II" ITEMS

(7) — TERMS, COVENANTS, CONDITIONS, EASEMENTS, AND OTHER MATTERS CONTAINED IN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") BY AND BETWEEN WAL-MART STORES, INC., A DELAWARE CORPORATION, AND JAMES W. WILSON, JR., AND JOEL D. MCCLINTON RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1630; AS AFFECTED BY AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1651; SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 816; AND ABOLISHMENT OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2483, PAGE 1648, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(AFFECTS, NOTHING TO PLOT)

(8) — COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN WAL-MART STORES, INC., A DELAWARE CORPORATION, AND WTC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 1330, PAGE 2818, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(AFFECTS, NOTHING TO PLOT)

(9) — ENVIRONMENTAL RESOURCE PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2759, PAGE 1160, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(AFFECTS, NOTHING TO PLOT)

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	C-3	1 SPACE PER 600 SQ.FT.
MINIMUM LOT AREA (SQ.FT.)	10,000	*115,999/600=194 194 REQUIRED PARKING SPACES * PER ZONING REPORT
MAX BUILDING COVERAGE	60%	
MAX BUILDING HEIGHT	65'	ACTUAL 131,187/600=218.64 219 REQUIRED PARKING SPACES
BUILDING SETBACKS		
FRONT	25'	CONTACT: THE PLANNING & ZONING RESOURCE COMPANY 1300 S. MERIDIAN AVE., SUITE 400 OKLAHOMA CITY, OK 73108 (405) 840-4344 SITE #129637-2 MAY 24, 2019
ALL OTHER YARDS	15'	

NOTES: C-3 GENERAL COMMERCIAL DISTRICT

SITE PICTURE

VICINITY MAP

NOT TO SCALE

LAND AREA

±348,936 SQUARE FEET

±8.010 ACRES

PARKING STALLS

REGULAR=237 HANDICAP=9

TOTAL=246

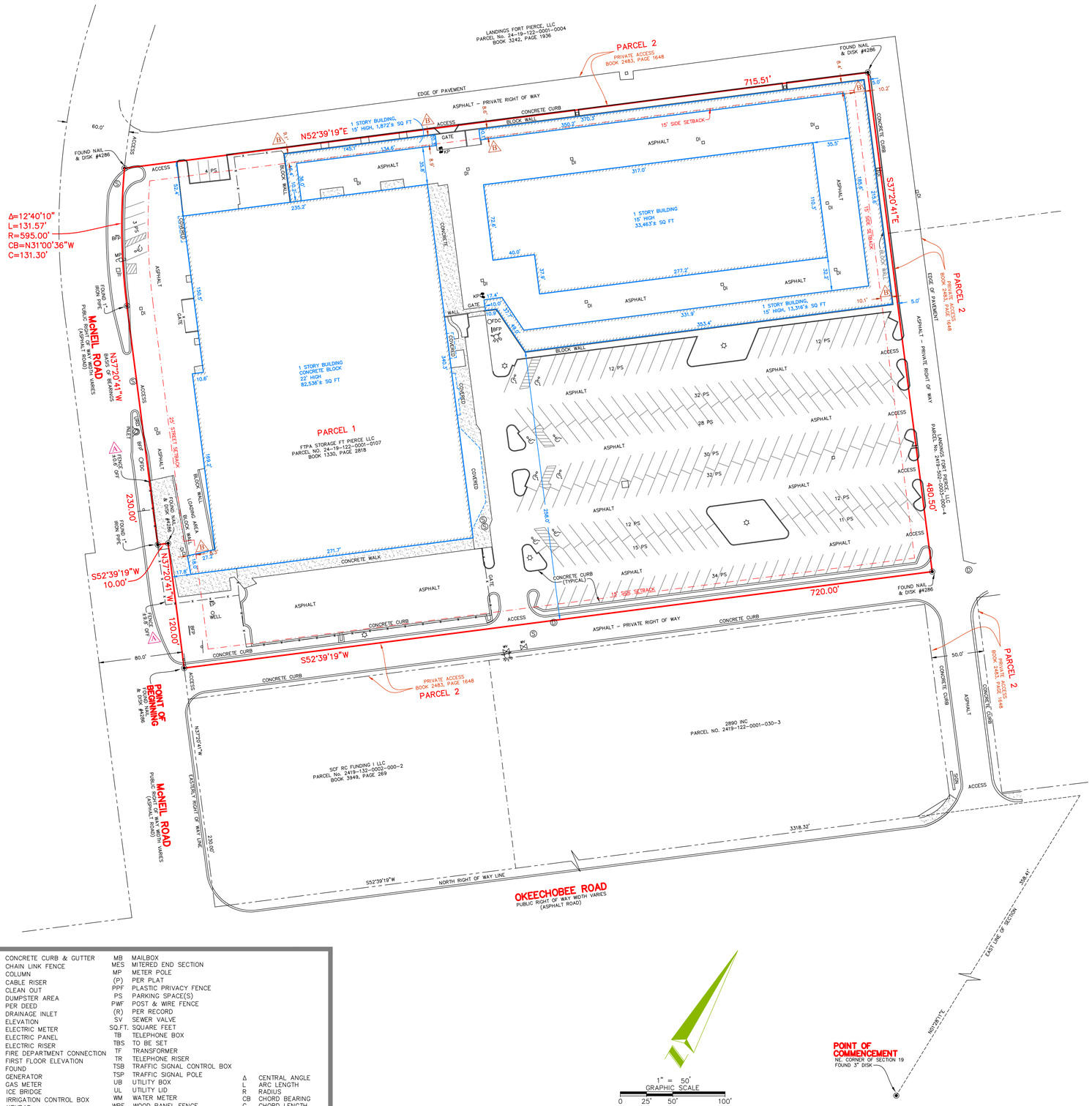
STATEMENT OF ENCROACHMENTS

(A) FENCE CROSSES PROPERTY LINE BY NO MORE THAN 9.8 FEET.

(B) BUILDINGS INTO SETBACK BY NO MORE THAN 9.1 FEET.

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 12111C0186J, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LEGEND

ADJOINER LINES	OHU	OVERHEAD UTILITY LINE	CC&G	CONCRETE CURB & GUTTER	MB	MAILBOX	
BOLLARD		PLASTIC FENCE	CLF	CHAIN LINK FENCE	MES	MITERED END SECTION	
BOUNDARY	(S)	SANITARY MANHOLE	COL	COLUMN	MP	METER POLE	
BUILDING		SECTION LINES	CR	CABLE RISER	(P)	PER PLAT	
CENTER LINE		SET/FOUND MONUMENT AS NOTED	CO	CLEAN OUT	PPF	PLASTIC PRIVACY FENCE	
CHAINLINK FENCE		SIGN	DA	DUMPSTER AREA	PS	PARKING SPACE(S)	
CONCRETE SURFACE	(D)	STORM MANHOLE	(D)	PER DEED	PWF	POST & WIRE FENCE	
ELECTRIC MANHOLE	12.3X	SPOTSHOT	DI	DRAINAGE INLET	(R)	PER RECORD	
FIRE HYDRANT	(T)	TELEPHONE MANHOLE	ELEV	ELEVATION	SV	SEWER VALVE	
GAS VALVE	(U)	UTILITY POLE	EM	ELECTRIC METER	SQ.FT.	SQUARE FEET	
GROUND LIGHT	(W)	WATER MANHOLE	EP	ELECTRIC PANEL	TB	TELEPHONE BOX	
GUY ANCHOR		WATER VALVE	ER	ELECTRIC RISER	TBS	TO BE SET	
HANDICAP PARKING SPACE		WOOD PANEL FENCE	FDC	FIRE DEPARTMENT CONNECTION	TF	TRANSFORMER	
LIGHT POLE	AC	AIR CONDITIONER	FFE	FIRST FLOOR ELEVATION	TR	TELEPHONE RISER	
MANHOLE	APN	ASSESSOR'S PARCEL NUMBER	FND.	FOUND	TSB	TRAFFIC SIGNAL CONTROL BOX	
METAL FENCE	BFP	BACKFLOW PREVENTER	GEN	GENERATOR	TSP	TRAFFIC SIGNAL POLE	
NO PARKING AREA	(C)	CALCULATED	GM	GAS METER	UB	UTILITY BOX	
	CA	COVERED AREA	IB	ICE BRIDGE	UL	UTILITY LID	
			ICV	IRRIGATION CONTROL BOX	WM	WATER METER	
			KP	KEYPAD	WPF	WOOD PANEL FENCE	
			(M)	MEASURED	WV	WATER VALVE	

Δ	CENTRAL ANGLE		
L	ARC LENGTH		
R	RADIUS		
CB	CHORD BEARING		
C	CHORD LENGTH		

LEGAL DESCRIPTION

SHEET 1 OF 1

PARCEL 1 (FEE SIMPLE ESTATE):

BEING KNOWN AS A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 19; THENCE ALONG THE EAST LINE OF SECTION 18, NORTH 01°28'11" EAST, A DISTANCE OF 358.41 FEET TO A POINT ON THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 70 (ALSO KNOWN AS OKEECHOBEE ROAD); THENCE SOUTH 52°39'19" WEST, A DISTANCE OF 3318.32 FEET TO A POINT; THENCE NORTH 37°20'41" WEST, A DISTANCE OF 230.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE CONTINUING NORTH 37°20'41" WEST, A DISTANCE OF 120.00 FEET TO A POINT; THENCE SOUTH 52°39'19" WEST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 37°20'41" WEST, A DISTANCE OF 230.00 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 595.00 FEET THROUGH A CENTRAL ANGLE OF 12°40'10"; THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.57 FEET TO A POINT ON CURVE; THENCE NORTH 52°39'19" EAST, A DISTANCE OF 715.51 FEET TO A POINT; THENCE SOUTH 37°20'41" EAST, A DISTANCE OF 480.50 FEET TO A POINT; THENCE SOUTH 52°39'19" WEST, A DISTANCE OF 720.00 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE)

THOSE CERTAIN NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR ACCESS AND EASEMENTS SUFFICIENT FOR ROADS, UTILITIES, DRAINAGE, AND SIGNAGE, INCLUDING ACCESS FOR CONTINUED USE, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF PYLON SIGN ON STATE ROAD 70, AS SET FORTH IN THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1630, AS AFFECTED BY AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") AND DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 1651; SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 816, AND ABOLISHMENT OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2483, PAGE 1648, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO.: 303632NCT-3, WITH A COMMITMENT DATE OF JULY 17, 2019, AND A REVISED DATE OF JULY 25, 2019.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MCNEIL ROAD, AND INDIRECT ACCESS TO OKEECHOBEE ROAD AND MCNEIL ROAD VIA EASEMENTS, ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
12. BEARINGS AND DISTANCES SHOWN ARE BOTH MEASURED AND RECORD.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE MCNEIL ROAD AS BEING N 37°20'41" W, PER DESCRIPTION.

ALTA/NSPS LAND TITLE SURVEY

FTPA STORAGE FT. PIERCE

4892 OKEECHOBEE ROAD

SAINT LUCIE COUNTY FORT PIERCE, FL

SURVEYOR'S CERTIFICATE

TO: BCORE ROYAL STORAGE JV LLC, A DELAWARE LIMITED LIABILITY COMPANY; FTPA STORAGE FT PIERCE LLC, A DELAWARE LIMITED LIABILITY COMPANY; GREENBERG TRAURIG, LLP; OLD REPUBLIC NATIONAL 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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/22/2019. DATE OF PLAT OR MAP: 07/30/2019.

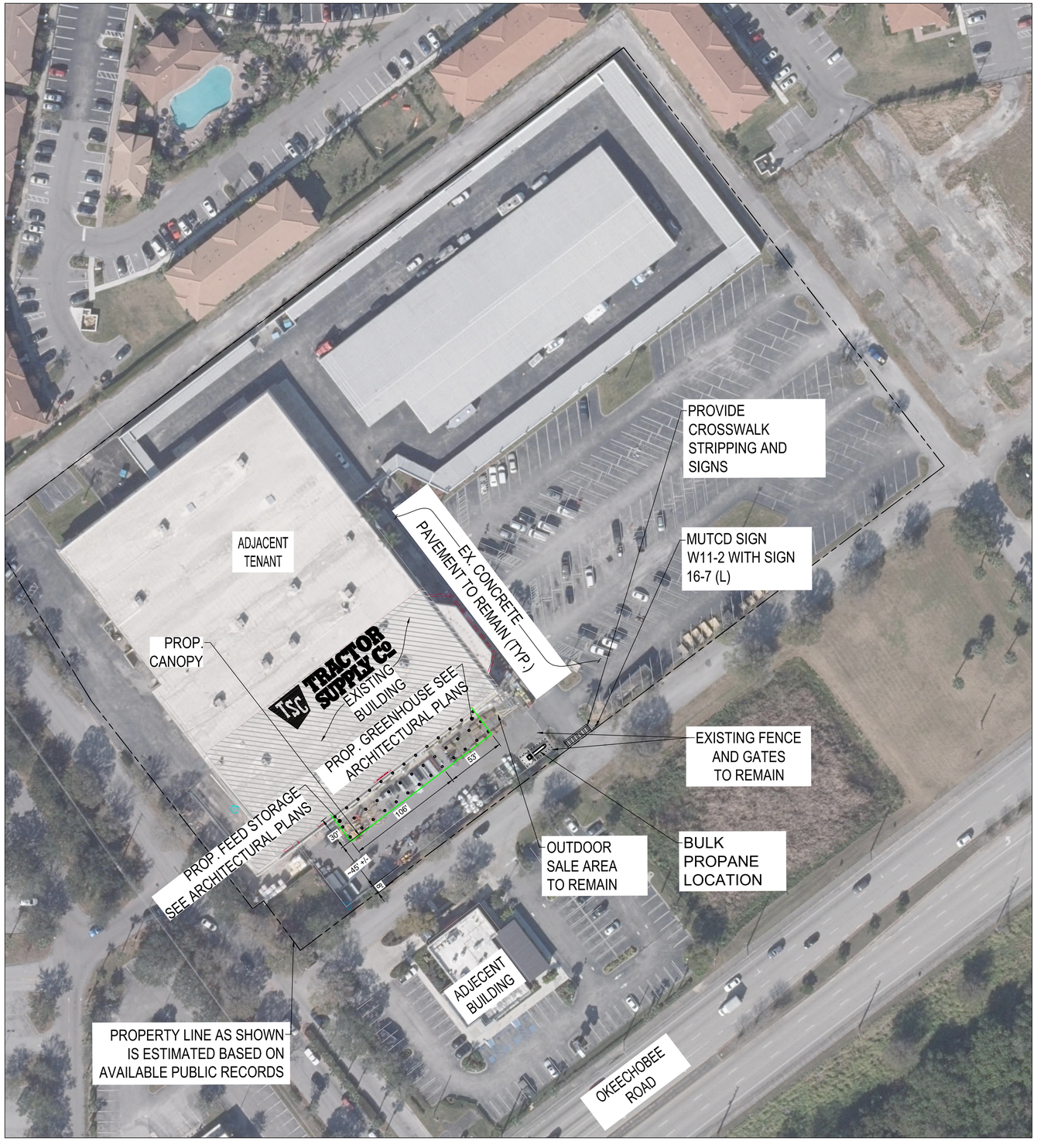
REGISTERED SURVEYOR: MICHAEL W. SOLITRO
PROFESSIONAL LAND SURVEYOR NO.: 4458
STATE OF FLORIDA

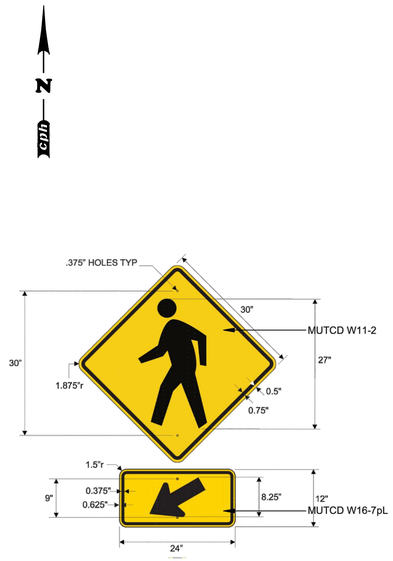
DATE

DATE	REVISION HISTORY	BY
6/27/19	UPDATE TITLE & ZONING	DMD
7/30/19	UPDATE TITLE	DMD

JOB NUMBER: 190525
SCALE: 1" = 50'
DRAWN BY: BJM/DMD
APPROVED BY: MWS

REPUBLIC NATIONAL
480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200 • INQUIRIES@REPUBLICNATIONAL.NET • FAX: (407) 862-6229

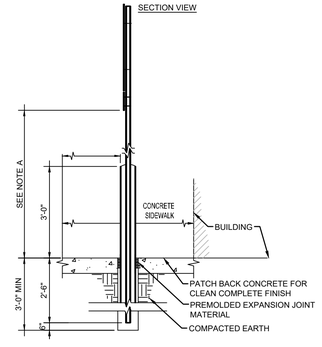




1 MUTCD SIGN DETAILS

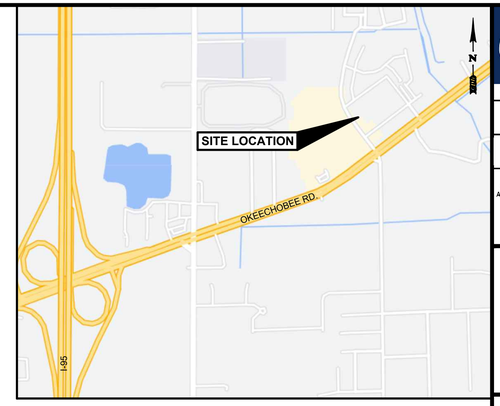
SCALE: NTS

NOTE A:
THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY, OF SIGNS INSTALLED AT THE SIDE OF THE ROAD IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR, OR WHERE THE VIEW OF THE SIGN MIGHT BE OBSTRUCTED, SHALL BE 7 FEET.



2 BOLLARD SIGN DETAIL

SCALE: NTS



VICINITY MAP

SCALE: 1" = 1,000'

PORT ST. LUCIE COUNTY, FLORIDA

GENERAL NOTES:

1. LOCATION, USE AND HEIGHT OF EXISTING BUILDING TO REMAIN.
2. NO CHANGES ARE PROPOSED TO THE EXISTING TRUCK LOADING AREA, ACCESS AND EGRESS DRIVES.
3. NO CHANGES ARE PROPOSED TO EXISTING DRAINS, CURBS, FENCES OR PAVEMENT AREAS.
4. NO CHANGES ARE PROPOSED TO EXISTING UTILITY SERVICES, INCLUDING WATER AND SEWER.
5. NO CHANGES ARE PROPOSED TO EXISTING GRADES, LANDSCAPING AND BUFFER AREAS.
6. NO CHANGES ARE PROPOSED FOR THE EXISTING SITE LIGHTING.
7. SIGNAGE AND STRIPPING IS PROPOSED FOR THE PEDESTRIAN SIDEWALK CROSSING, AS SHOWN.
8. NO ADDITIONAL CURBING IS PROPOSED.

DATA TABLE:

	EXISTING	PROPOSED
MINIMUM LOT SIZE (SQ. FT.)	NO CHANGE	
MINIMUM ROAD FRONTAGE (LFT)	NO CHANGE	
MAXIMUM % OF IMPERVIOUS SURFACE	NO CHANGE	
MINIMUM FRONT YARD (FEET)	NO CHANGE	
MINIMUM SIDE YARD (FEET)	NO CHANGE	
MINIMUM REAR YARD (FEET)	NO CHANGE	
AVERAGE LOT WIDTH (FEET)	NO CHANGE	
MAXIMUM HEIGHT (FEET)	NO CHANGE	
MINIMUM FLOOR AREA (SQ. FT.)	NO CHANGE	

PARKING TABLE:

EXISTING PARKING ON-SITE	NO CHANGE
PROPOSED PARKING ON-SITE	

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THESE DRAWINGS, THEIR CONTENTS AND THEIR LEGENDS AND HEREBY CONSENTS TO ALL THEIR SAID TERMS AND CONDITIONS AS STATED HEREON.

PROPERTY OWNER _____ DATE _____

cph
www.cphcorp.com
A Full Service A & E Firm
1992 SW 1st Street
Miami, Fl 33135
Ph: 305.274.

Plans Prepared By:
CPH Architecture, Engineering & Landscape Architecture Professional Services Corporation
State of New York Licenses:
Engineer No. 10329
Architect No. N/A
Landscape No. N/A

ALAN R. CARPENTER, P.E.
LIC. NO. 75753
STATE OF FLORIDA

No.	Date	Revision

Designed: K.B.
Drawn: Y.S.
Checked: T.H
Job No.: ____
Date: 03.21.2022 © 2022

SITE PLAN

TRACTOR SUPPLY COMPANY - STORE SIDE LOT PROJECT

FORT PIERCE / PORT ST. LUCIE COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C.1

TRACTOR SUPPLY CO.
REFERENCE MATERIAL PHOTOS

VIEW FROM PARKING LOT

TRACTOR SUPPLY CO.
REFERENCE MATERIAL PHOTOS

VIEW FROM INSIDE THE FENCED SIDE LOT

SHOWS USE OF GREENHOUSE POLYCARBONATE GLAZING PANELS

TRACTOR SUPPLY CO.
REFERENCE MATERIAL PHOTOS

VIEW FROM INSIDE THE FENCED SIDE LOT

SHOWS USE OF GREENHOUSE POLYCARBONATE GLAZING PANELS AND METAL SIDING AT REAR FEED STORAGE PORTION

TRACTOR SUPPLY CO.
REFERENCE MATERIAL PHOTOS

VIEW FROM THE BACK OF THE FEED STORAGE – REAR

SHOWS USE OF METAL SIDING AT THE REAR FEED STORAGE BUILDING PORTION

TRACTOR SUPPLY CO.
REFERENCE MATERIAL PHOTOS

VIEW FROM PARKING LOT

ABBREVIATION LIST

ABOVE FINISHED FLOOR	AFF	LAMINATED PLASTIC	LAM
ADJUSTABLE	ADJ	LANDLORD	LL
ALUMINUM	ALUM	LEFT-HAND	LH
ANCHOR BOLT	AB	LONG LEG HORIZONTAL	LLH
APPROXIMATELY	APPROX	LONG LEG VERTICAL	LLV
ARCHITECTURAL	ARCH	LONG	LG
AT	@	MANHOLE	MH
BEAM	BM	MANUFACTURER	MFR
BEARING	BRG	MASONRY OPENING	MO
BLOCKING	BLKG	MATERIAL	MATL
BOARD	BD	MAXIMUM	MAX
BOTTOM	BTM or B/	MECHANICAL	MECH
BUILDING	BLDG	METAL	MTL
CATCH BASIN	CB	MINIMUM	MIN
CEILING	CLNG	MISCELLANEOUS	MISC
CENTER TO CENTER	C/C	MOUNTED	MTD
CENTERLINE	CL	NOT APPLICABLE	NA
CLEAN OUT	CO	NOT IN CONTRACT	NIC
COLUMN	COL	NOT TO SCALE	NTS
CONCRETE MASONRY UNIT	CMU	ON CENTER	OC or o.c.
CONCRETE	CONC	OPENING	OPNG
CONSTRUCTION	CONST	OPPOSITE	OPP
CONTINUOUS	CONT	OUTSIDE DIAMETER	OD
CONTROL JOINT	CJ	OVERFLOW ROOF DRAIN	ORD
COURSE	CRS	PAINT	PT
DIAMETER	DIA	PAIR	PR
DIMENSION	DIM	PLATE	PL
DOWN	DN	PLUS OR MINUS	+/-
DOWNSPOUT	DS	PLYWOOD	PLWD
DRAWING	DWG	POINT OF SALE	POS
EACH FACE	EF	PRESERVATIVE TREATED	PPT
EACH WAY	EW	PROPERTY LINE	P/L
EACH	EA	QUARRY TILE	QT
ELECTRIC	ELEC	RADIUS	RAD or R
ELECTRIC WATER COOLER	EWC	RAIN WATER CONDUCTOR	RWC
ELEVATION	ELEV	REINFORCED	REINF
EQUAL	EQ	REQUIRED	REQ'D
EXISTING	EXIST	REVISION	REV
EXPANSION JOINT	EJ	RIGHT HAND	RH
EXTERIOR	EXT	RIGHT OF WAY	ROW
EXTERIOR INSULATION & FINISH SYSTEM	EIFS	ROOF DRAIN	RD
FIBER REINFORCED PLASTIC	FRP	SECTION	SECT
FINISH	FIN	SHEET	SHT
FINISHED FLOOR	FF	SIMILAR	SIM
FIRE EXTINGUISHER CABINET	FEC	SPECIFICATION	SPEC
FIRE RETARDANT TREATED	FRT	SQUARE FEET	SF
FIXTURE	FIXT	STAINLESS STEEL	SS
FLOOR	FLR	STANDARD	STD
FLOOR DRAIN	FD	STEEL	STL
GALVANIZED	GALV	STRUCTURAL	STRUCT
GAUGE	GA	SUSPENDED	SUSP
GENERAL CONTRACTOR	GC	TELEPHONE	TEL
GLASS	GL	TONGUE AND GROOVE	T&G
GLASS FIBER REINFORCED CONCRETE	GFRC	TOP OF	T/
GLASS FIBER REINFORCED GYPSUM	GFRG	TOP OF JOIST	TOJ
GYPSUM BOARD	GYP BD	TOP OF MASONRY	TOM
HANDICAPPED	HCPD	TOP OF STEEL	TOS
HARDWOOD	HDWD	TYPICAL	TYP
HEATING/VENTILATING/AIR CONDITIONING	HVAC	UNLESS NOTED OTHERWISE	UNO
HEAVY DUTY	HD	VERTICAL	VERT
HOLLOW CORE	HC	VINYL COMPOSITION TILE	VCT
HOLLOW METAL	HM	VINYL TILE	VT
HORIZONTAL	HORIZ	VINYL WALL COVERING	VWC
HOSE BIBB	HB	WALL COVERING	WC
HOT WATER HEATER	WH	WELDED WIRE FABRIC	WWF
HOUR	HR	WITH	W/
INSIDE DIAMETER	ID	WITHOUT	W/O
INSULATION	INSUL	WOOD	WD
INTERIOR	INT	WORK POINT	WP
JOIST BEARING	JB		

GENERAL NOTES

1. THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE SITE SUPERVISION FOR THE ENTIRELY OF EACH SHIFT FOR THE DURATION OF THE REMODEL CONSTRUCTION PROCESS. WHEN TWO SHIFTS ARE REQUIRED, A SITE SUPERINTENDENT IS REQUIRED FOR EACH SHIFT.
2. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA A-201, 2007 IS APPLICABLE TO THE PROJECT AND INCLUDED HERE-IN BY REFERENCE.
3. DO NOT SCALE DRAWINGS. REQUEST CLARIFICATION FROM THE ARCHITECT TO RESOLVE DISCREPANCIES OR TO SUPPLY ADDITIONAL INFORMATION.
4. WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, CONDITIONS STATED ON THE PERMIT DOCUMENTS, LOCAL ORDINANCES, THE U.S. DEPARTMENT OF JUSTICE 2010 ADA STANDARDS, AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ).
5. WOOD NOT CLASSIFIED AS INTERIOR FINISH MATERIAL SHALL BE FIRE RETARDANT TREATED. USE AN EXTERIOR GRADE FRT PRODUCT IN EXTERIOR WALL CONSTRUCTION, ROOF RELATED CONSTRUCTION AND FLASHING CONDITIONS.
6. WHERE EXISTING STRUCTURAL STEEL IS PROTECTED WITH A FIREPROOFING MATERIAL, PROTECT DURING DEMOLITION, ALTERATION AND CONSTRUCTION. PATCH AND REPAIR ANY MISSING OR DAMAGED FIREPROOFING TO MAINTAIN PROTECTION OF THE STRUCTURE.
7. AT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, PROVIDE PROTECTION MEETING THE REQUIREMENTS OF ASTM E-814 AND BEARING THE APPROPRIATE U.L. LABEL FOR THE CONDITION.
8. DESIGN & SELECTION OF SUPPORTS, BRACES, ANCHORS, ATTACHMENTS AND RELATED FASTENERS, UNLESS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS, IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, UTILIZING INDUSTRY STANDARD MATERIALS AND METHODS SUITABLE TO THE CONDITION.
9. WALL AND CEILING MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO REGISTERS, DIFFUSERS, GRILLES, SPEAKERS, CLEAN-OUTS AND COVER PLATES, WHETHER FACTORY PRE-FINISHED OR NOT, WHICH DO NOT MATCH THE ADJACENT WALL OR CEILING COLOR SHALL BE FIELD PAINTED, UNLESS OTHERWISE NOTED. COLOR AND FINISH TO BE APPROVED BY THE ARCHITECT.
10. COMPLY WITH SPECIAL WORKING CONDITIONS RELATING TO THE PROJECT, INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR TEMPORARY PROTECTION, TRASH MANAGEMENT, NOISE, LIGHT, DUST AND POLLUTION CONTROL, AND LIMITATIONS ON WORKING HOURS.

ONETRACTOR
ANYTIME • ANYWHERE • ANYWAY

REMODELING SOON

TSC TRACTOR SUPPLY Co.

----THE STUFF YOU NEED OUT HERE----

www.tractorsupply.com

CONTACTS

OWNER
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY
BRENTWOOD, TN 37027
CONTACT: STEVE AUSDENMOORE
PH: 859-512-5864
E: sausdenmoore@TractorSupply.com

OWNER PROJECT MANAGER
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY
BRENTWOOD, TN 37027
CONTACT: TODD CAPRIOTTI
PH: 727-248-3552
E: tcapriotti@tractorsupply.com

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25001 EMERY ROAD SUITE 400
CLEVELAND, OH 44128
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E: ablue@onyxcreative.com
CONTACT: BECCA JONES
PH: 216-223-0173
E: rjones@onyxcreative.com

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25001 EMERY ROAD SUITE 400
CLEVELAND, OH 44128
CONTACT: TERRY FRANCIS
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E: tfrancis@bluestreak-consulting.com

MEP ENGINEERS
BLUESTREAK CONSULTING
25001 EMERY ROAD SUITE 400
CLEVELAND, OH 44128
CONTACT: RICHARD KNAPP
PH: 216-223-3244
E: rknapp@bluestreak-consulting.com

GREENHOUSE ENGINEERS
ZUENDT ENGINEERING
P.O. BOX 26177
GREENVILLE, SC 29616
CONTACT: CAL LOONEY
PH: 864-940-6666
E: cal@merchneygreenhouses.com

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF INTERIOR AND EXTERIOR ALTERATIONS TO EXISTING TRACTOR SUPPLY CO. STORES. THE STORE WILL HAVE A GRAND REOPENING ONCE CONSTRUCTION IS COMPLETE.

THE INTERIOR WORK IS CALLED "THE FUSION PROJECT" WHICH CONSISTS OF A FULL SCALE REMODEL AND ADDITIONAL OUTLETS TO THE REMODELED SALES FLOOR.

THE EXTERIOR SIDE GARDEN CENTER IS CALLED "THE SIDE LOT PROJECT". THE PRIMARY FUNCTION IS TO PROVIDE A NEW CUSTOMER EXPERIENCE WITHIN THE EXISTING PERIMETER FENCING OF THE OUTDOOR GARDEN CENTER.

KEY FEATURES OF THE "SIDE LOT" PROJECT WILL INCLUDE A GREENHOUSE/CANOPY FEATURE TO PROVIDE OVERHEAD COVERAGE ALONG WITH A DRIVE-THROUGH PATH WITH GATES ON BOTH ENDS. NEW DRIVE-THRU TO BE USED AS A CUSTOMER PICK-UP AREA IN LIEU OF HAVING A CURBSIDE PICKUP ZONE IN THE PARKING LOT. NO CHANGES TO THE OVERALL SIZE OF THE GARDEN CENTER IS PROPOSED AND WILL BE COMPLETELY CONTAINED WITHIN THE EXISTING FENCED AREA.

CONTRACTOR RESPONSIBILITIES

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON SITE. DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS AS WELL AS DISCREPANCIES BETWEEN LANDLORD WORK AND TSC WORK SHALL BE BROUGHT TO THE ATTENTION OF TSC AND ARCHITECT IN WRITING PRIOR TO BID SUBMISSION

CONTRACTOR SHALL FILL OUT THEIR OWN PUNCH LIST PRIOR TO T.S.C. P.M. ARRIVING TO COMPLETE THE PROJECT PUNCH FOR T.S.C. CONTRACTOR SHALL COMPLETE THE SELF-PUNCH AND SUBMIT WITHIN FIVE DAYS. T.S.C. P.M. WILL REVIEW AND COMPLETE THEIR OWN PUNCH AT WHICH TIME CONTRACTOR WILL HAVE SEVEN DAYS TO CORRECT ALL ITEMS.

1 ALL ROOF VENTS / PENETRATIONS ARE TO BE FLASHED AS RECOMMENDED BY ROOFING SYSTEM MANUFACTURER AND PREFORMED BY LANDLORD'S ROOFING CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE APPLICABLE SCOPE OF PROJECT.

ACCESSIBILITY

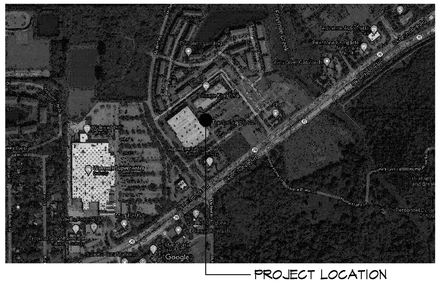
ALL NEW WORK IS APPLICABLE TO ALL CURRENT LOCAL, STATE AND FEDERAL CODES AND LAWS. WHEN DIFFERING CODES/LAWS ARE APPLICABLE, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

CHANGE ORDER POLICY

TRACTOR SUPPLY COMPANY SHALL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY WORK PERFORMED OR MATERIAL SUPPLIED BY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB-SUBCONTRACTORS AND ANYONE CLAIMING BY THROUGH OR UNDER ANY OF THEM WHICH IS NOT IDENTIFIED IN WRITING AND SIGNED BY ONE OF THE FOLLOWING TRACTOR SUPPLY COMPANY PERSONNEL: VICE PRESIDENT OF REAL ESTATE, VICE PRESIDENT OF CONSTRUCTION, OR A CONSTRUCTION PROJECT MANAGER. NO ACTION, CONDUCT, OMISSION, PRIOR FAILURE OR COURSE OF DEALING BY TRACTOR SUPPLY COMPANY SHALL ACT TO WAIVE, MODIFY, CHANGE OR ALTER THE REQUIREMENT THAT ALL WORK, WHETHER BY CONTRACT, CHANGE ORDER OR CHANGE DIRECTIVE, MUST BE IN WRITING AND SIGNED BY THE PERSONNEL IDENTIFIED IN THIS PROVISION. ANY WORK PERFORMED OR MATERIAL PROVIDED BY THE CONTRACTOR, ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS CONTRARY TO THIS PROVISION SHALL BE AT ITS OWN RISK AND OWN EXPENSE AND TRACTOR SUPPLY COMPANY SHALL NOT BE OBLIGATED TO REIMBURSE OR PAY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS FOR SAME.

VICINITY MAP

N



PROJECT LOCATION

TRACTOR SUPPLY COMBO PROJECT

4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

DRAWING INDEX

		REVISIONS			
ARCHITECTURAL		5-27-22	DATE	-	-
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AS1.1	SITE DETAILS	1			
LS1.0	LIFE SAFETY PLAN				
LS1.0a	LIFE SAFETY PLAN				
D1.0	DEMOLITION PLAN	1			
D1.0a	DEMOLITION PLAN	1			
A0.0	NOTES & DOOR / HARDWARE SCHEDULES	1			
A0.1	FINISH SCHEDULES & VENDOR INFORMATION	1			
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A3.0a	ARCHITECTURAL CEILING PLAN	1			
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STRUCTURAL					
S1.0	STRUCTURAL DETAILS				
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FIRE PROTECTION					
FP1.0	FIRE PROTECTION PLAN				
ELECTRICAL					
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E2.0	POWER PLAN	1			
E3.1	ELECTRICAL DETAILS & SPECIFICATIONS				

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com
FL. LIC. AR95693

5/31/22

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TSC TRACTOR SUPPLY Co.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No: 19383
Drawn By:

Date	Issue
10-6-21	BID PERMIT
5-27-22	1 REVISION 1

T1.0

COVER SHEET

TRACTOR SUPPLY AND VENDOR CONTACT INFORMATION

(CLOSED SPECS.)

TRACTOR SUPPLY:

TRACTOR SUPPLY FIXTURE PLANS

KEN MARSH
#615.440.4186
kmarsh@tractorsupply.com

VICKY DERON
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UTILITY TRANSFER INFORMATION

JAMES MASTERS, TSC ENERGY MANAGER
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tractorsupplyOPCL.insight@engie.com
(FOR LP ACCOUNTS FOR BUILDING HEAT CALL AMERIGAS)

RECOMMENDED ONLY:

WASTE AND RECYCLING VENDOR

DIANE HUEFFMEIER, PROGRAM MANAGER
ROCKTENN COMPANY
#314.242.3313
dhueffme@rocktenn.com

RED STRIPING

RICK TOWNE
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SLP / GARDEN CENTERS ONLY:

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CAL LOONEY, PRESIDENT
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cal@merchneygreenhouses.com

JALIYAH SANFORD, LOGISTICS AND COMMUNICATION
MERCHNEY GREENHOUSES
#864.940.6666
jaliyah@merchneygreenhouses.com

NICK WORKMAN, RETAIL DIVISION MANAGER
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#513.618.7279
nworkman@prosplant.com

GLENN STETZ - RETAIL TEAM DESIGNER
PROSPLANT, INC.
#513.623.1544
gstetz@prosplant.com

VENDOR #1: DOORS, FRAMES, & HARDWARE

CHARLES GIRTMAN
NATIONAL ACCOUNT SALES EXECUTIVE
DH PACE
#816.221.0543
charles.girtman@dhpace.com

SAMI TOTTEN
DH PACE
#413.736.8554
tscdoors@dhpace.com
sami.totten@dhpace.com
LEAD TIME:
2 WEEKS - HOLLOW METAL FRAMES
3 WEEKS - PRE-PAINTED & HPI DOORS
3-4 WEEKS - WIND RATED ASSEMBLIES & COASTAL / CA PROJECTS

VENDOR #2: SECTIONAL DOORS

REBEKAH HICKS
DH PACE
#816.480.2681
tscdoors@dhpace.com
rebekah.hicks@dhpace.com
LEAD TIME:
2-3 WEEKS - SECTIONAL & COILING DOORS
*USE COILING DOORS IN HIGH IMPACT REGIONS

VENDOR #3: STOREFRONT DOORS

JIM WISE, NATIONAL ACCOUNT MANAGER
STANLEY
#847.209.3903
jimwise@sbdinc.com
LEAD TIME: 6 WEEKS

VENDOR #4: LIGHTING PROVIDER

BRYAN BIRDWELL
VILLA LIGHTING SUPPLY, INC.
#314.633.0546
bryan.birdwell@villalighting.com
LEAD TIME:
3-5 DAYS - INT/EXT LIGHTING
3-4 WEEKS - SITE POLE LIGHTING

ADAM CARRIER, NATIONAL ACCOUNTS MANAGER
VILLA LIGHTING SUPPLY, INC.
#314.633.0532
adam.carrier@villalighting.com
LEAD TIME:
3-5 DAYS - INT/EXT LIGHTING
3-4 WEEKS - SITE POLE LIGHTING

ANNE VOELKER, PRICING CONTACT
VILLA LIGHTING SUPPLY, INC.
#314.633.0554
tractorsupply@villalighting.com
LEAD TIME:
3-5 DAYS - INT/EXT LIGHTING
3-4 WEEKS - SITE POLE LIGHTING

VENDOR #5: HVAC PROVIDER

STEVEN PETER, NATIONAL ACCOUNT SALES MANAGER
LENOX
#800.367.6285
nationalaccountrequest@lennoxind.com
LEAD TIME: 6 WEEKS

ERIN DUNIGAN
LENNOX
#972.497.6709
erin.dunigan@lennoxind.com
LEAD TIME: 6 WEEKS

LISA JUMP, NATIONAL ACCOUNT SALES MANAGER
YORK / JOHNSON CONTROLS
#800.481.9738 x 6531 TOLL FREE
#405.419.6521 DIRECT
lisa.e.kuhns@jci.com
be-na-tractorsupply@jci.com
LEAD TIME: 3-4 WEEKS

JOE RAY, SALES APPLICATION ENGINEER
YORK / JOHNSON CONTROLS
#405.419.6631 DIRECT
#1.800.481.9738 QUOTE REQUEST
joe.ray@jci.com
be-na-tractorsupply@jci.com
LEAD TIME: 3-4 WEEKS

VENDOR #6: SECURITY SYSTEMS

GAVIN ELLIS, SYSTEMS APPLICATIONS ENGINEER
JCI
120 W. PARK DRIVE, BIRMINGHAM, AL 35211
#205.940.6523
gavin.l.ellis@jci.com

DAMIEN HALLOWELL, TEAM MANAGER
INSTALLATION COORDINATOR / JCI
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800.453.2247 X1052054
damian.hallowell@jci.com

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CHRIS AYERS: chris.ayers@jci.com
JUAN GABRIEL AGUILAR DELGADO: juangabriel.aguilar.delgado@jci.com
JCI: bts-tsc@jci.com

RON KING, NATIONAL ACCOUNTS MANAGER
ADT
ronaldking@adt.com

DUKE DAUGHTREY, PROJECT MANAGER
ADT
#224.846.5041
ddaughtrey@adt.com

VENDOR #7: ELECTRIC PANEL

ERIC LINE, NATIONAL ACCOUNTS MANAGER
CAROLINA PRODUCTS, INC. (CPI)
#800.736.4455 OFFICE
#704.718.2327 CELL
eric@cpipanels.com
LEAD TIME: 6 WEEKS

VENDOR #8: EMS

GAGE PERRY
ABB - COMMERCIAL ENERGY SOLUTIONS
#603.716.0636
gage.perry@us.abb.com

VENDOR #9: LOW VOLTAGE PROVIDER

TERRY L CORPENING
MERCURY TECH PARTNERS, INC.
#828.465.7348 x 221
terry@gomtp.com

DUANE MULLINS
MERCURY TECH PARTNERS, INC.
#828.465.7348 x 344
duane@gomtp.com

VENDOR #10: BOPIS SHED PROVIDER

RICK WELLER
L.J.S. SOLUTIONS
#803.713.9625
rickweller@ljs-solutions.com

VENDOR #11: VINYL PLANK FLOORING

CINDY SASS
EARTHWERKS/ SWIFT-TRAIN
shanec@swift-train.com

JOE REDDINGTON
EARTHWERKS/ SWIFT-TRAIN
joer@swift-train.com

VENDOR #12: HAND DRYERS

ASHLEY MAY
WORLD DRYERS DISTRIBUTOR
#800.454.7099
ashley.may@hjcinc.com

VENDOR #13: BUMPER SIGNS/BOLLARD COVERS

KEVIN O'NEILL
MCCUE
#770-500-2849
koneill@mccue.com

VENDOR #14: METAL RAMP DISTRIBUTOR

TONY HAMILTON
G.S.I. ENVIRONMENTAL & INDUSTRIAL STEEL FABRICATORS
#334.793.6878
thamilton@gsisteel.com
LEAD TIME: 9 WEEKS

ANDREW STREUTKER
DURA-RAMP, INC.
#604.795.8798
andrew@duraramp.com
LEAD TIME: 9-5 WEEKS

VENDOR #15: PET WELLNESS FLOORING

VENDOR #16: PROPANE CANOPY

PEYTON CASCIO
VERSATUBE BUILDING SYSTEMS
#901.614.2192 OFFICE
#901.378.0467 CELL

NOTE: GENERAL CONTRACTOR TO ORDER, "CONTACT POSTER", "CONCRETE CHECKLIST", AND "PHONE BOARD POSTER" FROM PLAN EXPRESS AND POST ON STOREFRONT AT CONSTRUCTION START.

REMODEL - TIME AND ACTION CALENDAR

LATEST - Q2 2021
STORE SERVICES (REMODELS)

TASK	COMPLETION DATE (WEEKS TO CONSTRUCTION TURNOVER DATE)	CONTACT	RESPONSIBILITY
FIXTURE PLAN FROM TSC	6 WEEKS	CARL ADLER caadler@tractorsupply.com	TSC FIXTURE PLANNING
ARCHITECT TO EMAIL FLOOR PLAN BASE SHEET TO SECURITY SYSTEMS CONTRACTOR	AT PLAN APPROVAL	VENDOR #6	ARCHITECT - ONCE REQUESTED.
CONTRACTOR - CONTACT SECURITY SYSTEMS CONTRACTOR AND SCHEDULE ALARM INSTALLATION	7 WEEKS	VENDOR #6	CONTRACTOR
SECURITY SYSTEMS CONTRACTOR - HAS TO BEGIN INSTALLATION	3 WEEKS	VENDOR #6	TSC LOSS PREVENTION
CONTRACTOR - CONDUITS FOR IT AND PHONE WITH PULL STRINGS	4 WEEKS	CHRISTIE DURAND (615.275.6271)	CONTRACTOR
QSI / DURA-RAMP OR LOADING DOCK ACCESS, FORKLIFT, PROPANE GAS AND PROPANE DIS. TANK (PROPANE FOR FORKLIFT AND HEAT IF NECESSARY)	4 WEEKS	AMERIGAS- DEREK STYPOLKOWSKI (610.337.7000 x1123) Derek.Stypolkowski@amerigas.com SUBURBAN- SCOTT MCLEAN (843.261.4400) smclean@suburbanpropane.com JEREMY BLACK (615.440.4533) jblack@tractorsupply.com FELICIA MINGS (615.440.4217) fmings@tractorsupply.com	TSC STORE ADMINISTRATION & CONTRACTOR
CONTRACTOR - ALL DOORS TO BE INSTALLED WITH LOCKS	3 WEEKS	VENDOR #1 VENDOR #2 VENDOR #3	CONTRACTOR
UNIFIRST - MOPS AND MATS	1 WEEK	UNIFIRST (888.851.2474 EX 5) BRAD COOPER (615.440.4465) bcooper@tractorsupply.com	TSC STORE ADMINISTRATION
TERMINIX - (PEST CONTROL)	1 WEEK	TERMINIX (866.818.4573) BRAD COOPER (615.440.4465) bcooper@tractorsupply.com	TSC STORE ADMINISTRATION
SERVICE DESK, RECEIVING DESK, REGISTER COUNTERS WITH POWER POLES SET IN PLACE	1 WEEK	CHRISTIE DURAND (615.275.6271)	CONTRACTOR
CABELING INSTALLED TO REGISTER COUNTERS, SERVICE DESK AND RECEIVING DESK CONNECT TO PERMANENT POWER	1 WEEK	CHRISTIE DURAND (615.275.6271)	IT
PROPANE PROVIDER TO FILL PROPANE DISTRIBUTION TANK	1 WEEK	AMERIGAS- DEREK STYPOLKOWSKI (610.337.7000 x1123) Derek.Stypolkowski@amerigas.com SUBURBAN- SCOTT MCLEAN (843.261.4400) smclean@suburbanpropane.com JEREMY BLACK (615.440.4533) jblack@tractorsupply.com FELICIA MINGS (615.440.4217) fmings@tractorsupply.com	TSC STORE ADMINISTRATION
EXTERIOR & INTERIOR DRESSING ROOM WALLS PAINTED & DRIED	2 WEEKS BEFORE COMPLETION	SITE SUPERVISOR	CONTRACTOR
LOZIER - FIXTURES - FULL TRUCK	THURSDAY BEFORE MERCH START	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
SOS (FULL TRUCK)	FRIDAY BEFORE MERCH START	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
LIS - BACKROOM AND SIDELOT FIXTURES (1/2 TRUCK)	DAY 1 OF MERCH EXECUTION	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
DELIVERY OF GARDEN CENTER /FEED CENTER MATERIALS	T.B.D. - COORD. W/ T.S.C. PM.	**COORDINATE WITH T.S.C. PM	CONTRACTOR
DRESSING ROOM DOOR	T.B.D. - COORD. W/ T.S.C. PM.	VENDOR #2	CONTRACTOR
SIGNAGE	T.B.D. - COORD. W/ T.S.C. PM.	MARI MEYER mmeyer@yunker.com	CONTRACTOR
HVAC FOR FEED CENTER	T.B.D. - COORD. W/ T.S.C. PM.	VENDOR #5	CONTRACTOR
BOPIS SHED	T.B.D. - COORD. W/ T.S.C. PM.	VENDOR #10	CONTRACTOR
VINYL PLANK FLOORING	T.B.D. - COORD. W/ T.S.C. PM.	VENDOR #11	CONTRACTOR
PET WELLNESS CENTER L.V.T. FLOORING	T.B.D. - COORD. W/ T.S.C. PM.	VENDOR #15	CONTRACTOR TO ORDER & RECEIVE; T.S.C. TO PURCHASE

NOTE: GENERAL CONTRACTOR TO ORDER, "CONTACT POSTER" FROM PLAN EXPRESS AND POST ON STOREFRONT AT CONSTRUCTION START.

LVW RESPONSIBILITY AND TIMING PLAN

LATEST - Q2 2021

PROTOTYPES

ACTION	BY WHO	WHEN	SPECIAL NOTES
STORE ADDED TO SOS	TSC REAL ESTATE	1ST MONDAY OF EACH MONTH	
CODES AND BUILDING TYPE (CONTACT TSC PM AS NECESSARY) RESEARCHED, BA AND FA PLANS COMPLETED	JCI/ADT	WITHIN 30 DAYS AFTER ADDED TO THE SOS	PLEASE BE SURE TO VERIFY HVAC SYSTEMS (GROUND MOUNT VS. ROOF MOUNT, ETC...) SECURITY SYSTEMS CONTRACTOR TO IDENTIFY EXIST. HVAC UNITS BY LL PER THE CHECKLIST
SECURITY SYSTEMS CONTRACTOR COMPLETES PLANS SENDS TO RICH WOOD AND TSC PM	JCI/ADT	ON 30TH DAY AFTER ADDED TO SOS	
PLANS FORWARDED TO LL AND/OR HIS ARCHITECT IF KNOWN	TSC PM	31 DAYS	
TSC TO REVIEW LL PLANS FOR ACCURACY	TSC PM	WHEN SENT BY LL PRIOR TO CONSTRUCTION START	
LL TO COMPLETE ALL LVM SOW PER PLANS USING TSC VENDOR	MERCURY TECH	NO LESS THAN 2 WEEKS PRIOR TO FD FROM 2 WEEKS	
SECURITY SYSTEMS CONTRACTOR TO INSTALL THEIR EQUIPMENT AND MAKE TERMINATIONS	JCI/ADT	STARTING APPROXIMATELY 3 WEEKS FROM FD TO BE DONE LAST AS LVM VENDOR COMPLETES NO LATER THAN 2 WEEKS PRIOR TO FD.	
INSTALLATION OF PA SYSTEM, PHONE SYSTEM, SPEAKERS, OUTSIDE HORNS, PHONES, PATCH PANEL, AP'S W/ ANTENNAS	RAY CLEMENT / MERCURY TECH	MONDAY AND TUESDAY BEFORE FD	
INSTALLATION OF POS SYSTEMS AT ALL LOCATIONS AND TESTING OF AP SYSTEM	RAY CLEMENT / AGILYSIS	TUESDAY BEFORE FD	

ON DEVELOPER OWNED PROJECTS, DEVELOPER IS RESPONSIBLE FOR 100 % OF COST OF LVW VENDOR AND WIRING.

RETROFITS

ACTION	BY WHO	WHEN	SPECIAL NOTES
STORE ADDED TO SOS	TSC REAL ESTATE	1ST MONDAY OF EACH MONTH	
TSC ARCHITECT TO SEND BASE PLAN TO SECURITY SYSTEMS CONTRACTOR	TSC PM	10-20 DAYS AFTER ADDED TO SOS	
CODES RESEARCHED, BA AND FA PLANS	JCI / ADT	UPON RECEIPT OF BASE PLAN	
TSC ARCHITECT TO NOTIFY SECURITY SYSTEMS CONTRACTOR VIA EMAIL THAT FULL SET OF PLANS IS AVAILABLE AT PLAN EXPRESS	TSC PM	20-30 DAYS AFTER REC APPROVAL	SECURITY SYSTEMS CONTRACTOR TO IDENTIFY EXIST. HVAC UNITS BY LL PER THE CHECKLIST
SECURITY SYSTEM COMPLETED PLANS SENT TO RICH WOOD AND TSC PM	JCI / ADT	WIN 3 DAYS OF RECEIPT OF FULL SET OF PLANS	
TSC ARCHITECT TO INSERT SECURITY SYSTEM PLANS INTO SET FOR PERMIT	TSC PM	UPON RECEIPT OF SECURITY SYSTEMS PLAN	
GC TO CONTACT ASSIGNED LVM VENDORS FOR PRICING	TSC PM	VERIFIED AT BID EVALUATION	
GC / LVM VENDOR FINISHED ALL LVM SOW PER PLANS	MERCURY TECH	NO LESS THAN 2 WEEKS PRIOR TO FD	PLEASE BE SURE TO VERIFY HVAC SYSTEMS (GROUND MOUNT VS. ROOF MOUNT, ETC...)
SECURITY SYSTEMS CONTRACTOR TO INSTALL THEIR EQUIPMENT AND MAKE TERMINATIONS	JCI / ADT	STARTING APPROXIMATELY 3 WEEKS FROM FD TO WEDNESDAY PRIOR TO FD. TERMINATION TO BE DONE LAST AS LVM VENDOR COMPLETES NO LATER THAN 2 WEEKS PRIOR TO FD.	
INSTALLATION OF PA SYSTEM, PHONE SYSTEM, SPEAKERS, OUTSIDE HORNS, PHONES, PATCH PANEL, AP'S W/ ANTENNAS INSTALLATION OF POS SYSTEMS AT ALL LOCATIONS AND TESTING OF AP SYSTEM	RAY CLEMENT / MERCURY TECH	MONDAY AND TUESDAY BEFORE FD	
	RAY CLEMENT / AGILYSIS	THURSDAY BEFORE FD	

NOTE: ALL OTHER ACTIONS AND TIME FRAMES TO BE PER THE EXISTING TIMING AND ACTION CALENDAR.

NOTE: COORDINATE THE ABOVE RESPONSIBILITY AND TIMING WITH T.S.C. PM & CONSTRUCTION MANAGER.

onyx | creative
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216.223.3200 onyxcreative.com
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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No: 19383
Drawn By:

Date	Issue
10-8-21	BID PERMIT
5-27-22	REVISION 1

T1.1

SUPPLEMENTAL INFORMATION

GENERAL NOTES:

PARKING REQUIREMENTS

1. EXISTING PARKING SPACES / CONFIGURATION TO REMAIN, UNLESS NOTED OTHERWISE BY THE S.O.W. OR AS REQUIRED BY LOCAL JURISDICTION.

2. WHEN RESEALING AND/OR RE-STRIPING: BAY SPACING, AS NOTED ON PLAN IS PREFERRED, WITH A PARKING STALL SIZE OF 9' WIDTH x 18' LENGTH AND 90-DEGREE ORIENTATION.

3. STRIPING AND GRAPHICS SHALL USE A SINGLE 4" WIDE WHITE STRIPE, DIRECTIONAL ARRONS AND LETTERING ARE SOLID WHITE AS REQUIRED.

LANDSCAPE AREAS AND IRRIGATION

1. LANDSCAPE IS TO ONLY BE MODIFIED AS REQUIRED BY NEW WORK AFFECTING PREVIOUS LANDSCAPE. IN GENERAL, NEW LANDSCAPING IS NOT INTENDED THROUGHOUT

2. IF INSTALLED, IRRIGATION SYSTEM TO BE COMPATIBLE WITH THE PLANT MATERIAL AND ENVIRONMENTAL EXPOSURE.

3. LANDSCAPE SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF LOCAL LANDSCAPE CODES AND BE COMPATIBLE/CONSISTENT IN MATERIAL AND QUALITY OF THE OVERALL DEVELOPMENT.

4. LANDSCAPE TO BE DESIGNED WITH CONSIDERATION TO SIGHT LINES TO BUILDING SIGNAGE AND ENTRY ELEMENTS AS TO NOT REDUCE VISIBILITY.

GRADING AND DRAINAGE

1. EXISTING IMPERVIOUS AREA AND CALCULATED DRAINAGE AREA IS NOT INTENDED TO BE CHANGED UNLESS NEW PAVEMENT IS PROPOSED. EXSITING SIDE LOT PAVEMENT IS INTENDED TO BE UTILIZED AS SLAB FOR NEW GREENHOUSE AND/OR FEED STORAGE BUILDING.

1. DRAINAGE SHALL FLOW AWAY FROM BUILDINGS AND SIDEWALK CURBS. SIDEWALKS SHALL SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT (MIN.)

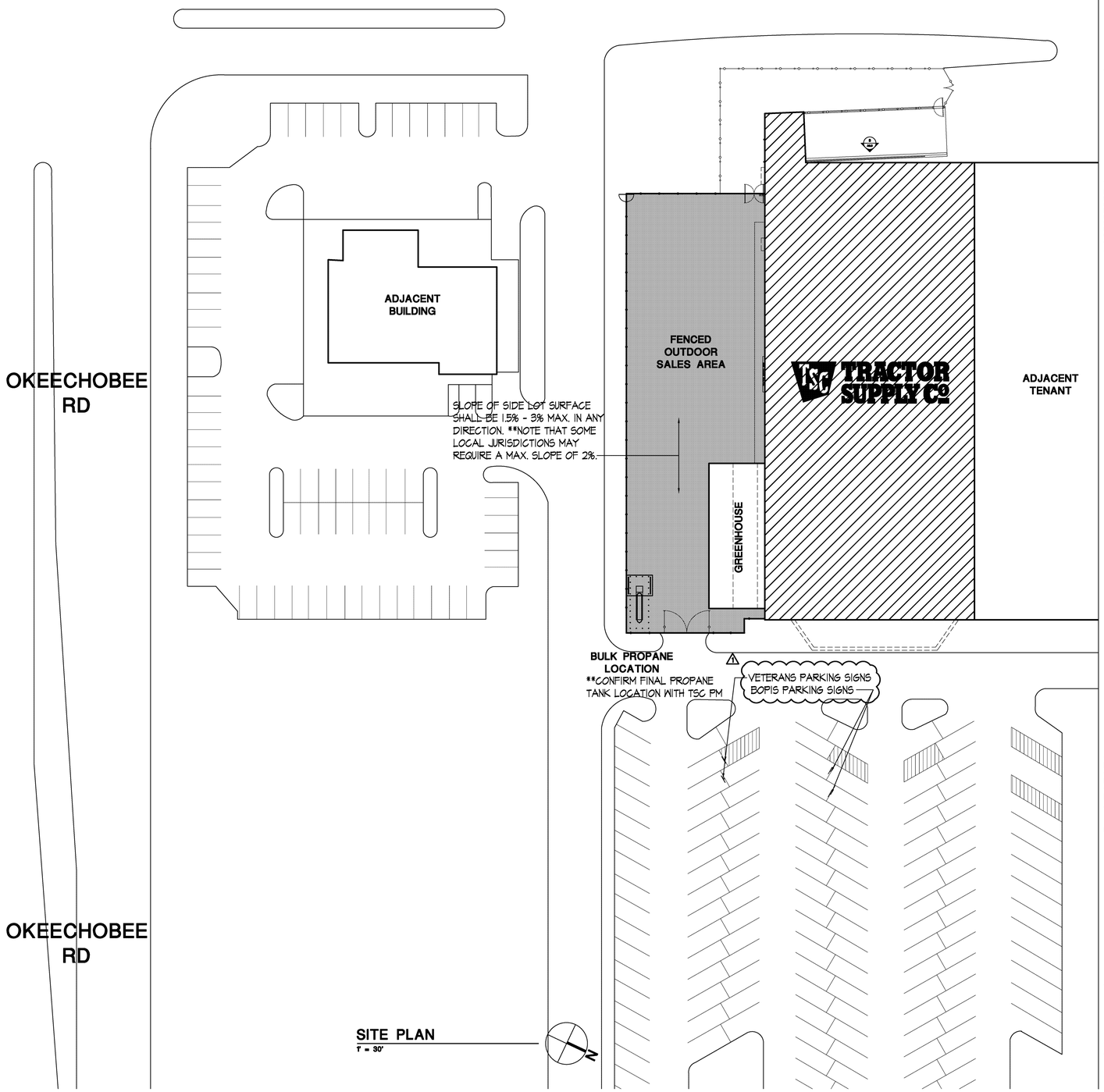
2. PROVIDE ALL REQUIRED UNDERGROUND AND SLEEVING ALL UTILITY AND IRRIGATION CONNECTIONS.

UTILITIES

1. TAKE EXTRA CARE WHEN INSTALLING NEW UNDERGROUND WORK AS TO NOT AFFECT EXISTING UTILITIES.

SITE LIGHTING

1. EXISTING SITE LIGHTING TO REMAIN; NO NEW LIGHTING OR LIGHT POLES INCLUDED, U.N.O.
2. MINIMUM MAINTAINED ILLUMINATION AT GROUND SURFACE: REPAIR OR REPLACE FIXTURES AND LAMPS THAT ARE NOT OPERATIONAL.
3. IF NOTED ON THE S.O.W. ALL CONCRETE LIGHT POLE BASES ARE TO BE PAINTED SAFETY YELLOW UNLESS OTHERWISE REQUIRED BY AUTHORITY HAVING JURISDICTION (REFER TO SCOPE OF WORK SUMMARY FOR ADDITIONAL INFORMATION).



SITE PLAN
1" = 30'

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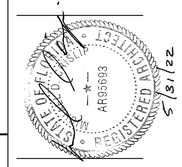

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TRACTOR SUPPLY Co.

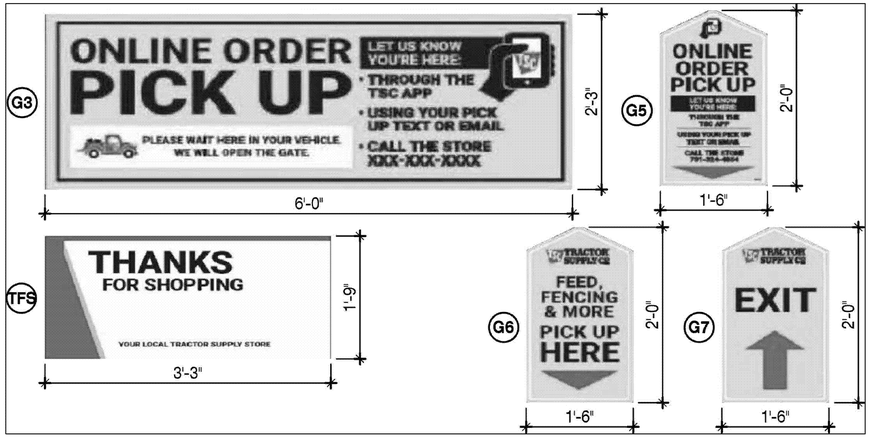
FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	RJ

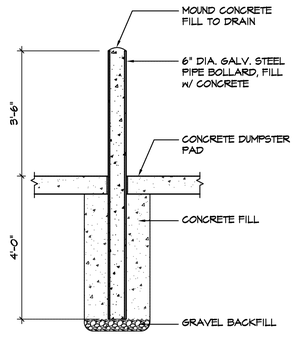
Date	Issue
10-8-21	BID PERMIT
5-27-22	⚠1 REVISION 1

AS1.0

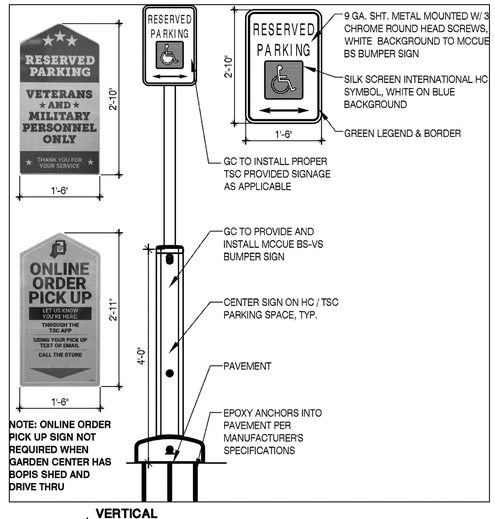
SITE PLAN



3 | SIDELOT SIGNAGE DETAIL
1"=1'-0"



2 | BOLLARD DETAIL
1/2"=1'-0"



VERTICAL
1 | PARKING SIGNAGE DETAIL
3/4"=1'-0"

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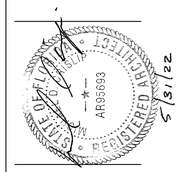

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	RJ
Date	Issue
10-6-21	BID PERMIT
5-27-22	⚠1 REVISION 1

⚠1
AS1.1

SITE DETAILS

DEMOLITION CODED NOTES

01 NOT USED.

02 SAW-CUT & DEMO AS REQUIRED FOR GREENHOUSE FOOTINGS; SEE GREENHOUSE DOCUMENTS FOR ADDITIONAL INFORMATION AND LAYOUT LOCATIONS.

03 SAW-CUT AND REMOVE EXISTING BUILDING WALL TO CREATE NEW OPENING FOR DOORS WHERE INDICATED. REFER TO SHEET A1.0 & S1.0 FOR ADDITIONAL INFORMATION. COORDINATE SIZE OF OPENING WITH DOOR MANUFACTURER.

04 NOT USED.

05 NOT USED.

06 NOT USED.

07 REMOVE EXISTING FENCE WHERE INDICATED. PREPARE AREA TO RECEIVE NEW WORK. REFER TO SHEET A1.0 FOR ADDITIONAL INFORMATION.

08 REMOVE EXISTING CANOPY OVER DOOR (EXISTING DOOR TO REMAIN). PATCH WALL PENETRATIONS AND CONCRETE WHERE NECESSARY; PREPARE AREA TO RECEIVE NEW WORK.

09 NOT USED.

10 NOT USED.

11 NOT USED.

12 NOT USED.

13 NOT USED.

14 NOT USED.

GENERAL DEMOLITION NOTES

1. DEMOLITION PLAN SHOWS THE APPROXIMATE LAYOUT OF EXISTING BUILDING SPACE AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. PRIOR TO ANY DEMOLITION WORK, THE CONTRACTOR MUST FIELD VERIFY EXISTING BUILDING CONDITIONS AS WELL AS VERIFY EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL WORK LOCATED IN THE DEMOLITION SPACE. NOTIFY ARCHITECT, T.S.C. PM AND CONSTRUCTION MANAGER IF THERE ANY DISCREPANCIES.
2. PROTECT EXISTING CONSTRUCTION SHOWN TO REMAIN DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION.
3. PROTECT FROM DAMAGE ALL EXISTING FINISH WORK TO REMAIN IN PLACE AND WHICH BECOMES EXPOSED DURING DEMOLITION OPERATIONS.
4. PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT STRUCTURE OR ELEMENT SHOWN TO REMAIN. SHORING AND BRACING SHALL BE DESIGNED BY CONTRACTOR'S PROFESSIONAL ENGINEER LICENSED IN THE APPLICABLE JURISDICTION.
5. REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

MATCH LINE
REFER TO SHEET D1.0a

TILE
TILE
VCT
REPLACE ALL DAMAGED, STAINED, OR MISSING CEILING TILES. ENSURE ALL ACT ARE SITTING FLUSH IN GRID. INSURE ACT GRID IS FREE OF DAMAGE & PAINT. REPLACE ALL LIGHT COVERS.
REPLACE UP TO 10 SQ. FT V.C.T. TILES. WAX ALL NEW TILES.
STOCKROOM HAS EXISTING A.C.T. GRID CEILING. REPLACE ALL CEILING TILES.
REMOVE SWING DOOR. PREP AREA TO RECEIVE NEW WORK.
CONCRETE
CONCRETE
CONCRETE
VCT
7' FENCE
SALES FLOORHAS EXISTING A.C.T. GRID CEILING. REMOVE AND REPLACE ALL DAMAGED OR DISCOLORED CEILING TILES
SALES FLOOR HAS EXISTING VCT. REMOVE AND REPLACE ALL MISSING OR DAMAGE VCT.
IF EXISTING L.V.T. FLOORING EXTENDS BEYOND THE NEW DEPARTMENT LAYOUT, REMOVE EXTRA AREA OF L.V.T. AND INFILL WITH V.C.T. TO MATCH REMAINDER OF SALES FLOOR.
COORDINATE DEMOLITION OF EXISTING SLAB FOR GREENHOUSE FOOTINGS WITH GREENHOUSE DOCUMENTS AND COLUMN PLACEMENT
CUT OUT AND REPLACE UP TO 2,700 SQ. FT. OF ASPHALT IN BASE BID FOR THE 34' X 78' GARDEN CENTER. COORDINATE WITH TSC PM.
PREP SIDELOT WALL FOR GREENHOUSE, INCLUDING, REMOVAL OF WALL PACKS, CONDUIT, LADDER, ETC.
REMOVE PORTION OF EXIST. SIDEWALK DUE TO GARDEN CENTER INSTALLATION
PRIOR TO CUTTING DOORWAY, COMPARE THE FINISH FLOOR ELEVATION AND EXTERIOR GRADE ELEVATION OF THE FENCED OUTDOOR SALES AREA. IF SLOPED CONCRETE OR A RAMP IS REQUIRED, CONTACT TSC PM AND COORDINATE EXTENT OF WORK.
VCT
WOOD
V.I.F.
V.I.F.
BENCH
PREPARE
PREPARE
PREPARE
PREPARE
02 TYP.
08
03
07
12'-0"
12'-2"

DEMOLITION PLAN
3/32" = 1'-0"

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	RJ
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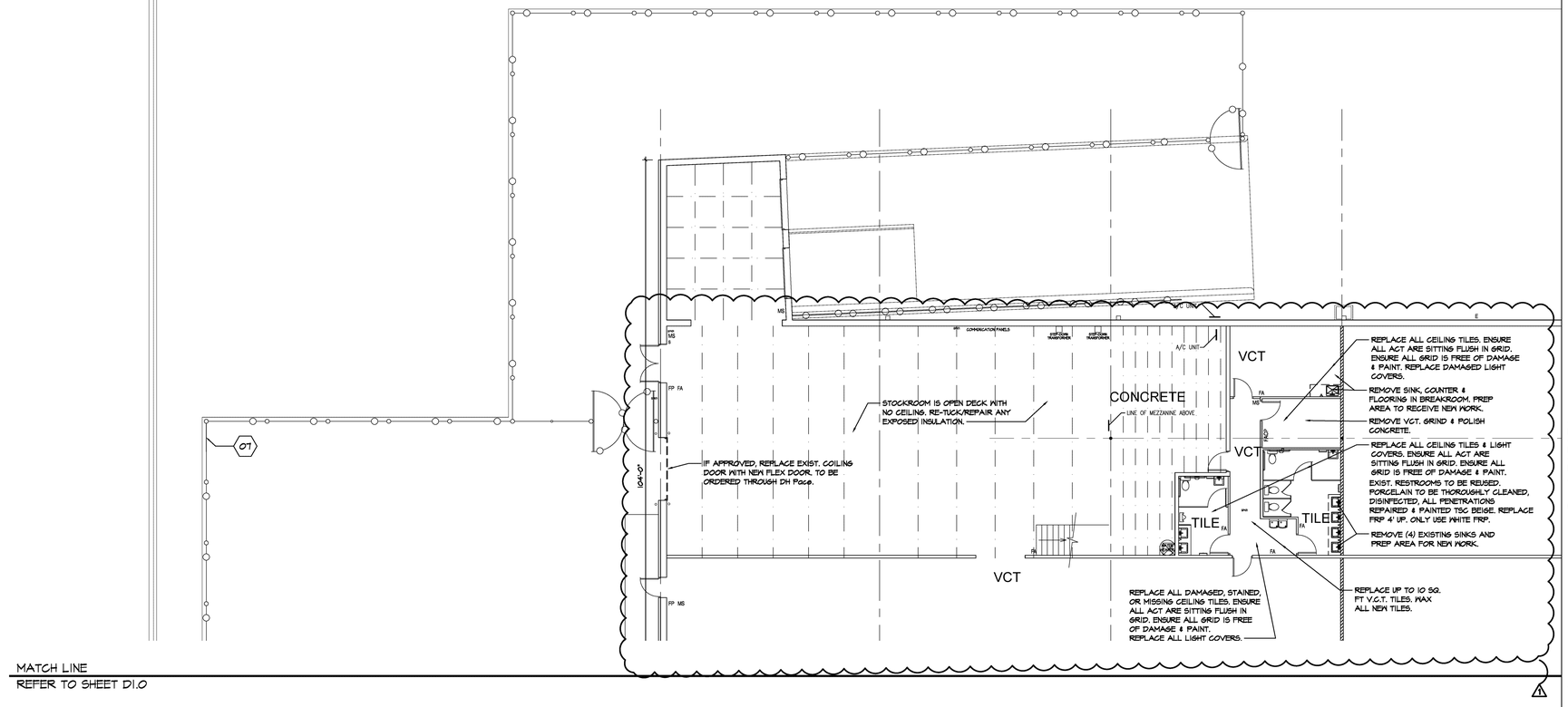
10-8-21	BID PERMIT
5-27-22	1 REVISION

D1.0

DEMOLITION PLAN



MATCH LINE
REFER TO SHEET D1.0

DEMOLITION PLAN
3/32" = 1'-0"

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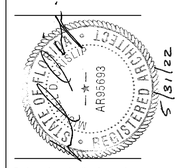

5/31/22

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	
Date	Issue
10-6-21	BID PERMIT
5-27-22	1 REVISION 1

D1.0a

DEMOLITION PLAN

GENERAL NOTES:

1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AND ORDINANCES AS OF THE DATE OF THE DRAWINGS. ANY DEVIATIONS FROM BUILDING CODES REQUIRES NOTIFICATION AND APPROVAL FROM TSC PROJECT MANAGER.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS OF THE SITE. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT & OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. REMOVE ALL CONSTRUCTION AND DEMOLITION DEBRIS FROM JOB SITE DAILY. MAKE JOB PREMISES CLEAN AT COMPLETION OF PROJECT.
4. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT PRIOR TO COMPLETION OF CONSTRUCTION.
5. ALL DIMENSIONS ARE FACE OF DRYWALL AT NEW WALLS AND TO FINISHED FACE AT MASONRY WALLS UNLESS NOTED OTHERWISE.
6. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
8. THRESHOLDS SHALL NOT EXCEED 1/2 INCH IN HEIGHT.
9. DRYWALL TO BE HELD UP 1/2" ABOVE CONCRETE FLOOR.
10. THE FOLLOWING ITEMS ARE FURNISHED BY T.S.C. AND INSTALLED BY THE CONTRACTOR.

QUANTITY	ITEM
1 SET	RESTROOM ACCESSORIES (NOT INCLUDING MIRRORS)
	FIRE EXTINGUISHERS
	BRAILLE SIGNAGE

11. THE FOLLOWING ITEMS ARE FURNISHED AND INSTALLED BY T.S.C.

QUANTITY	ITEM
1	"OPEN" SIGN
1	"CUB CADET" SIGN
1	T.S.C. ROAD SIGN, GENERAL CONTRACTOR TO PROVIDE POWER TO SIGN BASE. COORDINATE WITH SIGN COMPANY ASSIGNED TO THIS LOCATION
1	SECURITY VENDOR WORK (NOT INCLUDING LVN) PAID BY TSC

12. SPECIFIC MANUFACTURERS AND PRODUCTS ARE NAMED ON THE DRAWINGS TO INDICATE THE MINIMUM ACCEPTABLE LEVEL OF QUALITY. EQUAL OR BETTER PRODUCTS WILL BE CONSIDERED. SUBSTITUTES MUST BE APPROVED BY TSC PM.
13. ALL OFFICE WALLS TO BE INSULATED.
14. CONCEAL ALL PIPING IN WALLS. WHERE PIPING IS TOO LARGE WALLS ARE TO BE FURRED OUT A MINIMUM TO CONCEAL PIPING.
15. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES.
16. ALL COUNTERTOPS TO BE 2'-0" IN DEPTH UNLESS OTHERWISE NOTED.
17. PROVIDE SOLID BLOCKING FOR WALL HUNG CABINETS, PLUMBING FIXTURES, ACCESSORIES AND MILLWORK.
18. ALL MATERIALS USED BY ALL TRADES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED PER THE MANUFACTURES INSTRUCTIONS.
19. TSC RESERVES THE RIGHT TO REVIEW THE BUILDING ON OR BEFORE THE EXPIRATION OF THE LL'S ONE YEAR WARRANTY. IF ANY WARRANTY OR PUNCH LIST ITEMS ARE FOUND THE LL SHALL IMMEDIATELY CORRECT THE CONDITION AT ITS' EXPENSE.
20. WHEN SOS TRUCK COMES AS SCHEDULED, GENERAL CONTRACTOR TO ASSIST TSC STORE MANAGER WITH THE UNLOADING AND STORAGE OF ALL SOS TRUCK CONTENTS. IF GENERAL CONTRACTOR REQUESTS SOS TRUCK EARLY, GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LABOR AND EQUIPMENT REQUIRED TO UNLOAD AND PROPER PLACEMENT AND STORAGE OF CONTENTS ONCE OFF SOS TRUCK.
21. GENERAL CONTRACTOR TO PROVIDE 2 COPIES OF SITE PLAN AND ELEVATIONS TO SIGN COMPANY ASSIGNED TO THIS PROJECT. VERIFY SIGN COMPANY W/ TSC. 1 COPY OF ELEVATIONS TO POP SOLUTIONS, RICK TOWNE (901.795.5936) -- ARCHITECT TO E-MAIL CAD BASE OF FLOOR PLAN TO KEN MARSH, KMARSH@TRACTOR SUPPLY.COM), NO LATER THAN TWO WEEKS OF STARTING CONSTRUCTION.
22. GENERAL CONTRACTOR SHALL COORDINATE ENTIRE PROJECT AND SCHEDULE THE ALARM COMPANY FOR ALL ROUGH-IN AND FINAL CONNECTIONS AND INSPECTIONS. CONTACT TSC, RICH WOOD 615.440.4721 FOR THE ALARM COMPANY ASSIGNED TO THIS LOCATION NO LATER THAN TWO WEEKS AFTER CONSTRUCTION START. REFER TO THE SECURITY VENDOR PRE-CONSTRUCTION AND PRE-INSTALLATION CHECKLIST.
23. CLOSE-OUT REQUIREMENTS, REFER TO LEASE / CONTRACT. FOR QUESTIONS, CONTACT GAYLE BASS @ 615.440.4795.
24. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ANY DUCT SMOKE DETECTOR FOR NEW WORK ONLY. COORDINATE WITH THE ASSIGNED ALARM COMPANY.
25. THE GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITY COST DURING CONSTRUCTION AND CONTACT DEANA GHOLSON AT ECOVA, INC. #501.329.1516 TWO WEEKS PRIOR TO FIXTURE DATE FOR TRANSFER TO TSC.
26. DOCK ACCESS FROM ROAD MUST BE ACHIEVED 3 WEEKS PRIOR TO FIXTURE DATE.
27. THE GENERAL CONTRACTOR OR LANDLORD SHALL SUBMIT A REPORT, ON A WEEKLY BASIS INDICATING THE PERCENT COMPLETE FOR EACH LINE ITEM ON THE SCHEDULE USING THE TSC WEEKLY PROGRESS REPORT ALONG WITH PHOTOS PER PHOTO LOG ON THE BLANK REPORTS PROVIDED BY TSC.
28. T.S.C. WILL EMPLOY AN INDEPENDENT INSPECTION COMPANY FOR CONCRETE QUALITY & STRENGTH AND STRUCTURAL STEEL AS INDICATED WITHIN STRUCTURAL & GREENHOUSE DOCUMENTS. THE RESULTS ARE TO BE SUBMITTED TO THE OWNER AND THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL PROVIDE UPDATES TO T.S.C. RELATED TO SCHEDULE AND PROVIDE ACCESS FOR THE INDEPENDENT INSPECTIONS.
29. FOR REID STRIPING, CONTACT POP SOLUTIONS AT 601-745-5436, ACCOUNT REP.: RICK TOWNE.
30. LANDLORD/LANDLORD GENERAL CONTRACTOR TO VERIFY WITH LOCAL POSTMASTER IF A MAILBOX IS REQUIRED. IF SO, GENERAL CONTRACTOR TO INSTALL MAILBOX TYPE AND LOCATION PER THE POSTMASTER RECOMMENDATION AND PER USPS STANDARDS.
31. 'J' MOLD TO BE USED AT ALL INTERSECTIONS OF GYPSUM BOARD AND ANY OTHER NON-GYPSUM MATERIAL.
32. CORNER GUARDS TO BE USED AT ALL INTERIOR 'OUTSIDE' CORNER CONDITIONS.
33. DURING CONSTRUCTION, ANY PARTIALLY COMPLETED MASONRY WALLS (CMU, BRICK, ETC.) SHALL BE COVERED WITH STRONG WEATHER RESISTIVE MATERIAL DURING ALL TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS AND ESPECIALLY AT THE END OF EACH WORK DAY. THE COVER SHALL BE DRAPED OVER THE WALL AND EXTEND A MINIMUM OF (2) TWO FEET DOWN FROM BOTH SIDES AND SECURELY HELD IN PLACE.
34. FOR SOS TRUCK DELIVERIES ON RELO STORES, COORDINATE WITH TSC STORE SERVICES SPECIALIST [BRAD COOPER (BCooper@tractorsupply.com)] FOR RENTAL TOW-MOTOR DROP. RENTAL TOW-MOTOR SHOULD ARRIVE NO LATER THAN THE WEDNESDAY PRIOR TO FIXTURE DATE. THE RENTAL TOW-MOTOR WILL BE PICKED-UP THE MONDAY FOLLOWING THE STORE'S SOFT OPENING DATE.
35. FINISHED SPACE SHALL BE PROVIDED IN A MANNER THAT PREVENTS RODENT INTRUSION. SEAL PENETRATIONS THROUGH EXTERIOR WALL SURFACES WITH AN AEROSOL, MOISTURE-CURING POLYURETHANE FOAM SIMILAR TO "PUR BLACK" BY TODOL PRODUCTS, INC. (508.651.3818) OR APPROVED EQUAL.
36. CONCRETE MASONRY UNITS AND EXTERIOR CONCRETE MOISTURE CONTENT CRITERIA. GENERAL CONTRACTOR, OR, THE OWNERS TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT.
37. TSC PROJECT MANAGER MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.
38. GENERAL CONTRACTOR TO HAVE A LOCAL CONTACT WITHIN 2-HOURS FOR ALL (NON)WARRANTY ELECTRICAL AND/OR PLUMBING CALL BACK REPAIRS.
39. ADD STEEL WOOL AT ALL CONDUIT/PIPE PENETRATIONS AT EXTERIOR WALLS AND ADD ESCUTCHEON PLATE AND PROVIDE SEALANT AT ALL ESCUTCHEON EDGES TO PREVENT RODENT INTRUSION.
40. AT EXISTING HVAC CURBS, CONTRACTOR TO INSTALL STEEL WOOL AND CLOSED-CELL SPRAY FOAM AT ALL CURB PENETRATIONS TO PREVENT RODENT INTRUSION. CONTRACTOR TO VERIFY ALL WARRANTIES REMAIN INTACT AND ~~APPROVED BY LANDLORD~~.

⚠
41. USE OF CLEAR SEALANTS IS PROHIBITED.
42. POWER POLES FOR ALL CHECKOUT DROPS ARE TO BE BLACK; NO SUBSTITUTIONS.

FINAL FIXTURE PLAN TO BE RECEIVED BY CONTRACTOR AND/OR LL APPROXIMATELY 8 WEEKS PRIOR TO FIXTURE DATE TO ESTABLISH PROPER PLACEMENT OF ALL COUNTERS, POWER POLES, AND WOOD GRAIN FLOORING.

⚠ **ON TSC OWNED PROJECTS ONLY. AN EXTREME WEATHER EVENT AND/ OR WEATHER RELATED CONDITIONS TO BE CONSIDERED FOR A CHANGE ORDER TO THE BASE CONTRACT MUST BE SUBSTANTIATED AS AN EVENT EXCEEDING THE PRIOR 3 YEAR AVERAGE OF SUCH AN EVENT VIA ACCUWEATHER.COM FOR THE SPECIFIC LOCATION AND SCHEDULE OF THIS PROJECT. PROPOSED CHANGE ORDERS OR CHARGES FOR WEATHER RELATED ISSUES MUST EXCEED THAT 3 YEAR AVERAGE IN ORDER TO BE CONSIDERED.**

GENERAL REQUIREMENTS

1. PAINT YELLOW STRIPE DOWN THE CENTER OF THE INSIDE OF THE ROLLING STEEL ROLLUP DOOR THAT RECEIVES NEW STRIPE DOORS. ONLY PAINT STRIPE IF PLASTIC STRIP DOOR IS INSTALLED ON THE INSIDE. ON THE INSIDE, HANG A 6 INCH YELLOW PAINTED PVC PIPE AT THE HEIGHT OF THE ROLLING STEEL ROLLUP DOOR THAT WILL WARN FORK LIFT DRIVER THAT THEIR FORKS ARE TOO HIGH. IF SECTIONAL DOOR, HANG 6 INCH YELLOW PAINTED PVC AT THE HEIGHT OF THE EXPOSED SIDE OF THE TRACK. IF SECTIONAL DOOR, DO NOT PAINT STRIPE DOWN THE CENTER.
2. CHECK PRIMARY ROLLUP DOOR (DOOR USED BY FORKLIFT TO EXIT BUILDING) FOR PLASTIC CURTAIN STRIPS. IF STORE CURRENTLY HAS THESE, AND THEY ARE DAMAGED, MISSING, OR NON-TRANSLUCENT, PLEASE REPLACE. EACH STRIPS SHOULD OVERLAP 50%. IF STORE DOES NOT HAVE THESE ON THEIR PRIMARY ROLLUP DOOR, INSTALL NEW SET. IF SECTIONAL DOOR, STRIPS ON EXTERIOR. IF ROLLING STEEL DOOR, STRIPS ON INTERIOR.
3. CONTRACTOR IS TO HIRE COMMERCIAL CLEANING COMPANY TO REMOVE ALL DIRT AND GRIME FROM THE BATHROOMS, BREAK ROOM, MANAGER OFFICE, HALLWAY, SERVICE COUNTER & CASH WRAPS. AT THE SIDE LOT DOOR & VESTIBULE DOOR; REMOVE ALL DIRT AND GRIME FROM INTERIOR & EXTERIOR FROM AND GLASS. THIS SHOULD BE DONE AT THE END OF THE PROJECT PRIOR TO THE PUNCH DATE.
4. ANY WALL THAT IS RECEIVING PAINT IS ALSO TO RECEIVE NEW OUTLET COVERS TO MATCH AS WELL AS NEW COVE BASE.
5. ALL HVAC GRILLS ON SALES FLOOR, VESTIBULE, REST ROOMS, BREAK ROOM, AND MANAGERS OFFICE TO BE CLEANED.

NOTE: CONFIRM APPLICABILITY WITH TSC PM PER TSC PROJECT.

HARDWARE SCHEDULE

⚠ SET #	DOORS	QUANTITY	ITEM	MANUFACTURER
1 A	2	1 EA.	MORTISE CYLINDER 28107-1-26D	KABA
		1 EA.	IC6TA2 (GREEN CONSTRUCTION CORE)-GREEN	BEST
		1 EA.	MORTISE THUMB TURN CYLINDER-26D	KABA
			BALANCE OF HARDWARE BY DOOR SUPPLIER	
1 C	3	6 EA.	BUTT HINGES, ANSI 156.1, A8111, BB1168 (ANSI A5111 / BB1199 @ EXTERIOR)	HAGER
		2 EA.	CLOSER, ANSI A156.4, GRADE 1, 4000 SERIES (PARALLEL ARM)	LCN
		1 EA.	THREE-POINT DEADLOCK, MS-1850S, 4089 EXIT INDICATOR, 4015 THRESHOLD BOLT, 4016 HEADER BOLT, KEYED MORTISED CYLINDER, ANSI A156.5, GRADE 1, 5 PIN, KEYED BOTH SIDES. (ONE DOOR ONLY)	ADAMS RITE
		2 EA.	PUSH/PULL, KAWNEER CP-11/CO-9, FINISH TO MATCH DOOR.	BY DOOR MANU.
		1 EA.	THRESHOLD (MAX. 1/2"H.), DOOR MANUFACTURER'S STANDARD WEATHERSTRIP PACKAGE AND BOTTOM SWEEP.	
		1 EA.	SIGN, "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" - 1" HIGH LETTERS ON A CONTRASTING BACKGROUND MOUNTED ABOVE DOOR.	
1 D	7, 8	1 EA.	MORTISE CYLINDER 28107-1-26D	KABA
		1 EA.	DUMMY CYLINDER 7160DC-26D	KABA
		1 EA.	IC6TA2 (GREEN CONSTRUCTION CORE)	BEST
			BALANCE OF HARDWARE BY DOOR SUPPLIER	
1 E	9	1 EA.	THUMB TURN -CYLINDER -26D	KABA
		1 EA.	MORTISE CYLINDER 28107-1-26D	KABA
		1 EA.	DRIP CAP 16A X 76 - A	NAT
		1 EA.	CLOSER, PARALLEL ARM SC81A X HW/PA X SLIM 689	FAL
		1 EA.	PLATE SC80A-18PA	FAL
			BALANCE OF HARDWARE BY DOOR SUPPLIER	
2	6, 10, 18, 21, 23		ALL HARDWARE BY DOOR SUPPLIER	
4	5	1 EA.	CONTINUOUS HINGE 224D	MCK
		1 EA.	PRIVACY LOCK T3015 X D X 2398111BT X 5164 X	FAL
		3 EA.	I 3/4- 626	IVE
			~~SILENCER SR64- GRY~~	
5	4, 20, 24	3 EA.	HINGES MPBT9 4 1/2 X 4 1/2 NRP- 26D	MCK
		1 EA.	ALARMED EXIT DEVICE ECL-230D-GRAY	DET
		2 EA.	RIM CYLINDER R28207-9	KABA
		1 EA.	SURFACE PULL 8N US28	HAS
		1 EA.	CLOSER, PARALLEL ARM SC81 A X D3 X SLIM-689	FAL
		1 EA.	THRESHOLD 896V- MILL	NAT
		1 EA.	DOOR BOTTOM 795NH- MILL	NAT
		1 EA.	WEATHERSTRIP 160V - MILL	NAT
		1 EA.	DRIP CAP 16A-A	NAT
7	16	3 EA.	HINGES MPBT9 4 1/2 X 4 1/2 NRP- 26D	MCK
		1 EA.	OFFICE LOCKSET T311 X D X 2398111BT X 5164 X 1 3/4 -626	FAL
		1 EA.	WALL STOP WS407-CCV-US32D	IVE
		3 EA.	SILENCER SR64- GRY	IVE

DOOR-OPENING FORCE - FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:

1. INTERIOR HINGED DOOR: 5.0 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOOR: 5.0 POUNDS MAXIMUM

THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.

ALL LOCKSETS WILL BE FURNISHED CONSTRUCTION KEYED. AT THE END OF THE CONSTRUCTION PERIOD NEW PERMANENT CORES BY INSTAKEY WILL BE FURNISHED TO THE CONTRACTOR WHO WILL THEN CHANGE THEM OUT. THERE WILL BE A SEALED CARTON WITH THE SHIPMENT. THE CONTRACTOR IS TO TURN THAT SEALED CARTON OVER TO THE TSC STORE MANAGER AND GET THEIR SIGNATURE ON THE ENCLOSED RECEIPT.

PROTOTYPES & RETROFITS

FLOOR IN SALES	CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING: • ANY FLOOR AREAS OVER 3' ROUND WILL BE PREPPED BY THE 'GC'. • MECHANICALLY GROUND AND POLISHED FLOOR SURFACE TO A 400 GRIT RESIN DIAMOND FOLLOWED BY 800 GRIT DIAMOND PAD BURNISH FOR A MID LEVEL GLOSS. INCLUDED IN THIS PROCESS IS CONCRETE DENSIFICATION, JOINT/CRACK FILLING UP TO 1150 LF AND PATCHING OF HOLES SMALLER THAN 3' THAT POSE A TRIP HAZARD. PROCESS TO BE INSTALLED BY FLOORING SUB-CONTRACTOR.
FLOOR IN PET WASH	CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING: • POUR AND/OR FINISH THE CONCRETE FLOOR PER THE LATEST SCP CONCRETE SPECIFICATIONS; INCLUDING AREAS WHERE PATCHING IS REQUIRED. • DO NOT ATTEMPT TO BROOM FINISH THIS ROOM. • RESINOUS EPOXY FLOORING SYSTEM w/ 4" INTEGRATED COVING INSTALLED BY FLOORING SUB-CONTRACTOR. • FINISHED FLOOR DRAIN HEIGHT TO BE FLUSH WITH FLOOR SURFACE. • NO FLOOR MOUNTED FIXTURES OR EQUIPMENT TO BE PLACED PRIOR TO THE INSTALLATION OF THE FLOORING. • END RESULT TO BE TEXTURED TO AVOID SLIPPING HAZARD AND NON-ABRASIVE. EUCLID HIGH PERFORMANCE EPOXY OR EQUAL TORGINOL FB-127 'CABIN FEVER' 1/16 " FLAKE @ 20-25 LABS PER PET WASH FLOOR AND BASE. FIRST COAT: EPOXY w/ FB-127 'CABIN FEVER' FLAKES BROADCAST TO REJECTION. SECOND COAT: EUCLID HIGH PERFORMANCE CLEAR THIRD COAT: EUCLID POLY SEAL HIGH SOLIDS POLYASPARTIC TOP COAT CLEAR.

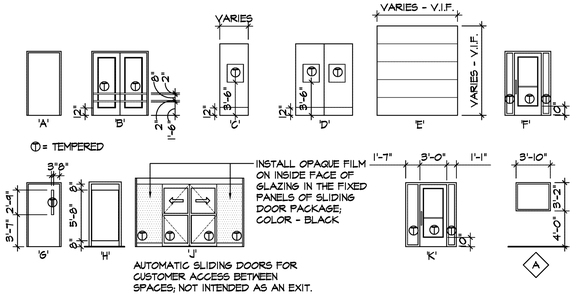
NOTE: TSC REQUIRES NO GAP BETWEEN THE BOTTOM RAIL OF THE CANTILEVER GATE AND THE FINISH GRADE SHALL BE GREATER AT ANY POINT WITHIN THE GATE OPENING THAN THE DEPTH OF THE CASTERS. GENERAL CONTRACTOR IS RESPONSIBLE FOR RESOLVING GRADES AT F.O.D.

AN ABBREVIATED CONCRETE SPECIFICATION APPROVED BY TSC SHALL BE INCLUDED FOR ALL RETROFIT PROJECTS. A COPY OF A GENERIC ABBREVIATED CONCRETE SPECIFICATION APPROVED BY TSC IS AVAILABLE FROM ONYX CREATIVE UPON REQUEST.

ONYX CREATIVE, INC.
25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
216-223-3200

DOOR SCHEDULE

MARK	SIZE	TYPE	MATERIAL	FRAME	HARDWARE SET	REMARKS
2	12'-0" X 7'-8" (PACKAGE)	J	STORE FRONT GLASS	ALUM.	1C	10, 13, & 14
3	(2) 3'-0" X 7'-0"	B	STORE FRONT GLASS	ALUM.	1C	3, 10, 13, 14, 17, & 22
6	(2) 3'-0" X 8'-0"	D	CHASE IMPACT DOORS	MTL.	2	18 & 23
15	3'-0" X 7'-0"	A	H.M.	H.M.	5B	2, 19
⚠ 9H	VARIES	-	VARIES	VARIES	-	26
24	3'-0" X 7'-0"	A	H.M. DOOR	H.M.L.	5	24, 25, & 26
24a	3'-0" X 7'-0"	A	H.M. DOOR	H.M.L.	5	24, 25, & 26



DOOR REMARKS (NOTES):

1. 10' WIDE X 10' HIGH COILING INSULATED METAL DOOR W/ ELECTRIC OPERATOR, (2) RADIO REMOTES, TIMER, CHAIN KEEPER AND REVERSING SAFETY EDGE. OVERRIDE BUTTON TO BE SUPPLIED BY OVERHEAD DOOR VENDOR AND INSTALLED BY GENERAL CONTRACTOR'S ELECTRICIAN. COLOR TO BE FACTORY FINISHED WHITE.
2. KEY OUTSIDE.
3. PROVIDED AND INSTALLED BY G.C.
4. DOOR TO HAVE 4" ALUM. HEAD AND THRESHOLD.
5. SIGNAGE TO BE PROVIDED BY TSC.
6. NOTE THAT DOORS REQUIRE A MINIMUM 10" BOTTOM RAIL TO RECEIVE KICK PLATES.
7. ALL DOORS TO HAVE A.D.A. APPROVED HARDWARE WHICH IS IN COMPLIANCE WITH IBC SECTION 1010.1.9.2.
8. GENERAL CONTRACTOR TO CHANGE OUT CONSTRUCTION CORES OF ALL HARDWARE PRIOR TO TURNOVER OF STORE. KEY AND TURNOVER DOCUMENT TO BE SIGNED BY G.C. AND STORE MANAGER.
9. ALL LOCKSETS KEYED TO ESTABLISH TSC GRANDMASTER KEY. ESTABLISH A NEW MASTER KEY AND KEY INDIVIDUALLY AS DIRECTED TO OPERATE ALL CYLINDERS & LOCK SETS. FURNISH (4) COPIES OF THE MASTER KEY, FURNISH 2 KEYS PER LOCK.
10. DOORS KEYED ALIKE.
11. ELECTRICIAN RESPONSIBLE FOR MAKING FINAL CONNECTION BETWEEN SECURITY VENDOR WORK AND DOOR WIRING.
12. CONTRACTOR TO INSTALL PLASTIC AIR CURTAIN WITH 50% PANEL OVERLAP @ NEW MASONRY OPENING INSIDE NEW DOOR. AIR CURTAIN INCLUDED WITH OVERHEAD DOOR VENDOR PACKAGE. INCLUDES ALL OVERHEAD DOORS IN RETROFIT STORES.
13. CONTRACTOR TO PROVIDE AND INSTALL DOOR SWEEPS.
14. DOORS TO HAVE FLAT THRESHOLD PROVIDED BY DOOR MANUFACTURER.
15. THE CHANNELS THAT MAKE UP THE JAMBS AND HEAD FOR THE ROLLING SERVICE DOOR AND ITS ATTACHMENT POINTS SHOULD BE FLUSH AND SMOOTH WITH THE SURROUNDING INTERIOR WALLS AS WELL AS ABOVE THE INTERIOR OPENING. PROVIDE A STRUCTURAL SURFACE IN LINE WITH THE JAMBS THAT EXTENDS ABOVE THE OPENING FOR A MINIMUM OF 30" FOR ATTACHMENT POINTS. STRUCTURAL SURFACE TO BE CAPABLE OF WITHSTANDING 1850 LB. POINT FORCE IN EITHER TENSION, COMPRESSION OR SHEAR.
16. PROVIDE AND INSTALL "EMPLOYEES ONLY" SIGN WHERE INDICATED.
17. W/ 2 EACH CRASH RAILS ON INSIDE OF EACH DOOR.
18. 72" X 96", 72" X 84" OR 36" X 96" OPENINGS TO BE PROVIDED AS: PIPLUS, WITH 10" X 30" ADA COMPLIANT WINDOWS, 18" TALL BUMPERS, COLOR: RED. (OR) OPENINGS 96" X 120" TO BE: DURULITE STANDARD DOORS WITH 20" X 30" ADA COMPLIANT WINDOWS, 36" TALL BUMPERS, COLOR: RED.
19. INSTALL CLEAR ANODIZED STOREFRONT FRAMING WITH 1/4" TEMP. CLEAR GLASS SIDELIGHTS. DOOR TO SWING OPEN TO CENTER OF STORE. SIDELIGHT GLASS TO ACCEPT 6.25" X 48.85" VINYL FILM. NARROW STILE DOOR WINDOW GLASS TO ACCEPT 30.25" X 51.825" VINYL FILM.
20. ANEMOSTAT WINDOW KIT WITH CLEAR TEMPERED ¼" GLASS WITH GLAZING TAPE APPLIED (BOTH SHIPPED LOOSE). BY VENDER #1.
21. CONTRACTOR TO PAINT FRAME SW7513 SANDERLING BOTH SIDES.
22. SFIC COMPATIBLE HARDWARE.
23. DOORS AND SELF-SUPPORTING FRAME SUPPLIED BY TSC; INSTALLED BY CONTRACTOR.
24. COORDINATE DOOR WITH VENDOR #1 AND MERCHNEY GREENHOUSES ON FRAME ORDER AND INSTALLATION.
25. DOOR AND FRAME BY VENDOR #1.
26. DOOR AND FRAME BY MERCHNEY GREENHOUSES
27. PET CLING DOORS TO BE PROVIDED WITH SEPARATE CORE AND KEYED UNIQUE (SHOULD NOT MATCH STORE KEYS). 5 KEYS SHALL BE PROVIDED TO PET CLING OPERATOR.

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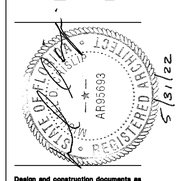

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	RJ
Date	Issue
10-6-21	BID PERMIT
5-27-22	⚠1 REVISION 1

A0.0

NOTES & DOOR / HARDWARE SCHEDULES

COLOR SCHEDULE

EXTERIOR BUILDING FINISHES:

22 GAUGE GALVANIZED CORRUGATED STEEL PANEL. - 'MATTE / WEATHERED' FINISH
GALVANIZED STANDING SEAM METAL ROOFING (ROOF AT VESTIBULE GABLE)

METAL SIDING — 26 GA. MTL. REVERSE 'R' PANEL. - COLOR TO BE DETERMINED BASED ON BUILDING TYPE ON PRE ENGINEERED BUILDINGS

CONCRETE MASONRY UNITS AND EXTERIOR CONCRETE MOISTURE CONTENT CRITERIA.
GENERAL CONTRACTOR, OR, THE OWNERS TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT. TSC PROJECT MANAGER MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.

CONCRETE MASONRY UNITS FOR CONVENTIONAL BUILDINGS.
ELASTOMERIC SYSTEM
FLAT FINISH - COLOR TO MATCH SW7513 SANDERLING TO 4'-0" A.F.F., SW7532 URBAN PUTTY FROM 4'-0" A.F.F. TO TOP OF C.M.U. , ALL SIDES
1ST COAT: S-W LOXON ACRYLIC BLOCK SURFACER, LX01W0200 (50-100 SQ FT/ GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
3RD COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
(16 MILS WET, 7.5 MILS PER DRY COAT)
(ACCEPTABLE TOLERANCE IS 9-10 PINHOLES PER SQ. FT.)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; **HOWEVER, ALL COATS MUST BE BACK-ROLLED.** SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

RED ACCENT STRIPE (CONCRETE MASONRY UNITS)
HIGH GLOSS FINISH - COLOR TO MATCH SW4081 SAFETY RED FROM 10'-0" A.F.F. TO 10'-8" A.F.F., FRONT, LEFT, AND RIGHT SIDES
2 COATS: S-W ACROLON 100, B65R720 PART A SAFETY RED/ B65V720 PART B HARDENER
APPLY AS NEEDED FOR COMPLETE COVERAGE)
APPLY TO EXTERIOR RED STRIPE ONLY
CLEAR COAT GLOSS FINISH - DIAMOND-CLAD WB
3 COMPONENT, LOW VOC WATERBASED ACRYLIC POLYURETHANE CLEAR COAT
DIAMOND-CLAD CLEAR COAT URETHANE GLOSS CLEAR PART A (B65T175)
DIAMOND-CLAD CLEAR COAT URETHANE HARDNER PART B (B65V175)
DIAMOND-CLAD CLEAR COAT URETHANE CATALYST PART C (B65C175)
MIX COMPONENTS PER MANUFACTURERS SPECIFICATIONS COAT ACROLON WITHIN 48 HOURS
RECOMMENDED SPREAD RATE (WET MILS: 2.4-4.8 AND DRY MILS: 1.0-2.0)

BOLLARDS
6" SCHEDULE 40 CONCRETE FILLED PIPE BOLLARD WITH MCCUE POST COVER CSPC-6-307

RED STRIPE BY POP SOLUTIONS AROUND VESTIBULE BUMP OUT TO MATCH RED STRIPE SW 4081 SAFETY RED

LIGHTING POLE BASES
GLOSS FINISH - COLOR TO BE SW4084 SAFETY YELLOW
1ST COAT: S-W LOXON ACRYLIC BLOCK SURFACER, LX01W0200 (50-100 SQ FT/ GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
3RD COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
(APPLY AS NEEDED FOR COMPLETE COVERAGE)
PRODUCT IS PACKAGE SAFETY YELLOW; COLOR ACCEPTANCE SHOULD BE APPROVED BY TRACTOR SUPPLY.

LOADING DOCK GUARDRAILS, ROOF ACCESS LADDER AND HOLLOW METAL DOOR/FRAMES:
GLOSS FINISH - COLOR TO MATCH SW1012 POWER GREY
1ST COAT: S-W KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 - 8.0 MILS WET / 3.0 -4.0 MILS DRY PER COAT)
2ND COAT: S-W INDUSTRIAL ENAMEL HS, B54Z400 SERIES
3RD COAT: S-W INDUSTRIAL ENAMEL HS, B54Z400 SERIES
(2.0 - 4.0 MILS DRY PER COAT)
(APPLY AS NEEDED FOR COMPLETE COVERAGE)

STOREFRONT FRAMING	CLEAR ANODIZED ALUMINUM
E.I.F.S.	DRYVIT, # 113 AMARILLO WHITE, SANDPEBBLE TEXTURE
E.I.F.S. (ACCENT)	DRYVIT, COLOR MATCH TO SW4081 SAFETY RED

INTERIOR FINISHES:

MASONRY (CONCRETE, SCORED, SMOOTH, HIGH/LOW DENSITY)
SEMI-GLOSS FINISH - COLOR TO MATCH SW7005 PURE WHITE
1ST COAT: S-W PREPRITE BLOCK FILLER B25W25 (75-125 SQ. FT./GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; **HOWEVER, ALL COATS MUST BE BACK-ROLLED.** SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

OUTER CORE AREAS / INTERIOR DRESSING ROOM
DRYWALL (WALLS, GYPSUM BOARD, PLASTER BOARD, ETC.)
SEMI-GLOSS FINISH - (COLOR TO MATCH SW7005 PURE WHITE.)
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

INNER CORE AREAS
SEMI-GLOSS FINISH - (COLOR TO MATCH SW7036 ACCESSIBLE BEIGE.)
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

RED ACCENT STRIPE (IN RETAIL SALES AREA - 10'-3" TO BOTTOM OF STRIPE, 12' STRIPE)
SEMI-GLOSS FINISH - SW 4081 SAFETY RED
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS. WET, 1.2 MILS DRY)
2ND COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31R02658
3RD COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31R02658

PET WELLNESS CENTER WALLS
SEMI-GLOSS FINISH - (COLOR: TO BE SELECTED; COORDINATE WITH T.S.C. PM AND CONSTRUCTION MANAGER.)
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

WOOD (DOORS)
SEMI-GLOSS FINISH - COLOR TO MATCH SW1012 POWER GREY
1ST COAT: S-W PREPRITE 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

OUTER DRESSING ROOM WALLS
GC TO PROVIDE:
1ST COAT: S-W PREPRITE 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600
TSC TO PROVIDE AND INSTALL:
WALLPAPER

EXPOSED CONDUIT IN RETAIL SALES AREA
GC TO PAINT EXPOSED CONDUIT IN RETAIL SALES AREA TO MATCH INTERIOR WALL FINISH

INTERIOR COLUMNS (METAL)
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
1ST COAT: S-W KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 - 8.0 MILS WET / 3.0 - 4.0 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

EXTERIOR METAL AND INTERIOR WOOD DOORS:
(COLOR TO MATCH SW1012, POWER GREY)
(COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY)

METAL DOOR FRAMES
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
(4 MILS WET, 1.3 MILS DRY PER COAT)

METAL DOOR FRAMES - OPTION (HARDER FINISH AND BETTER COLOR/GLOSS RETENTION)
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: S-W PRO INDUSTRIAL WATERBASED ALKYD URETHANE ENAMEL B53W01051 SERIES
3RD COAT: S-W PRO INDUSTRIAL WATERBASED ALKYD URETHANE ENAMEL B53W01051 SERIES
(4 MILS WET, 1.6 MILS DRY PER COAT)

VINYL PLANK FLOORING	SWIFF-TRAIN COMPANY EARTHWERKS 'WOOD CLASSIC' GWT-C 9812
VINYL BASE	JOHNSONITE VINYL #40 BLACK. ALL INSIDE AND OUTSIDE CORNERS TO HAVE PRE-FORMED CORNER BASE.
PET WELLNESS CENTER L.V.T.	SHAW TERRAIN-II, 20 MIL. LVT 6"X48" - COLOR: TO BE SELECTED
PLASTIC LAMINATE	WILSONART 4857-60 SHADOW ZEPHYR AT EMPLOYEE LOUNGE COUNTERTOP PROVIDED BY TSC
GLOBAL INDUSTRIES PLASTIC LAMINATE FLOOR MOUNTED TOILET PARTITIONS TO BE FINISHED WITH WILSONART LAMINATE, 4857-60 SHADOW ZEPHYR OR EQUAL AS REQUIRED BY LOCAL CODE.	
RETAIL SALES TO BE PAINTED DOWN TO 7' A.F.F. BEHIND FIXTURES, AND 12' AROUND OPENINGS	
LAYIN CEILINGS & GRID (OFFICE CORE)	ARMSTRONG DUNE 1776 2X4, WHITE, SQUARE LAYIN, OR EQUAL
LAYIN CEILINGS & GRID (VESTIBULE)	GRID STONE GYPSUM CEILING PANELS 1/2" X 2' X 4'

FIBERGLASS REINFORCED PANEL (FRP): BY GLASTEEL, GLASLINER FRP.
COLOR: XA WHITE. FINISH: TEXTURED.
4' WAINSCOT TO 4' A.F.F. ON ALL WALLS ADJACENT TO THE WATER FOUNTAIN AND ON ALL NON-MASONRY WALLS IN RESTROOMS. SEE DETAILS A1.1 FOR MOP SINK CONDITION. SEE DETAILS A1.2 FOR PET WASH CONDITION.

CONDUIT IN CLOTHING AREA	CONDUIT ON EXTERIOR WALLS IN CLOTHING AREA: RUST-OLEUM UNIVERSAL HAMMERED ALL SURFACE PAINT + PRIMER. COLOR: BROWN
CONDUIT SURFACE MOUNTED ON WALLS (OTHER THAN NOTED ABOVE:	PAINT TO MATCH ADJACENT WALL COLOR.

FINISH SCHEDULE

ROOM NO.		WALLS	CEILING	BASE	FLOOR	REMARKS
101	VESTIBULE	PTD. C.M.U. / STOREFRONT	GYP. BD. CEILING PANELS @ 10'-0" A.F.F.	-	POLISHED CONC.	6, 9
102	RETAIL SALES	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	EXP. STRUCTURE FACTORY PRIMED (GRAY) -OR- A.C.T. CEILING: EXISTING TO REMAIN - INFILL WHERE REQUIRED	VINYL	POLISHED CONC. W/ VINYL PLANK -OR- V.C.T. CEILING: EXISTING TO REMAIN - INFILL WHERE REQUIRED	2, 3, 9
103	SPRINKLER ROOM	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	EXP. STRUCTURE FACTORY PRIMED (GRAY)	-	POLISHED CONC.	9
104	DRESSING ROOM	PTD. GYP. / C.M.U.	OPEN TO ACT ABOVE	VINYL	VINYL PLANK	2, 8
105	STOCKROOM	PTD. GYP. / C.M.U. / PLYWOOD (SEMI-GLOSS, WHITE)	EXP. STRUCTURE FACTORY PRIMED (GRAY)	-	NO WORK	9
106	CORRIDOR	PTD. GYP./ FRP	A.C.T. @ 8'-0"	VINYL	POLISHED CONC.	1, 4, 7, 9
107	MANAGER'S OFFICE	PTD. GYP.	A.C.T. @ 8'-0"	VINYL	POLISHED CONC.	1, 4, 9
108	EMPLOYEE LOUNGE	PTD. GYP.	A.C.T. @ 8'-0"	VINYL	POLISHED CONC.	1, 4, 9
109	MEN	PTD. GYP./C.M.U./ FRP	A.C.T. @ 8'-0"	VINYL	POLISHED CONC.	1, 4, 5
110	WOMEN	PTD. GYP./C.M.U./ FRP	A.C.T. @ 8'-0"	VINYL	POLISHED CONC.	1, 4, 5
112	PET WASH	PTD. GYP./ FRP / AL. MESH	ALUMINUM MESH SCREEN @ 10'-0"	EPOXY	EPOXY	
115	WELLNESS CLINIC	PTD. GYP.	A.C.T. @ 8'-0"	VINYL	VINYL PLANK	1, 2, 4, 10
--	WELLNESS CLINIC WAITING AREA	PTD. GYP. TO MATCH CLINIC	A.C.T. @ 8'-0"	VINYL	VINYL PLANK	1, 2, 4, 10

1. CEILING TILE: 2' x 4' X 3/4" MINERAL BOARD, NON-DIRECTIONAL FISSURED, MEDIUM TEXTURE, FLAME RESISTANCE CLASS A, FLAME SPREAD CLASS 1
2. VINYL PLANK: PURCHASED BY TSC; ORDERING & INSTALLATION BY CONTRACTOR.
BEVELED EDGE VINYL PLANK TO BE USED AT EXPOSED TRANSITION OF VINYL PLANK FLOORING TO CONCRETE. *SEE SCHEDULE FOR CLINIC.
3. RED ACCENT STRIPE @ 10'-3" FROM FINISH FLOOR TO BOTTOM OF STRIPE -1'-0" STRIPE
4. WALL COLOR TO BE (SW7036 ACCESSIBLE BEIGE). TRIM AND DOORS TO BE (SW1012 POWER GRAY).
5. FRP WAINSCOT TO BE INSTALLED ON ALL NON-MASONRY WALLS 4'-0" A.F.F. COLOR: XA WHITE, FINISH: TEXTURED.
6. GRID STONE GYPSUM CEILING PANELS 1/2" X 2' X 4'
7. FRP WAINSCOT TO BE INSTALLED BEHIND AND ON ALL SIDES OF THE WATER COOLER ALCOVE TO 4'-0" A.F.F. COLOR: XA WHITE, FINISH: TEXTURED.
8. INTERIOR DRESSING ROOM WALLS TO BE PURE WHITE. EXTERIOR WALL EXTENDING ABOVE 9'-0" A.F.F. TO BE PAINTED PURE WHITE W/ RED STRIPE TO MATCH RETAIL SALES WALLS. EXTERIOR DRESSING ROOM WALLS TO BE WALLPAPER PROVIDED AND INSTALLED BY TSC.
9. SEE CONCRETE FINISHING REQUIREMENTS THIS SHEET.
10. GENERAL CONTRACTOR RESPONSIBLE FOR ALL CONCRETE REPLACEMENT. TRENCH POUR BACKS AND FILLING/PATCHING.
11. REFER TO SHEET A1.2, A1.2a & A1.2b (AS APPLICABLE) FOR WALL COLOR AND PAINT CONFIGURATION.

CLOSE-OUT BINDER REQUIREMENTS

LATEST - Q1 2021

PM **STORE # CITY/STATE** **SO**

X = REQUIRED PROTO	RETRO		CONTRACTOR SHALL PROVIDE OWNER WITH ONE ELECTRONIC CLOSE-OUT BINDER ON A CD. ALL INFORMATION BELOW MUST BE INCLUDED. THE CLOSE-OUT BINDER SHALL BE SENT ATTN TO THE CONSTRUCTION COORDINATOR AT THE OWNER'S ADDRESS: 5401 VIRGINIA WAY, BRENTWOOD, TN 37027.
X	X	1.	NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTOR AND ALL SUBCONTRACTORS.
X	X	2.	THE FINAL CERTIFICATE OF OCCUPANCY OR THE EQUIVALENT THEREOF DESCRIBED IN ARTICLE 115.2(b)
X	X	3.	AN ASSIGNMENT BY THE CONTRACTOR OF ALL GUARANTEES AND WARRANTIES FROM ALL SUBCONTRACTORS, VENDORS, SUPPLIERS, AND MANUFACTURERS, TOGETHER WITH ORIGINALS OF ALL SUCH GUARANTEES, WARRANTIES, AND OPERATING MANUALS (E.G. HVAC, ROOF, DOORS, WATER HEATER, ETC. AS APPLICABLE).
X	X	4.	COMPLETE LIST OF EQUIPMENT - COMPLETE TEMPLATE.
X	X	5.	CONFIRMATION IN WRITING FROM THE INSTALLER OF THE HVAC SYSTEM OR COMPONENTS THEREOF CONFIRMING THAT THE PROPER START-UP PROCEDURES WERE FOLLOWED.
N/A	X	6.	COMPLETE RETROFIT HVAC BREAKDOWN OF COSTS - COMPLETE TEMPLATE.
X	N/A	7.	COMPLETE PROTOTYPE HVAC INFORMATION - COMPLETE TEMPLATE.
N/A	X	8.	CERTIFICATE OF SEWER CLEAN-OUT BY THE PERSON WHO PERFORMED THE SAME.
X	X	9.	DISABILITY ACCESSIBILITY INSPECTION REPORTS SENT TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (FOR TEXAS STORES ONLY).
X	X	10.	A COPY OF THE PUNCH LIST ITEMS SIGNED BY THE OWNER (OR STORE MANAGER, IF SO AUTHORIZED BY OWNER) CONFIRMING ALL PUNCH LIST ITEMS ARE COMPLETED.
X	X	11.	(1) PDF CONTAINING WORKING DRAWINGS AND PLANS AND SPECIFICATIONS REFLECTING 'AS-BUILT' CONDITIONS, WITH A SUMMARY LIST OF CHANGES, INCLUDING IN .PDF FORMAT.
X	X	12.	A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS, IF APPLICABLE.
N/A	X	13.	A CERTIFICATE EVIDENCING THAT INSURANCE REQUIRED UNDER THE CONTRACT DOCUMENTS SHALL REMAIN IN FORCE AFTER FINAL PAYMENT AND SHALL NOT BE CANCELED, REDUCED, OR ALLOWED TO EXPIRE UNTIL AT LEAST 30 DAYS PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO THE OWNERS.
X	X	14.	CERTIFICATION OF WATER WELLS AN/OR SEPTIC SYSTEMS THAT DEMONSTRATE INSPECTION AND ACCEPTANCE BY THE MUNICIPALITY. THIS SHOULD INCLUDE ANY ONGOING TESTING AND/OR INSPECTIONS THAT ARE REQUIRED AS WELL AS THE INTERVAL AT WHICH TESTING AND/OR INSPECTION MUST BE COMPLETED.
N/A	X	15.	DIGITAL PHOTOGRAPHS OF THE 'BEFORE' AND 'AFTER' OF THE FRONT VIEW OF THE STORE.
X	X	16.	ROOFING INSPECTION REPORT FROM THE ROOFING MANUFACTURER (SHOULD REFLECT ROOF PROPERLY INSTALLED AND AS SUCH WARRANTY 100% IN TACT).
X	N/A	17.	CERTIFICATION FROM THE PROJECT CIVIL ENGINEER THAT THE STORM WATER DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL APPLICABLE LAWS (SEE LEASE EXHIBIT).

TSC PM - SIGNATURE DATE

NOTE: GENERAL CONTRACTOR / LANDLORD TO SEE LEASE / CONTRACT FOR SPECIFIC CHECKLIST

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com
FL. LIC. AR95693

STATE OF FLORIDA · REGISTERED ARCHITECT · AR95693 · 5/31/22

Design and construction documents as instruments of service are given in confidence and remain the property of Michael Craig, Architect. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Michael Craig, Architect.

TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.: 19383
Drawn By:

Date	Issue
10-8-21	BID PERMIT
5-27-22	⚠1 REVISION 1

A0.1

FINISH SCHEDULES & VENDOR INFORMATION

PART 1 - GENERAL

1.01 QUALITY ASSURANCE

A. Concrete Supplier: A firm experienced in producing ready-mixed concrete that complies with ASTM C 94 requirements for production facilities and equipment. Comply with ACI 301, "Specification for Structural Concrete."

1. Manufacturer certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities." Certification shall not be more than twelve months old.

B. Testing Agency Qualifications: An independent agency, qualified according to ASTM C 1077 and ASTM E 329 for testing indicated, as documented according to ASTM E 548.

1. Personnel conducting field tests shall be qualified as ACI Concrete Field Testing Technician, Grade 1, according to ACI "CP-01 or an equivalent certification program.

2. Personnel performing laboratory tests shall be ACI-certified Concrete Strength Testing Technician and Concrete Laboratory Testing Technician - Grade 1. Testing Agency laboratory supervisor shall be an ACI-certified Concrete Laboratory Testing Technician - Grade 11.

C. Concrete Contractor Qualification: Concrete Contractor shall include in their bid package to the General Contractor, a minimum of three similar and successful projects that clearly indicates the Concrete Contractor's ability to successfully perform the work and to achieve the interior sales floor slab tolerances required in this specification. The concrete contractor's team shall have participated in the majority of these projects, and that team shall remain the same through the duration of this project. Concrete Contractor's qualification shall be submitted as part of the bid package. Based on experience, the Owner has the right to reject the Concrete Contractor.

D. NOT USED.

E. Concrete Sales Floor Pre-Installation Conference: At least 30 days prior to the start of the concrete slab construction, the General Contractor shall conduct a meeting to review the proposed concrete mix designs and to discuss the required methods and procedures to achieve the requirements of this specification. The General Contractor shall send a pre-concrete conference agenda to all attendees 10 days prior to the scheduled date of the conference.

1. The General Contractor shall require responsible representatives of every party concerned with the concrete work to attend the conference, including, but not limited to the following:
   a. General Contractor: Project Manager and Superintendent
   b. Testing Agency: Responsible for concrete mixes, quality control, floor tolerance testing, etc.
   c. Ready-mix Concrete Producer: Concrete mix discussion
   d. Concrete Contractor
   e. Chemical Admixture Manufacturer
   f. NOT USED
   g. NOT USED
   h. NOT USED
2. Minutes of the meeting shall be recorded, typed and printed by the General Contractor and distributed to all concerned parties, including the Owner, Architect, Structural Engineer and Tractor Supply Project Manager, within three days of the meeting.
3. The minutes shall include a statement by the Concrete Supplier stating that the proposed concrete mix designs will provide appropriate workability and setting times, to ensure that the concrete contractor can achieve the requirements of this specification.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Concrete materials:

1. Portland Cement: ASTM C 150, C150M, Type I, Type II or Type I/II. Use one brand of cement throughout the project.
2. Coarse and Fine Aggregates: ASTM C 33. Combined aggregate gradation for slabs on grade and other designated concrete shall be 8% - 18% for large top size aggregates (1½") or 8% - 22% for smaller top size aggregates (1" or ¾") retained on each sieve below the top size and above the no. 100 sieve. Slabs on grade shall have a maximum aggregate size of 1½" footings and piers 1" and beams ¾".
3. Water: complying with ASTM C 94.
4. Air-Entraining Admixture (Interior Concrete): Air-entraining admixture shall not be used on interior concrete.
5. Air-Entraining Admixture (Exterior Concrete): ASTM C-260. Admixture manufacturer shall provide written certification that the air-entraining admixture is compatible with other required admixtures. All exterior slabs shall be air-entrained (4% - 6%).
6. Water-Reducing Admixture: ASTM C494, Type A containing not more than 0.05% chloride ions.
7. Water-Reducing, Retarding Admixture: ASTM C494, Type D containing not more than 0.05% chloride ions.
8. High Range Water-Reducing Admixture (Superplasticizer): ASTM C494, Type F or G containing not more than 0.05% chloride ions.
9. Water-Reducing, Non-Corrosive Accelerating Admixture: ASTM C494, Type C or E containing not more chloride ions than are present in municipal drinking water. The admixture manufacturer must have long-term, non-corrosive test data from an independent testing laboratory (of at least a year's duration) using an acceptable accelerated corrosion test method such as that using electrical potential measures.

10. Prohibited admixtures:
    a. Calcium chloride or admixtures containing more than 0.05% chloride ions are not permitted.
    b. Flyash is only permitted in exterior concrete in areas known for Alkali Silica Reactivity (ASR).

11. Macro-Synthetic fibers (Exterior Concrete): Comply with ASTM C1116. "Structural" fibers shall be a patented coarse monofilament, self-fibrillating, polypropylene/polyethylene fiber with a minimum tensile strength of 75ksi and minimum length of 2 inches.

B. Related Materials:

1. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.
2. Interior Curing: ASTM C-309 with a maximum VOC content of 350g/l. The interior sales floor slab shall be cured using a reduced odor, dissipating or removable liquid membrane forming curing compound.
3. Interior Liquid Densifier / Sealer: Sodium siliconate containing at least 24% solids by weight. Manufacturer of liquid densifier and sealer must be contacted prior to bidding for pricing and application requirements.
4. Interior Semi-Rigid Polyurea Joint Filler: Comply with ACI 302, shall be a two (2) component, 100% solids, UV Resistant compound, with minimum shore @AA hardness of 80. Color to match adjacent concrete surfaces
5. Exterior Curing: ASTM C 1315 with a maximum VOC content of 700 g/l. All exterior concrete slabs shall be cured using a liquid membrane-forming curing compound.
6. Exterior Urethane Joint Sealant: ASTM C 920-86, Type S, Grade NS, and Class 25 industrial gun grade polyurethane sealant shall exhibit a shore @AA hardness of 40 and an elongation of 250%.

2.02 CONCRETE MIXES

A. Comply with ACI 301 requirements for concrete mixes.

B. Concrete mixes shall be proportioned according to ACI 301, for normal-weight concrete determined by either laboratory trial mix or field test data.

C. Compressive strength (28 days): 4000 psi, with a maximum water/cement ratio of .53, unless otherwise indicated on the drawings. Concrete materials included in the mix design shall be the same materials provided to the project, and shall be prepared by an independent testing laboratory approved by the Owner. Per ACI requirements, if sufficient backup data is not available, the laboratory mix shall exceed the desired job strength of concrete by 1,200 psi. Four copies of the mix shall be submitted to the Owner before concrete work begins.

D. Slump: Concrete shall have a maximum slump of 5½" for the interior sales floor slab and exterior @side yard." Unless indicated on drawings, all other concrete shall not exceed a 4" slump.

E. Macro-Synthetic fiber addition: All exterior concrete shall contain the specified macro-synthetic fiber used at a rate of no less than 3.0 lbs/cubic yard. Actual fiber dosage may vary based on job-site conditions and shall be calculated by strength equivalency to conventional reinforcement requirements. Required information may include, but not be limited to site prep, subbase and concrete properties, curing and loading conditions. Fibers may be added at plant location or job-site and shall be mixed in concrete for a minimum of 4 minutes.

F. Adjustment to Concrete Mixes: Mix adjustments may be requested by the General Contractor when characteristics of materials, job conditions, weather, test results or other circumstances warrant; at no additional cost to the Owner and as accepted by the Owner. Laboratory test data for revised mix and strength results must be submitted to and accepted by the Owner prior to work. Both Concrete Testing and Inspection Agency and Concrete Contractor shall verify that the concrete mix design will produce a concrete which will meet the specifications for this project. In addition, the General Contractor and Concrete Contractor shall verify that the workability, finishability and setting times are appropriate for concrete installations. Placement shall be made by concrete truck chute. If concrete pumping is required, the proportions established above shall not be altered to suit the capabilities of the pumping equipment. For concrete containing macro-synthetic fibers, additional water reducer may be necessary. The addition of water is not permitted into concrete mixture after addition of macro-synthetic fibers.

G. Interior Concrete: Concrete shall be designed to meet 4000 psi compressive strength @ 28 days and exhibit ≤0.04% shrinkage @ 28 days. The mix shall contain approximately 12 cubic feet of #467 aggregate (1-1/2" top size), the specified water reducing admixture and achieve a w/cm ratio of 0.53 (max.). Air-entrainment is prohibited. Proposed mix design shall be similar to the following:

Interior Sales Floor Prototype mix:

Materials	Prototype mix
Cement	517-564lbs.
Fly ash/slag	Prohibited
Coarse aggregate	12 cubic feet +/- .50 (#467 stone)
Fine aggregate	7 cubic feet +/- (adjust as necessary)
Water content	250 - 300lbs.
Air content (Entrapped Air Only)	3.0% (max.)
Water Reducer (Type A/F)	30z.-100z./100wt +/- (Mid-Range)
W/cm	0.53 (max.)
Initial slump (water)	3"
Final slump (with water reducer)	5.5" (max.)
Maximum Shrinkage	≤.0.04% @ 28 days

H. Exterior Concrete: Concrete shall be designed to meet 4000 psi compressive strength @ 28 days and exhibit ≤0.04% shrinkage @ 28 days. The mix shall contain approximately 12 cubic feet of #467 aggregate (1½" top size), the specified water reducing admixture and achieve a w/cm ratio of 0.53 (max.). Air-entrainment shall be as specified. Proposed mix design shall be similar to the following:

Exterior Side Yard Prototype mix:

Materials	Prototype mix
Cement	517-564lbs.
Fly ash/slag	Prohibited, Except in areas of known Alkali Silica Reactivity
Coarse aggregate	12 cubic feet +/- .50 (#467 stone)
Fine aggregate	7 cubic feet +/- (adjust as necessary)
Water content	250 - 300lbs.
Air content (Entrained Air)	6.0% (max.)
Water Reducer (Type A/F)	30z.-100z./100wt +/- (Mid-Range)
W/cm	0.53 (max.)
Initial slump (water)	3"
Final slump (with water reducer)	5.5" (max.)
Macro Synthetic Fiber	3 lbs / cubic yard (min.)
Maximum Shrinkage	≤.0.04% @ 28 days

PART 3 - EXECUTION

3.01 INSTALLATION (GENERAL)

A. Formwork: Design, construct, erect, shore, brace, and maintain formwork according to ACI 301.

1. Form Work: Form all slabs, stairs and other formed concrete with metal forms or ¾" plywood. For exposed surfaces use forms with an undamaged face. Form ties used shall be snap ties. Concrete release agent shall be a VOC compliant, light viscosity, non-staining oil.

B. Vapor Retarder: ASTM E 1643 (If indicated on drawings): Install, protect, and repair vapor-retarder sheets; place sheets in position with longest dimension parallel with direction of pour.

1. Plastic vapor retarder for concrete floor slab shall be 6-mil (minimum) polyethylene. Seal vapor retarder completely around all pipes and conduits. Inspect vapor retarder thoroughly and repair all punctures and tears immediately prior to placing concrete. All laps shall be 18" minimum, and sealed with a completely continuous pressure sensitive tape.

C. Steel Reinforcement (If indicated on drawings): Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.

1. Do not cut or puncture vapor retarder. Repair damage and reseal vapor retarder before placing concrete.
2. Install all anchors, ties, chairs and other supports as requested to insure reinforcing is supported at proper locations. All reinforcing shall be wired in place using #16 annealed wire. Wood or clay brick chairs are not acceptable.
3. Welded wire fabric mesh (if indicated on drawings) shall be lapped a minimum of 6" at side laps and secured with tie wires no more than 4 feet on center.

3.02 CONCRETE PLACEMENT

A. Carbon Monoxide / Carbon Dioxide Exposure: If the building is enclosed/sales floor slab is placed last, General Contractor shall be responsible for monitoring sales floor exposure to excessive exhaust gases containing carbon dioxide (CO_2) or carbon monoxide (CO). To minimize potential damage to interior concrete floor during slab placement and curing periods, maximum CO_2 levels shall be 4500 parts per million and maximum CO levels shall be 15 parts per million at concrete surface within 5 feet of any source of exhaust gases. Unvented combustion heaters shall not be in operation during concrete placement, and equipment inside the building during concrete placement shall be limited to the equipment necessary to place and finish concrete. Only one concrete truck shall be in the building at any given time, and under no circumstance shall there be any earth moving equipment, dump trucks, grading equipment, or any other motorized equipment in operation until after the interior concrete floor is placed and protected by specified curing method.

B. Comply with requirements in ACI 301 for measuring, mixing, transporting, and placing concrete.

1. Install crushed stone base to the minimum compacted thickness as indicated on the construction documents. Crushed stone shall be compacted to 98% Modified Proctor density in accordance with ASTM D 1557. The in-place density shall be tested for compliance no more than 48 hours prior to concrete placement using ASTM D 1556, ASTM D 2167, or ASTM D 2922. One copy of test results shall be forwarded to the Owner.
2. Cooperate with all other trades. Confer with electrical, mechanical, plumbing, carpenters, steel workers, etc. Make sure that all sleeves, anchor, insert, conduit, floor boxes, pipes, fittings, and other items are installed before placing concrete. Make provisions for door saddles, and thresholds.
3. The General Contractor shall ensure the accuracy, placement and alignment of all under-slab work. The placement of all boxes shall be square, level and true in all respects.
4. Concrete shall be mixed and delivered in accordance with the requirements of ASTM C 94.

C. Comply with ACI 305, "Hot Weather Concrete" and ACI 306, "Cold Weather Concrete" for protection during placing, finishing and curing.

D. Form-Release Agent: Coat all removable wood and metal forming with a VOC compliant, non-staining, concrete form-release agent and allow excess liquid to drain off before forms are placed.

E. Transport: Place at point of use and consolidate with a concrete vibrator. Do not allow concrete to segregate. Maximum free fall for concrete is 3 feet. A vibrator is required for placement of concrete in walls, piers, footings and turndowns.

F. Concrete Placement: Place on firm, undisturbed earth or properly compacted fill. Consolidate without segregation, by vibrating. Do not place concrete when temperature is 40°F and falling or when freezing weather is predicted within 24 hours.

1. Place concrete within the minimum temperature range as specified in ACI 301
2. Protect concrete as required in ACI 301
3. Concrete shall not contain Type III, high early strength cement, calcium chloride, corrosive accelerators or antifreeze.
4. Concrete shall be placed before initial set has occurred and in no event after it has contained its water content for more than 1½ hours.
5. Unless otherwise specified, all concrete shall be placed upon clean, damp, smooth surfaces that are free from running water. Subgrade and base shall be properly consolidated and rut-free.
6. Concrete shall not be placed upon soft mud or dry porous earth. The concrete shall be consolidated and worked, in an approved manner, into all corners and angles of the forms and around reinforcement and embedded fixtures in such a manner as to prevent segregation of the coarse aggregate as required in ACI 301.

G. Carefully protect all masonry and metal building walls by covering with waterproof paper while concrete is placed.

H. Water may be added in accordance with ASTM C 94. Water shall only be added at the job site under the direct supervision of a representative from the field quality control testing agency. Do not add more water than is indicated as allowable on the batch ticket (0.53 w/c ratio max). Water added at the job site shall be documented on the batch ticket.

3.03 FORMED SURFACE FINISHES

A. Rough-Formed Finish: As-cast concrete texture imparted by form-facing material with tie holes and detective areas repaired and patched, and fins and other projections exceeding ¼" in height shall be rubbed down or chipped off.

1. Apply to concrete surfaces not exposed to public view.

B. Smooth-Formed Finish: As-cast concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and detective areas. Completely remove fins and other projections. All exposed concrete walls are to be grouted and hand rubbed.

1. Apply to concrete surfaces exposed to public view or to be covered with a coating or covering material applied directly to concrete, such as waterproofing, damp-proofing, veneer plaster, or painting.
2. Do not apply rubbed finish to smooth-formed finish.
3. Apply smooth-rubbed finish, defined in ACI 301, to smooth-formed finished concrete.

C. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.

3.04 CONCRETE FINISHES AND TOLERANCES

A. General: Unless otherwise noted by Owner, concrete sales floor slab shall be cast in one continuous placement. Concrete shall be placed, screeded, re-straightened, and finished as necessary to meet the FF and FL tolerance requirements. Interior machine trowel finish shall be achieved within a 2"-3" tolerance of all walls, columns and partitions. Do not wet concrete surfaces while finishing concrete.

1. Laser screeds (required), vibratory screeds, highway straightedges and wood or resinous bull floats shall be used to initiate screeding and floating process to form a uniform and open-textured surface plane before excess moisture or bleed water appears on the surface. A back-up laser screed is required during concrete placement of the interior sales floor slab. Remove excess water before starting floating operations. Do not further disturb surfaces before starting finishing operations.
2. Highway straightedge operations shall continue before, during and after troweling operation, until the minimum specified floor tolerances are achieved.
3. Trowel finish with trowel machine equipped with adjustable blades. Trowel the surface sufficiently to produce a smooth, tight, abrasion resistant surface. Care shall be taken not to overwork or burn the surface. Use 6" wide finish style steel-reinforced blades on final passes. Finishing blades shall be in new condition and completely clean of any deleterious materials.
   a. Sales floor slab:
      a.1 Trowel the surface in multiple passes, without burning the surface or burning the aggregate.
      a.2 Large aggregate should not be close to the surface of the concrete so as to be exposed during the polishing process.
      a.3 Do not dust the finish surface with dry portland cement or sand to accelerate curing and drying.
      a.4 Expectations for sales floor slab -finished appearance: gray color slab that is smooth finish, uniform in texture, appearance, color/tone and free of any trowel marks, holes, surface scores, staining and other similar imperfections. care shall be taken where hand troweling is required at poles, formed
      a.4 Edges, columns, etc., in order to ensure a proper finish and that these areas are not depressed or chattered.
4. Protection: Care shall be taken to protect the interior sales floor. Entrances shall include clean floor mats to prevent mud stains and all equipment on the floor shall be diapered to prevent spills. Cutting oils are not allowed on the sales floor slab at any time during the construction process.
5. Trowel finish (other than sales floor): Apply a hard trowel finish to surfaces indicated and to floor and slab surfaces exposed to view or to be covered with resilient flooring, carpet, ceramic or quarry tile set over a cleavage membrane, paint, or another thin film-finish coating system.
6. Heavy broom finish: Side yard, main entry and exit vestibules, cart storage, ramps, aprons and walks shall receive a heavy broom finish.

B. NOT USED.

C. Tolerances: ACI 117, "Specifications for Tolerances for Concrete Construction & Materials." The General Contractor is responsible for all costs associated with floor tolerance testing. A copy of the final floor tolerance report shall be provided by the General Contractor to Owner and Tractor Supply Company within 24 hours of receiving the report from the testing laboratory.

1. All perimeter areas and edges of the interior sales floor shall exhibit the same final finish.

Location	FF Tolerance	FL Tolerance	Notes
Interior Sales Floor	35	25	ACI 302: Type 5, Single Course, Hard Steel Trowel
Finish Exterior Concrete	20	17	Floated and/or Broomed Surfaces

3.05 CAST-IN-PLACE CONCRETE JOINTS

A. General: Joints shall be cut as indicated on Drawings, and as soon as the slab will support the weight of the saw and operator and when cutting action will not tear, abrade or otherwise damage the concrete surface. Cuts must be made before concrete develops random contraction cracks. Employ sufficient number of saws and workers to complete cutting of saw joints within 2 hours after final finish of interior floor slab. After saw cutting, immediately vacuum up and remove all residues completely.

1. Construction Joints:
   a. Construction joints shall be true to line with faces perpendicular to surface plane of concrete (refer to drawings), so as not to impair strength or appearance of concrete
   b. Construction joints in slab on grade shall be butt joints with square plate dowels. Do not use metal keyways.
2. Isolation Joints: Install joint-filler strips at junctions with slabs-on-grade and vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.
   a. Extend joint fillers full width and depth of joint, terminating flush with finished concrete surface, unless otherwise indicated.
3. Control Joints: Form weakened-plane control joints, sectioning concrete into areas as indicated:
   a. All saw cutting shall be accomplished with a "Soff-Cut" saw, by Husqvarna Construction Products (800-288-5040), equipped with a patented color-coded, diamond blade and skid plate in new condition. Concrete Subcontractor must have documented successful experience in the use of this method prior to this project. Using a 1/8" thick blade, cut the interior sales floor slab a minimum of 1" deep for 4" thick slabs and 1¼" for 5" thick slabs. Chalk lines and concrete dust shall be removed completely and immediately after cutting operation.
   b. Random depth checks shall be performed by an independent testing company to confirm that the specified depth of cut is made. Any cut(s) found to be less than proper depth shall be re-cut to the proper depth and filled with specified joint filler at the General Contractor's expense.

3.06 INTERIOR SALES FLOOR PROTECTION AND CURING

A. Protection: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 305 for hot-weather protection and ACI 306 for cold-weather protection during placing and curing. For concrete placement during hot, dry and windy conditions, General Contractor shall use the specified evaporation retarder as per manufacturer instructions to maintain a moist condition and to minimize plastic drying shrinkage cracking.

B. Interior Sales Floor Slab Protection: Take the following measures to protect the interior sales floor:

1. General contractor to submit to Tractor Supply a site specific slab protection plan prior to start of any work being performed on floor surfaces planned for the polished concrete floor finish.
2. General contractor to protect concrete slab as required below for all polished concrete areas:
   a. Do not allow vehicles and prohibit parking of vehicles on concrete slab.
   b. Do not allow construction materials, equipment or tools on unprotected floor.
   c. No food or drink allowed on slab from placement until turnover to owner.
   d. Protect floor from paint overspray / drydfall.
   e. Place skids or shipping containers on protective covering to prevent direct contact with the floor.
   f. In construction equipment must be used on the floor, diaper any components that might drip oil, hydraulic fluid or other liquids.
   g. Ensure no tire embedments (rocks, nails, screws, etc.) that will scratch or pit slab surface.
   h. Prohibit pipe cutting using pipe cutting machinery on concrete slab.
   i. Prohibit temporary placement and storage of steel members on concrete slab.
   j. Prohibit acids and acidic detergents from contacting concrete surfaces.
   k. Cover concrete floors with drop cloths, or use breathable drop cloths during painting. If paint is spilled on concrete floor, remove paint immediately.
   l. Do not use any marking materials that will stain the concrete.
   m. Floor sweeping compounds are not recommended, but if used must be petroleum-free.
   n. Cleaning of finished polished concrete floor surfaces should only use either white pads or very soft nylon brushes on auto scrubbers.
   o. If cleaning chemicals are used, they must be ph-neutral.
   p. Provide non-marking tires on rubber tired vehicles or equip rubber tires with tire boots made of nylon fabric.
   q. Provide mats at all entrances to prevent mud stains.

C. Interior Concrete Curing: The interior sales floor slab shall be cured using the specified dissipating or removable liquid membrane-forming curing compound. All applications shall be made by an approved applicator of the manufacturer immediately following final finish. The concrete and air temperature shall be above 50°F. Surface shall be damp, but not wet and can no longer be marred by walking workmen. All work to comply with ASTM C-309.

D; Exterior Concrete Curing: All exterior concrete slabs shall be cured using the specified liquid membrane-forming curing compound. Application shall be made by an approved applicator of the manufacturer immediately following final finish. Concrete and air temperature shall be above 50°F. Surface shall be clean and damp, but not wet and can no longer be marred by walking workmen. All work to comply with ASTM C 1315.

3.07 INTERIOR CONCRETE JOINT FILLER, LIQUID DENSIFIER / SEALER AND POLISHING PROCESS

A. General: Do not commence installation of semi-rigid polyurea joint filler, liquid densifier / sealer and polishing processes until the building is completely enclosed, permanent power and lighting is operating and the building is thermostatically controlled. Installation of these materials shall commence approximately two weeks prior to @fixture date."

B. Mechanically grind and polish floor surface with a 400 grit resin diamond followed by 800 grit diamond pad burnish for a mild level gloss. Included in this process is concrete densification, joint/crack filling up to 1150 LF and patching of holes smaller than 3" that pose a trip hazard.

3.08 URETHANE EXPANSION JOINT SEALANT APPLICATION - EXTERIOR BUILDING ONLY (NOT AT FLOOR SLAB)

A. Urethane Joint Sealant Application:

1. Apply joint sealants in accordance with manufacturer's written instructions.
2. Back-up material:
   a. Install appropriate size backer rod, larger than the joint where necessary per manufacturer's recommendations and in a manner to provide concave sealant profile.
   b. Where joint depth does not permit installation of backer rod, install adhesive-backed polyethylene bond-breaker tape along the entire back of joint to prevent 3-sided adhesion of joint sealant.
3. Sealant: Verify that the temperature and moisture conditions are within manufacturer's acceptable limits. Using fresh sealant and equipment that is in proper working order, completely fill joint with sealant, filling from bottom up to avoid entrapping air.
4. Using clean, dry tool with rounded edge and of appropriate width for each joint, tool freshly installed sealant to provide preferred concave profile, to ensure intimate contact between sealant and substrate and to provide neat appearance. Where surface aggregate does not permit proper tooling, install sealant and backer rod so that face of joint is recessed behind exposed aggregate and sealant is bonded to firm, even surface. Use dry tooling method. Do not use tooling agents such as soapy water or tooling agents that have not been approved by sealant manufacturer.

UNLESS OTHERWISE NOTED BY TSC, CONCRETE FLOOR SLAB SHALL BE CAST AS ONE CONTINUOUS POUR. CONTRACTOR SHALL PROVIDE TERMITE PROTECTION. APPLY TERMITICIDE TO SUB-BASE BEFORE CONCRETE IS POURED. PROVIDE ONE GALLON OF DILUTED TERMITICIDE PER 10 SQUARE FEET OF SLAB AREA. APPLY AN ADDITIONAL 2-4 GALLONS PER 10 LINEAR FEET AT THE FOUNDATION PERIMETER.

NOTE: THIS SPEC IS WRITTEN AROUND ASTM STANDARDS. GENERAL CONTRACTOR AND DEVELOPER SHALL BE RESPONSIBLE FOR OVERALL QUALITY OF PRODUCTS SELECTED AND WORKMANSHIP OF SLAB.

ARCHITECT AND CONTRACTOR TO PAY SPECIAL ATTENTION TO ACHIEVE DESIGN THAT PREVENTS THE CONCRETE FROM HEAVING AT ALL DOORWAYS ESPECIALLY IN COLD WEATHER LOCATIONS.

NOTE: FORAGE SHED SLAB FINISH SHALL BE ROUGH BROOM.

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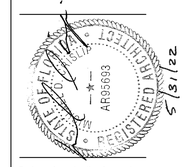

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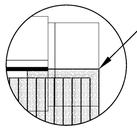
TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.: 19383
Drawn By:
Date: 12-6-21
Issue: BID PERMIT

A0.2

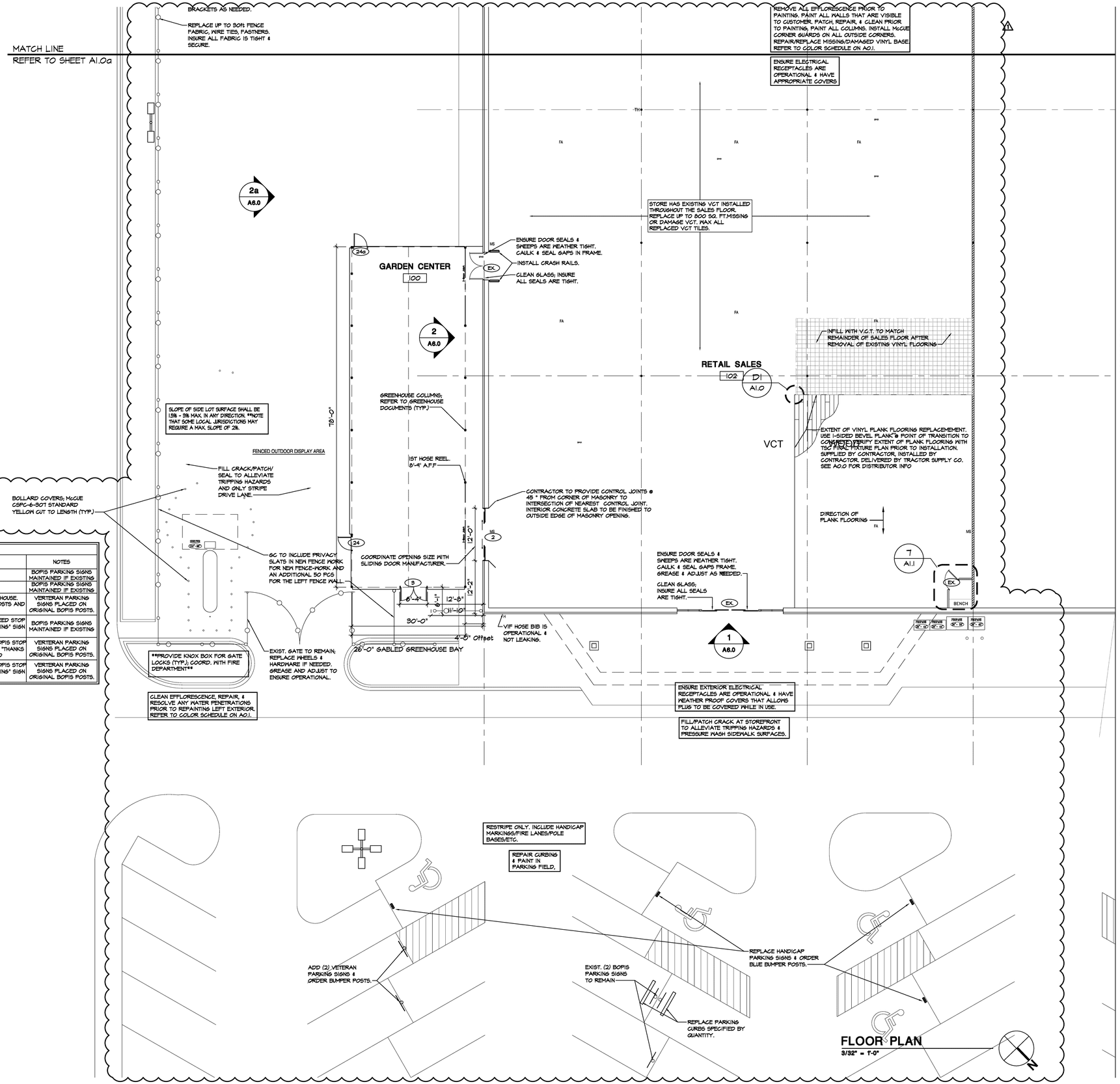
CONCRETE SPECIFICATION



MITER VINYL PLANK AT OUTSIDE CORNER OF EXTENT OF CLOTHING AREA. RETURN VINYL PLANK TO COVER ALL EXPOSED SHORT EDGES UNTIL FIXTURES COVER FLOORING. COORDINATE W/ FINAL FIXTURE PLAN.

D1 | VINYL PLANK RETURN DETAIL
N.T.S.

PARKING SPOT SIGNS				
BOPIS SHED	DRIVE THRU	FEED BUILDING	SIGNS	NOTES
NO	NO	NO	NO CHANGES FOR CONSTRUCTION	BOPIS PARKING SIGNS MAINTAINED IF EXISTING
NO	YES	NO	NO CHANGES FOR CONSTRUCTION	BOPIS PARKING SIGNS MAINTAINED IF EXISTING
YES	NO	NO	INSTALL 2 POST SIGNS IN FRONT OF GREENHOUSE. REMOVE BOPIS PARKING SIGNS FROM OLD POSTS AND PLACE ON NEW POSTS.	VERTERAN PARKING SIGNS PLACED ON ORIGINAL BOPIS POSTS.
NO	YES	YES	INSTALL 2 POST SIGNS IN THE DRIVE THRU ("FEED STOP HERE" & "EXIT"), INSTALL "THANKS FOR SHOPPING" SIGN OUTSIDE OF FOD	BOPIS PARKING SIGNS MAINTAINED IF EXISTING
YES	YES	YES	NSTALL 3 POST SIGNS IN THE DRIVE THRU ("BOPIS STOP HERE" , "FEED STOP HERE", & "EXIT"), INSTALL "THANKS FOR SHOPPING" SIGN OUTSIDE OF FOD	VERTERAN PARKING SIGNS PLACED ON ORIGINAL BOPIS POSTS.
YES	YES	NO	INSTALL 2 POST SIGNS IN THE DRIVE THRU ("BOPIS STOP HERE" & "EXIT"), INSTALL "THANKS FOR SHOPPING" SIGN OUTSIDE OF FOD	VERTERAN PARKING SIGNS PLACED ON ORIGINAL BOPIS POSTS.



FLOOR PLAN
3/32" = 1'-0"

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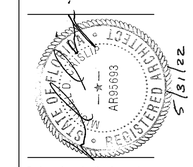

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	
Date	Issue
10-6-21	BID PERMIT
5-27-22	1 REVISION 1

A1.0

FLOOR PLAN

OUTDOOR DISPLAY FIXTURE INSTALLATION GUIDELINES

1. VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
2. DRILL HOLES FOR ANCHOR. (NOTE: WE ARE TOLD THE HOLE IN FOOT OF THE RACK LEF IS 1/2" HOWEVER IT MAY VARY. WE ALLOW THE GC TO DETERMINE BEST SIZE AND FIT IN THE FIELD).
3. BOLT DOWN WITH ANCHOR BOLTS PER MANUFACTURER'S SPECIFICATIONS.
4. SWEEP UP DRILLINGS AND ANY OTHER MATTER.

EXTERIOR PENETRATIONS:

FLASH, DRAFT-STOP AND INSULATE AROUND ALL PENESTRATIONS INCLUDING, BUT NOT LIMITED TO: PLUMBING PIPES AND VENTS, ELECTRICAL WIRES AND CONDUITS, ELECTRICAL FIXTURES , OTHER MECHANICAL SERVICES, AND, IN SOME CASES, STRUCTURAL MEMBERS WITH A NON-DELETERIOUS ELASTOMERIC SEALANT, CAULK, FOAM, PAINT, ADHESIVE OR EFFECTIVE GASKET THROUGHOUT THE BUILDING ENCLOSURE. CHOOSE APPROPRIATE INFILL MATERIAL(S) AS REQUIRED. DO NOT EXCEED MANUFACTURERS PUBLISHED TOLERANCES FOR MAXIMUM OPENING SIZES TO INFILL. REFER TO ASTM C1193 FOR A STANDARD GUIDE FOR USE OF JOINT SEALANTS. **NO CLEAR SEALANTS.**

PROVIDE EXPANSION JOINT SEALANT WHERE APPLICABLE. SEE DETAIL 12/A-5 AND DETAIL 13/A-5.

STANDARD CRITERIA PLAN FOR FORAGE SHED IF REQUIRED BY TSC

1. METAL EXTERIOR/ STRUCTURAL STEEL BUILDING UNLESS CODE REQUIRES OTHERWISE. EXTERIOR COLOR SHOULD MATCH THAT OF THE MAIN RETAIL BUILDING.
2. BUILDING DIMENSIONS SHOULD BE 50' WIDE BY 25' DEEP.
3. ROOF DECK SHOULD BE 14'-4" A.F.F. AT THE LOWEST POINT. ROOF SHOULD SLOPE FROM FRONT TO REAR WITH GUTTERS AND DOWNSPOUTS MATCHING EXTERIOR COLOR.
4. FLOOR SURFACE OF EITHER BROOM-FINISHED CONCRETE OR AN EVEN UNBROKEN ASPHALT WITH ADEQUATE DRAINAGE AWAY FROM THE BUILDING. MUST BE ABLE TO WITHSTAND FORKLIFT USE AND ADEQUATE TO SUPPORT PRODUCT WEIGHT.
5. TWO 10'-0" WIDE x 12'-0" TALL DOOR OPENINGS. NO DOORS ARE REQUIRED UNLESS DIRECTED BY GOVERNING AUTHORITIES OR AS BY THE TSC CONSTRUCTION MANAGER.
6. USE OF EITHER BOLLARDS OR HIGHWAY RAILS AT ALL DOORS AND ON ALL CORNERS OF BUILDING EXPOSED TO FORKLIFT OR CUSTOMER TRAFFIC.
7. SEE DETAILS 1-5/A1.2

CHAIN LINK FENCE SPECIFICATIONS:

1. FABRIC: 96" 9 GA. GALVANIZED (2" MESH) CHAIN LINK FABRIC.
2. TOP & BOTTOM RAIL: 1 5/8" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). TOP RAIL TO BE JOINED WITH 1 5/8" SLEEVE. BOTTOM RAIL @ 18" ABV. GRADE.
3. LINE POST: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS. PER FOOT (MIN). LINE POST TO BE SET 10' ON CENTER MAX. SPACING. CONCRETE FOOTING TO BE 8" DIA. BY 30" DEEP CONC.
4. TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS. PER FOOT (MIN). SET IN 8" DIA. BY 36" DEEP CONC. FOOTING.
5. GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS. PER FOOT (MIN). 8" DIA. 36" DEEP CONC. FOOTING.
6. GATES: (5-6): (4) 10 FOOT SWINGING CHAIN LINK GATES AND (1-2) 4 FOOT SWING GATE(S), WITH FRAMEWORK OF 1 5/8" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). GATES BRACED AND TRUSSED AS NECESSARY. SAME FABRIC AS FENCE. SEE PLAN FOR WIDTH.

6A. SWING GATES: DESIGN AS PER THE MANUFACTURERS DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED SWINGING. MAXIMUM DISTANCE BETWEEN BOTTOM OF GATE AND FINISH GRADE TO BE 10".

7. TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HOG RING SPACED 24" ON CENTER.
8. FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOOP CAP, PRESSED STEEL CAP, 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
9. TIE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" ON CENTER FOR LINE POST AND 24" ON CENTER FOR RAILS.
10. POST FOOTING: TRUCK POURED CONCRETE.
11. SPECIFY A GATE LATCH WITH THE ABILITY TO ACCEPT A STANDARD PAD LOCK.

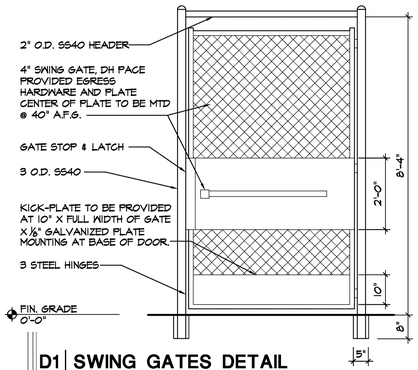
PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS):

1. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
2. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
3. CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITH THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
4. PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED. MINIMUM OF (2) TWO COATS.
5. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.

STRIPING NOTE:

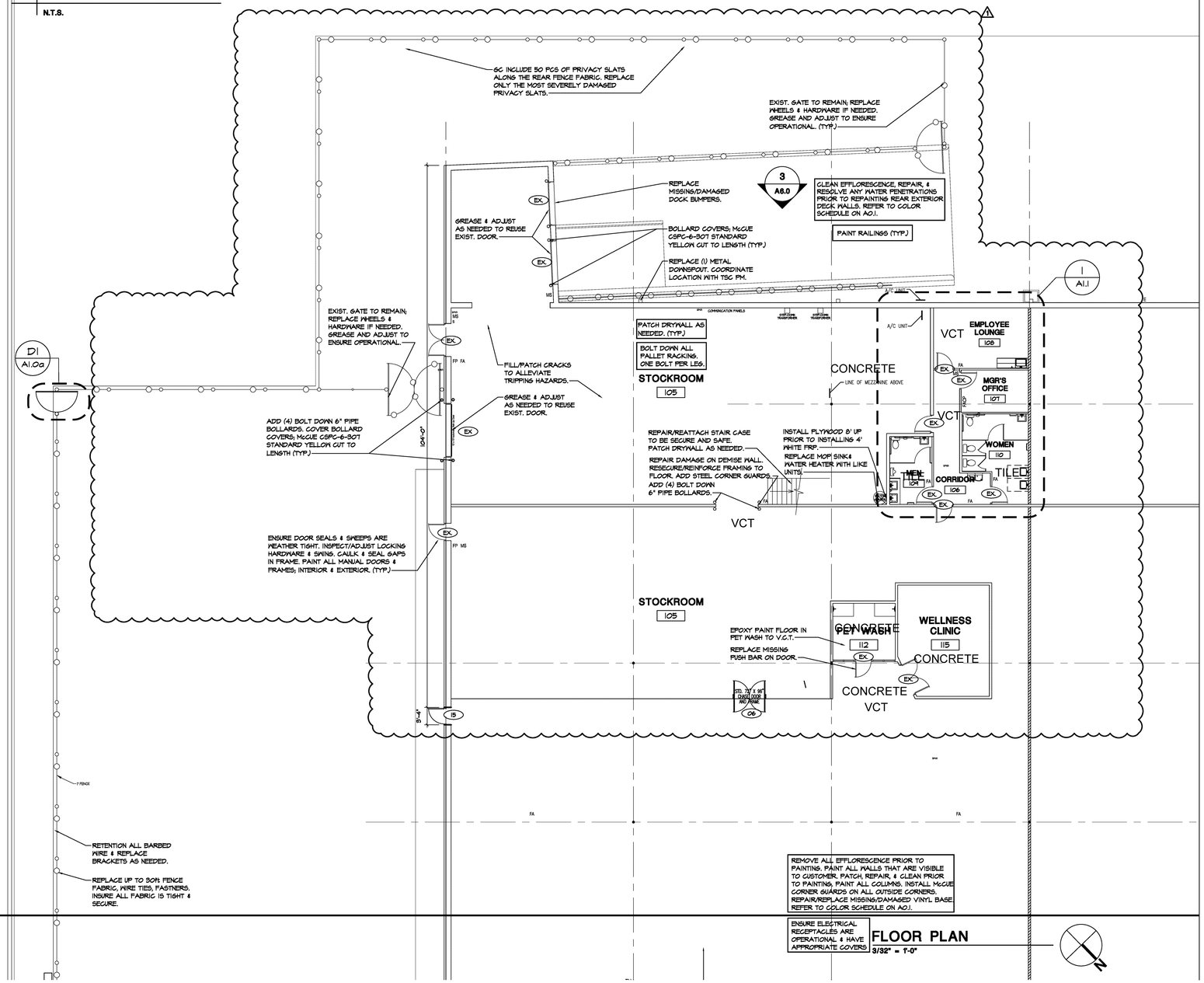
STRIPING ON CONCRETE SHOULD ALWAYS BE YELLOW AND WHITE ON ASPHALT.

NOTE:
FINAL FIXTURE PLAN TO BE DEVELOPED BY TSC. FIXTURES ARE SUPPLIED BY TSC AND INSTALLED BY TSC VENDOR.



D1 | SWING GATES DETAIL

N.T.S.



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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	
Date	Issue
10-6-21	BID PERMIT
5-27-22	1 REVISION 1

A1.0a

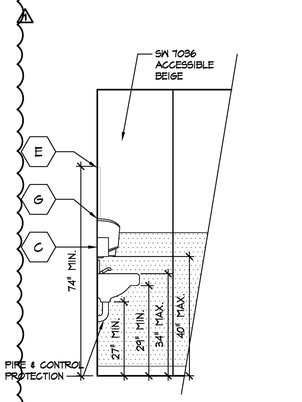
EXTERIOR SPECIFICATIONS

TOILET ROOM ACCESSORIES

TAG	DESCRIPTION	MANUFACTURER #	MODEL	REMARKS	NOTES
A	TOILET PAPER DISPENSER	F.B.O., I.B.C.			QTY (0) WOMENS QTY (0) MENS
B	ACCESSIBLE GRAB BARS (WATER CLOSETS) SIDE	BRADLEY	8520-001-42	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS) BACK	BRADLEY	8520-001-36	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS) VERT.	BRADLEY	8520-001-18	MOUNT 39"-41" A.F.F. TO BOTTOM OF BAR	QTY (0) WOMENS QTY (0) MENS
C	TOUCHLESS SOAP DISPENSER	SCOTT BRAND F.B.O., I.B.C.	32504	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (0) WOMENS QTY (0) MENS
D	16" X 36" STAINLESS STEEL PANEL	FURN. & INST. BY CONTRACTOR		40" TO TOP OF PANEL	QTY (1) WOMENS QTY (1) MENS
E	MIRROR (4" POLISHED PLATE GLASS)	1 PIECE, 18" X 36"		MOUNT 40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE	QTY (2) WOMENS QTY (0) MENS
F	PAPER TOWEL DISPENSER	F.B.O., I.B.C.		MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) BREAKROOM
G	SMARTDRI PLUS	WORLD DRYER	K-974P2	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS

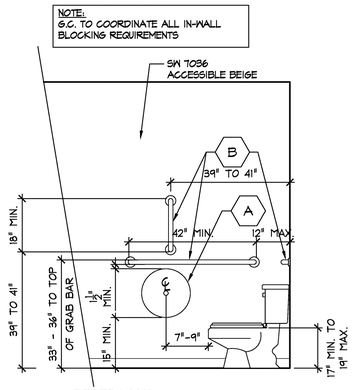
GENERAL NOTES

1. TOILET ROOM ACCESSORIES TO BE INSTALLED BY G.C.
2. F.B.O.,I.B.C. (FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.)
3. AUTOMATIC CONTROL
4. FRP TO 4'-0" A.F.F. ON ALL WALLS EXCEPT CMU UNLESS NOTED OTHERWISE.
5. ALL PLUMBING FIXTURES TO BE ANCHORED PER ALL ANCHOR POINTS.
6. PROVIDE CEILING BATT INSULATION FOR RESTROOMS.
7. NO ITEMS SHALL BE LOCATED FROM FLOOR TO CEILING WITHIN 18" OF THE EDGE OF THE PULL SIDE OF THE BATHROOM DOORS.
8. NOTE - EXISTING ACCESSORIES THAT MATCH THE ABOVE SPECIFICATION AND IN GOOD WORKING ORDER ARE NOT TO BE REPLACED. CONFIRM REPLACEMENT w/ T.S.C. P.M.



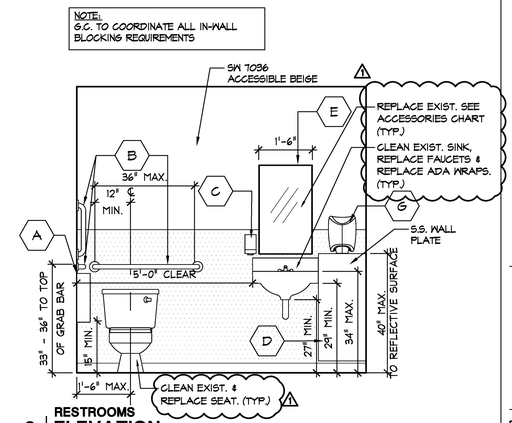
4 RESTROOMS ELEVATION
1/2"=1'-0"

NOTE:
G.C. TO COORDINATE ALL IN-WALL BLOCKING REQUIREMENTS



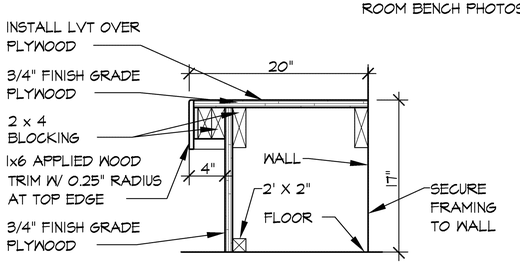
3 RESTROOMS ELEVATION
1/2"=1'-0"

NOTE:
G.C. TO COORDINATE ALL IN-WALL BLOCKING REQUIREMENTS

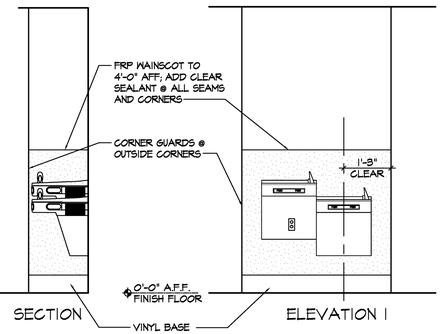


2 RESTROOMS ELEVATION
1/2"=1'-0"

FINISHED DRESSING ROOM BENCH PHOTOS

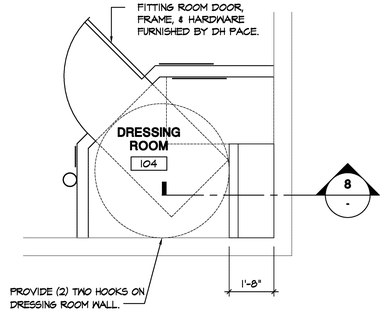


8 DETAIL
1 1/2"=1'-0"

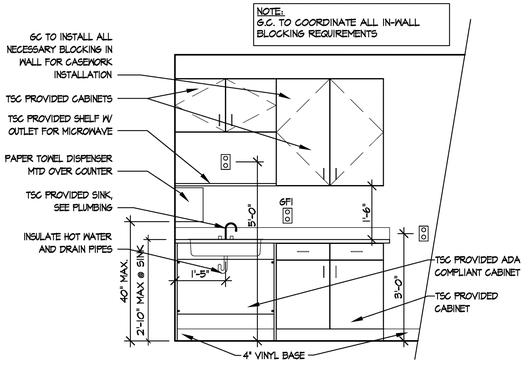


5 DRINKING FOUNTAIN ELEVATION
1/2"=1'-0"

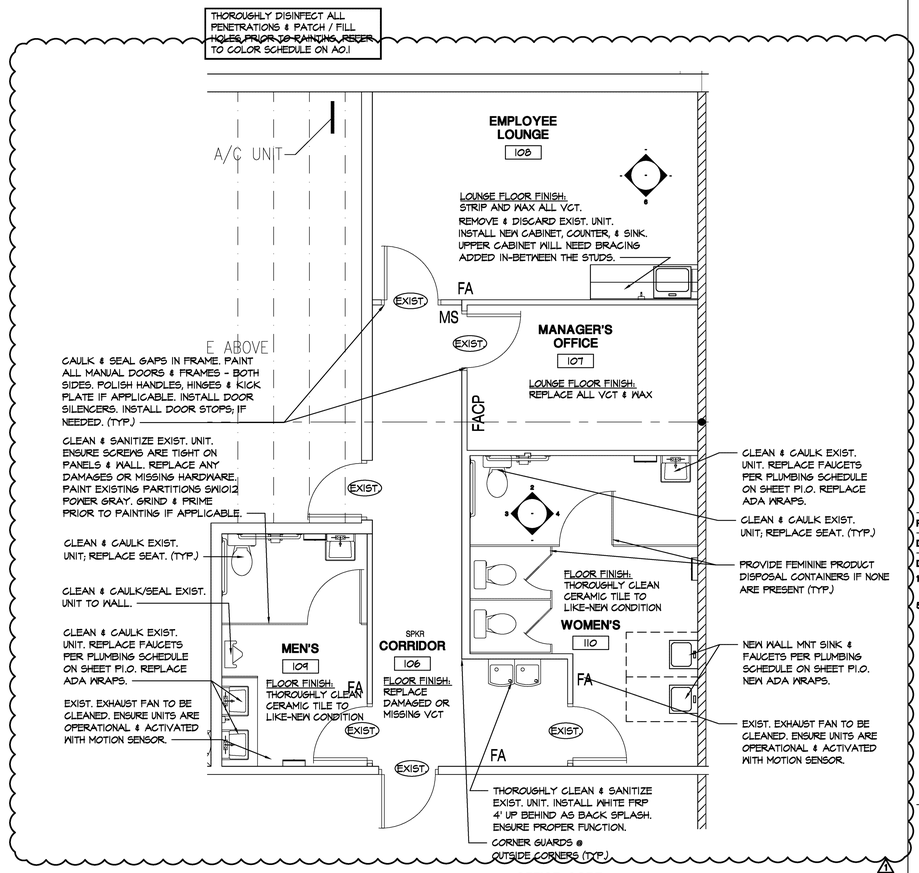
NOTE: CONTRACTOR TO REMODEL DRESSING ROOM @ FRONT OF BUILDINGS ON RIGHT SIDE. G.C. TO COVER EXISTING BENCH WITH LVT TO MATCH NEW CLOTHING DEPARTMENT FLOORING OR BUILD ADA COMPLIANT BENCH PER PLANS BELOW.



7 DRESSING ROOM ENLARGED PLAN
3/8"=1'-0"



6 BREAK ROOM COUNTER ELEVATION
1/2"=1'-0"



COORDINATE WITH TSC PM EXTENT OF WORK REQUIRED IN OFFICE CORE INCLUDING ROOM LAYOUTS AND FINISHES, NEW RESTROOM FIXTURES WITH HANDS-FREE HARDWARE, AND BREAK ROOM FIXTURES

1 OFFICE CORE ENLARGED PLAN
1/4"=1'-0"

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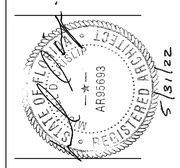

5/31/22

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5-27-22	⚠1 REVISION 1

A1.1

INTERIOR ELEVATIONS, SCHEDULES, & DETAILS

MATCH LINE
REFER TO SHEET A2.0a

FIXTURE PLAN

3/32" = 1'-0"

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5/31/22

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	RJ
Date	Issue
10-8-21	BID PERMIT
5-27-22	⚠1 REVISION 1

A2.0

FIXTURE PLAN

FIXTURE PLAN
3/32" = 1'-0"

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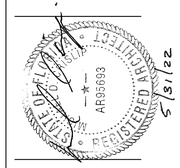

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
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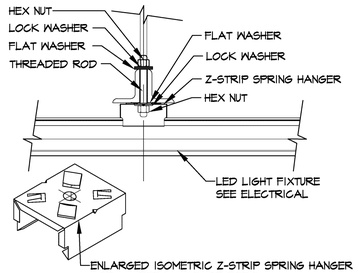
Date	Issue
10-6-21	BID PERMIT

A2.0a

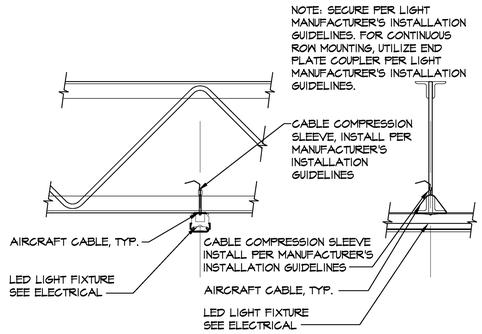
FIXTURE PLAN



LIGHTS IN GREENHOUSE AREA

1 | Z-STRIP SPRING HANGER

1-1/2" = 1'-0"



LIGHTS IN GREENHOUSE AREA

2 | ALTERNATE ATTACHMENT DTL.

3/4" = 1'-0"

CEILING LEGEND

8' LED LIGHT FIXTURE INSTALLED TIGHT TO GREENHOUSE FRAMING

LED PENDANT FIXTURE - AT PROPANE ENCLOSURE

MATCH LINE
REFER TO SHEET A3.0a

REPLACE ALL DAMAGED, STAINED OR MISSING CEILING TILES. ENSURE ALL ACT ARE SITTING FLUSH IN GRID. ENSURE ALL GRID IS FREE OF DAMAGE & PAINT. REPLACE ALL LIGHT COVERS.

STOCKROOM HAS EXISTING A.C.T. GRID CEILING. REPLACE ALL CEILING TILES. REPLACE ALL DAMAGED LIGHT FIXTURES.

CEILING HEIGHT 9'-0" AFF

ENSURE ELECTRICAL RECEPTACLES ARE OPERATIONAL & HAVE APPROPRIATE COVERS.

HIGH DUST WALLS & CEILING. CLEAN DIFFUSERS & REGISTERS. CLEAN DEBRIS FROM LIGHT COVERS. REPLACE DISCOLORED LIGHT COVERS. REPLACE LIGHTING SUTABES AS NEEDED. (TYP.)

EVIDENCE OF ABUNDANT ROOF LEAKS. ADDRESS WITH LANDLORD.

REPLACE OLD WALL PACKS WITH NEW LED ON THE POD SIDE OF BUILDING.

SALES FLOOR HAS EXISTING A.C.T. GRID CEILING. REMOVE AND REPLACE UP TO 8,000 SQ. FT. DAMAGED OR DISCOLORED CEILING TILES.

REFER TO ELECTRICAL DRAWINGS FOR QUANTITY AND LOCATIONS OF NEW POWER DROPS

EQ.

MOUNT ALL EXTERIOR LIGHT FIXTURES TIGHT TO FRAMING. REFER TO DETAILS

PRESSURE WASH AND PAINT UNDERNEATH SIDE OF CANOPY. ENSURE ALL LIGHT FIXTURES/BULBS ARE WORKING UNDER CANOPY.

ENSURE AT TIME OF REMODEL ALL POLE LIGHTS & WALL PACKS ARE WORKING AND NO COVERS ARE DAMAGED OR MISSING. BID AS ALTERNATE IF NEEDS TO BE REPLACED. ENSURE ALL RECEPTACLES ON THE EXTERIOR ARE WORKING. REPLACE ALL DAMAGED, MISSING, OR STANDARD COVERS WITH EXTERIOR WEATHER PROOF COVERS.

REFLECTED CEILING PLAN

3/32" = 1'-0"

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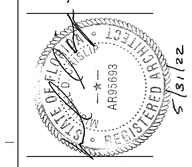

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COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

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5-27-22	⚠1 REVISION 1

A3.0

CEILING PLAN

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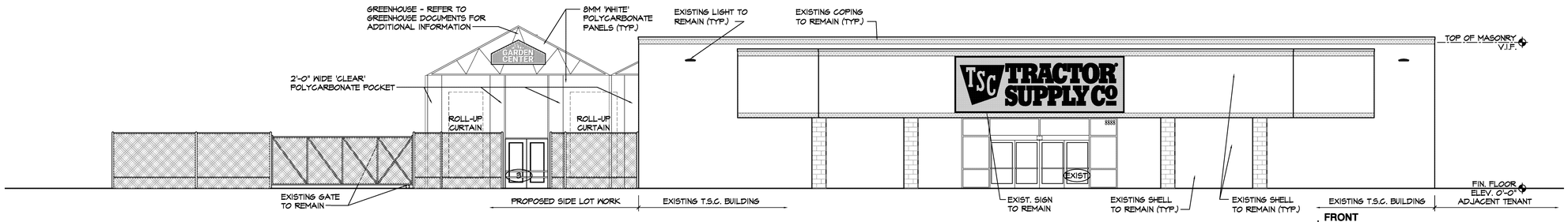
REFLECTED CEILING PLAN

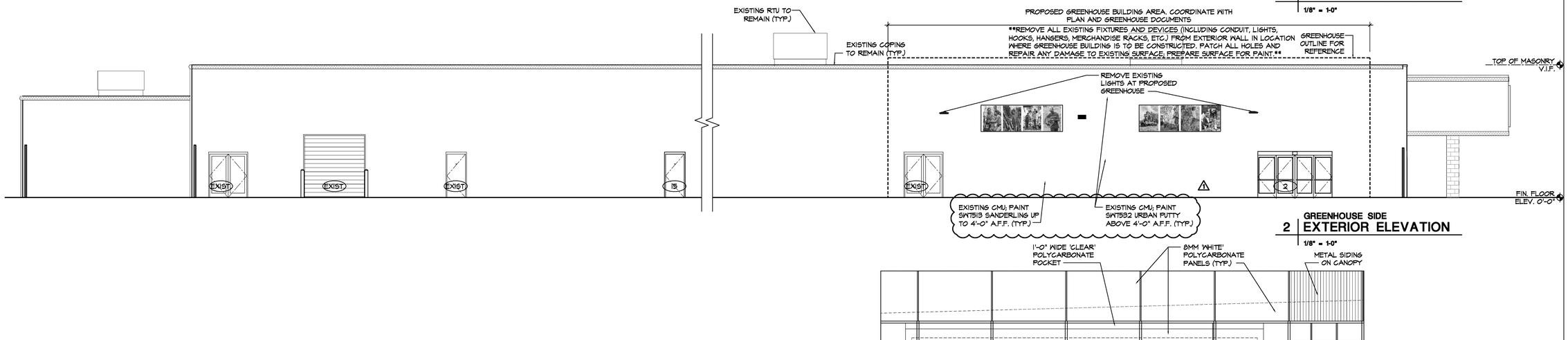
3/32" = 1'-0"

A3.0a

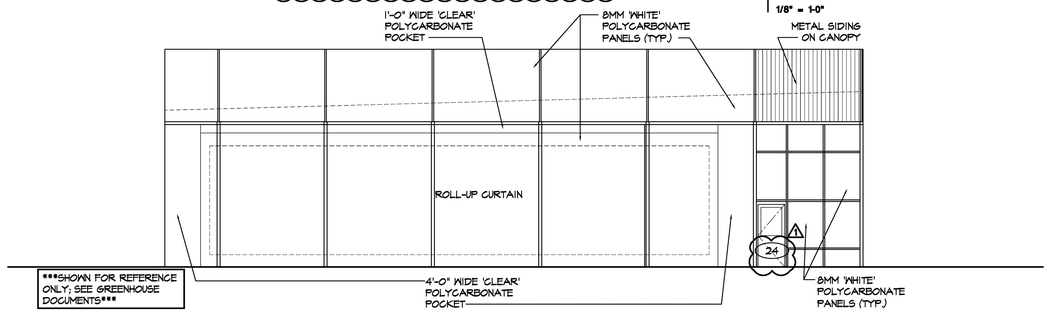
CEILING PLAN



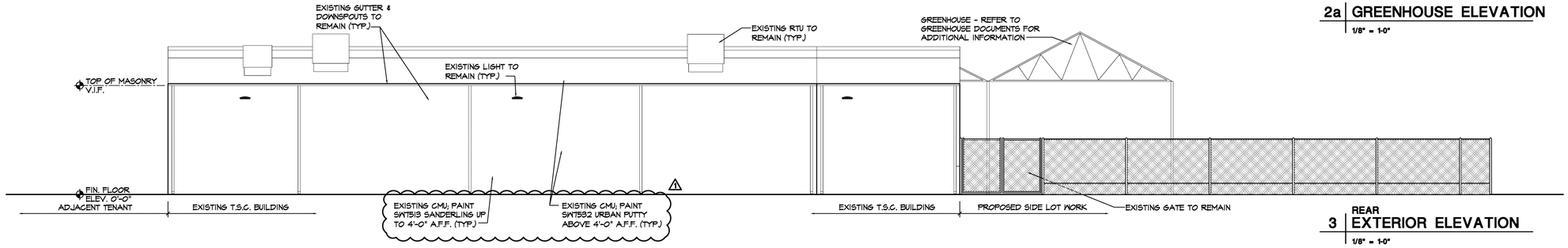
1 FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



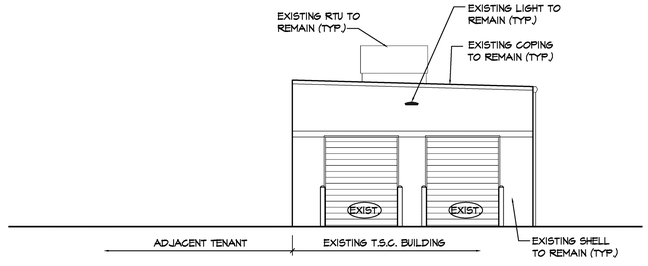
GREENHOUSE SIDE
2 EXTERIOR ELEVATION
1/8" = 1'-0"



2a GREENHOUSE ELEVATION
1/8" = 1'-0"



REAR
3 EXTERIOR ELEVATION
1/8" = 1'-0"



SIDE
4 EXTERIOR ELEVATION
1/8" = 1'-0"

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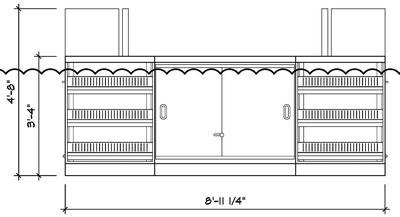
10-8-21	BID PERMIT
5-27-22	1 REVISION 1

A6.0

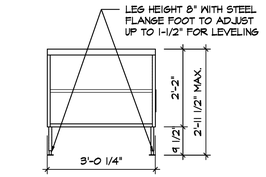
EXTERIOR ELEVATIONS



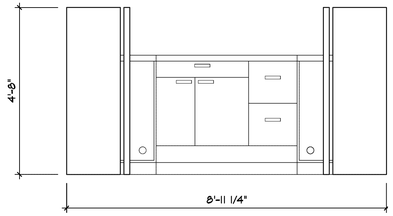
7 | CHECK OUT COUNTER ELEVATION
1/2"=1'-0"

"U" REGISTER COUNTER

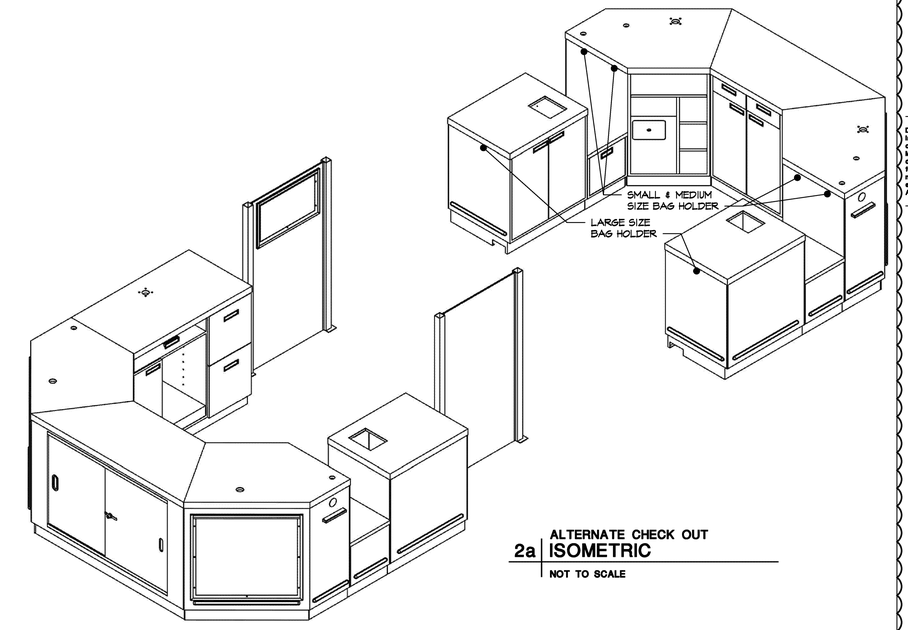
LANDLORD/ GENERAL CONTRACTOR RESPONSIBLE FOR RECEIVING' PLACING AND ASSEMBLY OF ALL TENANT SUPPLIED MILLWORK.



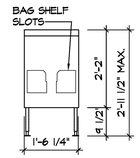
11 | ACCUMULATION STAND ELEVATION
1/2"=1'-0"



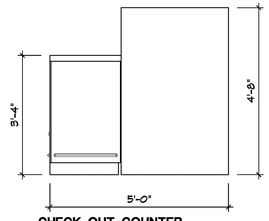
6 | CHECK OUT COUNTER ELEVATION
1/2"=1'-0"



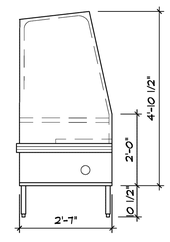
2a | ALTERNATE CHECK OUT ISOMETRIC
NOT TO SCALE



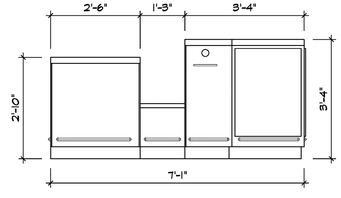
10 | ACCUMULATION STAND ELEVATION
1/2"=1'-0"



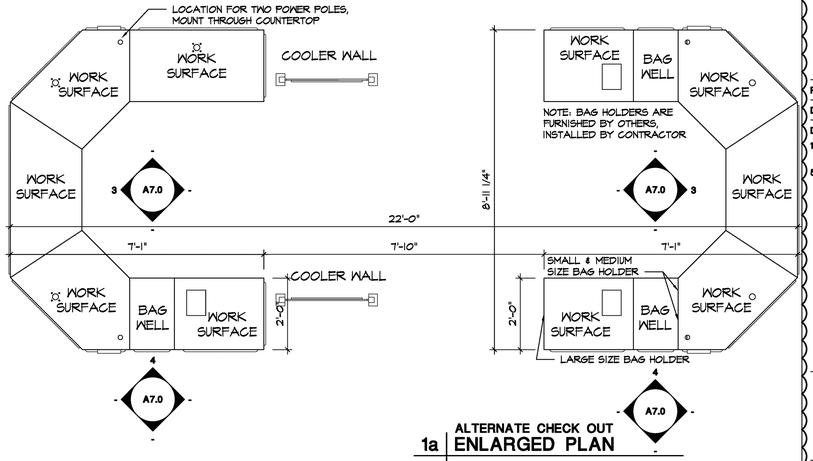
5 | CHECK OUT COUNTER ELEVATION
1/2"=1'-0"



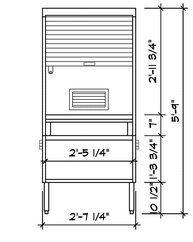
9 | GARDEN CHECKSTAND ELEVATION
1/2"=1'-0"



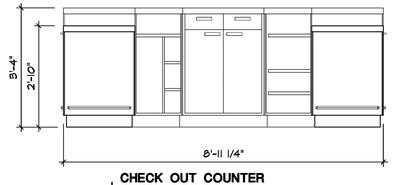
4 | CHECK OUT COUNTER ELEVATION
1/2"=1'-0"



1a | ALTERNATE CHECK OUT ENLARGED PLAN
1/2"=1'-0"



8 | GARDEN CHECKSTAND ELEVATION
1/2"=1'-0"



3 | CHECK OUT COUNTER ELEVATION
1/2"=1'-0"

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	

Date	Issue
10-6-21	BID PERMIT
5-27-22	⚠1 REVISION 1

A7.0

POS DETAILS

PLUMBING FIXTURE SPECIFICATIONS

MARK	DESCRIPTION	***SUBMIT SUBSTITUTIONS FOR EQUAL PRODUCTS TO T.S.C. P.M. FOR APPROVAL
BS	BREAKROOM SINK: (SINGLE BOWL, S.S., GOOSENECK): BREAKROOM SINK AND FAUCET SHALL BE FURNISHED BY TRACTOR SUPPLY COMPANY & INSTALLED BY CONTRACTOR. PROFLO MODEL PFSR2521553C 21"x15"x5.5" DEEP BOWL 20 GA. STAINLESS STEEL, SELF RIM, AND REAR DECK FAUCET (1.8 GPM) MOUNTING WITH 3 HOLES. COMPLETE WITH PROFLO MODEL PFXC1414MCPLS FAUCET WITH GOOSENECK SPOUT AND METAL LEVER HANDLE, POLISHED CHROME FINISH MCGUIRE 8892 P-TRAP, AND TWO MCGUIRE 2165-CC SUPPLIES WITH STOPS. PROVIDE A TRUEBRO INC., HANDI-LAV-GUARD INSULATION KIT MODEL 102W WITH ACCESSORY 105W. MOUNT FIXTURE WITH FLOOD RIM MAX. 34" AFF.	
LAV	LAVATORY (ACCESSIBLE, WALL HUNG): KOHLER KINGSTON WALL-MOUNT K-2005, VITREOUS CHINA LAVATORY W/ ZURN Z81104-XL FAUCET WITH WRIST BLADE HANDLES, POLISHED CHROME FINISH, KOHLER K-23726 DRAIN, KOHLER K-8998 P-TRAP AND KOHLER K-23725 CAST IRON CLEANER. MOUNT FIXTURE W/ FLOOD RIM 34" AFF. FURNISH AND INSTALL W/ ZURN MODEL ZW3870XLT THERMAL MIXING VALVE FOR MAX 110° HOT WATER.	
HB	HOSE BIBB (KEYED HANDLE): WOODFORD MODEL 19, 3/4", NIDEL MODEL 34HA VACUUM BREAKER, PROVIDE LOOSE TEE KEY.	
HB2	HOSE BIBB (NON-FREEZE, KEYED HANDLE): WOODFORD MODEL 65, 3/4", AUTOMATIC DRAINING BRASS FINISH, NIDEL MODEL 34HA VACUUM BREAKER, PROVIDE LOOSE TEE KEY.	
HR	HOSE REEL: REEL CRAFT MODEL 5WA3850. MOUNT FROM STRUCTURE. COORDINATE EXACT LOCATION WITH LATEST TSC FIXTURE PLAN AND TSC PM.	

(X) KEYED NOTE SCHEDULE

1. EXISTING PLUMBING FIXTURE TO BE REPLACED PER PLUMBING FIXTURE SCHEDULE. USE EXISTING UTILITIES WITHIN WALLS AND FLOOR TO RE-CONNECT AT MODIFIED LOCATIONS. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING UTILITY CONNECTIONS BEFORE CONSTRUCTION.
2. REPLACE EXISTING BREAKROOM SINK. SINK TO BE PROVIDED BY TRACTOR SUPPLY COMPANY. RECONNECT WASTE, VENT, SINK AND WATER TO EXISTING LINES AS REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.
3. EXISTING URINAL TO BE REUSED. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM URINAL WALL. IF HARDWARE WILL NOT COME CLEAN PER TSC PM, FURNISH AND INSTALL NEW HARDWARE INCLUDING ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. RETROFIT EXISTING FLUSHVALVE WITH ZURN MODEL ZERK-CPM MOTION SENSOR.

1

4. REPLACE EXISTING MOP SINK WITH NEW "LIKE FOR LIKE" UNIT.
6. THOROUGHLY CLEAN AND SANITIZE EXISTING ELECTRIC WATER COOLER.
7. EXISTING WATER CLOSET TO BE REUSED. CLEAN WATER CLOSET AND REPLACE THE SEAT. RE-CAULK TO FLOOR. IF HARDWARE WILL NOT COME CLEAN PER TSC PM, BID AS ALTERNATE TO FURNISH AND INSTALL NEW HARDWARE INCLUDING ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE.
8. EXISTING LAVATORY TO BE REUSED. CLEAN WALL MOUNTED SINK(S) AND RE-CAULK TO WALL. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM SINK TO WALL. CLEAN EXISTING HARDWARE. HARDWARE INCLUDES, ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. IF HARDWARE WILL NOT COME CLEAN BID AS ALTERNATE TO REPLACE. REPLACE ADA WRAPS.
9. REPLACE LAVATORY FAUCET WITH ZURN MODEL Z81104-XL FAUCET OR APPROVED EQUAL WITH WRIST BLADE HANDLES, POLISHED CHROME FINISH.

PLUMBING GENERAL NOTES:

A. PLUMBING CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS AND SIZES OF ALL UTILITIES, INCLUDING THE DEPTHS OF ALL BELOW GRADE SANITARY SEWERS, PRIOR TO START OF WORK. THIS DRAWING IS NOT INTENDED TO INDICATE ALL EXISTING UTILITIES.

B. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND FIELD VERIFY EXISTING CONDITIONS TO ENSURE THAT THE WORK REPRESENTED ON THE DRAWINGS AND IN THESE SPECIFICATIONS CAN BE INSTALLED AS INDICATED. CONTRACTOR SHALL TAKE ALL INTERFERENCES INTO CONSIDERATION. IDENTIFY POTENTIAL INTERFERENCES WITH NEW WORK AND REPORT TO ARCHITECT IMMEDIATELY. PROVIDE ALL NECESSARY OFFSETS TO SUIT FIELD CONDITIONS AS REQUIRED.

C. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTION POINTS, INCLUDING SIZES AND INVERTS WITH EXISTING FIELD CONDITION PRIOR TO START OF WORK.

D. MAKE ALL UTILITY CONNECTIONS AND INSTALLATIONS IN FULL ACCORDANCE WITH ALL UTILITY REGULATIONS. PROVIDE ALL ADDITIONAL APPURTENANCES AS REQUIRED BY UTILITY COMPANY. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.

E. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS RELATED TO THE INSTALLATION OF THE WORK.

F. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ALL AUTHORITIES HAVING JURISDICTION AND LANDLORD'S CRITERIA.

G. MAINTAIN ALL MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES FOR ALL FIXTURES AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF PLUMBING FIXTURES.

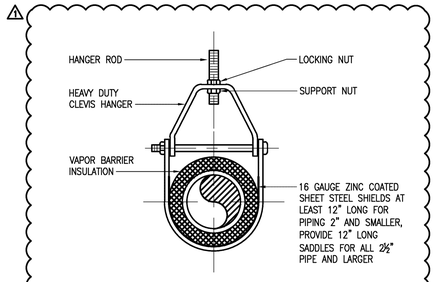
H. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ANY WORK.

I. SLEEVE AND SEAL ALL PIPE PENETRATIONS OF WALLS AND FLOORS. APPLY INTUMESCENT FIRE SAFING COMPOUND AT PENETRATIONS OF FIRE-RATED WALLS AND FLOORS, MAINTAINING INTEGRITY AND RATING OF FIRE SEPARATION. SLEEVES THROUGH FLOORS SHALL EXTEND 2" ABOVE FLOOR, BE GROUTED INTO PLACE AND WATERPROOFED. PIPING THROUGH EXTERIOR WALLS SHALL BE SLEEVED AND SEALED WEATHER TIGHT WITH SILICONE CAULK.

J. ALL DOMESTIC COLD AND HOT WATER PIPING TO BE INSULATED WITH RIGID FIBERGLASS INSULATION WITH TYPE 'ASJ' JACKET. DOMESTIC COLD AND HOT WATER PIPES TO HAVE 1/2" THICK INSULATION.

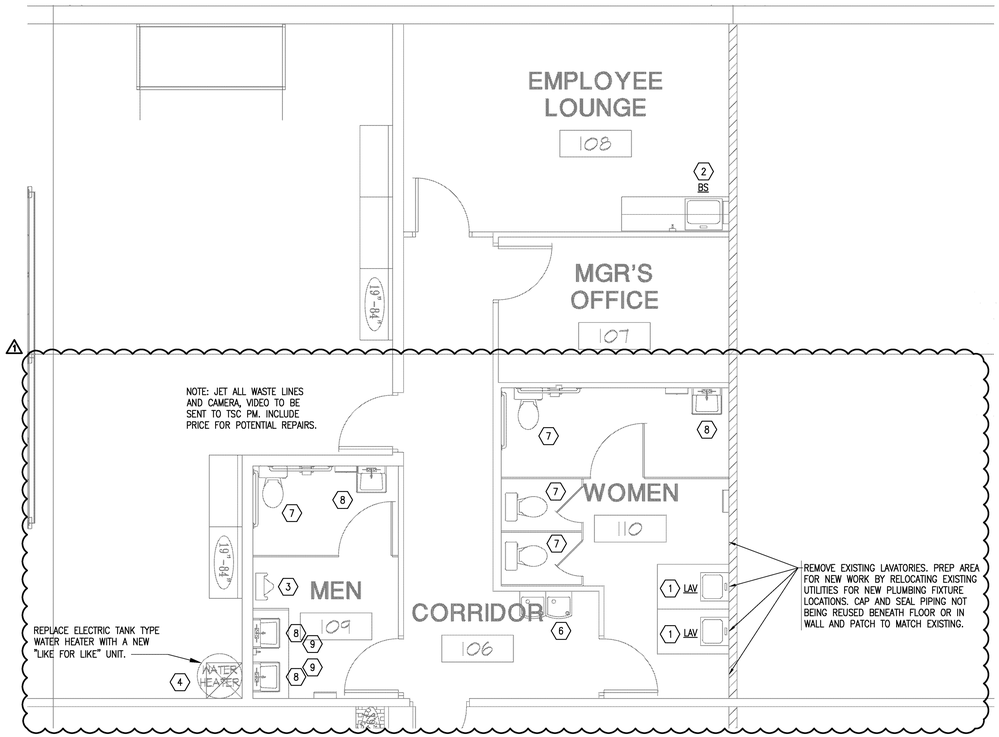
K. PVC PIPING IS NOT ALLOWED TO BE INSTALLED ABOVE GRADE UNLESS PERMITTED BY CODE AND IS NOT ALLOWED TO BE INSTALLED IN RETURN AIR PLENUMS.

1

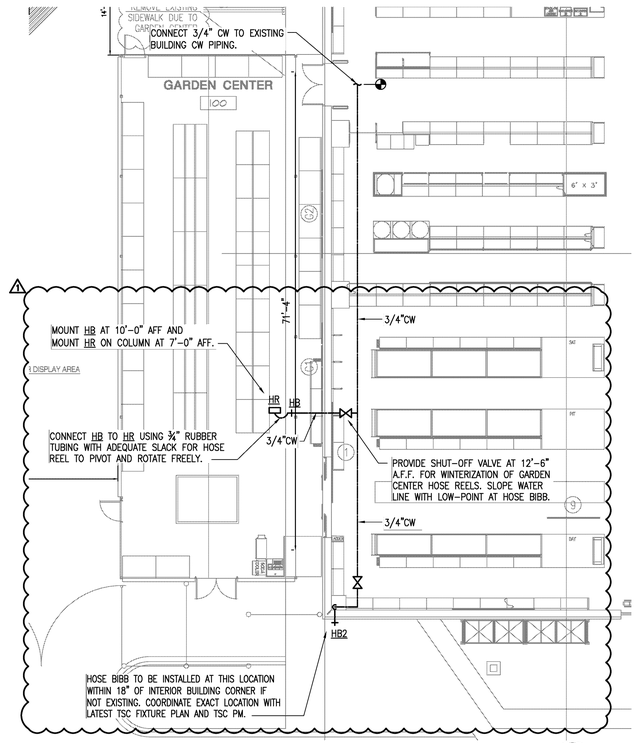


SINGLE HORIZONTAL RUNS WITH VAPOR BARRIER INSULATION

1 | CLEVIS HANGER DETAIL
N.T.S.



ENLARGED PLUMBING PLAN
SCALE: 1/4" = 1'-0"



PLUMBING PLAN
SCALE: 3/32" = 1'-0"

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216.223.3200 onyxcreative.com
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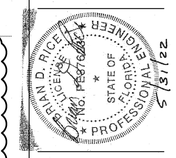

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TRACTOR SUPPLY Co.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	DAM
Date	Issue
10-6-21	BID PERMIT
5-27-22	⚠1 REVISION 1

P1.0

PLUMBING PLAN

\\XTB_TSC Combo Fort Pierce FL 505.dwg
Login to Xref Server: Fort Pierce FL 505.dwg
Job Path:\\CLIENT\Tractor Supply Co\2022 Projects\19383 505 Fort Pierce FL Combo\450 TSC Combo Fort Pierce FL P1.0.dwg
Drawn By:Michael Zarnitski

PANEL: C (NEW)						MAIN:	100A MAIN LUGS ONLY		VOLTAGE:	120/208	
						PHASE:	3	WIRE: 4	BUS AMPS: 100	AIC:	10K
MOUNTING: SURFACE			LOCATION: STOCKROOM 105			FEED THRU LUGS: NO			ISOLATED GROUND BUS: NO		

CKT	NOTE	BKR	LOAD DESCRIPTION	KVA	A#	B#	C#	KVA	LOAD DESCRIPTION	BKR	NOTE	CKT
1	LZ1B	20/1	FIXTURE LIGHTING	1.2	1.2			0.0	SPARE	20/1		2
3	LZ1B	20/1	FIXTURE LIGHTING	1.0		1.0		0.0	SPARE	20/1		4
5	LZ1B	20/1	FIXTURE LIGHTING	1.0			1.5	0.5	SPRINKLER AIR COMPRESSOR	20/1		6
7	LZ1A	20/1	GARDEN CENTER LIGHTS	0.3	1.5			1.2	CIRCULATING FANS	20/1		8
9	LZ3	20/1	SIGNAGE	0.5		1.0		0.5	AUTOMATIC DOOR	20/1		10
11		20/1	CASHWRAP TV RCPT	0.4			1.4	1.0	HAND DRYER	20/1		12
13		20/1	FUTURE REGISTER	0.5	1.5			1.0	HAND DRYER	20/1		14
15		20/1	FIXTURE RECEPTACLES	0.6		1.6		1.0	CHICK DAYS POWER REEL	20/1		16
17		20/1	SPARE	0.0			1.0	1.0	CHICK DAYS POWER REEL	20/1		18
19		20/1	SPARE	0.0	0.0			0.0	SPARE	20/1		20
21		20/1	SPARE	0.0		0.0		0.0	SPARE	20/1		22
23		20/1	SPARE	0.0			0.0	0.0	SPARE	20/1		24
25		20/1	SPARE	0.0	0.0			0.0	SPARE	20/1		26
27		20/1	SPARE	0.0		0.0		0.0	SPARE	20/1		28
29		20/1	SPARE	0.0			0.0	0.0	SPARE	20/1		30
31		20/1	SPARE	0.0	0.0			0.0	SPARE	20/1		32
33		20/1	SPARE	0.0		0.0		0.0	SPARE	20/1		34
35			SPACE						SPACE			36
37			SPACE						SPACE			38
39			SPACE						SPACE			40
41			SPACE						SPACE			42
TOTAL KVA PER PHASE:					4.2	3.6	3.9					
					TOTAL KVA:		11.7					
					TOTAL AMPS:		32.5					

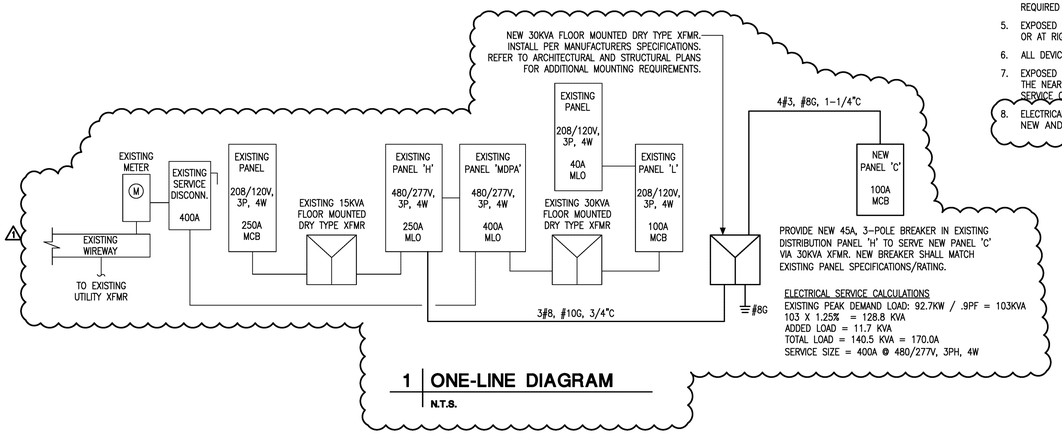
NOTES:
L HANDLE LOCK
GFI GROUND FAULT INTERRUPTING
AFI ARC FAULT INTERRUPTING
CD CONTINUOUS DUTY
H HACR RATED

NOTES:
LZ1A ROUT THRU RELAY ZONE #1A (EMPLOYEE)
LZ1B ROUT THRU RELAY ZONE #2B (CUSTOMER)
LZ3 ROUT THRU RELAY ZONE #3 (EXTERIOR)

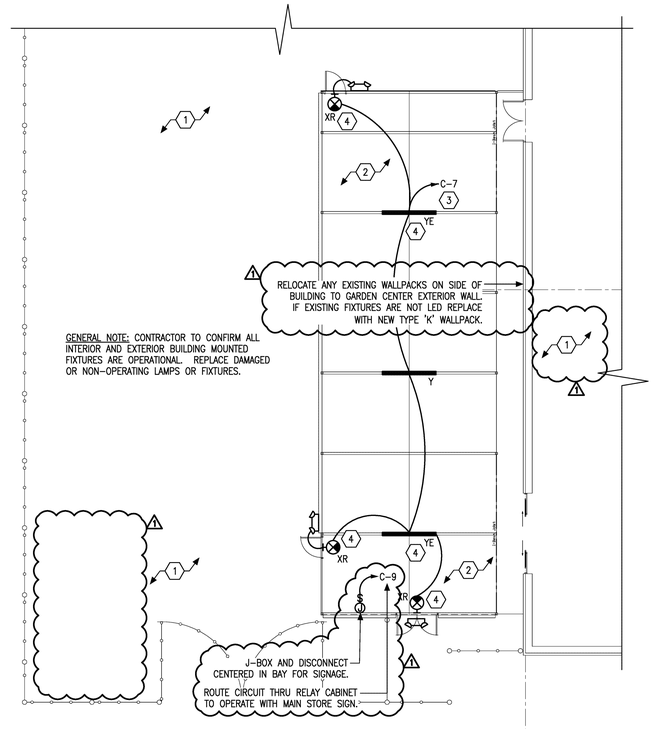
LIGHT FIXTURE SCHEDULE

MARK	SYMBOL	MANUFACTURER CATALOG NO.	MOUNTING	LAMPS	FIXTURE WATTS	VOLTAGE	DESCRIPTION
G	O	MAXLITE HLRS-45-U-L-P	PENDANT	5,760 LUMEN LED 5000K	42	UNIV.	CLASS 1 DIV. 2 PROPANE STATION LIGHT
Y	▬	METALUX 8VT2-LD5-9-DR-UNV-L850-CD1-WL-U	SURFACE	9000 LUMEN LED 5000K	66	UNIV.	8' LED STRIP WITH LENS AND GASKET
YE	▬	METALUX 8VT2-LD5-9-DR-UNV-EL10W-CD1-WL-U	SURFACE	9000 LUMEN LED 5000K	66	UNIV.	SAME AS 'Y' BUT PROVIDE WITH INTEGRAL EMERGENCY BATTERY
F	⬭	HESSAIRE 20HAFO	PENDANT	N/A	120W	120V	20" INDUSTRIAL GRADE CIRCULATION FAN
K		LITHONIA DSXW1LEC-10C-1000-50K-T3M-MVOLT-BBW-DDBXD	SURFACE	N/A	120W	120V	NEW LED WALLPACK IF REQUIRED TO REPLACE EXISTING NON-LED FIXTURES.
X	⊗	EXITRONIX LIGHTING VEX-U-BP-WB-WH	SURFACE	INCL.	–	UNIV.	LED EXIT SIGN
XR	⊗ ⇦	EXITRONIX LIGHTING VEX-U-BP-WB-WH-R6/MLED2-G-WP	SURFACE	INCL.	–	UNIV.	LED EXIT SIGN WITH EXTERIOR REMOTE HEADS

NOTES:
1. EC SHALL ORDER LIGHTING FIXTURES & POWER POLES THROUGH TRACTOR SUPPLY COMPANY'S NATIONAL AGREEMENT WITH VILLA LIGHTING SUPPLY, INC. CONTACT ANNE VOELKER (TRACTORSUPPLY@VILLALIGHTING.COM) AT 314-633-0554 FOR ORDER PLACEMENT.
2. EC IS NOT RESPONSIBLE FOR PURCHASING LIGHTING FIXTURES & POWER POLES AS VENDOR WILL INVOICE TRACTOR SUPPLY DIRECTLY.



1 | ONE-LINE DIAGRAM
N.T.S.



LIGHTING PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES:

1. ALL DEVICES, EQUIPMENT, FIXTURES, ETC. MUST BE GROUNDED BY USE OF A PROPERLY SIZED GROUNDING CONDUCTOR. MECHANICAL/ELECTRICAL BONDS OF THE METALLIC RACEWAY SYSTEM SHALL ALSO BE MAINTAINED.
2. BRANCH CIRCUIT WIRE SIZES (AND CONDUITS) SHALL BE INCREASED FROM THOSE INDICATED ON THE PLANS TO PREVENT EXCESSIVE VOLTAGE DROP. BRANCH CIRCUITS SHALL BE INSTALLED WITH WIRES OF SUFFICIENT SIZE SO THAT VOLTAGE DROP BETWEEN THE PANEL AND THE LOADS DOES NOT EXCEED A LIMIT OF 3%.
3. CIRCUITS MAY BE COMBINED IN CONDUIT PROVIDED WIRE IS PROPERLY DERATED AND CONDUIT SIZED PER CODE. UNDER NO CIRCUMSTANCES SHALL MORE THAN NINE (9) CURRENT CARRYING CONDUCTORS BE RUN IN A SINGLE CONDUIT.
4. ALL CONDUITS SHALL CONTAIN A GROUND WIRE SIZED PER NEC TABLE #250-122. WHERE CIRCUIT CONDUCTORS ARE INCREASED IN SIZE FOR VOLTAGE DROP, THE GROUND WIRE SIZE SHALL BE INCREASED PROPORTIONATELY (ACCORDING TO CIRCULAR MIL AREA) FROM THE SIZE REQUIRED BY NEC TABLE #250-122.
5. EXPOSED CONDUITS, WHERE PERMITTED, SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES TO BUILDING STRUCTURAL MEMBERS.
6. ALL DEVICE COVER PLATES SHALL BE WHITE UNLESS NOTED OTHERWISE.
7. EXPOSED STRUCTURAL METAL BUILDING FRAME SHALL BE BONDED TO THE NEAREST GROUNDING ELECTRODE, GROUNDED CONDUCTOR AT SERVICE OR GROUNDING ELECTRODE CONDUCTOR OF SUFFICIENT SIZE.
8. ELECTRICAL PANELBOARDS SHALL BE PROPERLY LABELED FOR NEW AND EXISTING CIRCUIT BREAKERS.

KEYED NOTE SCHEDULE

1. ENSURE ALL EXISTING SITE POLE AND INTERIOR/EXTERIOR LIGHTING FIXTURES ARE IN GOOD WORKING ORDER. REPAIR AND/OR REPLACE FIXTURES AS NEEDED. BID AS ALTERNATE IF REPAIRS ARE NEEDED.
2. COORDINATE EXACT LOCATION OF ALL LIGHTING FIXTURES WITH ARCHITECTURAL REFLECTED CEILING PLAN.
3. PROVIDE (3)#12, #12G, 3/4"C TO 20A, 120V LIGHTING CIRCUIT, ROUTE CIRCUIT THROUGH LIGHTING CONTACT/RELAY CABINET TO OPERATE LIGHTING WITH RETAIL SPACE PROVIDE SWITCHED HOT FOR EMERGENCY BALLASTS/BATTERY AS NEEDED. PROVIDE ADDITIONAL RELAYS AS NEEDED. COORDINATE EXACT REQUIREMENTS.
4. CIRCUIT EMERGENCY BALLAST/BATTERY BACKUP TO UNSWITCHED CONTINUOUSLY HOT CONDUCTOR OF CIRCUIT INDICATED.

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REGISTERED & LICENSED PROFESSIONALS — No. 66018 — STATE OF FLORIDA — 5/31/22

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TSC TRACTOR SUPPLY Co.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No:	19383
Drawn By:	JDJ
Date	Issue
10-8-21	BID PERMIT
5-27-22	⚠1 REVISION 1

E1.0

LIGHTING PLAN

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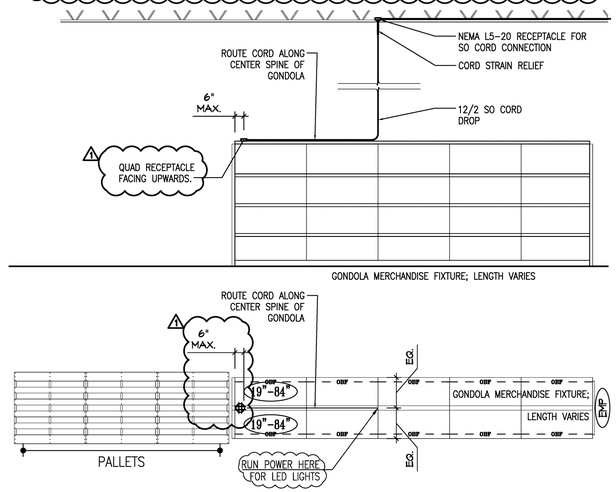
Job Path:J:\CLIENT\Tractor Supply Co\2022 Projects\19383 556 Fort Pierce FL Combo\19383 TSC Combo Fort Pierce FL E1.0.dwg
Drawn By:Jose Dubeux

KEYED NOTE SCHEDULE

1. JUNCTION BOX FOR POWER CONNECTION TO MOTORIZED DOOR. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ DOOR VENDOR.
2. PROVIDE POWER AND DATA FOR REGISTER, SEE DETAIL 2 ON THIS SHEET. PROVIDE 120V, 20A CIRCUIT TO JUNCTION BOX. PROVIDE 1"C WITH CAT 6 CABLING BACK TO DATA RACK.
3. REPAIR OR REPLACE ANY DAMAGED OUTLETS, RECEPTACLES, AND RECEPTACLE COVERS. ENSURE ALL RECEPTACLES ON EXTERIOR OF BUILDING ARE IN PROPER WORKING ORDER, ARE GFI PROTECTED, AND HAVE A WEATHERPROOF WHILE-IN-USE TYPE COVER.
4. REPAIR ALL ELECTRICAL CONCERNS IN THIS AREA. FIRE ALARM DETECTION AND NOTIFICATION DEVICES IN THIS AREA TO BE PROVIDED BY FIRE ALARM VENDOR.
5. PROVIDE 120V, 20A DEDICATED CIRCUIT FOR DRY-SPRINKLER SYSTEM COMPRESSOR. PROVIDE FIRE ALARM SYSTEM CONNECTIONS FOR TAMPER/FLOW/PRESSURE SWITCHES AS REQUIRED.
6. PROVIDE ELECTRICAL DROP FOR LED LIGHTING IN FIXTURE. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ TSC PROJECT MANAGER AND FINAL FIXTURE PLAN. REFER TO DETAIL 1, LIGHT BOX ELECTRICAL DROP DETAIL. ROUTE CIRCUIT THROUGH LIGHTING CONTACT/RELAY CABINET TO BE CONTROLLED WITH SALES FLOOR LIGHTING.
7. "CHICK DAYS" POWER LOCATION. INSTALL OUTLET TO BOTTOM OF JOIST, VERIFY EXACT LOCATION W/ TSC FINAL FIXTURE PLAN. PROVIDE POWER REFL CONNECTED TO OUTLET, HUBBELL #HBL5402ITI
8. REWORK EXISTING CASHWRAP POWER AND DATA DROPS AND CUSTOMER SERVICE POWER AND DATA DROPS TO NEW FUSION CASHWRAP. SPLICE AND EXTEND EXISTING CIRCUITS AS REQUIRED. PROVIDE NEW POWER POLE. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ TSC PROJECT MANAGER AND FINAL FIXTURE PLAN. GC SHALL PLACE ORDER FOR THE POWER POLES WITH VILLA LIGHTING (ANNE VOELKER – ANNE.VOELKER@VILLALIGHTING.COM, 314-633-0554). TSC WILL PURCHASE THE POWER POLES BASED ON GC'S ORDER. REFER TO FUSION CASHWRAP DEATIL ON THIS SHEET.
9. FURNISH AND INSTALL POWER POLES FROM SALES COUNTERTOPS TO CEILING STRUCTURE. RELOC #PP2-L183-HW-B-BLACK. REFER TO OFFICIAL TSC FIXTURE PLAN LAYOUT FOR EXACT LOCATIONS. ATTACH POWER POLE TOP TO UNI-STRUT AT BAR JOIST W/ A U CLAMP TO THE TOP OF THE POWER POLE AT THE BAR JOIST. LOOSEN THE U BOLT USED TO TIGHTEN THE CONNECTION TO THE POWER POLE SO THAT THE POWRE POLE IS ABLE TO REMAIN IN POSITION AND THE ROOF CAN FLEX DURING EXPANSION AND CONTRACTION W/OUT DAMAGING THE POWER POLE.
10. PROVIDE NEW JUNCTION BOX FOR HAND DRYER, COORDINATE MOUNTING HEIGHT AND EXACT LOCATION W/ ARCHITECT.
11. PROVIDE WP SIMPLEX RECEPTACLE AT GARDEN CENTER STRUCTURE FOR CIRCULATING FANS, CIRCUIT THRU WALL SWITCH AS SHOWN.
12. PROVIDE POWER FOR SUSPENDED TV LOCATED ABOVE CASHWRAP, COORDINATE LOCATION W/ LOW VOLTAGE VENDOR. RCPT TO BE INSTALLED ON INSIDE OF STEEL BRACKET, ROUTE MC CABLE ON OUTSIDE OF SUSPENSION POLE SECURED TO POLE.



1 LIGHT BOX ELECTRICAL DROP DETAIL
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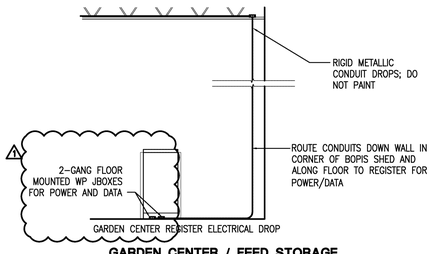

2 GARDEN CENTER / FEED STORAGE REGISTER ELECTRICAL DROP
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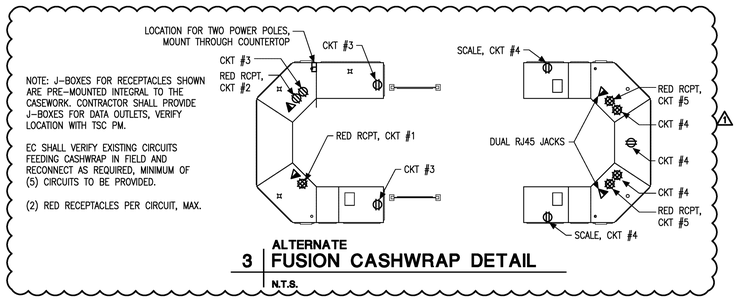
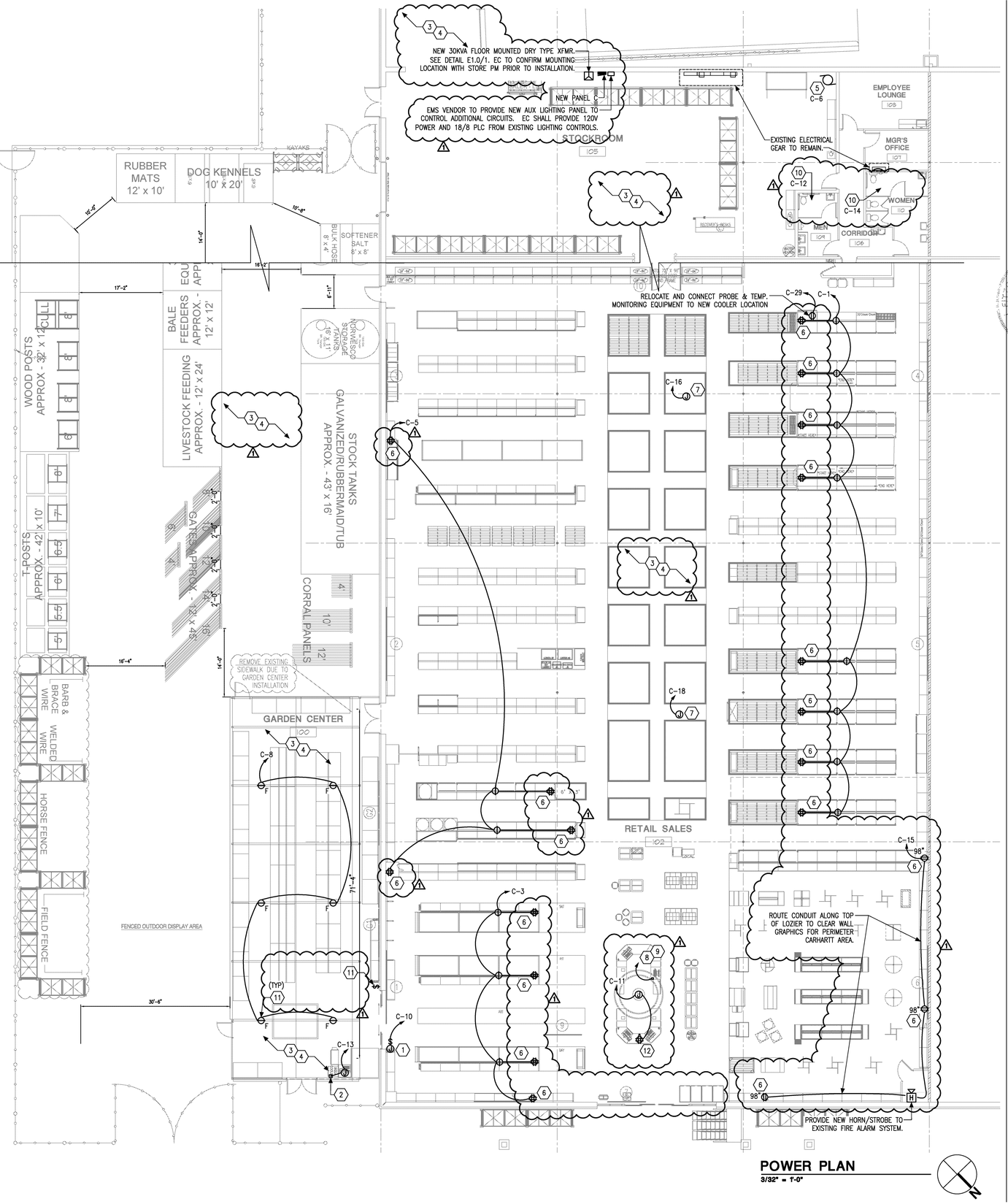


3 ALTERNATE FUSION CASHWRAP DETAIL
N.T.S.



POWER PLAN
3/32" = 1'-0"

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Cleveland, Ohio 44128
216.223.3200 onyxcreative.com
FL. LIC. AR95693

REGISTERED ARCHITECT
MICHAEL CRAIG
No. 66018
STATE OF FLORIDA
5/3/22

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #505
4888 OKEECHOBEE RD
FORT PIERCE, FL 34947

Project No.:	19383
Drawn By:	JDJ
Date	Issue
10-8-21	BID PERMIT

5-27-22 ⚠1 REVISION 1

E2.0

POWER PLAN

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Last Saved By: Jonathan Jones 5/27/2022 3:39:39 PM
Job Path:J:\CLIENT\Tractor Supply Co\2022 Projects\19383 556 Fort Pierce FL Combo\3D TSC Combo Fort Pierce FL E2.0.dwg
Drawn By:Jesse Dykstra

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

Property Identification

Site Address: 4890 OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-122-0001-010-7
Jurisdiction: Fort Pierce

Use Type: 1200
Account #: 27320
Map ID: 24/19N
Zoning: General Co

Ownership

FTPA Storage Ft Pierce LLC
215 E 58th ST Fl 4
New York, NY 10022

Legal Description

19 35 40 THAT PART OF E 1/4 OF NW 1/4 AND THAT PART OF W 1/4 OF NE 1/4 LYG N OF OKEE RD MPDAF: FROM INT OF WLY R/W OF FIVE MILE CREEK AND NLY R/W OKEE RD, TH S 52 DEG 39 MIN 19 SEC W ALG NLY R/W OKEE RD 1216.28 FT, TH N 37 DEG 20 MIN 41 SEC W 230 FT TO POB, TH N 37 DEG 20 MIN 41 SEC W 120 FT, TH S 52 DEG 39 MIN 19 SEC W 10 FT, TH N 37 DEG 20 MIN 41 SEC W 230 FT TO PT ON CURVE CONC ELY, R 595 FT, CA 12 DEG 40 MIN 10SEC, TH NLY ALG ARC OF CURVE 131.57 FT, TH N 52 DEG 39 MIN 19 SEC E 715.51 FT, TH S 37 DEG 20 MIN 41 SEC E 480.50 FT, TH S 52 DEG 39 MIN 19 SEC W 720 FT TO POB (8.01 AC) (OR 3690-2032, 2035)

Current Values

Just/Market Value:	$6,147,400
Assessed Value:	$4,966,958
Exemptions:	$0
Taxable Value:	$4,966,958

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):	134,818
Gross Sketched Area (SF):	136,090
Land Size (acres):	8.01
Land Size (SF):	348,915.6

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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THANK YOU!

@kk

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: DANA 2/06/23 01 Receipt no: 10382

Year	Number	Type	SvcCd	Description	Amount
2023	41200003	PL		PLANNING DEPARTMENT	$500.00

4888 OKEECHOBEE RD
CK FR/ONYX CREATIVE
MINOR AMENDMENT TO SITE PLAN

Tender detail
CH Ref#: 50800 $500.00
Total tendered: $500.00
Total payment: $500.00

Trans date: 2/06/23 Time: 14:10:10

THANK YOU!

078955

Nutrena
TSC
TRACTOR SUPPLY CO.

TSC
TRACTOR
SUPPLY Co

PET VET
TSC
TRACTOR SUPPLY CO.

NE REFILL

Carrier
Puron

SERIAL	1910E10513		
PROD	24ABB318A0032010		
MODEL	24ABB318A320		
METERING DEVICE	TXV INDOOR	NA OUTDOOR	
FACTORY CHARGED		R410A	
	3.50 LBS	1.59 KG	
INDOOR TXV SUB COOLING		10 °F	
POWER SUPPLY	208-230 VOLTS AC		
	1 PH	60 HZ	
PERMISSIBLE VOLTAGE AT UNIT			
	253 MAX	197 MIN	
SUITABLE FOR OUTDOOR USE			
COMPRESSOR	208/230 VOLTS AC		
	1 PH	60 HZ	
	9.00 RLA	48.0 LRA	
FAN MOTOR	208/230 VOLTS AC		
	1 PH	60 HZ	
	1/12 HP	0.5 FLA	
DESIGN/TEST PRESSURE GAGE			
HI	450 PSI	3103 KPA	
LO	250 PSI	1724 KPA	
MAX DESIGN/WORKING PRESSURE			
	700 PSIG	4826 KPA	
MINIMUM CIRCUIT AMPS		11.8	
MAX FUSE	MAX CKT-BKR(*)	20 A	
20 A	* HACR TYPE RECOMMENDED		

MODEL NUMBER 24ABB318A0032010

SERIAL NUMBER 1910E10513

DATE OF MANUFACTURE MAY 2010

c UL us LISTED

CENTRAL COOLING AIR CONDITIONER

JR3Q

ARI PERFORMANCE CERTIFIED

ARI Standard 210/240

Unitary Air Conditioners

CERTIFIED CAPACITY AND EFFICIENCY RATINGS ARE VALID ONLY WHEN THE COMBINATION OF INDOOR UNIT AND OUTDOOR UNIT IS LISTED IN THE ARI DIRECTORY

Carrier Corporation
7310 West Morris St.
Indianapolis, IN 46231

334073-4023

Another U
Protected

Southern C

"If we can't save it, it can't

1-888-921-26

Ad

4892
4892
4890

Landis+Gyr

69028

FM 16K/15K
CL 480
120-480V
TA 50

Kh 43.2
4W Y△
60 Hz

SOLID STATE ELECTRICITY METER

Type
AXS4e

K= 3.6

12 432 551

FPUA

SPRING LOADED
OPEN CAREFULLY
SPRING LOADED
CAREFULLY
Backflow Inspection Certification
DO NOT REMOVE THIS TAG
Ft. Pierce Utilities
772-466-1600
715 S. 25th St.
Gate 3
Ft. Pierce, FL 34947
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
Test Valid 1 Year From Date Punched
20
22
23
24
25
26

GALLONS
POTABLE COLD WATER TO 120°F
KENT
MADE IN U.S.A.
neptune
GALLONS
NEPTUNE
THAILAND

MDP4

SIEMENS
SEISMIC CERTIFICATION LABEL
SIEMENS
P1X18MC250AT
208Y/120V 3Ø 4W
250 A MAX
DANGER
Hazardous voltage. Will cause death or serious injury.
Breaker handle in the intermediate position indicates tripped; to reset, move handle to the extreme OFF position, then ON.
Field conductors to be sized 60°C or 75°C CU or AL unless noted otherwise on device.
Field kits to add mains or customize the panel are listed on the rear of the deadfront.
CAUTION: Use ONLY special 10-32 x 5/16" pre-assembled screw/cup washer fasteners shipped with the panelboard interior to install branch breakers. Torque to 20 lb-in. Extra fasteners should be installed in open breaker positions for future use.
For replacements, order catalog number P1SCRWS

PANEL		FED FROM	
1	Sign	2	Vet Clinic Recept
3	Wash Dryer	4	Vet. Clinic Recept
5	Wash Dryer	6	Vet. Clinic Recept
7	Spare	8	Vet Clinic Recept
9	Spare	10	~~Spare~~ Pedicated
11	Main	12	Circuit
13	Main	14	
15	Main	16	
17		18	
19		20	
21		22	
23		24	
25		26	
27		28	
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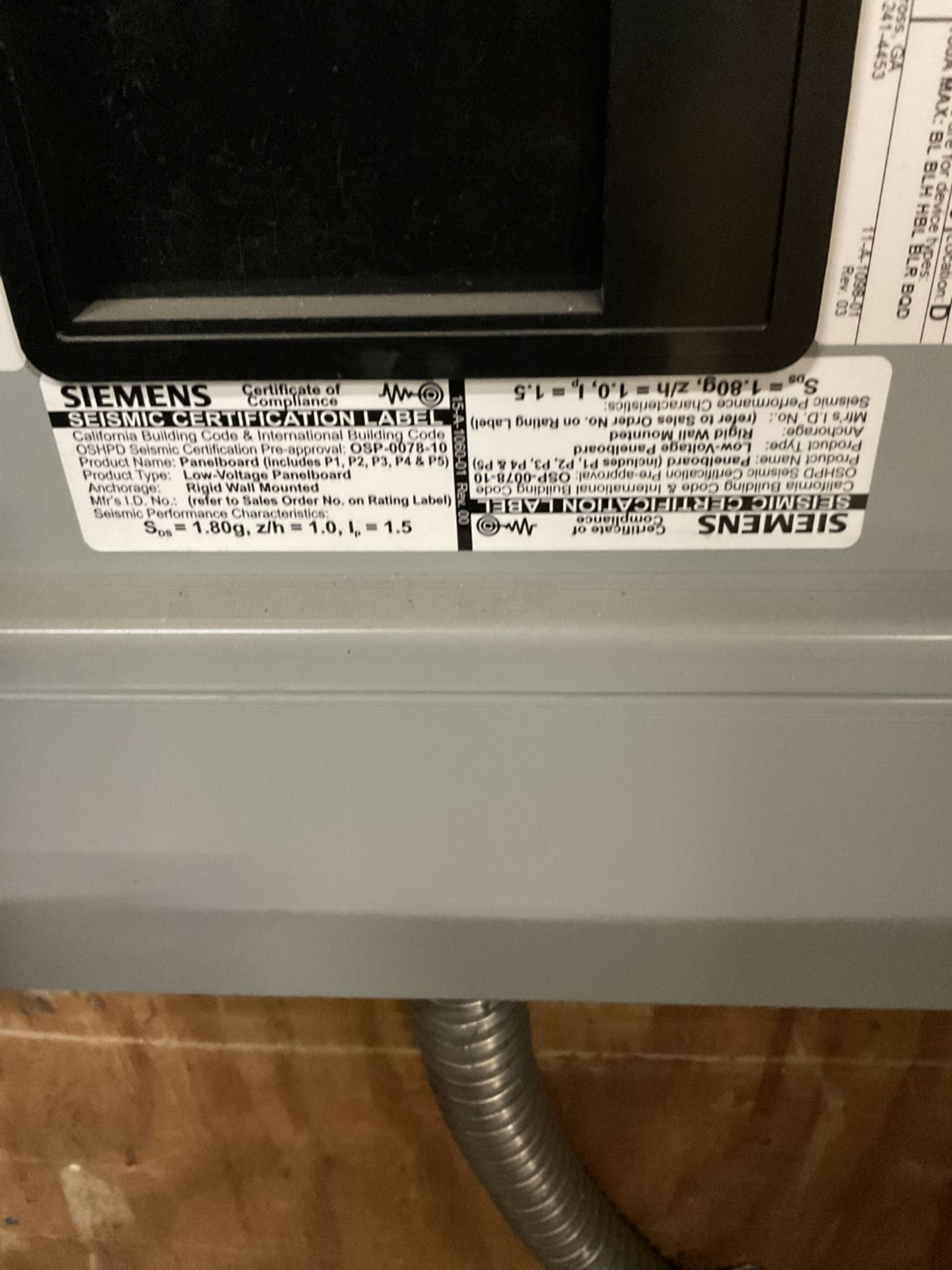
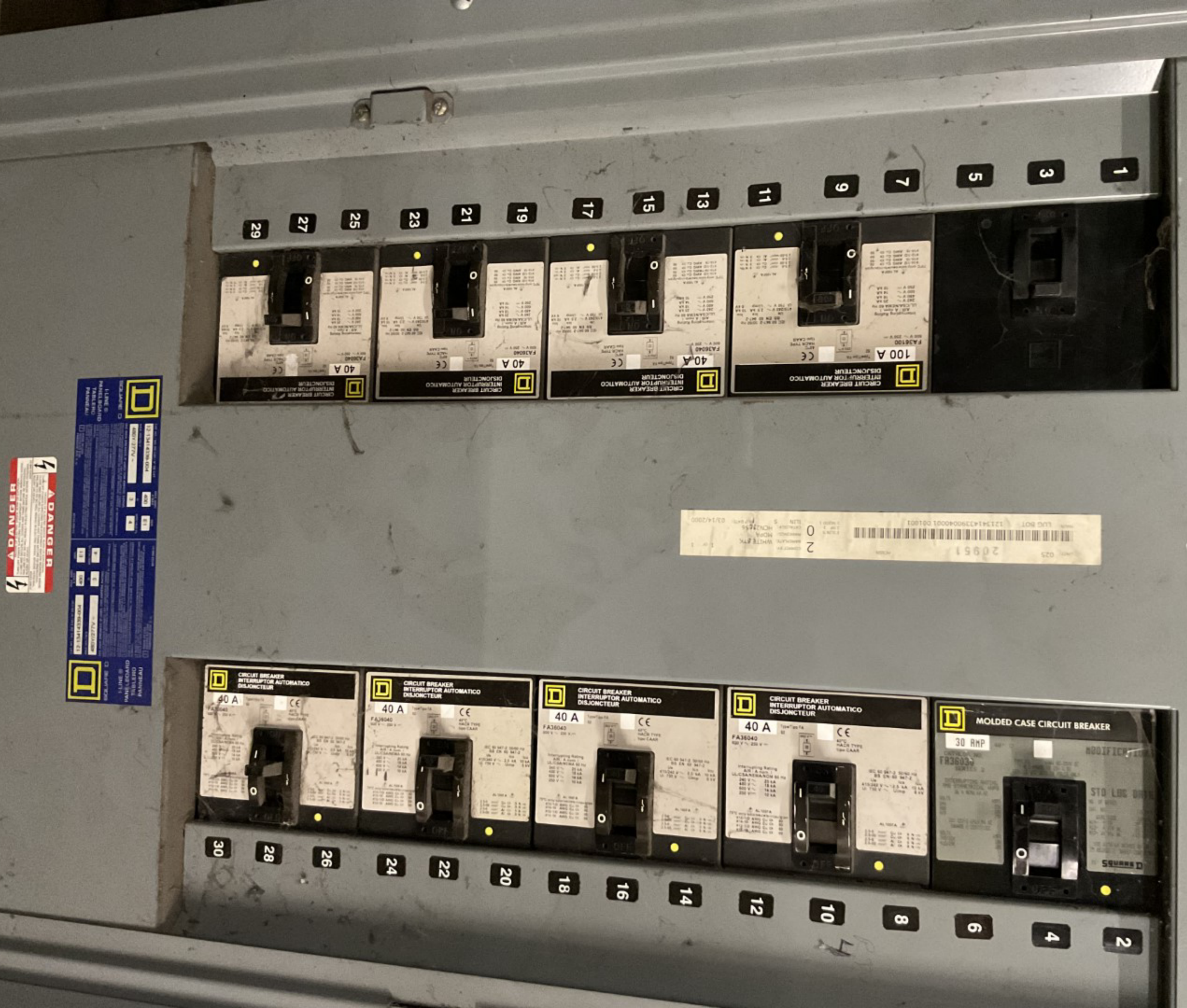
41		42	

NEMA NUMBERING

Siemens Industry, Inc.
Norcross, GA
12-1110-01 Rev. 09


SIEMENS
Certificate of Compliance
SEISMIC CERTIFICATION LABEL
California Building Code & International Building Code
OSHPD Seismic Certification Pre-approval: OSP-0078-10
Product Name: Panelboard (includes P1, P2, P3, P4 & P5)
Product Type: Low-Voltage Panelboard
Anchorage: Rigid Wall Mounted
Mfr's I.D. No.: (refer to Sales Order No. on Rating Label)
Seismic Performance Characteristics:
S_{DS} = 1.80g, z/h = 1.0, I_p = 1.5
15-A-1060-01 Rev. 00
SIEMENS
Certificate of Compliance
SEISMIC CERTIFICATION LABEL
California Building Code & International Building Code
OSHPD Seismic Certification Pre-approval: OSP-0078-10
Product Name: Panelboard (includes P1, P2, P3, P4 & P5)
Product Type: Low-Voltage Panelboard
Anchorage: Rigid Wall Mounted
Mfr's I.D. No.: (refer to Sales Order No. on Rating Label)
Seismic Performance Characteristics:
S_{DS} = 1.80g, z/h = 1.0, I_p = 1.5
Location: D
MAX: BL BLH HBL BLR BQD
11-A-1098-01
Rev. 03

MDPA


DANGER
DANGER
CIRCUIT BREAKER
INTERRUPTOR AUTOMATICO
DISJONCTEUR
40 A
100 A
MOLDED CASE CIRCUIT BREAKER
30 AMP
SQUARE D

CIRCUIT BREAKER
INTERRUPTOR AUTOMATICO
DISJONCTEUR
40 A
FA35040
600 V ~ 250 V
Type/Tipo FA
S2
CE
40°C
HACR TYPE
Tipo CAAR
IEC 60 947-2 50/60 Hz
BS EN 60 947-2
SQUARE D
I-LINE ®
PANELBOARD
TABLERO
PANNEAU
CAT. NO. / NO. DE CAT./ N° DE CAT.
12-13414339-004
MAX. AMP/ A MAX
400
SER.
E1
MAX. VOLTS/ V
480Y/277V ~
O
3
WIRE/ HILO/ FIL
4
SEE MAIN BREAKER, IF USED, FOR AMPERE RATING.
CIRCUIT BREAKER-AUTOMATIC TRIP IS INDICATED BY HANDLE POSITION MIDWAY BETWEEN ON AND OFF. RESTORE SERVICE BY MOVING HANDLE TO OFF THEN ON.
VEA EL INTERRUPTOR AUTOMATICO PRINCIPAL, SI SE USA, PARA OBTENER EL VALOR NOMINAL EN AMPERES.
LA PALANCA DEL INTERRUPTOR AUTOMATICO EN POSICION INTERMEDIA, ENTRE CERRADO (ON) Y ABIERTO (OFF), INDICA EL DISPARO AUTOMATICO. RESTABLEZCA EL SERVICIO MOVIENDO LA PALANCA A LA POSICION DE ABIERTO (OFF) Y LUEGO A LA POSICION DE CERRADO (ON).
VOIR LE DISJONCTEUR PRINCIPAL, SI UTILISE, POUR OBTENIR LE COURANT NOMINAL.
LA MANETTE DU DISJONCTEUR EN POSITION INTERMEDIAIRE, ENTRE MARCHE (ON) ET ARRET (OFF), INDIQUE UN DECLENCHEMENT AUTOMATIQUE. RETABLIR LE SERVICE EN DEPLACANT LA MANETTE SUR ARRET (OFF) PUIS SUR MARCHE (ON).
7 MADE IN USA
HECHO EN EUA
FABRIQUE AUX. E.-U.
80104-986-01
DANGER
HAZARD OF ELECTRIC SHOCK, BURN OR EXPLOSION.
TURN OFF POWER SUPPLYING THIS EQUIPMENT BEFORE WORKING INSIDE.
CLOSE AND SECURE ALL COVERS AND TRIMS BEFORE RE-ENERGIZING.
FAILURE TO DO SO WILL RESULT IN ELECTRIC SHOCK, SEVERE PERSONAL INJURY OR DEATH.
80043-348-01

PANELBOARD/PANNEAU/TABLERO TRACTOR SUPPLY

PANEL MDP v. 277 / 480V 3PH Ø DATE: 5-1-00

CIR	SOURCE LOAD / CHARGE / CARGA	CIR	LOAD / CHARGE / CARGA
1	SPARE Water Heater	2	SPARE Transformer
3	SPARE	4	SPARE
5	SPARE	6	SPARE
7	PANEL H	8	RTU #3
9	PANEL H	10	RTU #3
11	PANEL H	12	RTU #3
13	TRANSFORMER PANEL L	14	RTU #4
15	TRANSFORMER PANEL L	16	RTU #4
17	TRANSFORMER PANEL L	18	RTU #4
19	RTU #1	20	RTU #5
21	RTU #1	22	RTU #5
23	RTU #1	24	RTU #5
25	RTU #2	26	RTU #6
27	RTU #2	28	RTU #6
29	RTU #2	30	RTU #6
31		32	
33		34	
35		36	
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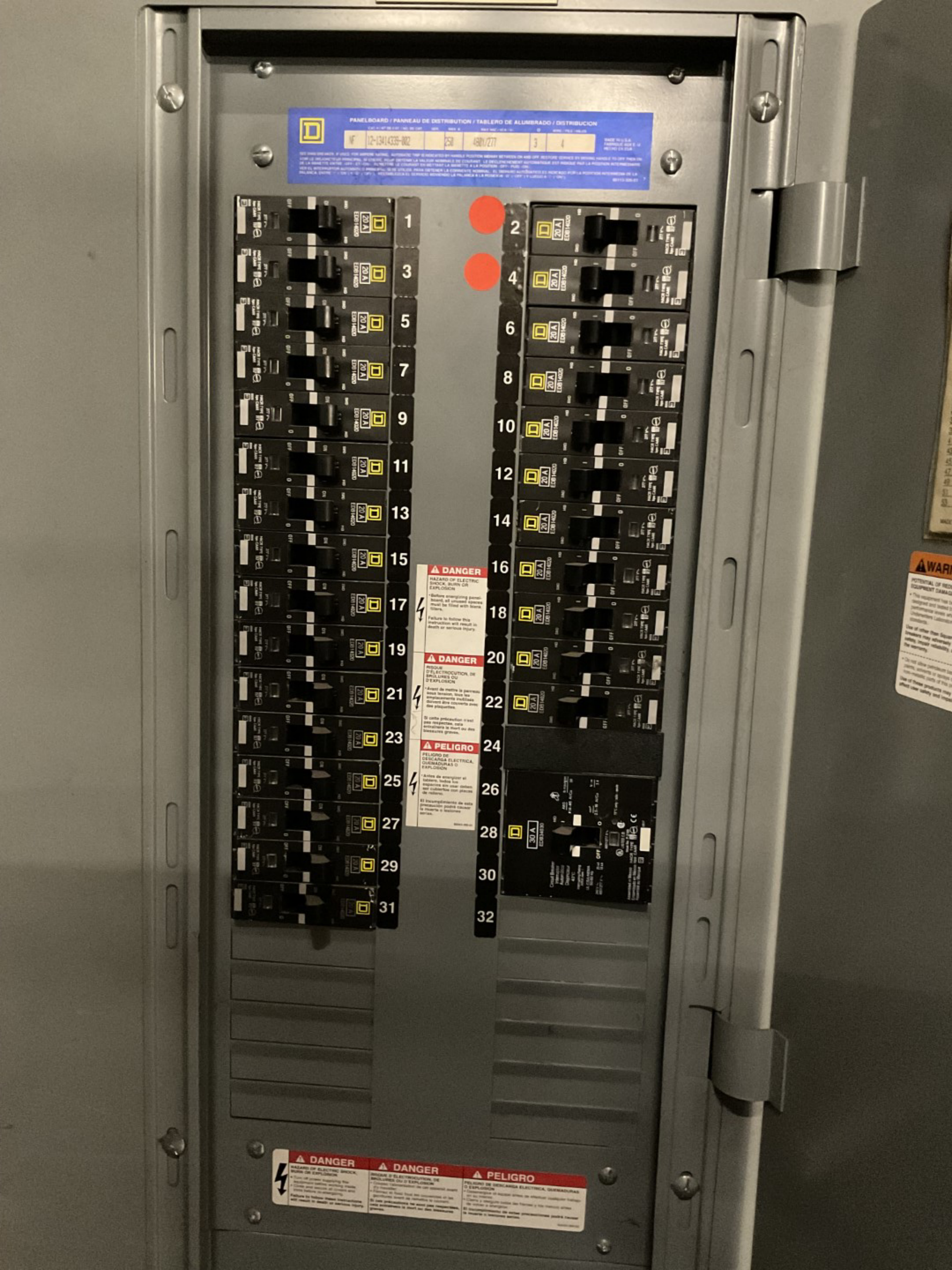
53		54	

MADE IN U.S.A. SQUARE D COMPANY FABRIQUE AUX E.U. HECHO EN E.U.A. 80031-158-01


PANELBOARD / PANNEAU DE DISTRIBUTION / TABLERO DE ALUMBRADO / DISTRIBUCION
NF
12-13414339-002
250
4801/277
3
4
DANGER
HAZARD OF ELECTRIC SHOCK, BURN OR EXPLOSION
DANGER
RISQUE D'ÉLECTROCUTION, DE BRÛLURES OU D'EXPLOSION
PELIGRO
PELIGRO DE DESCARGA ELECTRICA, QUEMADURAS O EXPLOSION
DANGER
DANGER
PELIGRO

H

PANELBOARD / PANNEAU DE DISTRIBUTION / TABLERO DE ALUMBRADO / DISTRIBUCION

	CAT. # / Nº DE CAT. / NO. DE CAT.	SER.	MAX. A	MAX VAC / VCA / V~	Ø	WIRE / FILS / HILOS
NF	12-13414339-002		250	480Y/277	3	4

MADE IN U.S.A.
FABRIQUÉ AUX É.-U.
HECHO EN EUA.

SEE MAIN BREAKER; IF USED, FOR AMPERE RATING. AUTOMATIC TRIP IS INDICATED BY HANDLE POSITION MIDWAY BETWEEN ON AND OFF. RESTORE SERVICE BY MOVING HANDLE TO OFF THEN ON.
VOIR LE DISJONCTEUR PRINCIPAL, SI UTILISÉ, POUR OBTENIR LA VALEUR NOMINALE DE COURANT. LE DÉCLENCHEMENT AUTOMATIQUE EST INDIQUÉ PAR LA POSITION INTERMÉDIAIRE DE LA MANETTE ENTRE «OFF» ET «ON». REMETTRE LE COURANT EN METTANT LA MANETTE À LA POSITION «OFF» PUIS «ON».
VER EL INTERRUPTOR AUTOMATICO PRINCIPAL, SI SE UTILIZA, PARA OBTENER LA CORRIENTE NOMINAL. EL DISPARO AUTOMATICO ES INDICADO POR LA POSICION INTERMEDIA DE LA PALANCA ENTRE "I" ("ON") Y "O" ("OFF"). RESTABLEZCA EL SERVICIO MOVIENDO LA PALANCA A LA POSICION "O" ("OFF") Y LUEGO A "I" ("ON").

80113-326-01 7

TYPE 1 ENCLOSURE
GABINETE TIPO 1
COFFRET TYPE 1

Catalog or Assy. No./N° de catalogue ou d'assemb./ No. de catálogo o ens.

NC44S

SER.

For use with enclosure
Para utilizarse con gabinete
Pour l'utilisation avec coffret

NF

Made in USA
Fabriqué aux É.-U.
Hecho en EUA

00121

SQUARE D

80045-086-02

UNDERWRITERS LABORATORIES INC.
Electric Cabinet Front
Porte Frontal de Gabinete Electrico
Face Avant de Coffret Electrique
Issue No. R-4091

PANELBOARD/PANNEAU/TABLERO TRACTOR SUPPLY

PANEL H V 277 / 480 V 3PH ø DATE 5-1-00

SOURCE

CIR	LOAD / CHARGE / CARGA	CIR	LOAD / CHARGE / CARGA
1	SHOWROOM LIGHTING	2	SHOWROOM EMERGENCY LTG.
3	" "	4	WAREHOUSE EMERGENCY LTG.
5	" "	6	WAREHOUSE LIGHTING
7	" "	8	EXTERIOR RECESS CANS
9	" "	10	LIGHTING MEZZANINE
11	" "	12	
13	" "	14	
15	" "	16	
17	" "	18	
19	" "	20	
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25	" "	26	BAIER
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MADE IN U.S.A.

SQUARE D COMPANY

FABRIQUE AUX E.U.

HECHO EN E.U.A.

80031-158-01

⚠WARNING

POTENTIAL OF REDUCED SAFETY OR EQUIPMENT DAMAGE

- This equipment has been designed and tested by Square D to performance levels which exceed Underwriters Laboratories standards.

Use of other

⚠AVERTISSEMENT

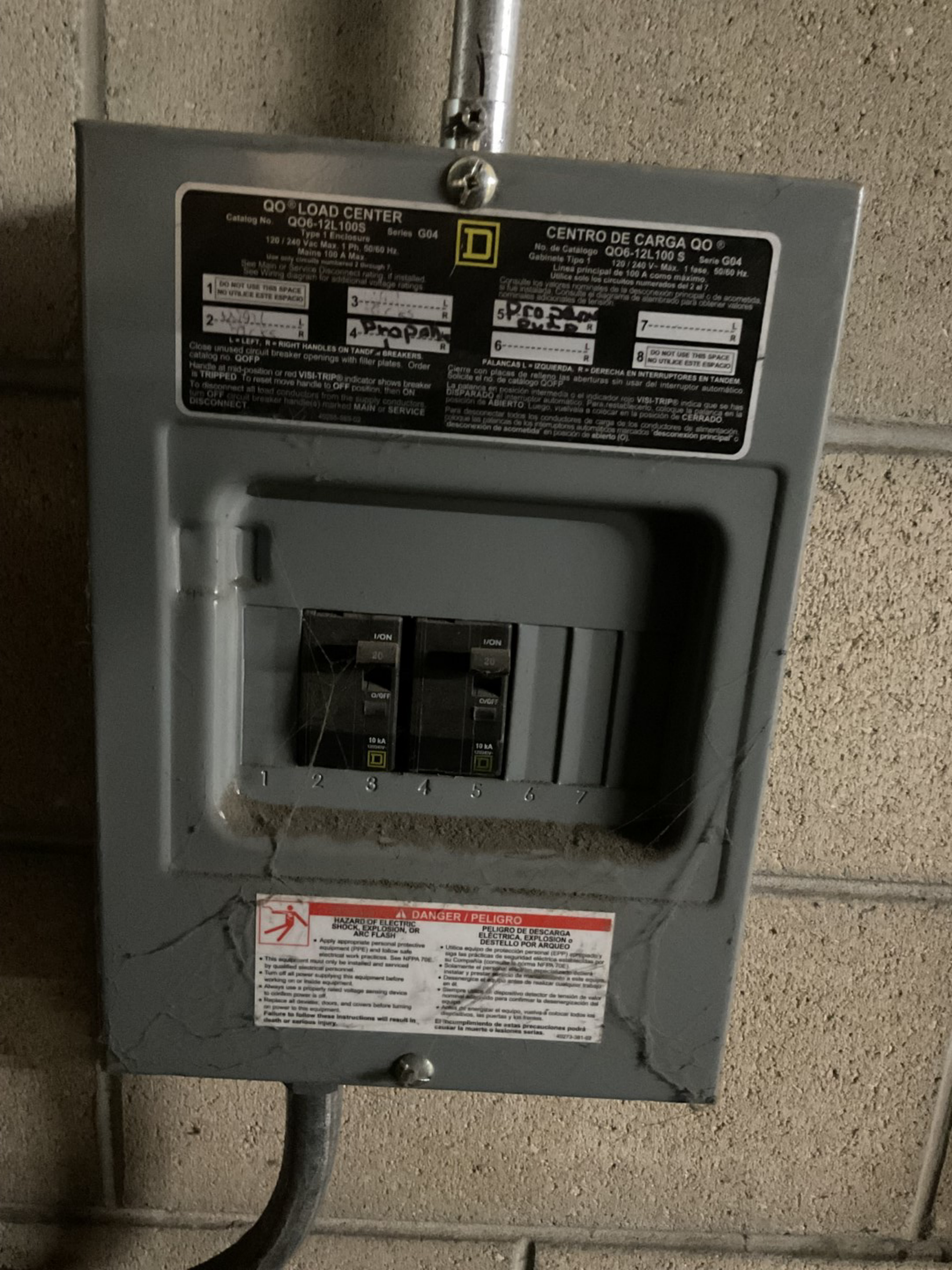
RISQUE DE SÉCURITÉ RÉDUITE OU DE DOMMAGES MATÉRIELS

- Cet appareil a été conçu et verifié par Square D à des niveaux de rendement supérieurs aux normes de l'Underwriters Laboratories (UL).

⚠ADVERTENCIA

DISMINUCION DE LA SEGURIDAD O DAÑO AL EQUIPO

- Este equipo ha sido diseñado y probado por Square D a niveles de rendimiento que


QO® LOAD CENTER
Catalog No. QO6-12L100S Series G04
Type 1 Enclosure
120 / 240 Vac Max. 1 Ph. 50/60 Hz.
Mains 100 A Max.
Use only circuits numbered 2 through 7.
See Main or Service Disconnect rating, if installed.
See Wiring diagram for additional voltage ratings.
1 DO NOT USE THIS SPACE NO UTILICE ESTE ESPACIO
2 L R
3 L R
4 Propane R
L = LEFT, R = RIGHT HANDLES ON TANDEM BREAKERS.
Close unused circuit breaker openings with filler plates. Order catalog no. QOFP.
Handle at mid-position or red VISI-TRIP® indicator shows breaker is TRIPPED. To reset move handle to OFF position, then ON.
To disconnect all load conductors from the supply conductors, turn OFF circuit breaker handle(s) marked MAIN or SERVICE DISCONNECT.
CENTRO DE CARGA QO®
No. de Catálogo QO6-12L100 S Serie G04
Gabinete Tipo 1 120 / 240 V~ Máx. 1 fase, 50/60 Hz.
Línea principal de 100 A como máximo.
Utilice solo los circuitos numerados del 2 al 7.
Consulte los valores nominales de la desconexión principal o de acometida, si fue instalada. Consulte el diagrama de alambrado para obtener valores nominales adicionales de tensión.
5 Propane R
6 L R
7 L R
8 DO NOT USE THIS SPACE NO UTILICE ESTE ESPACIO
PALANCAS L = IZQUIERDA, R = DERECHA EN INTERRUPTORES EN TANDEM.
Cierre con placas de relleno las aberturas sin usar del interruptor automático. Solicite el no. de catálogo QOFP.
La palanca en posición intermedia o el indicador rojo VISI-TRIP® indica que se has DISPARADO el interruptor automático. Para restablecerlo, coloque la palanca en la posición de ABIERTO. Luego, vuélvala a colocar en la posición de CERRADO.
Para desconectar todos los conductores de carga de los conductores de alimentación, coloque las palancas de los interruptores automáticos marcados "desconexión principal" o "desconexión de acometida" en posición de abierto (O).
I/ON
O/OFF
10 kA
1 2 3 4 5 6 7
DANGER / PELIGRO
HAZARD OF ELECTRIC SHOCK, EXPLOSION, OR ARC FLASH
• Apply appropriate personal protective equipment (PPE) and follow safe electrical work practices. See NFPA 70E.
• This equipment must only be installed and serviced by qualified electrical personnel.
• Turn off all power supplying this equipment before working on or inside equipment.
• Always use a properly rated voltage sensing device to confirm power is off.
• Replace all devices, doors, and covers before turning on power to this equipment.
Failure to follow these instructions will result in death or serious injury.
PELIGRO DE DESCARGA ELÉCTRICA, EXPLOSION o DESTELLO POR ARQUEO
• Utilice equipo de protección personal (EPP) apropiado y siga las prácticas de seguridad eléctrica establecidas por su Compañía (consulte la norma NFPA 70E).
• Solamente el personal eléctrico especializado deberá instalar y prestar servicio de mantenimiento a este equipo.
• Desenergice el equipo antes de realizar cualquier trabajo en él.
• Siempre utilice un dispositivo detector de tensión de valor nominal adecuado para confirmar la desenergización del equipo.
• Antes de energizar el equipo, vuelva a colocar todos los dispositivos, las puertas y los frentes.
El incumplimiento de estas precauciones podrá causar la muerte o lesiones serias.
40273-381-02

PANEL L
Outside Lights/Signs
Timed Override
#505

PANEL L

SQUARE D

NQOD PANELBOARD
TABLERO NQOD

CATALOG NO. No. DE CATALOGO	SERIES SERIE	MAX. AMPS A max	VOLTS AC V	PH FASES	WIRE HILOS
NQOD454L225CU	E2	225	208Y/120	3	4
			240	3	3
			240/120 (DELTA)	3	4

7

MADE IN U.S.A. HECHO EN E.U.A.

EL DISPARO AUTOMATICO ES INDICADO POR LA POSICION INTERMEDIA DE LA PALANCA ENTRE CERRADO (ON) Y ABIERTO (OFF). PARA RESTAURAR SERVICIO MOVER LA PALANCA HACIA OFF Y LUEGO HACIA ON

AUTOMATIC TRIP IS INDICATED BY HANDLE POSITION MIDWAY BETWEEN ON AND OFF. RESTORE SERVICE BY MOVING HANDLE TO OFF THEN ON

80110-389-06

SQUARE D COMPANY

F.O. 12-[illegible]339-003

[illegible]N U.S.A. 80043-258-02

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29
30
I/ON
O/OFF
20
30
40
10 kA
120/240V~

29
30
31
32
33
34
35
36
37
38
39
40
41
42
door
10 kA 120/240V~
O/OFF
I/ON
20
30
WARNING
DO NOT REMOVE
THIS TWISTOUT
80043-283-02
10 kA 240V~
100
MAIN
BREAKER

TYPE 1 ENCLOSURE
GABINETE TIPO 1
COFFRET TYPE 1

Catalog or Assy. No./N° de catalogue ou d' assemb./
No. de catálogo o ens.

MHC41S

SER.

E 2

For use with enclosure
Para utilizarse con gabinete
Pour l'utilisation avec coffret

NQOD

Made in USA
Fabriqué aux É.-U. 00103
Hecho en EUA

SQUARE D

80045-086-02

UNDERWRITERS LABORATORIES INC.

Electric Cabinet Front
Parte Frontal de Gabinete Eléctrico
Face Avant de Coffret Électrique

Issue No. R-4091

PANELBOARD/PANNEAU/TABLERO TRACTOR SUPPLY

PANEL L v. 120 / 208V 3PH ø

SOURCE

DATE: 5-1-00

CIR.	LOAD / CHARGE / CARGA	CIR.	LOAD / CHARGE / CARGA
1	[redacted] PM OFFICE	2	WAREHOUSE RECEPTACLES
3	OFFICE RECEPTACLES	4	WATER HEATER
5	OFFICE RECEPTACLES	6	OFFICE COMPUTER IG
7	LIGHTING CONTACTORS	8	OFFICE LIGHTING
9	FIRE ALARM	10	OFFICE LIGHTING
11	OFFICE RECEPTACLES	12	GARAGE DOOR OPENER
13	WATER COOLER	14	CEILING FANS
15	POWER POLES	16	CEILING FANS
17	POWER POLES	18	COLUMN RECEPTACLES A/C Rack
19	POWER POLES	20	~~COLUMN RECEPTICLES~~ Rear Sign
21	POWER POLES	22	~~COLUMN RECEPTACLES~~ > Sub
23	POWER POLES	24	~~COLUMN RECEPTACLES~~ > PANEL
25	POWER POLES	26	COLUMN RECEPTACLES A/C Rest
27	POWER POLES	28	[redacted] Sensormatic
29	STORE OPEN SIGN	30	FRONT RECEPTACLES
31	AHU & A/C OFFICE	32	EXTERIOR RECEPTACLES
33	AHU & A/C OFFICE	34	GARAGE DOOR / DOOR BELL REAR
35		36	WAREHOUSE RECEPTACLES
37		38	TELECOMM RECEPTACLE
39		40	FRONT EXTERIOR SIGN
41		42	SIDE EXTERIOR SIGN
43		44	
45		46	
47		48	
49		50	
51		52	
53		54	

MADE IN U.S.A.
FABRIQUÉ AUX É.U.
SQUARE D COMPANY
HECHO EN E.U.A.
80031-158-01

SQUARE D

QUIET QUALITY

SQUARE D COMPANY

MB2

SORGEL® THREE PHASE GENERAL PURPOSE TRANSFORMER

CAT NO: 30T3H kVA: 30

H.V.: 480 H.V. AMPS: 36 Hz: 60 %IZ: 5.1

L.V.: 208Y/120 L.V. AMPS: 83 WT: 250 CLASS: AA

220 DEGREE C INS SYSTEM, 150 DEGREE C RISE

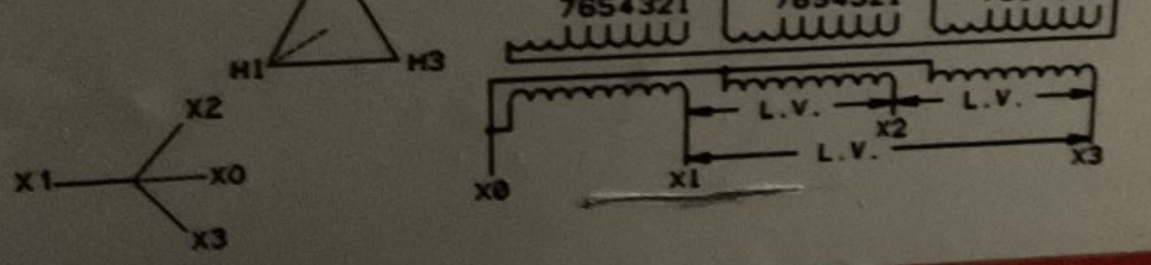
STYLE NO: 33349-17212-055

DATE CODE: 0007 TYPE: SO ENCLOSURE: TYPE 2 24TS22C

JUMPER CONNECTIONS

TAP	VOLTS
1	504
2	492
3	480
4	468
5	456
6	444
7	432

LISTED POWER TRANSFORMER 127H



MADE IN MEXICO

⚠ DANGER

HAZARD OF ELECTRIC SHOCK, BURN OR EXPLOSION

- Turn off power supplying this equipment before working inside.
- Close and secure all covers and trims before re-energizing.

Failure to follow these instructions will result in death or serious injury.

⚠ DANGER

RISQUE D'ÉLECTROCUTION, DE BRÛLURES OU D'EXPLOSION

- Coupez l'alimentation de cet appareil avant d'y travailler.
- Fermez et fixez tous les couvercles et les garnitures avant de remettre le courant.

Si ces précautions ne sont pas respectées, cela entraînera la mort ou des blessures graves.

⚠ PELIGRO

PELIGRO DE DESCARGA ELECTRICA, QUEMADURAS O EXPLOSIONS

- Desenergice el equipo antes de efectuar cualquier trabajo en su interior.
- Cierre y asegure todas las cubiertas y los collarines antes de volver a energizar.

El incumplimiento de estas precauciones podrá causar la muerto o lesions serias.

80049-369-01

TYPE 3 & 3R, WHEN PROVIDED WITH HOOD CATALOG NO. WS363.

43006-187-01

TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ARTICLE 450.9 AND UL 1561. THE TRANSFORMER VENTILATION OPENINGS MUST HAVE A MINIMUM CLEARANCE OF 6 INCHES TO WALL OR OTHER OBSTRUCTIONS.

43006-198-01

Jefferson Electric

by PIONEER POWER SOLUTIONS

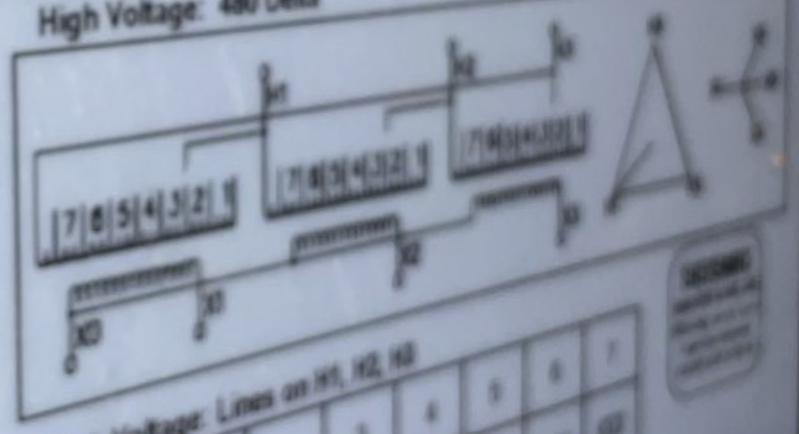
Cat. No.
423-9164-000
Dry Type Energy Efficient Transformer

kVA	15
Phase	3
Hz	60
%IZ	4
Rise	150 °C
Ins. Class	220 °C
Weight	235 lbs
Class	AA
Wdg. Mtl.	Al

423 Series

Outdoor Type 3R

High Voltage: 480 Delta



High Voltage: Lines on H1, H2, H3

Connect	1	2	3	4	5	6	7
Volts	504	492	480	468	456	444	432

Low Voltage: Lines on X1-X2-X3

Line - Line	Line - Neutral
208 V	120 V

⚠ WARNING

Hazardous voltage can shock, burn, or cause death. Disconnect all input power before installing or maintaining this equipment.

...ge combustible materials on or near transformer.

...combustible floors.

...except walls

Carrier
NOT TOYS

Carrier

#7

PRODUCT NO.	FY4ANF018T00AAAA
MODEL NO.	FY4ANF018
SERIAL NO.	0510A68770
VOLTS	208/230
MOTOR HP	1/4
MOTOR FLA	1.8
PHASE/HERTZ	1/60
TEST STATIC	.20 IN. W.C.
REFRIGERANT 410A	DESIGN PSIG 450
DATE OF MANUFACTURING	JAN 2010

c UL US
LISTED FAN COIL
UNIT 3R39

#7

APPROVED ACCESSORIES

KFCEH**01H10	KFCEH**01N03	KFCEH**01N05	KFCEH**01C05
KFCEH**01N08	KFCEH**01C08	KFCEH**01N10	KFCEH**01C10

** – NUMERIC

INSTALLER CHECK APPROPRIATE UNIT AND PLACE LABEL OVER SPACE INDICATED ON DOOR

MODEL NO: WKF0502					
TAG: CE/KFCEH0501N05	VOLTS	208 – 1P		230 – 1P	
CE0501N05	HTR WATTS	3750		4600	
EQUIPMENT MODEL NO:	HTR AMPS	18.0		20.0	
		MCA	MOCP	MCA	MOCP
FY4A,FA4C,FX4C,FY4D,FC4D		28.0	30	28.4	30
PF1M,PF4M,FB4C,FY5B 016 – 037					
FY4A,FA4C,FX4C,FX4D,		31.2	35	33.5	35
PF1M,PF4M,FB4C,FY5B 042 – 061					
FK4D,FV4B,FV4C,FE4A,FE5A 002 – 006		31.2	35	33.5	35

UNIT HAS INTEGRAL LIMIT CONTROL. MAX. OUTLET TEMP. 200F
MOTOR THERMALLY PROTECTED.
SEE INSTALLATION INSTRUCTIONS FOR SPECIFIC INSTALLATION REQUIREMENTS AND APPROVED ACCESSORY KIT INFORMATION.
MAX. VOLTAGE TO GROUND OF SUPPLY CIRCUIT NOT TO EXCEED 120 VOLTS IF HEATER HAS CIRCUIT BREAKER CONTROL.
COIL FOR COOLING ONLY EXCEPT WHEN INSTALLED AS PART OF A LISTED HEAT PUMP.
APPROVED HEATERS MFG'D BY CAC/BDP, INDIANAPOLIS, IN
CLEARANCE TO COMBUSTIBLE MATERIALS TO BE 0" FOR CASING, PLENUM AND DUCT FOR UNITS WITH 0 TO 18KW HEATERS.
FOR UNITS WITH HEATERS 20KW AND ABOVE, CLEARANCE TO COMBUSTIBLE MATERIAL IS TO BE 0" TO CASING AND 1" FOR FIRST 36" OF PLENUM AND DUCT.

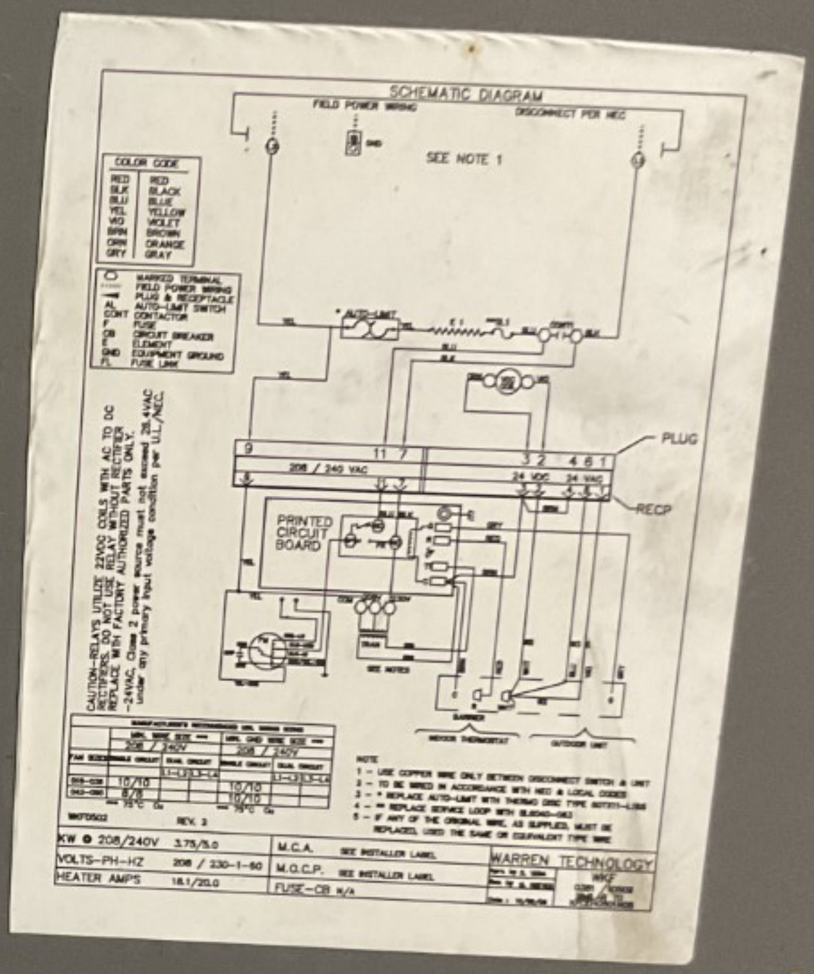
CAUTION METERING DEVICE FOR THIS COIL MUST MATCH THAT SHOWN ON OUTDOOR UNIT RATING PLATE. REPLACE IF NECESSARY. THIS UNIT IS EQUIPPED WITH METERING DEVICE: TXV

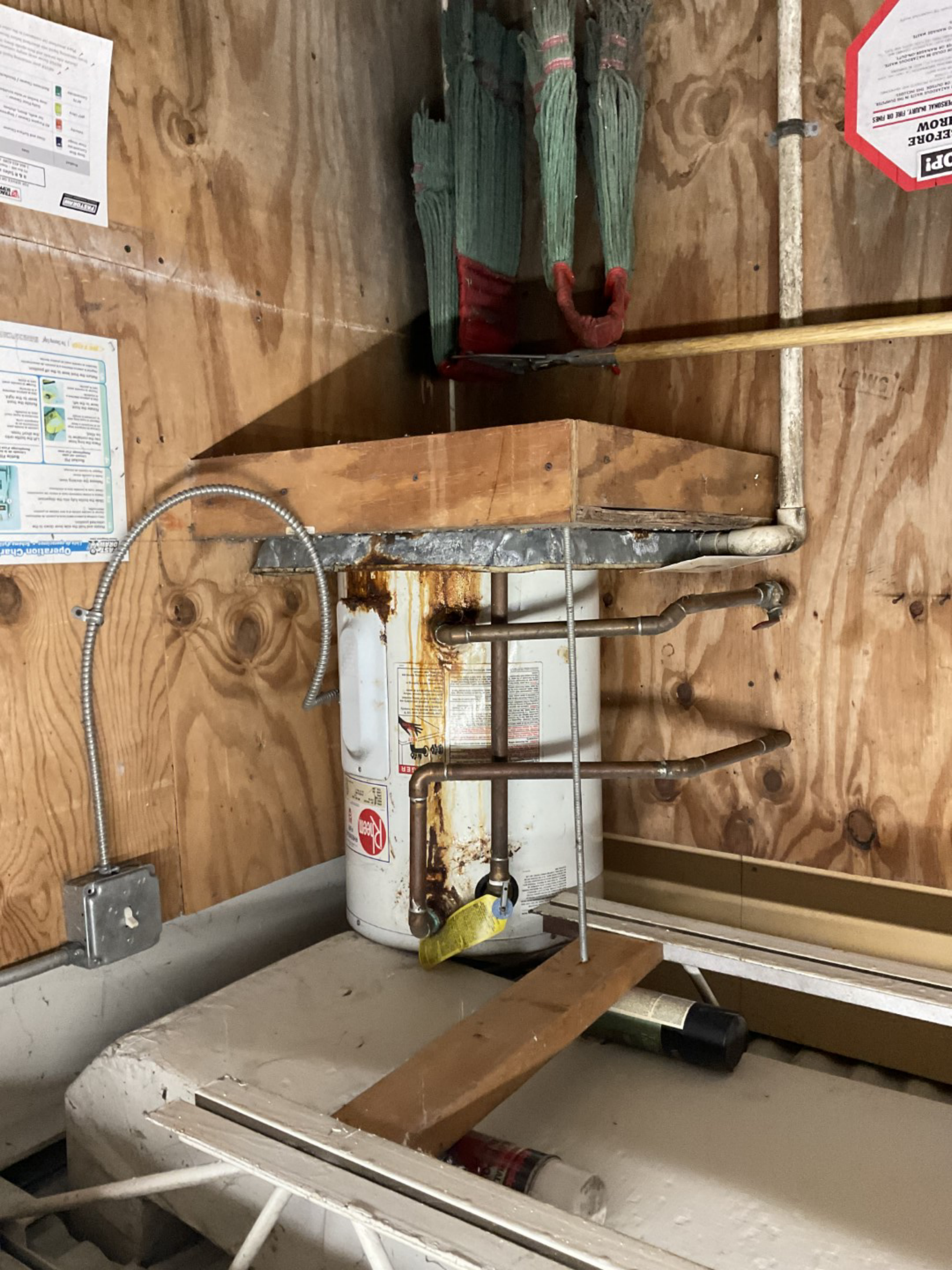
CAC/BDP
7310 West Morris St.
Indianapolis, IN 46231, USA

Model Number FY4ANF018T00AAAA

334238 – XXXX

Serial Number 0510A68770





THE #1 CHOICE
OF PLUMBING PROFESSIONALS

Rheem

RHEEMGLAS®
FURY

Energy Miser

AX233-3

RHEEM MANUFACTURING CO.
WATER HEATER DIVISION
MONTGOMERY, ALABAMA

SERIAL NO. RH 1109614228
MODEL NO. 81VP10S
WATTAGE
UPPER
LOWER 2000
TOTAL 2000

MFG. DATE: 11/2009
1-PH
120 VOLTS AC ONLY
Cap. U.S. Gals. 10

MADE IN MEXICO

UL LISTED WATER HEATER

DANGER

HOT

BURN

er temperature over 125°F
cause severe burns instantly
ath from scalds.

ren, disabled and elderly are
ghest risk of being scalded.

nstruction manual before
g temperature at water
r.

ater before bathing or

ANIMAL HEALTH
CARE CENTER
VACCINE PROTECTION MADE EASY FOR YOU
Spectra 10
Spectra 9
Spectra 5
$49.99
safe-guard
SAME DAY DELIVERY
TIMOTHY GRASS
Premium Horse Bedding

safe-guard (fenbendazole) Dewormer

safe-guard (fenbendazole) Dewormer

safe-guard (fenbendazole) Dewormer

safe-guard (fenbendazole) Dewormer

safe-guard (fenbendazole) Dewormer

andis PRO GRADE AGC SUPER 2-SPEED

WAHL PRO ION

Oster 2 ULTRA MULTI-STYLING

Oster PRO 3000i

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AC DC

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DC Stick Welder

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HANDLER® 140

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MIG

Flux-cored

Features:

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32 244 751
Kh 36
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FCC ID: QZC-ILC24
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April 14, 2022

City of Fort Pierce
City Hall
100 N U.S. Highway 1
Fort Pierce, FL 34950

Re: Tractor Supply Company – Minor Site Plan Modifications
Stormwater Compliance Letter
4888 Okeechobee Road
Fort Pierce, FL 34947

Ladies/Gentlemen:

Tractor Supply Company currently operates a Retail store at the above location. The overall site contains 8.01acres of land that is currently occupied by an 82,536 SF building, 28,144 SF of which is occupied by and operated by Tractor Supply Company. The overall site has 7.738 acres pavement and other impervious areas and 0.28 acres of pervious areas.

The proposed site plan amendments including the addition of a 2,400 SF Canopy for Feed Storage and Greenhouse and a 400 SF concrete pad and enclosure for the propane tank. These improvements are being construct and installed entirely over areas that are currently impervious surfaces and the drainage run-off will continue to drain to the existing stormwater collection, conveyance and management system to be treated and retained before discharge.

Therefore, the stormwater collection, conveyance, management and treatment will continue to function as it currently does.

Sincerely,

Alan R. Carpenter, P.E.
FL Reg. No. 75735
CPH, Inc.

Technical Review Committee **1. i.**

Meeting Date: 03/16/2023

REQUESTED ACTION

Final Plat – Coral Sands –2401-502-0026-000-6

LOCATION

Southwest corner of South Ocean Drive and Porpoise Avenue.

Parcel ID(s): **2401-502-0026-000-6**

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 02/28/2023 08:54 PM

Final Approval Date: 03/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #23-09000004
ORIGINAL BOARD DATE	:	March 16, 2023

Final Plat – Coral Sands – 2401-502-0026-000-6

Attached is an Application for Final Plat for the subject property located at or near the southwest corner of South Ocean Drive and Porpoise Avenue.

Parcel ID(s): **2401-502-0026-000-6**

The subject property is approximately 1.70 acres. The property is currently zoned PD, Planned Development Zone with a Future Land Use of HIR, Hutchinson Island Medium Density Residential. The applicant is requesting the review and approval of a Final Plat to subdivide the subject property into 12 platted single-family 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
Assistant Planning Director

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

CT Project Number: 21-038
Writers Email: dmurphy@ct-eng.com

February 20, 2023

Mr. Kevin Freeman, Director
City of Ft. Pierce Planning Department
100 North US 1
Ft. Pierce, Florida 34950

Subject: Coral Sands at Ocean Drove/ Preliminary and Final Plat Submission (Sufficiency Review)

Dear Mr. Freeman:

Enclose please find our application for *Preliminary and Final Plat Review* for the Planned Development project known as Coral Sands @ South Ocean. This 12 unit, planned development community, was approved by the Ft. Pierce City Commission on August 1, 2022, through Ordinance 22-018. Included with this submission is:

1. Application subdivision review (we are electing to combine Preliminary and Final review)
2. Property Deed (Or book 4856 page 0256)
3. Copy of plat graphics (Once we have received Planning board review, we can complete obtaining the necessary signatures on the plat mylars.)
4. Copy of site survey
5. Concurrency application
6. Copy of approved FDEP pert and plans for works seaward of CCCL
7. Copy of engineers estimate and bond documents for proposed subdivision improvements to be constructed concurrent with this platting process. (note: site construction plans have been submitted under separate cover to Engineering through the DCPR review gateway)
8. Copy of street name availability

Please note the bond estimates and support documents have previously been reviewed by City Engineering and Legal, and we have been advised they are in the acceptable format. All that remains to be completed in regard to them is that they need be executed and returned to the City for final processing, however, we have been waiting on plat actions to commence in order to be sure that there are no last-minute changes required.

I believe that the that the attached information is sufficient for the City to complete its required Record Plat reviews processes. Since we are looking at both a Planning Commission and City Commission review, if it is at all possible, we would request that we be placed on the Planning Board Agenda of March 13th, with a final City Commission review to take place on April 1, 2023.

Thank you for your attention to this submission. If you have any questions, please let me know. As I believe that this is likely one of the first submissions to be made under the City's new Plat review processes, I am copying Engineering staff with this transmittal so that they can see what we are submitting and I am requesting they please advise if we are missing anything specific that they want as part of this combined Preliminary and Final Plat Review Process.

Sincerely

Dennis J. Murphy
Principal Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location EAST SIDE OF SOUTH OCEAN DRIVE, BETWEEN PORPOISE AND FRANCIS AVENUES

Parcel ID #(s) 2401-502-0026-000-6

Project description PRELIMINARY AND FINAL PLAT FOR THE CORAL SANDS PD

CCCV FORT ENTERPRISES LLC	Culpepper & Terpening, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
2250 N US Highway 1	Attn: D. Murphy
Street Address	Street Address
Ft. Pierce Fla 34946	2980 South 25th Street
City State Zip	City State Zip
772-999-4748	Ft. Pierce Fla 34981
Phone Number	Phone Number
landprofl@aol.com	772-464-3537
Email Address	Email Address
	dmurphy@ct-eng.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 -- COUNTY

The foregoing instrument was acknowledged before me this 20 day of February, 2023, by Philip J. Thompson who is personally known to me or has produced T5 12-670-62-166-0 as identification.

Signature of Notary

(se

ROBERTO CABRERA
MY COMMISSION # GG 932986
EXPIRES: November 19, 2023
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
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5067462 OR BOOK 4856 PAGE 256, Recorded 07/11/2022 10:21:43 AM Doc Tax: $7350.00

18.50
7350.00
7,368.50

Prepared by and return to:
Title Professionals of Florida
13241 University Drive, Suite 103
Fort Myers, Florida 33907
Incidental to the issuance of a title insurance policy.
Parcel Identification Number: **2401-502-0026-000-6**
File Number: **21011824TPF**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **29th day of June, 2022**, by

Commonwealth Foundation for Cancer Research, a Virginia non-stock corporation

whose post office address is: 800 East Canal Street, Suite 1900, Richmond, Virginia, 23219.

hereinafter called the GRANTOR, to

CCCV Fort Enterprises, LLC, a Florida limited liability company

whose post office address is: 2250 N. US Hwy. 1, Fort Pierce, FL 34946

hereinafter called 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 TEN AND NO/100 DOLLARS ($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**, viz:

> **Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 4, Revised Plat of Palm Haven Subdivision, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 44, of the Public Records of St. Lucie County, Florida.**

Subject property is vacant land and is not now, never has been, nor is contiguous to the homestead property of the Grantor(s)

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has hereunto has signed and sealed these presents the date set forth above.

Signed, sealed and delivered in our presence:
(TWO WITNESSES REQUIRED)

WITNESSES:

Signature of Witness
Printed Name of Witness: Meliz O'Connell-Hatt

Signature of Witness
Printed Name of Witness: Lauren Johnson

Commonwealth Foundation for Cancer Research, a Virginia non-stock corporation

By James A. Jones, Authorized Signer

STATE OF Virginia
~~COUNTY~~ City OF Richmond

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 21st day of June, 2022 by **James A. Jones, Authorized Signer, of Commonwealth Foundation for Cancer Research, a Virginia non-stock corporation,** ✓ who is/are personally known to me or _____ who has produced _____ as identification.

Sherry G. Bowery
Commonwealth of Virginia
Notary Public
Commission No. 222806
My Commission Expires 2/28/2026

Notary Public
Printed Name: Sherry G. Bowery
My Commission Expires: 2/28/2026

SEAL

CORAL SANDS AT SOUTH OCEAN

BEING A REPLAT OF LOTS 2 THROUGH 12, BLOCK 4, ACCORDING TO THE PLAT OF PALM HAVEN SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 44, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

BEING ALL OF LOTS 2 THROUGH 12, BLOCK 4, ACCORDING TO THE PLAT OF PALM HAVEN SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 44, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.616 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA

COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT CCCV FORT ENTERPRISES LLC, HAS CAUSED THESE LANDS SHOWN HEREON AS CORAL SANDS AT SOUTH OCEAN, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1) WMT–1 AND THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE RESERVED FOR THE BENEFIT OF THE LOTS SHOWN HEREON FOR DRAINAGE AND STORMWATER MANAGEMENT, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CORAL SANDS AT SOUTH OCEAN HOMEOWNERS ASSOCIATION, INC.
2) WMT–1 IS HEREBY DEDICATED TO THE CORAL SANDS AT SOUTH OCEAN HOMEOWNERS ASSOCIATION, INC.
3) TRACT PD–1 IS HEREBY DEDICATED TO AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CORAL SANDS AT SOUTH OCEAN HOMEOWNERS ASSOCIATION, INC.
4) TRACT 1 IS HEREBY DEDICATED TO THE CITY OF FORT PIERCE FLORIDA, ITS SUCCESSORS AND OR ASSIGNS, FOR ROAD RIGHT OF WAY PURPOSES, AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CITY OF FORT PIERCE, FLORIDA.
5) THE ROADWAY EASEMENT IS HEREBY DEDICATED TO THE CITY OF FORT PIERCE FLORIDA, ITS SUCCESSORS AND OR ASSIGNS, FOR USE OF ROADWAY IMPROVEMENTS, AND ANY CITY CONSTRUCTED IMPROVEMENT ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CITY OF FORT PIERCE, FLORIDA.
6) THE UTILITY EASEMENT (UE), AS SHOWN HEREON, IS HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY AND TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, SEWER AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION AND CABLE TELEVISION SERVICES.

SIGNED AND SEALED THIS ___ DAY OF _____, 2023, ON BEHALF OF CCCV FORT ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
PHILIP J. THOMPSON
MANAGER

_____ WITNESS SIGNATURE

_____ PRINTED NAME

_____ WITNESS SIGNATURE

_____ PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY PHILIP J. THOMPSON, MANAGER, ON BEHALF OF CCCV FORT ENTERPRISES LLC., A FLORIDA LIMITED LIABILITY COMPANY, HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____ COMMISSION NO. & EXPIRATION DATE

_____ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

MORTGAGEE CONSENT

STATE OF _____

COUNTY OF _____

FIRST SOUTHERN BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF FLORIDA, ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED THE 29TH DAY OF JUNE, 2022 AND RECORDED THE 11TH DAY OF JULY, 2022, IN OFFICIAL RECORDS BOOK 4856, PAGE 258, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE PLATTING OF THE DESCRIBED LANDS AND TO THE DEDICATIONS REFLECTED HEREON, AND DOES HEREBY SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

FIRST SOUTHERN BANK

BY: _____

NAME: STEVE WATTERS

TITLE: SENIOR VICE–PRESIDENT

_____ WITNESS SIGNATURE

_____ PRINTED NAME

_____ WITNESS SIGNATURE

_____ PRINTED NAME

LOCATION MAP

NOT TO SCALE

CERTIFICATE OF TITLE

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I, DENNIS G. CORRICK, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN OWNER & ENCUMBRANCE SEARCH REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED SEPTEMBER 27, 2022, AND DESIGNATED AS FILE NUMBER 22131102 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: CCCV FORT ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192 THROUGH _____, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR A MORTGAGE DATED JUNE 29, 2022, BY CCCV FORT ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN FAVOR OF FIRST SOUTHERN BANK, RECORDED JULY 11, 2022 IN OFFICIAL RECORDS BOOK 4856, PAGE 258, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED: THE ___ DAY OF _____, 2023

_____
DENNIS G. CORRICK, VICE–PRESIDENT
DEAN, MEAD, MINTON & MOORE
FLORIDA BAR NO. 0146390

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE PD ZONING DISTRICT AS SETFORTH THROUGH ORDINANCE 22–018, AND APPROVED BY THE FT. PIERCE CITY COMMISSION ON AUGUST 1, 2022.

THIS _____ DAY OF _____, 2023.

BY: _____
KEVIN FREEMAN
PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S NOTES

1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF OCEAN DRIVE HAVING A BEARING OF SOUTH 18°40'49" EAST.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON–RADIAL.

3) 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.

4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

6) THIS PLAT WAS DRAWN AND PREPARED ON FEBRUARY 8, 2023.

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF 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 PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK ____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

_____
MICHELLE MILLER
CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

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 _____, 2023.

THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2023.

BY: _____
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S 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 REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____ _____
FRANK VALDHUIS DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES,

THIS _____ DAY OF _____, 2023.

_____
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SURVEYOR

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

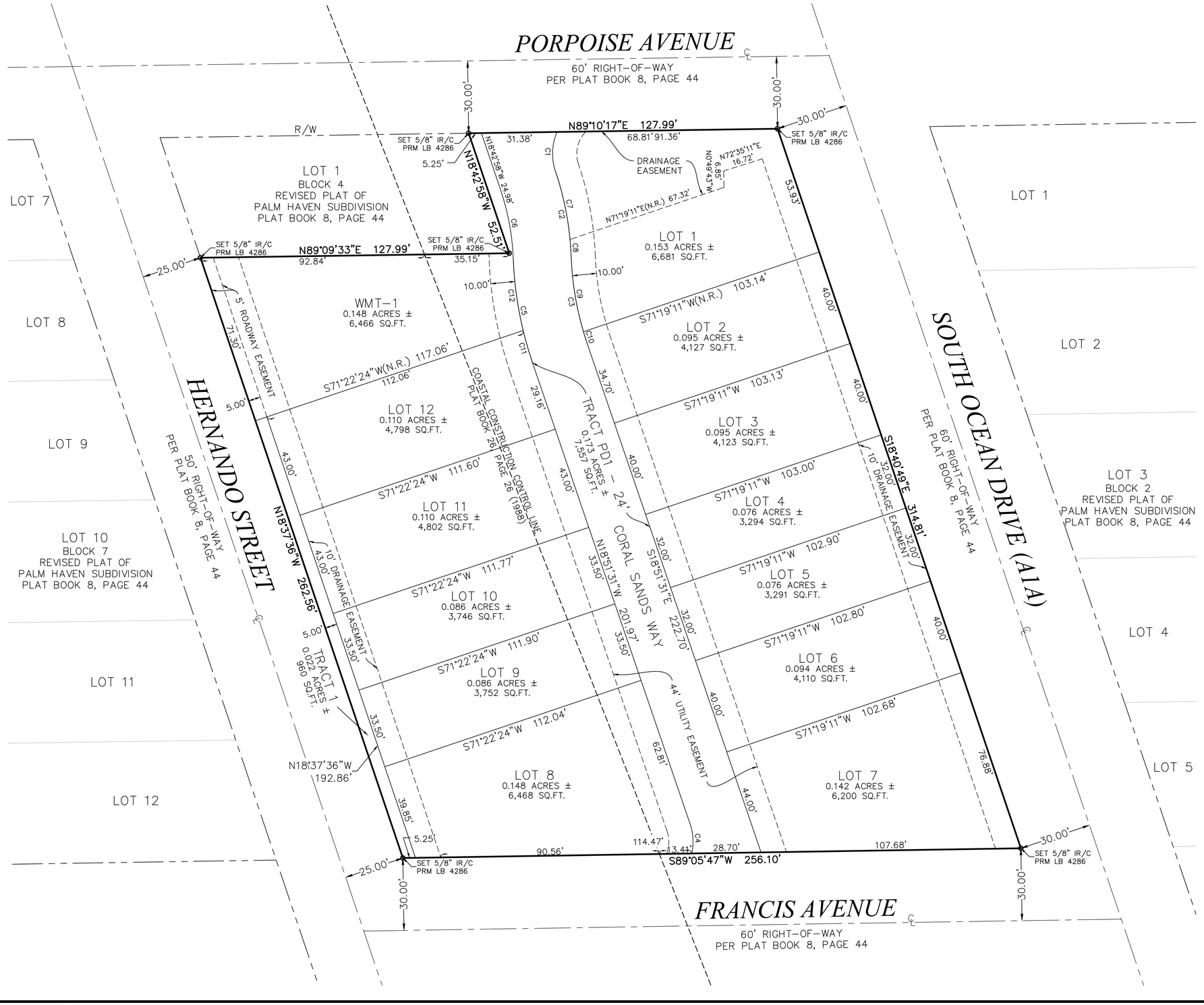
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–038–PLAT.DWG

CORAL SANDS AT SOUTH OCEAN

BEING A REPLAT OF LOTS 2 THROUGH 12, BLOCK 4, ACCORDING TO THE PLAT OF PALM HAVEN SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 44, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____



LEGEND

℄	DENOTES CENTERLINE
IR/C	DENOTES 5/8" IRON ROD & CAP
PRM	DENOTES PERMANENT REFERENCE MONUMENT
LB	DENOTES LICENSED BUSINESS
BB	DENOTES BEARING BASIS
R/W	DENOTES RIGHT-OF-WAY
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
SQ. FT.	DENOTES SQUARE FEET
N.R.	DENOTES NON-RADIAL

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

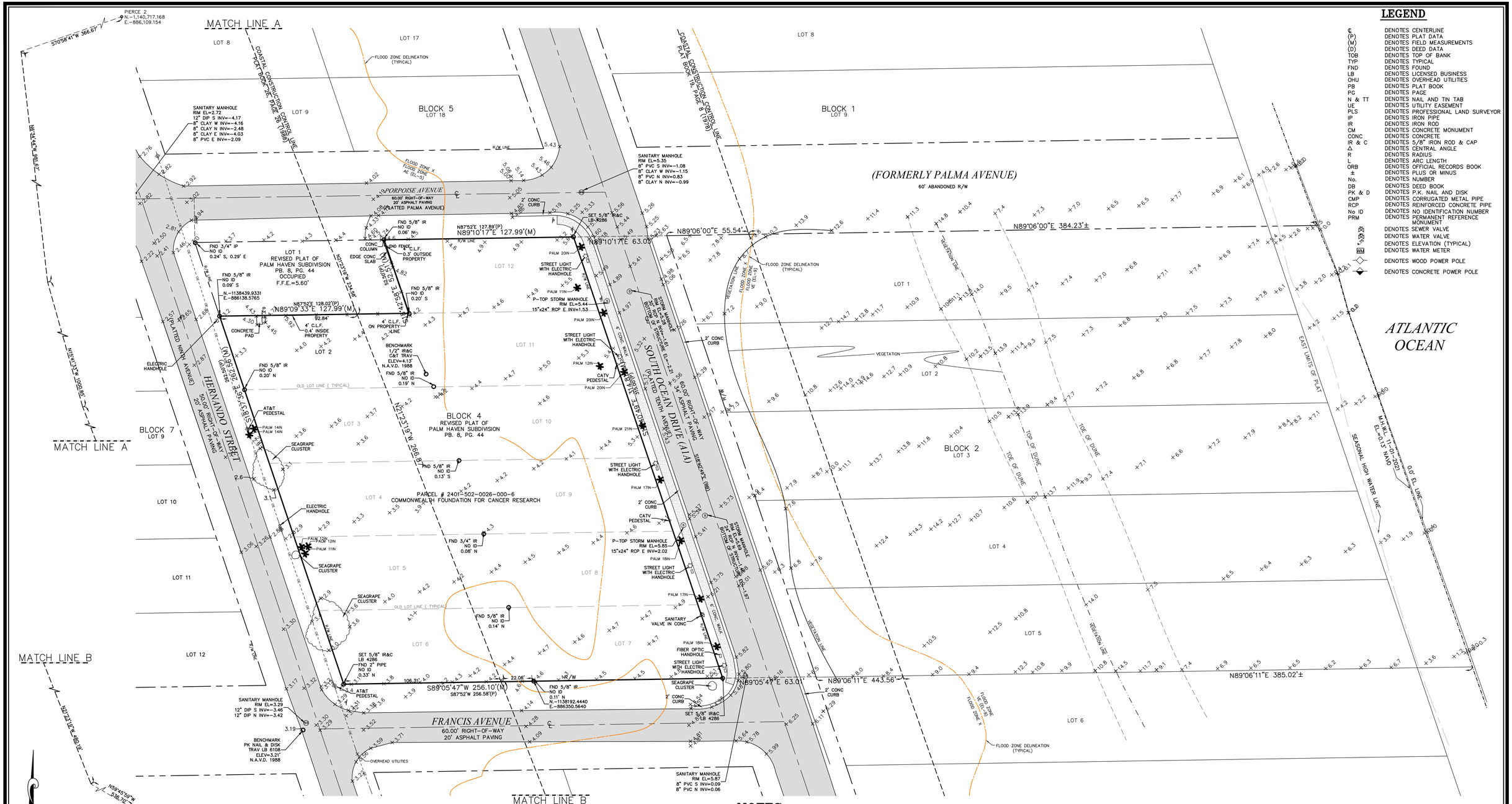
NORTH

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	16.79'	23.00'	041°50'17"	S02°12'11"W 16.42'
C2	36.01'	124.00'	016°38'14"	N10°23'51"W 35.88'
C3	36.90'	126.00'	016°46'47"	S10°28'07"E 36.77'
C4	12.49'	23.00'	031°06'18"	N03°18'22"W 12.33'
C5	43.93'	150.00'	016°46'47"	S10°28'07"E 43.77'
C6	29.04'	100.00'	016°38'14"	N10°23'51"W 28.94'
C7	28.85'	124.00'	013°19'50"	N12°03'03"W 28.79'
C8	7.16'	124.00'	003°18'24"	N03°43'56"W 7.16'
C9	31.59'	126.00'	014°22'01"	S09°15'44"E 31.51'
C10	4.79'	126.00'	002°10'36"	S17°46'13"E 4.79'
C11	13.86'	150.00'	005°17'38"	S16°12'42"E 13.85'
C12	30.07'	150.00'	011°29'09"	S07°49'19"E 30.02'

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-038-PLAT.DWG



LEGEND

℄	DENOTES CENTERLINE
(P)	DENOTES PLAT DATA
(M)	DENOTES FIELD MEASUREMENTS
(D)	DENOTES DEED DATA
TOB	DENOTES TOP OF BANK
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
OHU	DENOTES OVERHEAD UTILITIES
PB	DENOTES PLAT BOOK
PG	DENOTES PAGE
N & TT	DENOTES NAIL AND TIN TAB
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
CONC	DENOTES CONCRETE
IR & C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
DB	DENOTES DEED BOOK
PK & D	DENOTES P.K. NAIL AND DISK
CMP	DENOTES CORRUGATED METAL PIPE
RCP	DENOTES REINFORCED CONCRETE PIPE
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT
	DENOTES SEWER VALVE
	DENOTES WATER VALVE
+20.0	DENOTES ELEVATION (TYPICAL)
WM	DENOTES WATER METER
	DENOTES WOOD POWER POLE
	DENOTES CONCRETE POWER POLE

NOTES:

1. THE LAST DATE OF DATA ACQUISITION WAS 11-01-2021.
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.
3. THIS SURVEY MAP AND/OR REPORT OR THE 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. DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. OVERALL PARCEL CONTAINS 1.6 ACRES, MORE OR LESS.
8. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS CENTERLINE OF OCEAN DRIVE, HAVING A BEARING OF SOUTH 18°40'49" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
9. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
10. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AND "AE-5.0'" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0183 K, MAPS REVISED FEBRUARY 19, 2020, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
11. ALL INTERIOR IMPROVEMENTS WERE LOCATED AND ARE SHOWN HEREON.
12. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
13. THE HORIZONTAL DATUM FOR THIS SURVEY AND THE COORDINATES SHOWN HEREON IS REFERENCED TO FLORIDA STATE PLANE, EAST ZONE, NAD 83(2011) ADJUSTMENT, AS ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
14. 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'.

CERTIFICATIONS

CCCV Fort Enterprises, LLC, a Florida limited liability company
First Southern Bank
Dean, Mead, Minton & Moore
Title Professionals of Florida
Commonwealth Land Title Insurance Company

LEGAL DESCRIPTION

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 4, Revised Plat of Palm Haven Subdivision, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 44, of the Public Records of St. Lucie County, Florida.

Containing 1.616 acres, more or less.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199
SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.

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
ADD CERTIFICATIONS	JDJ	6/10/22

	BY	DATE
FIELD	SG	11-01-21
CALCS.		
DRAWN	LEH	11-11-21
DETAILED		
CHECKED	JDJ	11-12-21
APPROVED	TPK	11-12-21

BOUNDARY, TOPOGRAPHIC DEP & TREE SURVEY

PREPARED FOR

CCCV Fort Pierce Enterprises, LLC

DATE: 11-12-2021
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
JOB No. 21-038
SHEET 1 of 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	residential	HIR	C-5
South	residential	HIR	R4A
East	residential	HIR	R4A
West	residential	HIR	R4A

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIR	PD	8	1.61	X AND AE (5)
****Proposed**	N/A	N/A	N/A	N/A	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 3,120 gpd
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 3,120 GPD
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day 0

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 3,120 gpd
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 3,120 gpd
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day 0 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	0	31.2	+.624 acres
Urban District	5 acres per 1,000 people	0	31.2	+.156 acres
Community	2.5 acres per 1,000 people	0	31.2	+.078 acres
Neighborhood	1.36 acres per 1,000 people	0	31.2	+.042 acres

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	t/b/d	t/b/d
City	n/a	n/a
Distance	n/a	n/a
Current Zoning/FLU Enrollment Demand	3.4	1.5
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****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	PD (Planned Development) -- 12 units
****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	Refer to site stormwater application.

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	PD (Planned Development) -- 12 units	PD (Planned Development) -- 12 units
****Proposed Zoning/FLU**	n/a	n/a
***Change in Demand**	Trips 0	Trips 0
Impact to Capacity	None expected	

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) Phase 1 - 12 lots (units)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	1	8	1.05	summer 2024	winter 2024
Single-family, attached	1	4	.32	summer 2024	winter 2024
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

CORAL SANDS AT SOUTH OCEAN PUD PLAT INFRASTRUCTURE

DESIGN ENGINEER'S ESTIMATE OF PROBABLE BOND CONSTRUCTION COST

11/18/2022

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	PROJECT COST
101-1	MOBILIZATION/GENERAL CONDITIONS/BONDS/MOT	LS	1	$ 15,000.00	$ 15,000.00
104-10-3	SEDIMENT BARRIER	LF	1,050	$ 4.65	$ 4,882.50
104-18	INLET PROTECTION SYSTEM	EA	8	$ 745.00	$ 5,960.00
110-1	CLEARING & GRUBBING	AC	1.55	$ 5,500.00	$ 8,525.00
120-1	REGULAR EXCAVATION	CY	200	$ 5.00	$ 1,000.00
120-6	EMBANKMENT	CY	2,500	$ 15.80	$ 39,500.00
				Subtotal	**$ 74,867.50**
	ROADWAY & PAVEMENT				
160-4	TYPE B STABILIZATION (12" THICK)	SY	973	$ 13.00	$ 12,649.00
285-710	OPTIONAL BASE, BASE GROUP 08 (LBR 100)(8" THICK)	SY	778	$ 25.00	$ 19,450.00
337-7-82	SUPERPAVE ASPHALTIC CONC. TRAFFIC C (FC-9.5) (1.75" THICK)	TON	75.0	$ 210.00	$ 15,750.00
711-1	PAVEMENT MARKINGS & SIGNAGE - COMPLETE	LS	1	$ 4,000.00	$ 4,000.00
				Subtotal	**$ 51,849.00**
	DRAINAGE				
400-0-11	CONCRETE CLASS NS, GRAVITY WALL w STEEL	CY	110	$ 500.00	$ 55,000.00
425-1-551	INLETS, DITCH BOTTOM, TYPE C, < 10'	EA	6	$ 3,300.00	$ 19,800.00
425-1-711	INLETS, GUTTER, TYPE V, < 10'	EA	6	$ 3,700.00	$ 22,200.00
425-10	YARD DRAIN	EA	13	$ 1,300.00	$ 16,900.00
430-174-112	PIPE CULVERT, HDPE, ROUND, 12"	LF	580	$ 25.00	$ 14,500.00
430-174-115	PIPE CULVERT, RCP, ROUND, 15"	LF	56	$ 40.00	$ 2,240.00
430-174-118	PIPE CULVERT, OPTIONAL, RCP, 18"	LF	236	$ 75.00	$ 17,700.00
430-174-215	PIPE CULVERT, RCP, ROUND, SLOTTED, 15"	LF	68	$ 50.00	$ 3,400.00
436-1-1	TRENCH DRAIN	LF	68	$ 175.00	$ 11,900.00
				Subtotal	**$ 163,640.00**
	CONCRETE				
520-1-10	CONCRETE CURB & GUTTER, TYPE F (WITH FLUMES)	LF	270	$ 24.00	$ 6,480.00
520-2102	CONCRETE CURB, VALLEY	LF	510	$ 24.00	$ 12,240.00
522-1	CONCRETE SIDEWALK/PADS , 4" THICK	SY	400	$ 40.00	$ 16,000.00
527-2	DETECTABLE WARNINGS (BRICK - RED)	SF	72	$ 20.00	$ 1,440.00
				Subtotal	**$ 36,160.00**
	LANDSCAPING - COMPLETE				
570-1-2	PERFORMANCE TURF, SOD	SY	1,040	$ 3.00	$ 3,120.00
				Subtotal	**$ 3,120.00**
	POTABLE WATER & SEWER				
1050-31208	UTILITY PIPE,PVC, F&I, 8" GRAVITY MAIN	LF	304	$ 75.00	$ 22,800.00
1050-31204	UTILITY PIPE,PVC, F&I, 4" WATER MAIN	LF	535	$ 25.00	$ 13,375.00
1080-24104	UTILITY FIXTURE - VALVE ASSEMBLY, F&I, 4" WM	EA	1	$ 1,600.00	$ 1,600.00
1080-24108	UTILITY FIXTURE - VALVE ASSEMBLY, F&I, 4" x 6" TS&V	EA	2	$ 4,500.00	$ 9,000.00
1080-24113	UTILITY FIXTURE - WATER MAIN JUMPER	EA	1	$ 2,500.00	$ 2,500.00
1080-32102	UTILITY FIXTURE - SAMPLE POINT	EA	2	$ 1,350.00	$ 2,700.00
2000-1	UTILITY FIXTURE - FITTINGS	TON	0.5	$ 7,210.00	$ 3,605.00
2000-2	SANITARY MANHOLE	EA	3	$ 14,000.00	$ 42,000.00
2000-3	SANITARY MANHOLE CONNECTION AND RESTORATION	LS	1	$ 15,000.00	$ 15,000.00
2000-4	SANITARY SERVICE CONNECTION	EA	12	$ 750.00	$ 9,000.00
2000-5	POTABLE WATER SERVICE CONNECTION	EA	12	$ 500.00	$ 6,000.00
				Subtotal	**$ 127,580.00**
	TOTAL COST				**$ 457,216.50**
	20% BOND CONTINGENCY				**$ 91,443.30**
	TOTAL AMOUNT				**$ 548,659.80**

This item has been digitally signed and sealed by
Stefan K. Matthes, PE on 11/18/2022 using a Digital Signature
Printed copies of this document are not considered signed
and sealed and the SHA Authentication code must be verified
on any electronic copies

Stefan K. Matthes, PE
Florida Registration No. 38723

MERCHANTS BONDING COMPANY℠
MERCHANTS NATIONAL BONDING, INC. WESTOWN PKWY, W DES MOINES, IA 50266
PHONE: 515-243-8171 FAX:

SUBDIVISION BOND

Bond No. NFL 3308

KNOW ALL PERSONS BY THESE PRESENTS:

THAT we, CCCV Fort Enterprises, LLC

as Principal, and Merchants National Bonding, Inc. (hereinafter called the Surety) are held and firmly bound unto the City of Fort Pierce, FL

as Obligee, in the penal sum of Five Hundred Forty Eight Thousand Six Hundred Fifty Nine Dollars and 80 cents

dollars (548,659.80), lawful money of the United States to the payment of which sum well and truly to be made, the Principal herein firmly binds himself (themselves), their heirs, executors, and administrators, and the said Surety binds itself, its successors, assigns, executors and administrators, jointly and severally, firmly by these presents.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, THAT, whereas the above bounden Principal is platting certain lots entitled Coral Sands at South Ocean

being an official plat lying within the City of Fort Pierce

County of St Lucie , State of Florida .

WHEREAS, the above bounden Principal has agreed with the Obligee to install the following improvements:

Roadway & Pavement, Drainage, Concrete, Landscaping, Potable Water & Sewer

ALL such improvements to be completed in accordance with an agreement between the Principal and the Obligee.

NOW, if the Principal shall in all respects fulfill this said obligation according to the terms thereof, and shall satisfy all claims and demands incurred for same, and shall fully indemnify and save harmless the Obligee from all costs and damages which it may suffer by reason of failure to do so and shall fully reimburse and repay the Obligee all outlays and expenses which it may incur in making good any such default, then this obligation is to be void and of no effect; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of November , 20 22 .

CCCV Fort Enterprises, LLC
Principal

By Philip J Thompson MGR
Merchants National Bonding, Inc.

By Matthew T Smith, Attorney In Fact

SIGN HERE

CON 0303 (2/15)

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Heather Paruta; Matthew T Smith

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 20th day of January , 2020 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.
On this 20th day of January 2020 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

POLLY MASON
Commission Number 750576
My Commission Expires
January 07, 2023

Polly Mason
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 18 day of November , 2022 .

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

William Warner Jr.
Secretary

POA 0018 (1/20)

BOARD OF COUNTY COMMISSIONERS

PROPERTY ACQUISITION DIVISION

March 25, 2022

Dennis Murphy, Principal Planner
Culpepper and Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981

RE: Coral Sands Way

Dear Mr. Murphy:

Thank you for your email requesting a street name reservation for Coral Sands Way. In reviewing the proposed street name, we have decided:

1. Coral Sands Way – Has been reserved for your use.

Please contact me at chidgeyka@stlucieco.org or (772) 462-1725 if you have any questions.

Sincerely,
Kayla Chidgey
Property Acquisition Agent

cc: County Attorney
Public Safety – Misti Glisson
City of Port Saint Lucie – Paige Perez
Property Acquisition Division/file
S:\ACQ\WP\Street Names\Coral Sands Way.doc

Technical Review Committee **1. j.**

Meeting Date: 03/16/2023

REQUESTED ACTION

Final Plat – Mohawk – 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

LOCATION

Northwest corner of Mohawk Avenue and Bryant Road.

Parcel ID(s): **1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7**

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 02/28/2023 08:10 PM

Final Approval Date: 03/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Assistant Planning Director
RE	:	Technical Review Project: #23-09000003
ORIGINAL BOARD DATE	:	March 16, 2023

Final Plat – Mohawk – 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

Attached is an Application for Final Plat for the subject property located at or near the northwest corner of Mohawk Avenue and Bryant Road.

Parcel ID(s): **1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7**

The subject property is approximately 4.109 acres. The property is currently zoned R-1, Single-Family Low Density Zone with a Future Land Use of RL, Low Density Residential. The applicant is requesting the review and approval of a Final Plat to subdivide the subject property into 14 platted single-family 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
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location _____

Parcel ID #(s) 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

Project description REPLAT AND USE TO BUILD NEW SINGL FAMILY HOMES

INTEGRITY 1ST PROPERTIES INC OUTDOORS QUALITY HOMES LLC Property Owner(s)	ALEXANDER PIAZZA Applicant/Representative, Title, Company
1379 SW BELLEVUE AVE Street Address	619 SW BILTMORE ST Street Address
PORT ST LUCIE FL 34953 City State Zip	PORT ST LUCIE FL 34983 City State Zip
772-519-2116 Phone Number	772-340-7776 Phone Number
THEOUTDOORSQUALITYLLC@GMAIL.COM Email Address	ALEXANDERPIAZZA@AJPSURVEY.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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST LUCIE

The foregoing instrument was acknowledged before me this 26 day of January, 2023 by

ELEAZAR AMADOR (OUTDOORS QUALITY HOMES) who is personally known to me or has produced D.L. as identification.

Signature of Notary

Jerardo A[illegible]
COMMISSION # GG2[illegible]
EXPIRES: February 5, 202[illegible]
Bonded Thru Aaron Nota[illegible]

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
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure 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
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433876 OR BOOK 4130 PAGE 1308, Recorded 05/10/2018 09:29:13 AM Doc
Tax: $140.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMohawk425**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .**
>
> **Parcel Identification Number: 1428-702-0425-000-7**

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:

Witness Name: Shawn E Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3198528 OR BOOK 2965 PAGE 1923, Recorded 04/24/2008 at 03:44 PM

OFFICE OF CITY CLERK
CITY OF FT. PIERCE
100 N. U.S. 1
P.O. BOX 1480
FT PIERCE, FL 34954

ORDINANCE NO. **L-15**

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **SAN LUCIE PLAZA SUBDIVISION, UNIT ONE**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF THE FINAL DATE OF ENACTMENT OF THIS ORDINANCE; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City the following described property:

LOTS 5 THROUGH 12, BLOCK 26; LOTS 1 & 2, BLOCK 25; LOTS 1 THORUGH 9, BLOCK 2; LOTS 1 THORUGH 5, BLOCK 5a; LOTS 6 THROUGH 10, BLOCK 5B; LOTS 4 & 5, BLOCK 3; LOTS 10 & 11, BLOCK 2, SAN LUCIE PLAZA, UNIT 1

LOTS 13 THROUGH 24, BLOCK 25; LOTS 1 THROUGH 12, BLOCK 27; LOTS 1 THROUGH 6, BLOCK 24, LOTS 3 THROUGH 6, BLOCK 25; LOTS 12 THROUGH 16, BLOCK 2; LOTS 1 THORUGH 3, BLOCK 3; ALL SAN LUCIE PLAZA SUBDIVISION, UNIT 1, SEC. N ½ OF 33 TOWNSHIP 34 RANGE 40.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of the final date of enactment of this ordinance and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive

weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned **R-1, Single Family Low Density** Zone, and the Future Land Use Designation is **RU, Residential Urban Land Use**, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA)
ST. LUCIE COUNTY) ss

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. L-15 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the Fort Pierce Tribune on March 27, 2008, and on April 3, 2008; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on April 7, 2008; and was duly introduced, read by title only, and passed on second and final reading on April 21, 2008, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21st day of April 2008.

MAYOR COMMISSIONER

CITY CLERK

(CITY SEAL)

Ordinance No. L-15

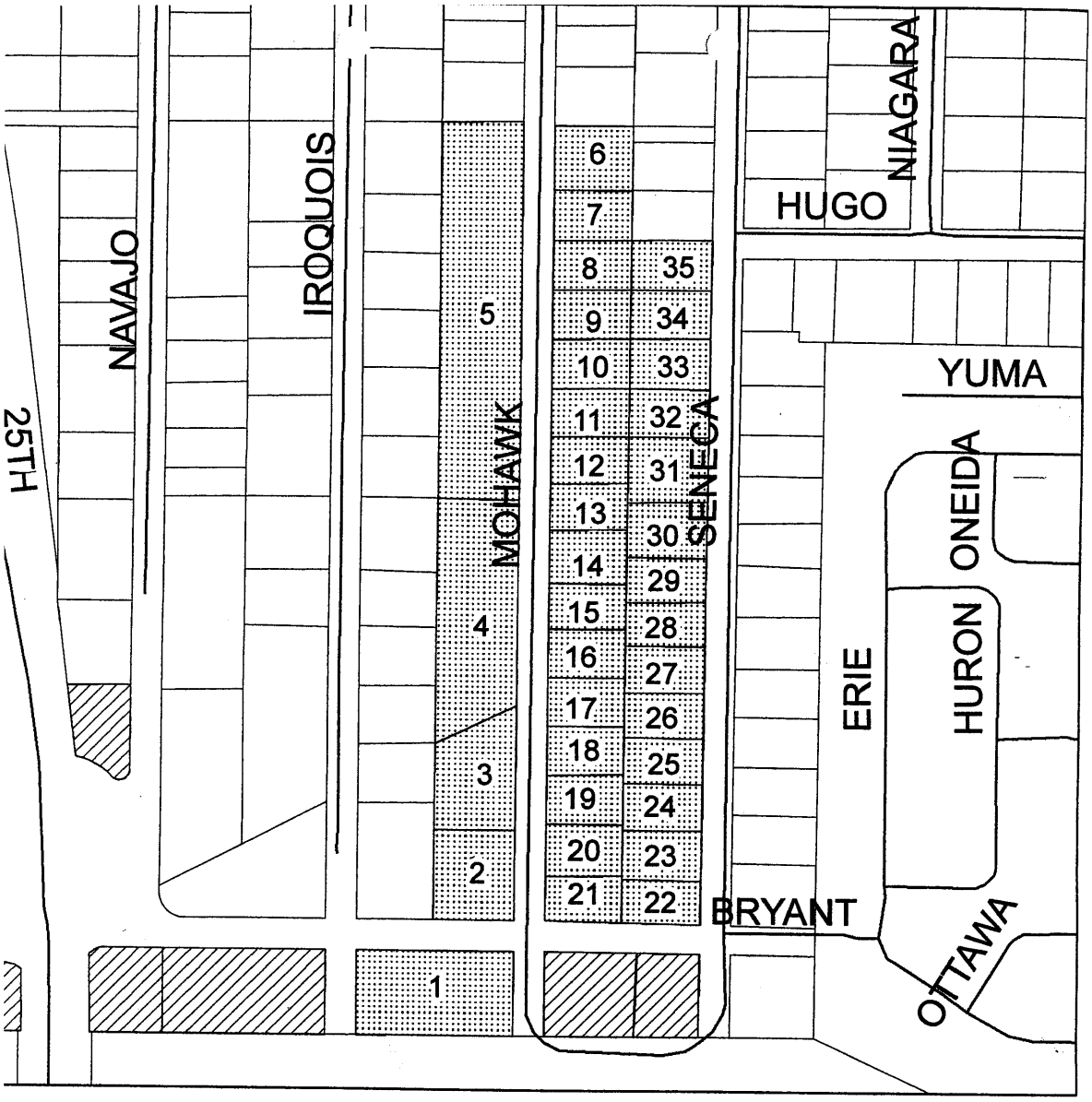


EXHIBIT "A"

1. Address: **2425 Mohawk Avenue**
Property I.D.: **1428-702-0068-000-6**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 5B LOTS 6,7,8,9 AND 10 (MAP 14/33N) (OR 750-2236: 765-351: 978-316)**

2. Address: **2431 Mohawk Avenue**
Property I.D.: **1428-702-0052-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 3,4 AND 5 (MAP 14/33N) (OR 526-1574: 896-804:2095-1378)**

3. Address: **Block 3 Lots 1 and 2**
Property I.D.: **1428-702-0050-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2 VAC EAST BV ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**

4. Address: **Block 24 Lots 1 through 6**
Property I.D.: **1428-702-0382-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**

5. Address: **Block 27 Lots 1 thorugh 12**
Property I.D.: **1428-702-0425-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N) (OR 2011-1176: 2818-2454)**

21. Address: **2428 Mohawk Avenue**
Property I.D.: **1428-702-0043-000-5**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2912 MOHAWK AV) LOT 10 AND S 43.51 FT OF LOT 11 A/D/A W 1/2OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC E BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25-LESS N 680 FT-(MAP 14/33N) (OR 1617-562).**

20. Address: **2436 Mohawk Avenue**
Property I.D.: **1428-702-0044-000-2**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2914 MOHAWK AV) N 6.5 FT OF LOT 11, ALL LOT 12 AND S 28.5 FT OF LOT 13 A/D/A S 85 FT OF N 680 FT OF FOL DESC PROP: W 1/2 OFBLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N)**

19. Address: **2444 Mohawk Avenue**
Property I.D.: **1428-702-0045-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2916 MOHAWK AV) N 21.5 FTOF LOT 13, ALL LOT 14 AND S 13.5 FT OF LOT 15 A/D/A S 85 FT OF N 595 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2129 : 1892-1004)**

18. Address: **2452 Mohawk Avenue**
Property I.D.: **1428-702-0046-000-6**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2918 MOHAWK AV) N 36.5 FTOF LOT 15 AND S 48.5 FT OF LOT 16 A/D/A S 85 FT OF N 510 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDTHAT PART OF VAC LOWELL RD AND VACEAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2124: 2604-2669)**

17. Address: **2502 Mohawk Avenue**
Property I.D.: **1428-702-0047-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2920 MOHAWK AV) N 85 FT OF S 133.5 FT OF LOT 16 AS MEAS ON E LI OF LOT AND THAT PART OF VAC EAST BV LYG S OF WLY EXT OF N LI OF SD 85 FT A/D/A S 85 FT OF N 425 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OFBLKS 2 AND 25 (MAP 14/33N) (OR 2507-65)**

16. Address: **2514 Mohawk Avenue**
Property I.D.: **1428-702-0397-020-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLKS 2 AND 25 (2922 MOHAWK AV) PART OF LOT 16 BLK 2 AND PART OF LOT 3 BLK 25 AND PART OF VAC EAST BV A/D/A S 85 FT OF N 340 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELLRD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1164-1037)**

15. Address: **2536 Mohawk Avenue**
Property I.D.: **1428-702-0397-015-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2924 MOHAWK AV) N 51 FT OF LOT 3 AND S 34 FT OF LOT 4 A/D/A S 85 FT OF N 255 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDALL THAT PART OF VAC LOWELL RD ANDVAC EAST BV LYG CONTIGUOUS AND ADJTO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 594-1358: 2572-1280)**

14. Address: **2538 Mohawk Avenue**
Property I.D.: **1428-702-0397-010-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 N 16 FT OF LOT 4, ALL LOT 5 AND S 19 FT OF LOT 6 A/D/A S 85 FT OF N 170 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EASTBV LYG CONTIGUOUS AND ADJ TO W 1/2OF BLKS 2 AND 25 (MAP 14/33N) (OR 2254-1514: 2692-1779)**

13. Address: **2540 Mohawk Avenue**
Property I.D.: **1428-702-0397-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2928 MOHAWK AV) N 31 FT OF LOT 6 AND THAT PART VAC LOWELL RD LYG N OF LOT 6 A/D/A N 85 FT OF FOL DESC PROP: W 1/2 OF BLKS 2AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 740-1049)**

12. Address: **2574 Mohawk Avenue**
Property I.D.: **1428-702-0413-000-0**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 LOT 13 AND S 37.05 FT LOT 14 (MAP 14/33N) (OR 565-38: 2572-1307)**

11. Address: **2586 Mohawk Avenue**
Property I.D.: **1428-702-0414-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 12.5 FT OF LOT 14, ALL LOT 15 AND S 22.5 FT OF LOT 16 (MAP 14/33N) (OR 1266-2428)**

10. Address: **2598 Mohawk Avenue**
Property I.D.: **1428-702-0416-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 27.5 FT OF LOT 16, ALL LOT 17 AND S 7.5 FT OF LOT 18 (MAP14/33N) (OR 2066-1068)**

9. Address: **2610 Mohawk Avenue**
Property I.D.: **1428-702-0418-000-5**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 42.5 FT OF LOT 18 AND S 42.5 FT OF LOT 19 (MAP 14/33N) (OR 1965-995)**

8. Address: **2622 Mohawk Avenue**
Property I.D.: **1428-702-0419-000-2**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 7.5 FT LOT 19, ALL LOT 20 AND SLY 27.5 FT LOT 21 (MAP 14/33N) (OR 1271-781)**

7. Address: **2634 Mohawk Avenue**
Property I.D.: **1428-702-0421-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 (3010 MOHAWK AV) N 22.5 FT LOT 21, ALL LOT 22 AND S 12.5 FTLOT 23 (MAP 14/33N) (OR 991-1893)**

6. Address: **Block 26, N 37.5' of Lot 23 and all of lot 24**
Property I.D.: **1428-702-0423-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 37.5 FT LOT 23, ALL LOT 24 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N (MAP 14/33N)(OR 2011-1176: 2818-2454)**

35. Address: **Block 26 27.5' of Lot 4, and all of lot 5**
Property I.D.: **1428-702-0404-000-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 27.5 FT OF LOT 4, ALL LOT 5 AND N 7.5 FT OF LOT 6 (MAP 14/33N) (OR 2011-1176: 2818-2454)**

34. Address: **2601 Senaca Avenue**
Property I.D.: **1428-702-0406-000-8**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 42.5 FT LOT 6 AND N 42.5 FT LOT 7 (MAP 14/33N) (OR 1450-533)**

33. Address: **2579 Seneca Avenue**
Property I.D.: **1428-702-0407-000-5**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 S 7.5 FT LOT 7, ALL LOT 8 AND N 27.5 FT LOT 9 (MAP 14/33N) (OR 818-1712)**

32. Address: **2567 Senaca Avenue**
Property I.D.: **1428-702-0408-000-2**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3003 SENECA AV) S 22.5 FT LOT 9, ALL LOT 10 AND N 12.5 FT LOT 11 (MAP 14/33N) (OR 2408-1141)**

31. Address: **2555 Seneca Avenue**
Property I.D.: **1428-702-0409-000-9**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3001 SENECA AV) S 37.5 FT LOT 11 AND ALL LOT 12 AND N 1/2 VAC LOWELL RD ADJ ON S (MAP 14/33N) (OR 1328-2977)**

30. Address: **2543 Seneca Avenue**
Property I.D.: **1428-702-0395-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2543 SENECA AV) LOT 1 AND PART OF L 2 MPDAF: FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 640 FT TO POB, TH WLY // WITH S LI BLK 2 140 FT, TH NLY 79.53 FT TO NW COR LOT 1 BLK 25, TH ELY 140 TH, TH SLY 79.55 FT TO POB AND S 1/2 VAC LOWELL RD (MAP 14/33N) (OR 2453-2027)**

29. Address: **2531 Seneca Avenue**
Property I.D.: **1428-702-0396-000-4**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 25 (2531 SENECA AV) PART OF LOT 2 AND VAC EAST BV ADJ MPDAF: FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2 560 FT, TH WLY 140 FT, THNLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB (MAP 14/33N) (OR 2488-799)**

28. Address: **2519 Seneca Avenue**
Property I.D.: **1428-702-0034-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2519 SENECA AV): FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2480 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND L2 BLK 25 AND VAC EAST BV LYG BTW (MAP 14/33N) (OR 212-2000: 2572-1286)**

27. Address: **2507 Seneca Avenue**
Property I.D.: **1428-702-0036-000-3**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2507 SENECA AV) FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 400 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SELY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND VAC EAST BV ADJ (MAP 14/33N) (OR 2577-2151: 2631-2279)**

26. Address: **2467 Seneca Avenue**
Property I.D.: **1428-702-0037-000-0**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2467 SENECA AV) LOT 2 AND N30 FT LOT 3 (MAP 14/33N) (OR 2572-1289)**

25. Address: **2455 Senaca Avenue**
Property I.D.: **1428-702-0038-000-7**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2455 SENECA AV) S 20 FT LOT 3, ALL LOT 4 AND N 10 FT LOT 5 (MAP 14/33N) (OR 2572-1298)**

24. Address: **2443 Senaca Avenue**
Property I.D.: **1428-702-0039-000-4**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2443 SENECA AV) S 40 FT LOT 5 AND N 40 FT LOT 6 (MAP 14/33N) (OR 2435-486)**

23. Address: **2431 Senaca Avenue**
Property I.D.: **1428-702-0040-000-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2431 SENECA AV) S 10 FT LOT 6, ALL LOT 7 AND N 20 FT LOT 8 (MAP 14/33N) (OR 334-1489: 2572-1301)**

22. Address: **2419 Seneca Avenue**
Property I.D.: **1428-702-0041-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2419 SENECA AV) S 30 FT LOT 8 AND ALL LOT 9 (MAP 14/33N) (OR 2476-2030)**

BEST COPY

COUNTY OF St. Lucie DEED NO. 802 - D

STATE OF FLORIDA THROUGH THE

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTOR

(1) TO G. Albert Bloodworth, P. O. Box 690,

of the City of Fort Pierce, County of St. Lucie, State of Florida, GRANTEE

WITNESSETH:

WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 6 day of May, 1946, in the County of St. Lucie, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of Two thousand seven hundred and seventy-seven & 50/100 DOLLARS ($ 2777.50) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, his heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of St. Lucie, State of Florida, as referred to, identified and described by State and County tax sale certificates to-wit:

(4) No.	Date	DESCRIPTION	Sec.	Tp.	Rg.	Ac.	Amount Rec'd
							$

Pt. 505	6-4-28	Lot 1, Block 40,	
107	7-2-34	San Lucie Plaza S/D(Unit 1)	$5.00
Pt. 505	6-4-28	Lot 2, Block 40,	
1824	8-7-33	San Lucie Plaza S/ D(Unit 1)	10.00
507	6-4-28	Lots 33, 34 & 35, Block 40,	
1825	8-7-33	San Lucie Plaza S/D (Unit 1)	10.00
103-A	8-7-33	All Block 1-A, San Lucie Plaza S/ D (Unit 1)	5.00
499	6-4-28	Lots 1 to 5 inc., Block 1-B,	
1485-1486 & 1487	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
500	6-4-28	Lots 6 to 10 inc., 13, 14 & 15,	
1488-1489-1491 & 1492	8-7-33	Block 1-C, San Lucie Plaza S/ D (Unit 1)	20.00
451	7-1-29	Lot 11, Block 1-C,	
Pt.1490	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
452	7-1-29	Lot 12, Block 1-C,	
Pt.1490	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
501	6-4-28	Lots 16 to 29 inc., Block 1-D	
1493 to 1497 inc.	8-7-33	San Lucie Plaza S/D (Unit 1)	35.00
502	6-4-28	Lots 30 & 31, Block 1-E,	
1498	8-7-33	San Lucie Plaza S/D (Unit 1)	5.00
503	6-4-28	Lots 1 to 16 inc., Block 2,	
1499 to 1502 inc.	8-7-33	San Lucie Plaza S/D (Unit 1)	40.00
504	6-4-28	Lots 1 to 9 inc., Block 3,	
1503 & 1504	8-7-33	San Lucie Plaza S/ D (Unit 1)	17.50
505	6-4-28	Lots 1 to 4 inc., Block 4,	
1505	8-7-33	San Lucie Plaza S/D (Unit 1)	10.00
506	6-4-28	Lots 1 to 5 inc., Block 5-A,	
1506 & 1507	8-7-33	San Lucie Plaza S/D (Unit 1)	7.50
507	6-4-28	Lots 6 to 10 inc., Block 5-B,	
1508	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
508	6-4-28	Lots 11 to 17 inc., Block 5-C,	
1509	8-7-33	San Lucie Plaza S/D (Unit 1)	17.50
509	6-4-28	All undivided Block 6,	
1510	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
510	6-4-28	Lots 1 to 7 inc., Block 7-A,	
1511 & 1512	8-7-33	San Lucie Plaza S/ D (Unit 1)	17.50
511	6-4-28	Lots 8 to 11 inc., Block 7-B,	
1513 & 1514	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
453	7-1-29	Lot 12, Block 7-B,	
1515	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 512	6-4-28	Lots 13, 16 & 17, Block 7-C,	
1516 & 1518	8-7-33	San Lucie Plaza S/D (Unit 1)	7.50
453	6-2-30	Lot 14, Block 7-C,	
Pt.1517	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
		Carried forward	$ 255.00

		Brought forward	$285.00
454	6-2-30	Lot 15, Block 7-C,	
Pc. 1517	8-7-33	San Lucie Plaza S/ D, (Unit 1)	$ 2.50
513	6-4-28	Lots 16 to 22 inc., Block 7-D,	
1519	8-7-33	San Lucie Plaza S/D (Unit 1)	10.00
514	6-4-28	Lots 23 to 27 inc., Block 7-E,	
1520, 1521 & 1523	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
515	6-4-28	Beg. at intersection of S. line of St.	
516 (Arrears '26)	6-4-28	Lucie Blvd. & W. line of Cherokee Ave., run S to Shelly Road, E 138 ft., N to	
1525	8-7-33	St. Lucie Blvd., W. to beg., San Lucie Plaza S/ D (Unit 1)	12.50
517	6-4-28	Lots 28 to 32 inc., Block 7-F,	
1524 & 1525	8-7-33	San Lucie Plaza S/ D, (Unit 1)	12.50
518	6-4-28	Lots 33 to 37 inc., Block 7-G,	
1526	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
519	6-4-28	Lots 1, 2 & 3, Block 8,	
1527	8-7-33	San Lucie Plaza S/ D (Unit 1)	7.50
454	7-1-29	Lot 1, Block 9,	
1528	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
520	6-4-28	Lots 2 to 5 inc., & 7 to 10 inc.,	
1529,1530 & 1532	8-7-33	Block 9, San Lucie Plaza S/ D, (Unit 1)	20.00
455	7-1-29	Lot 6, Block 9,	
1531	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
521	6-4-28	Lots 1 to 17 inc., Block 10,	
1533 & 1534	8-7-33	San Lucie Plaza S/ D (Unit 1)	42.50
456	7-1-29	Lot 1, Block 11,	
1535	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 522	6-4-28	Lots 2,3,4 & 6 to 16 inc.,	
1536,1537,1538, 1540,1541, Pt. 1542 & 1544	8-7-33	21, 22 & 23, Block 11, San Lucie Plaza S/ D, (Unit 1)	42.50
457	7-1-29	Lot 5, Block 11,	
1539	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
523	6-4-28	Lot 17, Block 11,	
Pt. 1542	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
358	8-3-31	Lot 18, Block 11,	
1543	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 524	6-4-28	Lots 1 to 12 inc., 15 & 16,	
1545 to 1551 inc. & 1554	8-7-33	Block 12, San Lucie Plaza S/ D (Unit 1)	35.00
455	6-2-30	Lot 13, Block 12,	
1552	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
456	6-2-30	Lot 14, Block 12,	
1553	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
457	6-2-30	Lots 17 to 20, Block 12,	
1555	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
525	6-4-28	Lots 1 to 20 inc., Block 13,	
1556,1557 & 1558	8-7-33	San Lucie Plaza S/ D (Unit 1)	50.00
		Carried forward	$ 547.50

		Brought forward	$[illegible]
535 1608,1609 & 1611 to 1614 inc.	6-4-28 8-7-33	Lots 1 to 12 inc., (Ex. Lot 4,) Block 20, San Lucie Plaza S/D (Unit 1)	$42.50
560 1610	8-3-31 8-7-33	Lot 4, Block 20, San Lucie Plaza S/ D (Unit 1)	2.50
561 1615	8-3-31 8-7-33	Lot 13, Block 20, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 536 1616 to 1625 inc.	6-4-28 8-7-33	Lots 1 & 3 to 9 inc., 11 to 17 inc., & Lot 19, Block 21, San Lucie Plaza S/ D (Unit 1)	40.00
562 1626	8-3-31 8-7-33	Lot 18, Block 21, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 537 1627 & 1629	6-4-28 8-7-33	Lots 1 to 5 inc., & 12, Block 22, San Lucie Plaza S/ D (Unit 1)	15.00
465 1628	6-2-30 8-7-33	Lots 6 to 11 inc., Block 22, San Lucie Plaza S/D (Unit 1)	37.50
466 1632	6-2-30 8-7-33	Lots 1 & 2, Block 23, San Lucie Plaza S/ D (Unit 1)	5.00
467 1633	6-2-30 8-7-33	Lots 3 to 8 inc., Block 23, San Lucie Plaza S/ D (Unit 1)	15.00
Pt. 538 1634 & 1636	6-4-28 8-7-33	Lots 9 & 14, Block 23, San Lucie Plaza S/ D (Unit 1)	5.00
468 Pt. 1635	7-1-29 8-7-33	Lot 10, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
469 Pt. 1635	7-1-29 8-7-33	Lot 11, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
470 Pt. 1635	7-1-29 8-7-33	Lot 12, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
468 1637	6-2-30 8-7-33	Lots 15 to 19 inc., Block 23, San Lucie Plaza S/ D (Unit 1)	32.50
469 1638	6-2-30 8-7-33	Lot 20, Block 23, San Lucie Plaza S/ D (Unit 1)	2.50
540 1639 to 1645 inc.	6-4-28 8-7-33	Lots 1 to 13 inc., Block 24, San Lucie Plaza S/ D (Unit 1)	32.50
1646	8-7-33	Lots 1 to 6 inc., Block 25, San Lucie Plaza S/ D (Unit 1)	15.00
470 1647	6-2-30 8-7-33	Lot 1, Block 26, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 541 1648, 1649 & 1651 to 1656 inc.	6-4-28 8-7-33	Lots 2, 3 & 5 to 23 inc., Block 26, San Lucie Plaza S/ D (Unit 1)	52.50
471 1650	6-2-30 8-7-33	Lot 4, Block 26, San Lucie Plaza S/D (Unit 1)	2.50
472 1657	6-2-30 8-7-33	Lot 24, Block 26, San Lucie Plaza S/ D (Unit 1)	2.50
473 1658	6-2-30 8-7-33	Lots 1 & 2, Block 27, San Lucie Plaza S/ D (Unit 1)	5.00
Pt. 542 1659,1661 & 1602	6-4-28 8-7-33	Lots 3 & 6 to 24 inc., Block 27, San Lucie Plaza S/ D (Unit 1)	50.00
		Carried forward	$11[illegible].50

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Brought forward $1,...50

	474	6-4-28	Lots 4, 5 & 6, Block 27,	
	1666	8-7-33	San Lucie Plaza S/ D (Unit 1)	$3.00
	475	6-4-28	Lots 13 & 14, Block 28,	
	1667	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
	476	6-4-28	Lot 18, Block 28,	
	1668	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	543	6-4-28	Lots 16, 18, 20, 22, 24 & 26 & 4,	
1660,1663,1670,			Block 28,	
1672 & 1675			San Lucie Plaza S/ D	
		8-7-33	(Unit 1)	42.50
	477	6-2-30	Lot 17, Block 28,	
	1667	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	478	6-2-30	Lot 19, Block 28,	
	1669	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	479	6-2-30	Lot 21, Block 28,	
	1671	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	471	7-1-29	Lot 1, Block 29,	
Pt.	1674	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	472	7-1-29	Lot 2, Block 29,	
Pt.	1674	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	544	6-4-28	Lots 3, 4, 5 & 10 to 21 inc., Lots 23 & 24,	
1675 & 1677 to			Block 29, San Lucie Plaza S/ D,	
1680 inc.		8-7-33	(Unit 1)	42.50
	480	6-2-30	Lots 6 to 9 inc., Block 29,	
	1676	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
	473	7-1-29	Lot 10, Block 30,	
	364	8-3-31	San Lucie Plaza S/D	
	1683	8-7-33	(Unit 1)	2.50
	328	6-6-32	Lots 11 & 12, Block 30,	
	1684	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
Pt.	545	6-4-28	Lots 13 to 24 inc., Block 30,	
	1685	8-7-33	San Lucie Plaza S/ D (Unit 1)	30.00
Pt.	547	6-4-28	Lots 1 to 15 inc., 22, 23 & 24,	
1686 &			Block 31,	
	1688	8-7-33	San Lucie Plaza S/ D (Unit 1)	45.00
	482	6-2-30	Lots 16 to 21 inc., Block 31,	
	1687	8-7-33	San Lucie Plaza S/ D (Unit 1)	15.00
Pt.	548	6-4-28	Lots 1 to 7 inc., 9 to 13 inc.,	
1689 to 1691 &			15 to 22 inc., & Lot 24, Block 32,	
1693 & 1696		8-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
	474	7-1-29	Lot 8, Block 32,	
	1692	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	365	8-3-31	Lot 23, Block 32,	
	1695	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	549	6-4-28	Beg. at intersection of S. line of	
	550	6-4-28	Shelly Road & E. line of Cherokee Ave.,	
(Arrears for 1926)			run S. to Hugo Road, E. 138.5 ft., N.	
	1697	8-7-33	to Shelly Road, W. to beg., San Lucie	
			Plaza S/D (Unit 1)	12.50
Pt.	551	6-4-28	Lots 1 to 7 inc., 9, 11, 14 & 16 to	
1698,1699,1704 &			26 inc., Block 33,	
	1705	8-7-33	San Lucie Plaza S/ D (Unit 1)	52.50
	622	6-4-28	Lot 10, Block 33,	
	1700	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	483	6-2-30	Lot 12, Block 33,	
	1701	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50

Carried forward $1530.00

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		Brought Forward	$1[illegible].00
319 1702	6-6-32 8-7-33	Lot 13, Block 33 San Lucie Plaza S/ D (Unit 1)	2.50
475 1704	7-1-29 8-7-33	Lot 15, Block 33, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 552 1706 &1708	6-4-28 8-7-33	Lots 1 & 11 to 19 inc., Block 34, San Lucie Plaza S/D (Unit 1)	25.00
484 1707	6-2-30 8-7-33	Lots 2 to 9 inc., Block 34, San Lucie Plaza S/D (Unit 1)	20.00
553 1709 to 1712 inc.	6-4-28 8-7-33	Lots 1 to 13 inc., Block 35, San Lucie Plaza S/ D (Unit 1)	32.50
555 1713 to 1717 inc.	6-4-28 8-7-33	Lots 1 to 7 inc., Block 36, San Lucie Plaza S/D (Unit 1)	17.50
554 1718 to 1720,inc., & Pt.1722	6-4-28 8-7-33	Lots 1 to 4 inc., 6 & 9 to 13 inc., Block 37, San Lucie Plaza S/ D (Unit 1)	25.00
330 1721	6-6-32 8-7-33	Lot 8, Block 37, San Lucie Plaza S/D (Unit 1)	25.00
556 Pt. 1722	6-4-28 8-7-33	Lot 14, Block 37, San Lucie Plaza S/ D (Unit 1)	2.50
557 1727 &1731	6-4-28 8-7-33	Lots 2 & 26 to 36 inc., Block 39, San Lucie Plaza S/ D (Unit 1)	30.00
558 1732 & 1733	6-4-28 8-7-33	Lots 1 to 36 inc., Block 40, San Lucie Plaza S/D (Unit 1)	[illegible]
486 1793	7-1-29 8-7-33	Lot 9, Block 46, San Lucie Plaza S/D (Unit 1)	12.50
333 1794	6-6-32 8-7-33	Lot 10, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
488 1795	7-1-29 8-7-33	Lot 13, Block 46, San Lucie Plaza S/ D (Unit 1)	12.50
105	7-2-34	Lots 16 & 17, Block 46, San Lucie Plaza S/D (Unit 1)	5.00
335 1797	6-6-32 8-7-33	Lot 18, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 577 1798 to1801	6-4-28 8-7-33	Lots 19 to 24 inc., Block 46, San Lucie Plaza S/D (Unit 1)	15.00
578 1802	6-4-28 8-7-33	Lot 25, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
579 1803,1805,1807 & 1808	6-4-28 8-7-33	Lots 26, 28 & 30 to 35 inc., Block 46, San Lucie Plaza S/D (Unit 1)	32.50
580 1804	6-4-28 8-7-33	Lot 27, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
581 1806	6-4-28 8-7-33	Lot 29, Block 46, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 583 Pt.1810 & 1813, 1814,1816 & 1823	6-4-28 8-7-33	Lots 6, 7, 8, 14, 16, 17, 20 & 32 to 35 inc., Block 47, San Lucie Plaza S/ D (Unit 1)	57.50
376 1811	8-3-31 8-7-33	Lots 9 & 10, Block 47, San Lucie Plaza S/ D (Unit 1)	5.00
106	7-2-34	Lot 13, Block 47, San Lucie Plaza S/ D (Unit 1)	2.50
		Carried forward	$1957.50

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			Brought forward	$1127.50
495	7-1-29	Lot 19, Block 47,		
1813	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
496	7-1-29	Lot 21, Block 47,		
1817	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
493	7-1-29	Lot 22, Block 47,		
Pt. 1818	8-7-33	San Lucie Plaza S/ D (Unit 1)		6.50
496	7-1-29	Lot 23, Block 47,		
Pt. 1816	8-7-33	San Lucie Plaza S/ D (Unit 1)		8.50
497	7-1-29	Lot 24, Block 47,		
Pt. 1818	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
378	8-3-31	Lot 25, Block 47,		
1819	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
498	7-1-29	Lot 26, Block 47,		
Pt. 1820	8-7-33	San Lucie Plaza S/ D (Unit 1)		1.25
499	7-1-29	Lot 27, Block 47,		
Pt. 1820	8-7-33	San Lucie Plaza S/D (Unit 1)		1.25
500	7-1-29	Lot 28, Block 47,		
1821	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
379	8-3-31	Lot 31, Block 47,		
1822	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
108	7-2-34	Lot 3, Block 48,		
		San Lucie Plaza S/ D (Unit 1)		2.50
Pt. 585	6-4-28	Lot 4, Block 48,		
1825	8-7-33	San Lucie Plaza S/D (Unit 1)		12.50
Pt. 586	6-4-28	Lots 6 to 10 inc., 12,13,14,15, 18,19,23,		
1826,1828,1830, 1832,1833,1835 & 1836	8-7-33	26,27,28, 29, 31 & 32, Block 48, San Lucie Plaza S/ D (Unit 1)		45.00
503	7-1-29	Lot 11, Block 48,		
1827	8-7-33	San Lucie Plaza S/D (Unit 1)		2.50
498	6-2-30	Lots 16 & 17, Block 48,		
1829	8-7-33	San Lucie Plaza S/ D (Unit 1)		12.50
499	6-2-30	Lots 20 & 21, Block 48,		
1831	8-7-33	San Lucie Plaza S/ D (Unit 1)		5.00
110-A	8-7-33	Lot 22, Block 48, San Lucie Plaza S/D (Unit 1)		2.50
500	6-2-30	Lots 34 & 35, Block 48,		
1837	8-7-33	San Lucie Plaza S/ D (Unit 1)		5.00
504	7-1-29	Lot 5, Block 49,		
1839	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
589	6-4-28	Lots 6 to 19 inc., Block 49,		
1840 &1841	8-7-33	San Lucie Plaza S/ D (Unit 1)		35.00
590	6-4-28	Lots 1 to 22 inc., Block 50,		
1842	8-7-33	San Lucie Plaza S/ D (Unit 1)		55.00
591	6-4-28	Lots 1 to 22 inc., Block 51,		
1843	8-7-33	San Lucie Plaza S/ D (Unit 1)		55.00
592	6-4-28	Lots 1 to 5 inc., Block 52,		
1844&1845	8-7-33	San Lucie Plaza S/ D (Unit 1)		32.50
336	6-6-32	Lots 6 to 19 inc., Block 52,		
1846	8-7-33	San Lucie Plaza S/ D (Unit 1)		35.00
595	6-4-28	Lots 4, 5 & 6, Block 53,		
1847&1848	8-7-33	San Lucie Plaza S/ D (Unit 1)		7.50
301	6-2-30	Lot 2, Block 54,		
1849	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
		Carried forward		$2292.50

		Brought forward	[illegible]
Pt. 597 1853, 1854, 1856, 31, 32, 34 & 35, Block 54, 1858 & 1860	6-4-28 8-7-33	Lots 8 to 12 inc., 33, 34, 35, San Lucie Plaza S/ D (Unit 1)	$30.00
386 1859	8-3-31 8-7-33	Lot 33, Block 54, San Lucie Plaza S/ D (Unit 1)	5.00
505 1861	7-1-29 8-7-33	Lot 5, Block 55, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 599 1862, 1865 & 1867	6-4-28 8-7-33	Lots 6 to 9 inc., 16, 17, 18, 19, 22 & 23, Block 55, San Lucie Plaza S/ D, Unit 1)	25.00
502 1863	6-2-30 8-7-33	Lot 10, Block 55, San Lucie Plaza S/ D (Unit 1)	2.50
600 1868	6-4-28 8-7-33	Lot 24, Block 55, San Lucie Plaza S/D (Unit 1)	25.00
Pt. 601 1869, 1871, 1872 & 1873	6-4-28 8-7-33	Lots 25, 26, 28, 30, 31 & 32, Block 55, San Lucie Plaza S/ D (Unit 1)	15.00
602 1870	6-4-28 8-7-33	Lot 27, Block 55, San Lucie Plaza S/ D (Unit 1)	25.00
503 1874	6-2-30 8-7-33	Lot 35, Block 55, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 604 Pt. 1875	6-4-28 8-7-33	Lot 4, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 605 Pt. 1875	6-4-28 8-7-33	Lots 6 & 7, Block 56, San Lucie Plaza S/ D (Unit 1)	5.00
390 1876	8-3-31 8-7-33	Lot 8, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 605 Pt. 1880, 1881 & 1882	6-4-28 8-7-33	Lots 20 to 24 inc., Block 56, San Lucie Plaza S/ D (Unit 1)	12.50
606 Pt. 1880	6-4-28 8-7-33	Lot 25, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 607 1883	6-4-28 8-7-33	Lot 26, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
109	7-2-34	Lot 31, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
110	7-2-34	Lot 32, Block 56, San Lucie Plaza S/ D (Unit 1)	2.50
518 1938	7-1-29 8-7-33	Lot 36, Block 61, San Lucie Plaza S/ D (Unit 1)	2.50
349 1939	6-6-32 8-7-33	Lot 1, Block 62, San Lucie Plaza S/ D (Unit 1)	2.50
618 1940 & 1942	6-4-28 8-7-33	Lots 2 & 17, Block 62 San Lucie Plaza S/ D (Unit 1)	5.00
350 1941	6-6-32 8-7-33	Lots 3 to 16 inc., Block 62, San Lucie Plaza S/ D (Unit 1)	35.00
351 1943	6-6-32 8-7-33	Lots 18 to 36 inc., Block 62, San Lucie Plaza S/ D (Unit 1)	37.50
619 1944, 1946 & 1948	6-4-28 8-7-33	Lots 1, 2, 17, 18, 19, 20 & 36, Block 63, San Lucie Plaza S/ D (Unit 1)	32.50
		Carried forward	$2570.00

BEST COPY

		Brought forward	$[illegible]
352 1945	6-6-32 8-7-33	Lots 5 to 16 inc., Block 63, San Lucie Plaza S/ D (Unit 1)	$[illegible]
353 1947	6-6-32 8-7-33	Lots 21 to 35 inc., Block 63, San Lucie Plaza S/ D (Unit 1)	37.50
Pt. 620 Pt. 1949 & 1951, 1953, 1957, 1959 & & 1961	6-4-28 8-7-33	Lots 2, 3, 5, 6, 10, 11, 16, 17, 19, 20, 21, 33, 34 & 35, Block 64, San Lucie Plaza S/ D, (Unit 1)	62.50
354 1950	6-6-32 8-7-33	Lot 4, Block 64, San Lucie Plaza S/ D (Unit 1)	2.50
355 1952	6-6-32 8-7-33	Lots 7, 8 & 9, Block 64, San Lucie Plaza S/ D (Unit 1)	32.50
356 1954	6-6-32 8-7-33	Lots 12 & 13, Block 64, San Lucie Plaza S/ D (Unit 1)	5.00
511 1955	6-2-30 8-7-33	Lot 14, Block 64, San Lucie Plaza S/ D (Unit 1)	2.50
357 1956	6-6-32 8-7-33	Lot 15, Block 64, San Lucie Plaza S/ D (Unit 1)	2.50
358 1958	6-6-32 8-7-33	Lot 18, Block 64, San Lucie Plaza S/ D (Unit 1)	2.50
359 1960	6-6-32 8-7-33	Lots 22 to 32 inc., Block 64, San Lucie Plaza S/ D (Unit 1)	25.00
		TOTAL	$2777.50

CIRCUIT COURT ST. LUCIE COUNTY, FLORIDA

Deed File No. 6852 filed in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, on the 1st day of July A.D. 1946 at 8:22 o'clock A.M. and recorded in Deed Book No. 126 pages 103-114 as record verified. W. R. LOTT, Clerk Circuit Court, St. Lucie County, Florida by [signature] Deputy

(5) AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one half of all petroleum and petroleum products, and title to an undivided three fourths of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner.

(6) AS TO ALL LANDS outside of any municipality, as of this date, there is reserved unto the State of Florida an easement for state road right of way, two hundred feet (200) feet wide, lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel herein described as is within one hundred (100) feet of said center line.

(7) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and his heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.

(8) IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the JUN 6 1946

(SEAL)

TRUSTEES INTERNAL IMPROVEMENT FUND

(SEAL)

DEPARTMENT OF AGRICULTURE

STATE OF FLORIDA BY:

[signature] GOVERNOR (SEAL)

[signature] COMPTROLLER (SEAL)

[signature] TREASURER (SEAL)

[signature] ATTORNEY GENERAL (SEAL)

[signature] COMMISSIONER OF AGRICULTURE (SEAL)

As and Composing the TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA.

393024

FILED AND RECORDED
ST. LUCIE COUNTY FLA
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

FEB 8 9 36 AM '78

4

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

393024

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 13 through 24, Block 25; Lots 1 through 12, Block 27; Lots 1 through 6, Block 24; Lots 3 through 6, Block 25; Lots 12 through 16, Block 2; Lots 1 through 3, block 3; All San Lucie Plaza Unit 1, Sec. N½ of 33 Township 34 Range 40.

The mailing address of the above described property is

Mohawk Avenue, St. Lucie County, Florida.

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978.

WITNESSES:

Clare C Casey

Kenna B Hayes

Cody L Bailey (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida)
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 1978.

Kenna B Hayes
Notary Public, State of Florida
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires May 31, 1980
Bonded by American Fire & Casualty Company

5-31-80

O R BOOK 281 PAGE 1743

393026

FILED AND RECORDED
ST. LUCIE COUNTY FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
CERTIFIED

FEB 8 9 37 AM '78

393026

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 5 through 12, Block 26; Lots 1 & 2, Block 25; Lots 1 through 9, Block 2; Lots 1 through 5, Block 5A; Lots 6 through 10, Block 5B; Lots 4 & 5, Block 3; Lots 10 & 11, Block 2, San Lucie Plaza, Unit 1

The mailing address of the above described property is

Seneca Avenue & Bryant Road, St. Lucie County, Florida

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978.

Cody L. Bailey (SEAL)

WITNESSES:

Clare L Casey

Terra B Hayes

(SEAL)

(SEAL)

(SEAL)

State of Florida)
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 19 78.

Terra B Hayes
Notary Public, State of Florida
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires July 31, 1980
Bonded by American Fire & Casualty Company

5-31-80

O R BOOK 281 PAGE 1745

449446

4

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for and in consideration of the sum of One Dollar, to them in hand paid by the FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A municipal corporation under the laws of the State of Florida, receipt whereof is hereby acknowledged, do hereby convey and grant to the CITY OF FORT PIERCE, FLORIDA for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY the privilege and easement to construct an electric distribution line over and across the following described land in St. Lucie County, Florida, to wit:

A 6 foot wide easement:

The North 6 feet of the South 27 feet of the East 140 feet of Hawthorne Road (a vacated road) bounded between Blocks 27 and 47, and the West 6 feet of Lots 1 thru 12 in Block 27, all in San Lucie Plaza, Unit #1 and located in Section 33, Township 34 South, Range 40 East.

1979 JUN 28 AM 8 57

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

449446

and to place such poles and attachments thereto, across and on, said land as may be necessary in the construction of said line, including the right to trim, cut and keep clear of said line all trees and limbs which may endanger the same, with the right to go upon said land from time to time as may be necessary to construct, maintain and repair said line. No permanent structures shall be placed or installed on said easement.

The undersigned hereby covenant and warrant that they own the said land and have the right to grant this easement.

IN WITNESS WHEREOF, The undersigned grantors have hereunto set their hands and seals this 27th day of June, 1979.

Signed, sealed, and delivered in our presence as witnesses:

Rowena S. Moore

Laurie M Canant

Cody L. Bailey (SEAL)
CODY L. BAILEY

Carolyn A. Bailey (SEAL)
CAROLYN A. BAILEY

STATE OF FLORIDA:
COUNTY OF ST. LUCIE

Before me, the undersigned authority, personally came and appeared CODY L. BAILEY and CAROLYN A. BAILEY, his wife

to me well known as the individuals named in and who executed the foregoing instrument, and who acknowledged to me that they executed the same for the uses and purposes set forth and expressed.

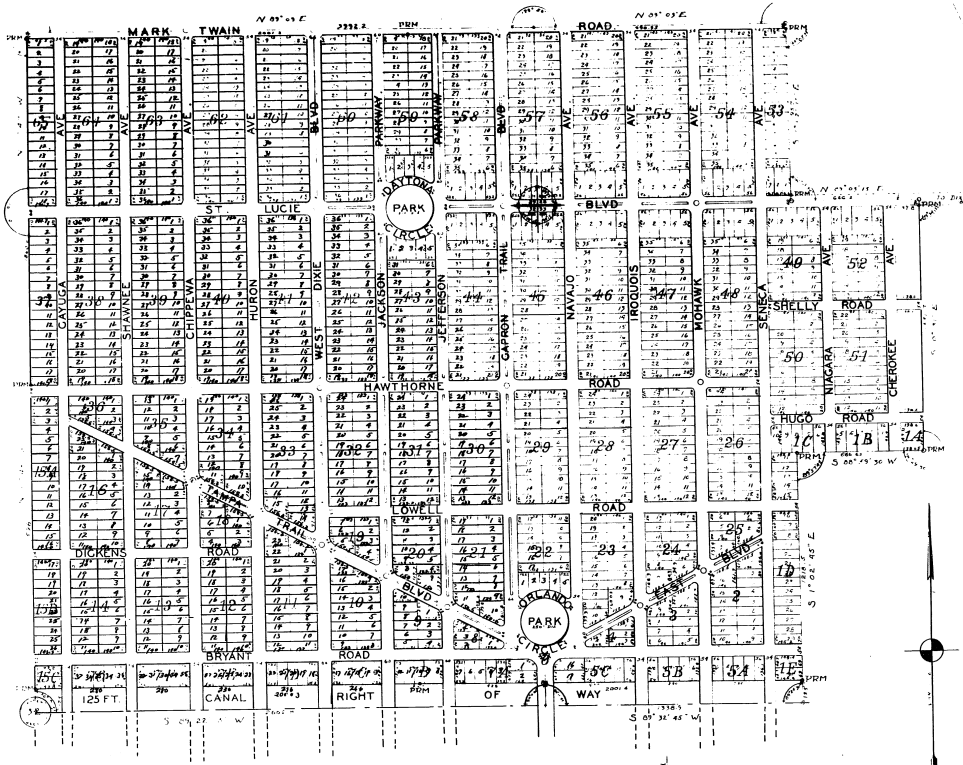
WITNESS my hand and official seal this 27th day of June, 1979.

VALERIE M. CANANT NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Laurie M Canant
Notary Public-State of Florida
My commission expires:
April 4, 1983

THIS INSTRUMENT PREPARED BY
CHARLES R. P. BROWN
P. O. BOX 1418 301 S. 6TH ST.
FORT PIERCE, FLORIDA 33450

O. R. BOOK 311 PAGE 1405



SAN LUCIE PLAZA

AT FORT PIERCE, FLA. "THE SUNRISE CITY"

UNIT ONE

A SUBDIVISION

OF

S. 957 FT.	OF S.E. ¼	SEC. 29.
S. 957 FT.	OF S.W. ¼ OF S.W. ¼	SEC. 28.
N.E. ¼		SEC. 32.
W ½	OF N.W. ¼	SEC. 33.
W ½	OF N.E. ¼ OF N.W. ¼	SEC. 33.

T. 34 S – R. 40 E

ST. LUCIE COUNTY. FLORIDA.

SCALE. 1"=300'. DATED OCT. 10, 1925.

Note. Corners of Blocks are carved only where shown

Block corners Galvanized iron pipe

Lot dimensions are to intersection of street fragments

STREET INTERSECTION

St. Lucie 5-57

Fort Pierce Bank & Trust Company a corporation of the State of Florida, as trustee for San Lucie Plaza Corp.

St. Lucie.
E. L. Price
J. B. Howard
Ft. Pierce Bank & Trust

Margaret Cole
Jan. 14, 192

St. Lucie
San Lucie Plaza
St. Lucie
St. Lucie

St. Lucie
H. P. Mason
San Lucie Pl

San Lucie Plaza
E. H. Collins Jr.
St. Lucie

Ft. J. Pierce
Engineer

5-57

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433583 OR BOOK 4130 PAGE 531, Recorded 05/09/2018 12:21:41 PM Doc Tax: $52.50

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMohawk382**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent ont he North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0382-000/3

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:

Witness Name: Shaun E Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of ~~May,~~ 2018 by Barry Ogren of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433857 OR BOOK 4130 PAGE 1195, Recorded 05/10/2018 09:19:50 AM Doc
Tax: $42.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMOhawk050**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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:

Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0050-000-7

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:

Witness Name: Shawn E. Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433860 OR BOOK 4130 PAGE 1214, Recorded 05/10/2018 09:20:34 AM Doc
Tax: $49.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetBryant065**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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:

Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0065-000/5

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:

Witness Name: Shaun E Kelly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4433864 OR BOOK 4130 PAGE 1236, Recorded 05/10/2018 09:22:08 AM Doc
Tax: $28.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetIROQ059**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **7th** day of **May, 2018** between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a FLorida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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:

Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 1428-702-0059-000-0

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.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Shawn E. Reilly

Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: _____
Barry Ogren

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

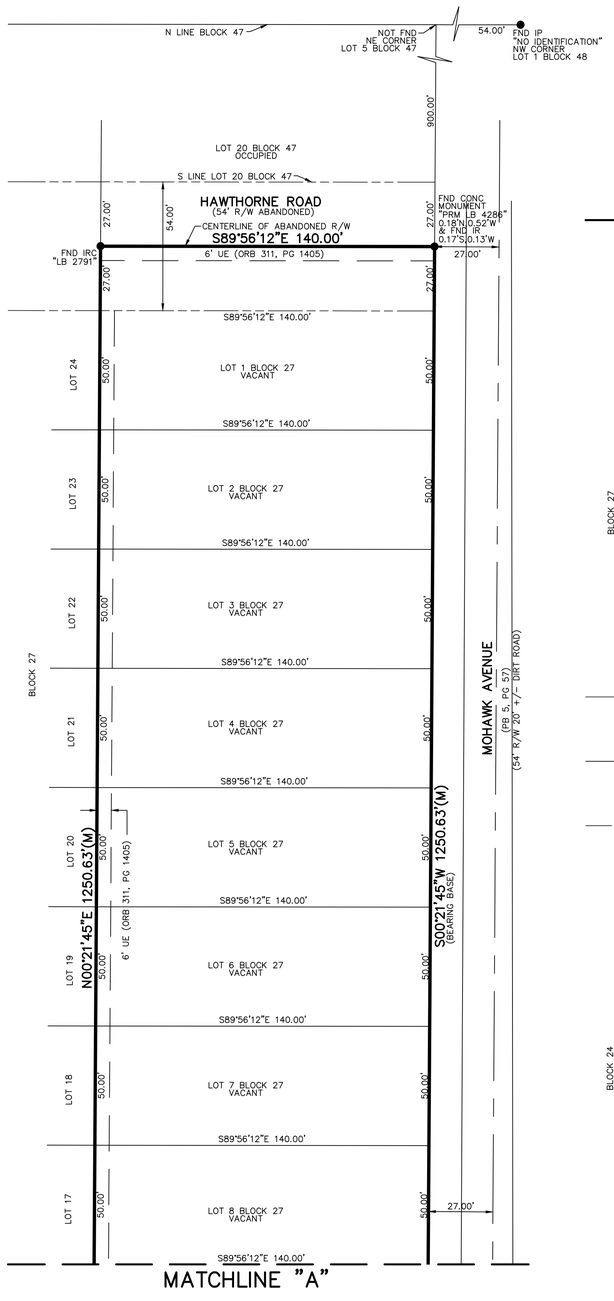
CRISTINA M. RUBIO
Commission # FF 231309
My Commission Expires
May 17, 2019

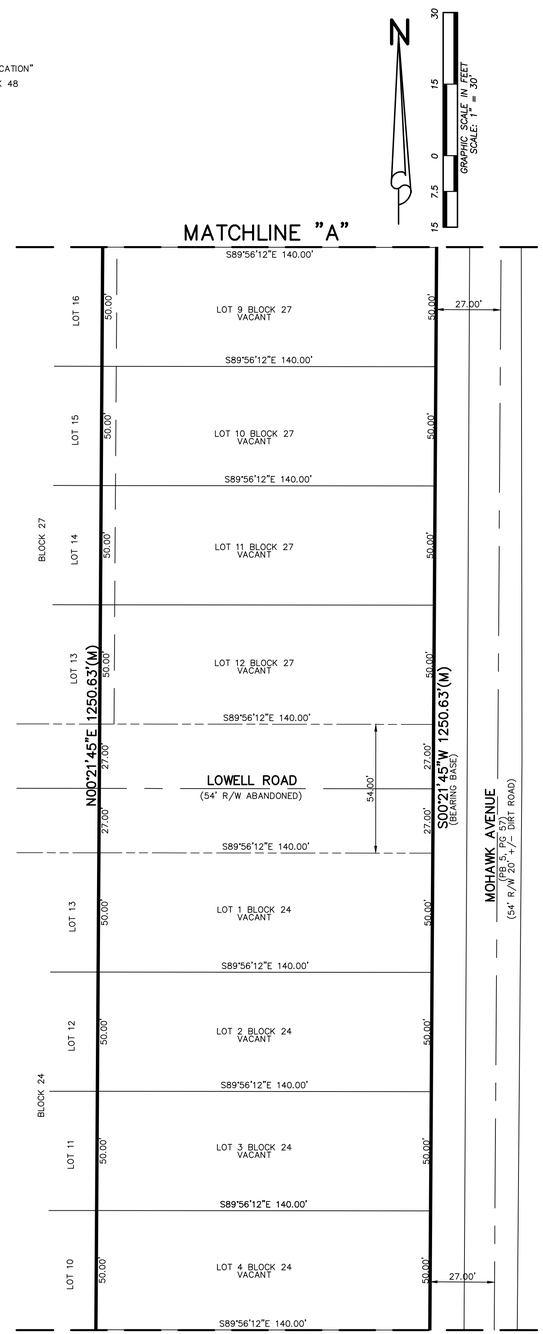
_____
Notary Public

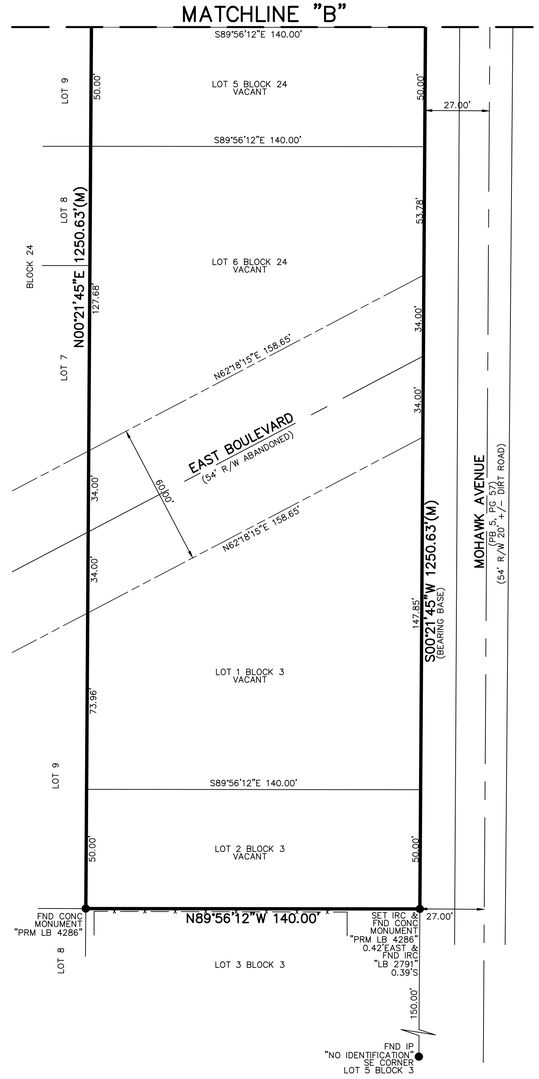
Printed Name: _____

My Commission Expires: _____

DoubleTime®







LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

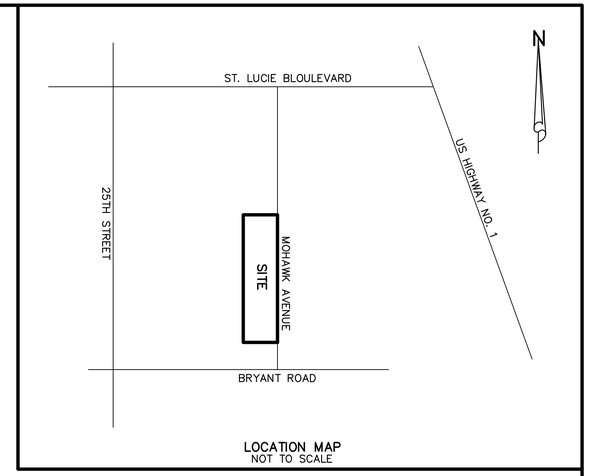
TOGETHER WITH;

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
2. SURVEY BASED ON EXISTING MONUMENTATION AND THE PLAT OF SAN LUCIE PLAZA UNIT ONE AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: OF6-9047746, DATED: MARCH 7, 2022 @ 02:11 PM, SUBJECT TO THE FOLLOWING:
   A. ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #4) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
   B. EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, CONTAINED IN INSTRUMENT RECORDED, IN OR BOOK 311, PAGE 1405, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #5)(SHOWN)
   C. AGREEMENT BETWEEN CODY BANKS AND THE FORT PIERCE UTILITIES AUTHORITY AS RECORDED IN OR BOOK 281, PAGE 1743 AND OR BOOK 281, PAGE 1745, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #6)(NOT PLOTTABLE)(AFFECTS ENTIRE PARCEL)
   D. ORDINANCE NO. L-15 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE RECORDED IN OR BOOK 2965, PAGE 1923, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #7) (NOT PLOTTABLE)(AFFECTS ENTIRE PARCEL)
   E. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED UNDER DEED BOOK 126, PAGE 103, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (BII #8)(NOT PLOTTABLE)(AFFECTS ENTIRE PARCEL)
4. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
5. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE PLATTING AS SHOWN AND DEPICTED HEREON. 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 JUNE 10, 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.
6. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
7. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0176 K, EFFECTIVE DATE 2-19-20.
8. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
9. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
10. THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
11. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
12. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
13. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.
15. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    CERTIFIED TO: THE OUTDOOR QUALITY, LLC.
    INTEGRITY 1ST PROPERTIES, INC.
16. © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 6-10-22

DATE OF SURVEY: 7-07-22

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CMB	= COMMISSIONERS' MINUTES BOOK
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
(D)	= DEED
DE	= DRAINAGE EASEMENT
DEP	= DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB	= DEED BOOK
FFE	= FINISHED FLOOR ELEVATION
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
INV	= INVERT
IP	= 3/4" IRON PIPE
IR	= 5/8" IRON REBAR "NO INDENTIFICATION"
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PCOR	= PROPERTY CORNER
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT
PUDE	= PUBLIC UTITLITY & DRAINAGE EASEMENT
R	= RADIUS OF CURVE
L	= LENGTH OF CURVE
Δ	= DELTA OF CURVE

SYMBOLS:

= GUY WIRE ANCHOR
= CABLE TELEVISION BOX
= CATCH BASIN
= CATCH BASIN INLET
= CLEANOUT
= ELECTRIC BOX
= TELEPHONE BOX
= SIGN
= SANITARY MANHOLE
= STORM MANHOLE
= NUMBER OF PARKING SPACES
= FIRE HYDRANT
= LIGHT POLE
= CONCRETE POWER POLE
= BACKFLOW PREVENTOR
= MAIL BOX
= IRRIGATION VALVE
= GAS VALVE
= SEWER VALVE
= WATER VALVE
= WELL
= WATER METER
= WOOD POWER POLE
= SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY
SAN LUCIE PLAZA
PLAT BOOK 5, PAGE 37
AS PREPARED FOR
THE OUTDOOR QUALITY, LLC. &
INTEGRITY 1ST PROPERTIES, INC.

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788.DWG				
REF	K:\OUTDOOR QUALITY\MOHAWK\22-8788MG.DWG				
FLD	BF\DG	FB.	PG.	JOB	22-8788
OFF	LW			DATE	7-07-22
CKD	AJP	SHEET	1 OF 1	DWG	D-1026

K:\OUTDOOR QUALITY\MOHAWK\22-8788.dwg, 1/25/2023 7:18:56 AM

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____

PAGE: _____

FILE NO.: _____

DATE: _____

TIME: _____

LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH;

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2022

BY: _____
ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2022

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: _____
GUISEPPE SCIONTI, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2022

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDNET OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDNET OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ALEXANDER J. PIAZZA License Number 6330 SURVEYOR STATE OF FLORIDA Professional Surveyor & Mapper

CLERK OF THE COURT

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IN MY OPINION, I, _____, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2022 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2022 AT _____:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2022.

DATED THIS _____ DAY OF _____, 2022.

BY: _____

PRINT NAME: _____

SURVEYORS REVIEW CERTIFIFCATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENCED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2022.

BY: _____
FRANK C. VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
THIS _____ DAY OF _____, 2022.

BY: _____

PRINTED NAME: _____
CITY OF FORT PIERCE

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 (PRELIMINARY)

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX,
CITY CLERK

CITY COMMISSION CERTIFICATE (FINAL)

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 THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

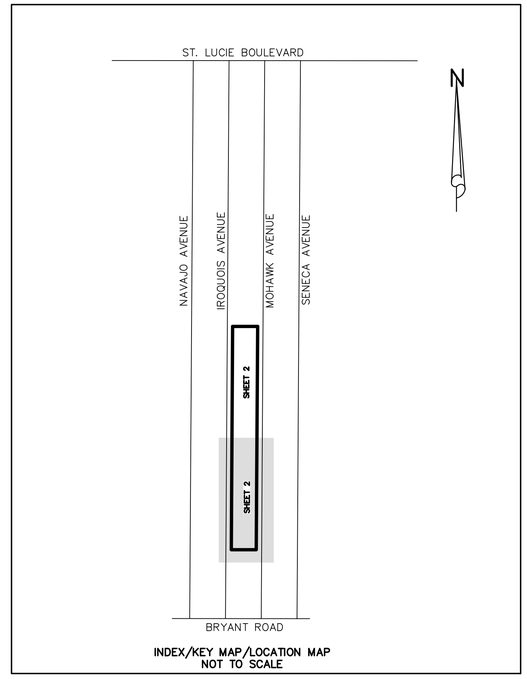
I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____, 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

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: _____ DATE: _____
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330



INDEX/KEY MAP/LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

(C)	= CALCULATED
(M)	= MEASURED
(NR)	= NON-RADIAL
(P)	= PLAT
(R)	= RADIAL LINE
(S)	= SURVEY
Δ	= DELTA ANGLE
AC	= ACREAGE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
DB	= DEED BOOK
FKA	= FORMERLY KNOWN AS
FND	= FOUND
IR	= #5 IRON ROD
IRC	= #5 IRON ROD WITH PLASTIC CAP
L	= ARC LENGTH
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
PB	= PLAT BOOK
PG	= PAGE(S)
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
PCP	= PERMANENT CONTROL POINT
PUDE	= PUBLIC UTITLITY & DRAINAGE EASEMENT
PUE	= PUBLIC UTITLITY EASEMENT
R	= RADIUS
R/W	= RIGHT-OF-WAY
SF	= SQUARE FOOT
TR	= TRACT
UE	= UTILITY EASEMENT
DE	= DRAINAGE EASEMENT

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.

2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

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. 177.091(27)

SYMBOLS:

- ▲ = SET PK NAIL & DISK "PRM PSM 6330"
- □ = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#4286
- ● = FND 5/8" IRC "PLS#2791"
- ■ = SET 5/8" IRC "PRM PSM 6330"

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	8-27-22
CKD	AJP	SHEET	1 OF 2	DWG	22-8788

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA.

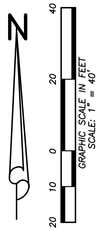
PLAT BOOK: _____

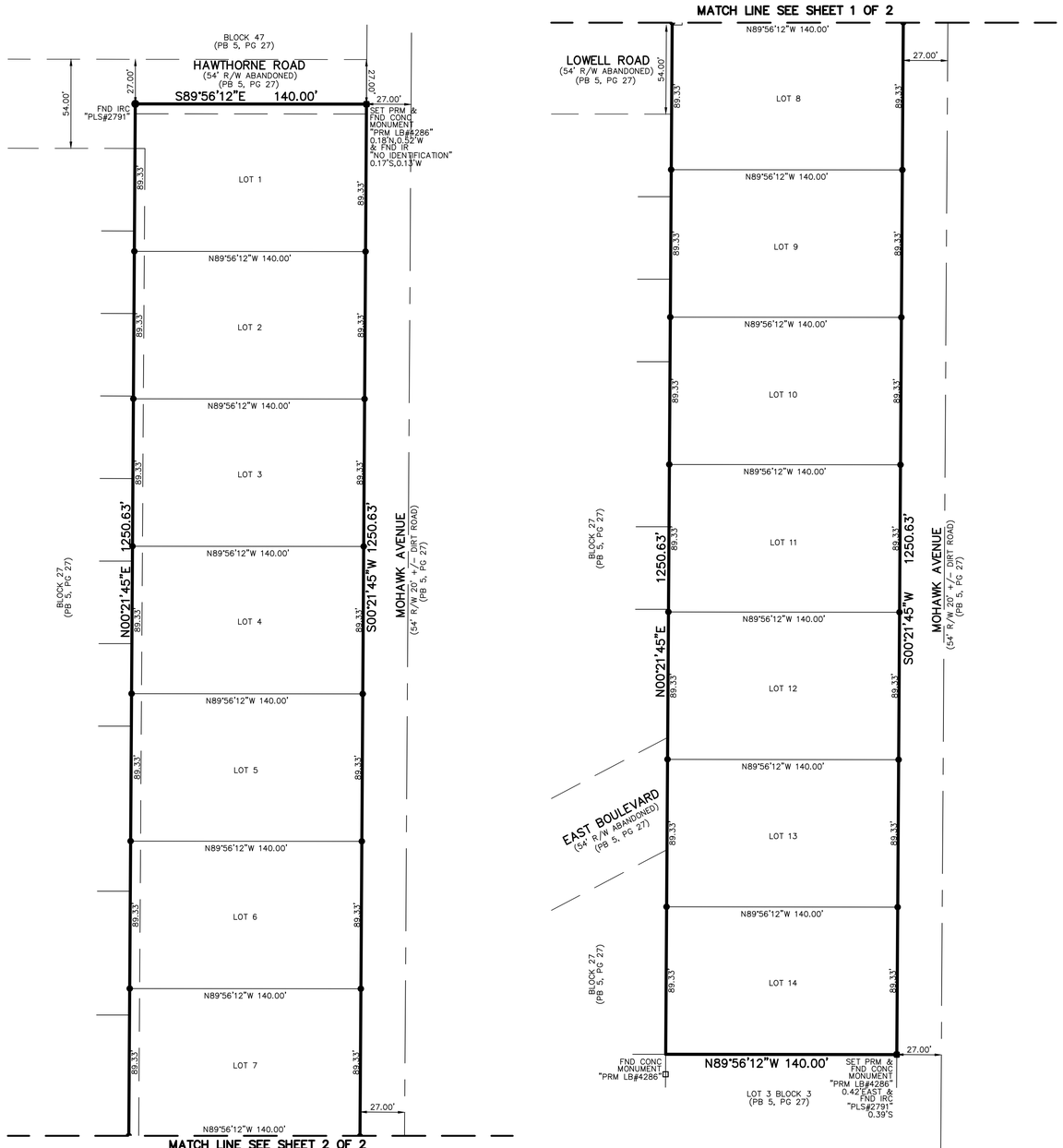
PAGE: _____

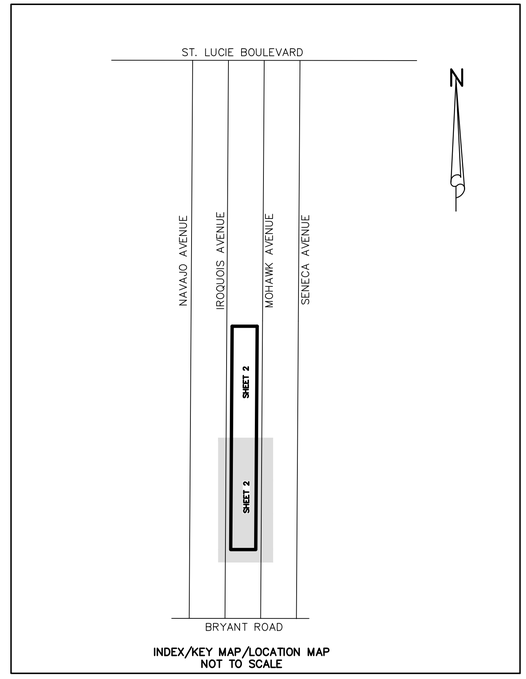
FILE NO.: _____

DATE: _____

TIME: _____







INDEX/KEY MAP/LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

(C)	= CALCULATED
(M)	= MEASURED
(NR)	= NON-RADIAL
(P)	= PLAT
(R)	= RADIAL LINE
(S)	= SURVEY
Δ	= DELTA ANGLE
AC	= ACREAGE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
DB	= DEED BOOK
FKA	= FORMERLY KNOWN AS
FND	= FOUND
IR	= #5 IRON ROD
IRC	= #5 IRON ROD WITH PLASTIC CAP
L	= ARC LENGTH
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
PB	= PLAT BOOK
PG	= PAGE(S)
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
PCP	= PERMANENT CONTROL POINT
PUDE	= PUBLIC UTILITY & DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
R	= RADIUS
R/W	= RIGHT-OF-WAY
SF	= SQUARE FOOT
TR	= TRACT
UE	= UTILITY EASEMENT
DE	= DRAINAGE EASEMENT

SYMBOLS:

▲ = SET PK NAIL & DISK "PRM PSM 6330"

□ = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#4286

● = FND 5/8" IRC "PLS#2791"

■ = SET 5/8" IRC "PRM PSM 6330"

PREPARED IN THE OFFICE OF:

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LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	8-27-22
CKD	AJP	SHEET	2 OF 2	DWG	22-8788